

**COUNTY WEXFORD
DEVELOPMENT PLAN**

1993.

Wexford County Council

**Development Plan
For
County Wexford**

Adopted by Wexford County Council on the 28th June 1993.

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PART ONE

INTRODUCTION, AIMS AND ISSUES

CHAPTER 1

1.1 INTRODUCTION

- 1.1.1 The Development Plan for County Wexford was last reviewed in May 1985. During the years which have elapsed, many changes have taken place on a national, regional and local basis; the basic ideas and benefits of planning have become increasingly understood and accepted. In addition the Local Authorities role in preserving and enhancing the natural and built heritage and environment for the use and enjoyment of the public have been expanded.
- 1.1.2 The purpose of planning generally is to guide and direct future development in the interests of the common good. Ideally, implementation of plans should not be confined to restrictions and controls. There should be a positive approach to facilitate development in the right locations, to encourage good design and layout and to ensure that services are available when required.
- 1.1.3 Planning is a continually changing process where each decision affects others. The Development Plan must be clearly recognised as the vehicle by which development in the area will be positively influenced in the coming years. In addition the situation on the ground is continually changing; there is a need for continuous survey work to ensure that the planning objectives are in line with community needs.
- 1.1.4 Under the Single European Act the relationship between Ireland and County Wexford on one hand and the European Community on the other hand will change significantly in 1993. The role of County Wexford is outlined in The Operational Programme For EC Structural Funding 1994-1997 submitted to the Regional Committee by Wexford County Council (4th Sept. 1992).
- 1.1.5 This Development Plan for County Wexford takes account of the strategies outlined in the Operational Programme and the National Development Plan and outlines the strategies and objectives specific to the Plan Area.

1.2 THE DEVELOPMENT PLAN

- 1.2.1 The Development Plan for County Wexford consists of this Written Statement and the Schedule of Maps.
- 1.2.2 The Written Statement consists of ;-
- (a) Aims and Objectives- the overall aims of the plan and major development objectives.
 - (b) Survey and Development Issues- setting out the results of survey work as a background for policy formulation.

- (c) Development Policy- setting out the Councils policy development objectives in relation to developments under the various categories.
- (d) Development Control- more detailed control objectives or measures and standards which will apply to development proposals in the County and which will be implemented under the policies outlined in the Development Policy section.
- (e) Development Objectives- proposals which Wexford County Council intends to carry out during the Plan period relating to specific locations.

1.2.3 In respect of the accompanying maps, certain notations are diagrammatic and do not show precise locations or dimensions.

1.3 AREA OF THE PLAN

1.3.1 This Development Plan covers the County Area outside the boundaries of the following Development Plans:

- (a) Wexford Town and Environs Development Plan.
- (b) Enniscorthy Town and Environs Development Plan
- (c) Gorey Town and Environs Development Plan
- (d) New Ross Town and Environs Development Plan
- (e) Rosslare Harbour Development Plan.
- (f) Courtown Development Plan.

The boundaries between adjoining Plan Areas are shown in the Schedule of Maps accompanying this Plan, and on the maps which accompany the relevant town or village plans.

CHAPTER 2

AIMS AND OBJECTIVES

2.1

AIMS OF THE PLAN

- A. To improve the living environment for the people of County Wexford and to secure the conservation of existing amenities contributing to that environment.
- B. To provide a reasoned framework for the future development in the County.
- C. To provide a detailed basis for development control.
- D. To provide an adequate educational, cultural, commercial, industrial, tourist and agricultural framework for the County.
- E. To provide for the safe and convenient movement of people and goods.
- F. To bring the significant planning issues in the County before the public.

2.2

MAJOR PLANNING OBJECTIVES

2.2.1

MAJOR DEVELOPMENT OBJECTIVES

- (a) The protection and maintenance of the population of rural County Wexford; the recognition of the economic, social and community value of the rural population and the need to maintain a healthy population balance and numbers in rural areas to provide for the future wellbeing of rural communities. Nothing in this Plan is intended to have the effect of depopulating rural Wexford.
- (b) Revitalise the towns, villages and other settlements for the social and economic development of County Wexford.
- (c) To facilitate the provision of additional employment in the County and promote a wider range of employment types. Place particular emphasis upon employment in rural areas through the establishment of small industrial and service workshop clusters and the promotion of the tourism assets and resources of the County.
- (d) Within the context of the need to protect the environment from further deterioration; to control air and water pollution, coastal erosion, undertake further waste management, energy conservation, replenishment of the tree stock, promotion of renewable energy resources and the protection of the major aquifer ground water resources of the County.

- (e) Protect the coastline and its environs through management of its resources.
- (f) Promote the development of tourism in a manner compatible with the environmental character of the County and to encourage the types of tourism which will facilitate the greatest economic return to the local community.
- (g) To promote good design compatible with the character of County Wexford and the protection of this character through conservation and urban renewal.
- (h) To conserve areas of high landscape value, ecological, archaeological and historic interest and to ensure adequate protection and management of the environment.
- (i) To undertake a major afforestation programme with particular emphasis on broadleaf trees.

CHAPTER THREE

SURVEY AND DEVELOPMENT ISSUES

3.1 INTRODUCTION

- 3.1.1 This chapter attempts to outline the basic issues relevant to the future development of County Wexford based on previous surveys, data and problems which came to light during the 1985 Development Plan.

3.2 POPULATION

- 3.2.1 The size and structure of the population influences the demand for housing, employment infrastructure and community facilities. Population statistics are fundamental to the development planning process and can give an indication of the trends in any given area.
- 3.2.2 The most recent information regarding population trends in County Wexford is based on the 1991 Census of population. The main changes are outlined on Table 1. The total population of the County increased by 3.5% between 1981 and 1986 as compared to 14.7% from 1971 to 1981. The population declined however by 0.5% between 1986 and 1991. This decline is repeated in two of the Rural Districts and the urban areas and follows the national trend (Tables 2 & 3). The large population increases which were projected following the trends in the 1970's have not materialised. This has been due to a declining birth rate and an unpredictable migration rate.
- 3.2.3 In 1981 20 of the 118 Rural District Electoral Divisions (DED) showed a decline in population. This increased to 33 DED's in 1986 and to 56 in 1991.
- 3.2.4 A further indicator of future trends is the declining population under 25. Table 5 shows the population structure by age group expressed as a percentage of the total population of the county for each census period. The under 25 age group declined by 5.6% in the period 1981 to 1991. The 25 to 44 age group increased by 15.2% and the 45 to 64 age group increased by 9.4% in the same period. This indicates a reversal of the trend from 1971 to 1981 and that the population of County Wexford is getting older. Economic circumstances, emigration and smaller families have led to the decline in the younger age group. The expansion of the 25 to 44 age group is reflected in the significant increase in planning applications in recent years. These are the main house building age group.
- 3.2.5 Projecting population with any degree of accuracy is difficult. This is complicated by increased mobility giving rise to very unpredictable migration rates. Changes in the economy of Ireland and other countries can completely alter the migration trends.

TABLE 1

POPULATION

YEAR	RURAL AREAS		ALL TOWNS			COUNTY			TOWNS AS % OF TOTAL
	POP	%	POP	CHG	%	POP	CHG	%	
1971	52352		33999			86351			39.4
1979	56866	8.6	39555	5556	16.3	96421	10070	11.7	41.0
1981	56777	-0.15	42304	2749	6.9	99081	2660	2.8	42.7
1986	59624	5.0	42928	624	1.5	102552	3471	3.5	41.9
1991	59499	-0.2	42546	-382	-0.8	102045	507	-0.5	41.7
1996	59414	-0.7	42121	-425	-1.0	101535	-510	-0.5	41.5

- 1 All Towns includes the four towns, their environs and the 21 smaller Census towns.
 2 Rural areas include the remainder of the County (including 88 smaller villages and settlements).
 3 In 1981 the decline in population in the rural areas is due to the designation of additional Census Towns by the CSO.

POP Population.
 CHG Change
 % Percentage change.

SOURCE CSO and Planning Office Projections.

TABLE 2

RURAL DISTRICTS

	1981	1986	% CHANGE 81-86	1991	% CHANGE 86-91
ENNISCORTHY	23875	25473	6.7	25548	0.3
GOREY	15239	15881	4.2	15848	-0.2
NEW ROSS	14428	14788	2.5	14434	-2.4
WEXFORD	23722	26246	10.6	27530	4.9
TOTAL RURAL DISTRICTS	77264	82388	6.6	83360	1.2

TABLE 3
TOWNS AND ENVIRONS

	1981			1986			1991			1986-1991
	TOWN	ENV	TOTAL	TOWN	ENV	TOTAL	TOWN	ENV	TOW+ENV	% CHANGE TOWN+ ENV
Enniscorthy	5014	2553	7567	4483	3270	7753	4127	3813	7940	2.4
Gorey	2588	1197	3785	2445	1439	3884	2453	1515	3968	2.2
New Ross	5386	807	6193	5345	873	6218	5021	1074	6095	-2.0
Wexford	11417	3947	15364	10336	5029	15365	9537	6027	15564	1.3
TOTAL	24405	8504	32909	22607	10611	33218	21138	11537	33567	1.0

The figures for Gorey and the environs of all towns for 1991 are estimates.

SOURCE CSO and Planning Office Predictions.

TABLE 4
TOWNS AND ENVIRONS-POPULATION CHANGES

	% CHANGE	
	1981-1986	1986-1991
Towns	-7.4	-6.5
Environs	24.8	8.7
TOTAL	0.9	1.0

1 Towns include the towns of Wexford, Enniscorthy, New Ross and Gorey.

SOURCE CSO and Planning Office Projections.

Changes in socio economic factors such as marriage and fertility rates are difficult to assess.

TABLE 5
POPULATION STRUCTURE BY AGE GROUP
POPULATION OF AGE GROUPS EXPRESSED AS
PERCENTAGES OF THE TOTAL POPULATION OF THE COUNTY

	1971	1981	1986	1991
AGE GROUP				
0-14	32.3	32.0	30.5	28.1
15-24	15.1	16.2	16.4	16.0
25-44	20.4	23.4	25.2	26.2
45-64	20.5	17.0	16.8	18.0
65+	11.9	11.3	11.1	11.6

SOURCE: CSO

3.2.6

The relationship between the urban and rural populations is important when determining the future patterns of population in the County. For the purposes of Table 1 the urban or "all towns" population includes the four towns of Wexford, Enniscorthy, Gorey and New Ross, their environs and the 22 smaller census towns. The rural area includes 88 smaller villages and settlements. The following points are significant for the future population of Wexford;

- (a) Enniscorthy and Wexford Rural Districts show an increase in population between 1986 and 1991 while New Ross and Gorey Rural Districts show a decline for the same period. The increase of nearly 5% in the Wexford Rural District can be attributed in part to the proximity to Wexford Town and the tourist areas of the south east coast of the County.
- (b) The four town central areas have declined significantly since 1981. (Tables 3 & 4)
- (c) The rate of population increase in the environs of the four towns has declined from 24.8% (1981-1986) to 12.5% (1986-1991). (Tables 3 & 4)

- (d) Between 1986 and 1991 eleven (42%) of the small Census towns showed a decline in population. Seven of these declining villages are inland or rural as opposed to coastal.

3.2.7 An issue facing Wexford County Council is the prevention of urban decline through the implementation of a policy which will protect urban population while revitalising villages and smaller settlements as social and economic focii for rural communities without adding to the depopulation of the rural areas. This subject is comprehensively covered in the Sections on Rural Settlement and Community Development. (Sections 3.3, 4.2, 5.3, 5.5, 6.3)

3.2.8 In addition to this, the situation in County Wexford is that of a large but declining young population and significantly increasing middle and older age groups (See Table 5). This will give rise to an increasing demand for housing, employment, social and community facilities. The household figures in Table 6 in Section 3.4 and the fact that 50% of applications for permission for new housing was for housing in rural areas indicates that there will be an increasing demand for new housing despite decreases in the overall population and declining rates of increase where those occur.

3.3 RURAL SETTLEMENT AND COMMUNITY DEVELOPMENT

Introduction

3.3.1 The settlement structure of County Wexford consists of the four main towns, 22 small census towns, 92 smaller villages and settlements and a large rural area. This section of the Plan covers the relationships between the towns and villages on the one hand and the rural area on the other. The issues relating to unsympathetic and insensitive development in the rural areas are outlined. Measures to manage this and the decline of some of the towns and villages are contained in the Development Policy and Development Control Sections of this Plan.

3.3.2 It is the intention of Wexford County Council to plan for a balance between rural and village development in the County as a whole. It is anticipated that the policies will result in;

- (a) The continuation of rural housing development for those who have a need or desire to reside in rural areas;
- (c) The control of ribbon development in rural areas and placing an emphasis upon a greater dispersal of development where appropriate.
- (b) The discouragement of some speculative development in rural areas.
- (d) A gradual revitalisation of villages and settlements which will accelerate further when the counter attractions outlined in Section 3.3.14 are actively pursued.

- (e) The protection of the rural environment for those who live in it and those who use it for recreational or tourist purposes.
- (f) An improvement in rural house design, the reduction in the adverse visual impacts of some rural housing and the encouragement of the landscaping and planting of sites.

Background

- 3.3.3 Increased mobility has given rise to changed travel and living patterns throughout the country. Until the 1950's most people lived very close to their work place. Now it is possible to commute long distances to work. This enables people to live where they like.
- 3.3.4 One consequence of this is the growth of unsympathetic and insensitive development in rural areas which can lead to ribbon development and urban sprawl. It consists of uncoordinated and, in many cases, development of suburban character, which may also give rise to traffic hazard and may be prejudicial to public health.
- 3.3.5 The census information available relates to the 22 small Census towns. In the period 1981 to 1986 ten (45%) of the small census towns showed a decline in population. The highest decline was 19% in one case. Eight of these declining villages are inland or rural villages while only four of those showing an increase are inland. The settlements on the coastline are showing an increase in population as a result of the tourist related activities in these areas. There is no census information relating to the 92 smaller settlements.
- 3.3.6 Approximately 50% of all applications for permission for new housing developments are for houses in rural areas. In 1991 this accounted for 47% of all new housing units. At least 31% of applications for new houses in 1991 were for speculative development in comparison with 26% in 1990, i.e., an increase of 20% in one year.
- 3.3.7 The visual impact of unsympathetic and insensitive development is cumulative and is becoming more apparent each year. Also there are very large numbers of unused existing permissions for further development which can be built up to five years from the time the permission is granted. It is expected that a significant percentage of these will be built.

Consequences of Unsympathetic and Insensitive Development

- 3.3.8 The main consequences of unsympathetic and insensitive development in rural areas are:
 - (a) Increased traffic hazard arising from the increasing numbers of entrances along public roads and the increasing pressure on the county road network.

- (b) The decline of existing small settlements where some basic services already exist and some have been lost. There is a finite market and limited demand for development within a declining population in the County. Development in the rural areas will reduce the demand in the settlements where services should be provided.
- (c) Employment losses due to decline in settlements e.g., schools, shops, post offices, garda stations.
- (d) Damage to tourist assets or resources. The countryside is a major tourist asset in County Wexford. The erosion of this through the inappropriate location of development is irreversible. In the light of declining manufacturing and agricultural industries, County Wexford will have to increasingly rely upon tourism as a major source of employment.

3.3.9

The costs of unsympathetic and insensitive development in rural areas will result in public capital expenditure in the extension of services to rural areas at the cost of potential services to smaller urban areas. Increasing pressure will be placed upon the public authorities to provide additional services to the developing rural areas. These costs include;

- (a) The pressure for and provision of uneconomic public services i.e., water supply, sewerage facilities, health, education, post, public and school transport, road improvements in remote areas, provision of footpaths, refuse collection, phone and electricity. The provision of these services will precipitate further housing and demand for further services. Rural services are expensive and much of the provision of these services to unsympathetic and insensitive development rural areas is subsidised by the community in the urban areas.
- (b) Some environmental pollution problems arising from malfunctioning septic tanks or a proliferation of septic tanks in an area. The costs of pollution control are usually borne by the local authorities. The pollution could also damage the major surface and aquifer water resources of the County.
- (c) The energy consumption related to some rural development, particularly the consumption of transport fuel. The conservation of energy is becoming a major factor in reducing the National Debt and is of crucial importance to the protection of the environment.
- (d) The unseen but real costs of the consequences of traffic accidents related to insensitive and unsympathetic development in rural areas.

- 3.3.10 The costs borne by the developer or occupier of housing in rural areas consists of the costs and charges related to the provision of services to the house and additional energy consumption arising from travel to work, school, shops etc. Some of the real costs of providing some of these services are not usually borne by the occupant.
- 3.3.11 The implementation of the policies of this Plan will attempt to reconcile the apparent conflict between the aspirations of the individual and the common good.

Positive Policies Towards Community Development

- 3.3.12 The Council and people of County Wexford are the curators of the environment and we must hand it down to future generations in good condition. We must have regard to the long term planning and environmental considerations. It is recognised that mistakes have been made in the past and the public is becoming more aware of these. We have a responsibility to avoid repetition of these mistakes.
- 3.3.13 The implementation of policy measures to promote community development must include a positive and constructive approach to planning of rural and village areas. The use of control measures alone has not in the past been sufficient to achieve implementation of planning policies. The planning authority must provide policies to encourage sensitive development in rural areas, together with policies to provide attractive and convenient village environments for people who would wish to live in the smaller settlements of the rural county areas.
- 3.3.14 The main positive policies of the Development Plan include;
- (a) The designation of development areas for villages and small settlements in County Wexford. There are 118 towns, villages and small settlements in the County. These should provide opportunities for new development throughout County Wexford, in a positive way.
 - (b) Revitalise and regenerate existing villages as social and economic centres for rural communities through the provision of sites for housing development, amenity works, additional community facilities, small industrial developments (including workshop clusters) and economic public services.
 - (c) The maintenance of employment in villages and settlements through (i) the establishment of small industrial and service workshop clusters in settlements and (ii) the resistance to pressure from government and other agencies to close down some rural services such as schools, post offices, garda stations etc.
 - (d) Encourage local communities to devise and undertake an integrated approach to the development of their areas through

co-operation with the EC initiative on Rural Development (Leader) Programme.

- (e) Continue to respond to the local necessity or desire to live in rural areas rather than in existing settlements. Priority will be given to mainly dispersed rural development for those who have a agricultural, rural or family need to live in the rural areas. This will not preclude others from living in the countryside.
- (f) In situations where sites are not readily available, the Council will purchase land and make it available to the private sector for housing. The costs will be recouped from the sale and will be reinvested in similar land in other suitable villages. This is known as the revolving fund system and it might encourage the private market to release land for development in suitable areas.
- (g) While economic constraints may exist at present, the Council will endeavour to seek funding from suitable sources to support the overall policy, for the provision of public services in the villages.
- (h) Undertaking a more vigorous approach to enforcement in securing the completion of housing estates.
- (i) Control speculative development which can spoil opportunities for bona fide development.
- (j) Management of the rural environment.
- (k) Protection of the rural agricultural, tourism, environment and amenity assets.
- (l) Promotion of strategic development (development that will accrue benefits to the community as well as to the individual).
- (m) Promotion of a sense of community cohesion.

3.3.15 It is important to note that Wexford County Council is already working towards the rural settlement and community development policy. The following actions are being undertaken in support of the policy.

- (a) It is the Council's present policy to provide local authority housing in the villages using the existing Council land bank.
- (b) The Council has changed its land acquisition policy to placing a greater emphasis on buying land in the villages.
- (c) Under the new Plan for Social Housing, voluntary organisations will be encouraged to provide housing in the villages.

- (d) It is planned to spend over £68 million on sewerage schemes in towns and villages over the next 20 years.
- (e) Action is being taken under the Derelict Sites Act 1990 to improve the built environment in villages through the control of dereliction.
- (f) The design standards in "Building Sensitively in the Landscapes of County Wexford" are being used to improve the quality of the environment in both the countryside and the villages.
- (g) Various amenity schemes are being undertaken throughout the county.

3.4 HOUSING

3.4.1 The number of households in County Wexford is outlined in Table 6.

TABLE 6

PRIVATE HOUSEHOLDS IN COUNTY WEXFORD

1971-1986

	1971	1981	1986
Households	20607	24425 -19%	27434 +12%
Population Increase (%)		+14.7%	+3.5%

Source CSO.

3.4.2 The increasing number of households is rising while the rate of increase of the population is declining. This is due to the subdivision of households i.e., single people buying their own homes, married couples, single parent families and households arising from marriage breakdown.

3.4.3 The quality of the housing stock is indicated in Table 7. There are no figures for 1991 yet. The improvement is due to some extent to the provision of public services.

Housing Construction Since 1985

3.4.4 A change in Government policy has led to a marked decline in the number of houses provided by the local authorities over the past number of years. Table 8 sets out the position since 1985.

TABLE 7

RESIDENTIAL AMENITIES

YEAR	TOTAL PRIVATE DWELLINGS	INTERNAL WATER SUPPLY	FIXED BATH/ SHOWER	FLUSH TOILET
1971	20607	13891	8071	11895
1981	24425	22268	18433	21002

Source CSO

3.4.5

The majority of local authority houses have been constructed on Council owned land within the environs of towns and villages, reflecting the response to the population need to be close to employment sources and such services as shops and schools. Current trends would suggest that the rate of local authority building is unlikely to increase over the life of the Plan. However, it is hoped to construct houses in the following areas over the lifetime of the Plan:

Gorey; Camolin; Ferns; New Ross; Fethard on Sea; Clongeen; Ballycullane; Castlebridge; Davidstown; Enniscorthy; Rosslare Harbour; Ballyhine; Piercestown; Taghmon.

TABLE 8

NUMBER OF LOCAL AUTHORITY HOUSE COMPLETIONS

1985	1986	1987	1988	1989	1990	1991	1992
102	130	34	25	29	17	33	29

A Plan for Social Housing

3.4.6

In February 1991, following a review of policies in relation to Social Housing, the Government introduced the above plan. It is the intention of Wexford County Council to implement one of the main aims of the plan, i.e., to improve the housing prospects of households of limited means, by providing quicker access to suitable housing, while making the most efficient and equitable use of available resources.

- 3.4.7 This diverse and flexible response to social housing needs will reduce the traditional degree of dependance on local authority housing, and create significant changes in the role of Wexford County Council in the social housing area.
- 3.4.8 Emphasis will be placed upon a new promotional and facilitating role aimed at speeding up access to housing, while reducing the extent of the traditional emphasis on the building of dwellings for renting.
- 3.4.9 It will be necessary to instigate and encourage voluntary and self help effort in the community, while utilising the financial arrangements and various schemes now at our disposal.
- 3.4.10 In view of recent trends in public housing, it is likely that the voluntary sector will become an important factor in the provision of accommodation. The local authority will pursue a policy of making suitable sites available at reasonable cost from its existing land bank, to facilitate such development.
- 3.4.11 The main elements of the plan provide for:
- (a) A new system of shared ownership between the individual and the local authority designed to facilitate access to full ownership of a house in stages by those who cannot afford it in one step.
 - (b) The improvement or extension of private houses by local authorities as an alternative to rehousing occupants in local authority housing.
 - (c) A new rental subsidy scheme for low income households taking up occupation of approved accommodation provided by voluntary bodies.
 - (d) More flexible lending arrangements by local authorities to housing co-operatives (including block loans and instalment payments) and the provision of sites and technical assistance.
 - (e) The making available of sites at reasonable cost to both individuals and co-operative/voluntary groups, to facilitate the provision of less expensive housing, and thus help meet the needs that otherwise be represented on waiting lists.

Itinerant Settlement

- 3.4.12 County Wexford continues to show an above average itinerant population, with 185 families as of 29th November 1991. Table 9 outlines the situation.
- 3.4.13 The local authority will continue to pursue its policy of providing housing for travelling families who seek same, and will seek to provide serviced residential caravan parks for those who prefer this type of accommodation.

TABLE 9
TRAVELLING FAMILIES 1985-1991

	1985	1986	1987	1988	1989	1990	1991
L A Housing	53	55	54	48	48	46	47
Private Housing	32	32	30	35	37	38	46
Serviced Halts	--	--	--	6	6	6	6
Roadside	36	53	45	27	45	64	86
TOTAL	121	140	129	116	136	154	185

- 3.4.14 It is intended to locate such a residential caravan park in Wexford, Enniscorthy and Bunclody.

Future Housing Needs

- 3.4.15 The increasing number of households will give rise to an increasing demand for new housing despite the small decline in the overall population of County Wexford. Additional housing will be required to replace unfit housing units.
- 3.4.16 The main emphasis will be the encouragement of the provision of new housing in the settlements in accordance with the rural settlement and community development policy in this plan. Wexford County Council has a substantial land bank which will be made available for housing developments in the settlements. This includes lands owned by the other local authorities in the County. The private sector will continue to provide the bulk of housing development in the County.

3.5 EMPLOYMENT

- 3.5.1 Unemployment reached unprecedented levels throughout County Wexford since the previous plan. Each of the four towns and rural areas have had a major increase in the levels of unemployment since the 1985 Development Plan, although this is in line with national trends. Unemployment rates are however well above the national average in all areas of the County. At present County Wexford has the third highest level of unemployment in the country; only Counties Donegal and Louth have higher rates of unemployment. Table 10 indicates the trend since 1985.

TABLE 10

COUNTY WEXFORD

NUMBERS ON LIVE REGISTER 1985-1992.

YEAR	MALE	FEMALE	TOTAL	% OF WORK FORCE
1985	5851	1729	7580	20.4
1986	5961	2073	8034	21.4
1987	6071	2193	8264	22.2
1988	6653	2265	8918	23.1
1989	6062	2248	8310	22.3
1990	5937	2208	8145	22.0
1991	5934	2376	8310	22.3
1992	6345	2787	9132	24.0

Source; CSO.

- 3.5.2 The total work force in County Wexford is 28880 (1986 Census). This represents an activity rate of 28.2% compared to a national average of 30.9%. It would require 2750 new jobs to bring the total employment in the County up to national standards. It is estimated that 1600 jobs are needed in the industrial sector and 1150 in the services and other sectors to bring activity rates up to the national average.
- 3.5.3 Employment in the industrial sector has increased by about 8% since 1985, rising from approximately 5000 to over 5400 in 1992. While it is encouraging to have achieved growth in this important employment sector since the 1985 Development Plan, the attraction of new industrial investment and the creation of new jobs is vital to bring employment in this sector somewhere near the national average and to create opportunities for people seeking employment and for an emerging workforce.
- 3.5.4 Over the past seven years all Local Authorities in the County have played a positive role in the promotion of development through land acquisition and servicing for industrial purposes in addition to functional infrastructural works and other assistance. The IDA has made major investment in the development of industrial estates in addition to ongoing assistance to industrial firms.

- 3.5.5 At present, new advance factories each of 1860 sq. m. (20000 sq. ft.) are available at Enniscorthy and New Ross. A further vacant factory of 2230 sq. m. (24000 sq. ft.) is available in Gorey.
- 3.5.6 Industrial estates and sites are available at Wexford, Enniscorthy, New Ross and Gorey- in addition to the Council's 36 ha. (90 acre) industrial site at Edermine.
- 3.5.7 Although international recession has an adverse effect on attraction of new investment, County Wexford is well positioned to derive significant benefit from any upturn due to the investment in and availability of industrial premises and land throughout the County.
- 3.5.8 While labour force figures are not yet available from the 1991 census, it is evident that decline in employment is still continuing in the agricultural sector. It is unlikely that this trend will be significantly reversed in the immediate future. Therefore the industrial and services sector including tourism are seen as the sectors which must provide the new jobs necessary to sustain economic growth in the County.
- 3.6 AGRICULTURE
- 3.6.1 At present there are 206,640 ha (510,600 acres) of arable land in County Wexford. EC grant aid has made it possible to reclaim land which was not previously suitable for agricultural purposes.
- 3.6.2 Within the South East Region employment in agriculture has declined from 33% of the total labour force at work in 1971 to 22% in 1986. See Table 11 below. Despite the decline in employment, there is still a high dependance on agriculture in County Wexford. This could become a serious problem if agricultural incomes and output falls.

TABLE 11

AGRICULTURAL EMPLOYMENT AS A % OF TOTAL AT WORK

	1971	1981	1986
Carlow	34	21	21
Kilkenny	38	26	24
Wexford	37	27	25
Tipperary	38	27	27
Waterford	22	28	26
South East	33	24	22

TABLE 12
EMPLOYMENT IN AGRICULTURE

	1971	1981	1986	% change 1981-1986
Carlow	3752	2664	2470	-7.3
Kilkenny	8121	6018	5469	-9.1
Wexford	10515	8005	7155	-10.6
Tipperary	8914	6474	6105	-5.7
Waterford	6031	4643	4187	-7.0
South East	37333	27804	25386	-9.1

3.6.3 All counties were affected by the decline in employment since 1981. Wexford showed the highest rate of decline during this period. (See Table 12).

3.6.4 Dairy farming and tillage are the main agricultural activities in County Wexford. Wexford is also one of the leading fruit producing counties. About 90% of the fruit is sold for processing.

3.6.5 The main issues in this plan relating to agriculture are;

- (a) Control pollution and provide for harmonious relationships between agriculture and other rural activities.
- (b) Giving priority to agricultural activities in the implementation of the policies of the plan. This will be without prejudice to good environmental planning.
- (c) Keep the loss of agricultural land to a minimum by means of planned and economic use of land.

3.7 FISHING AND MARICULTURE

3.7.1 The future of the sea fishing industry in the county is somewhat uncertain at present and it will require action at national and EC levels to establish the basis on which the industry is to function in the future. Kilmore Quay is the main fishing port in County Wexford and ranks highly in the main fishing ports in Ireland. Fish processing plants in the Kilmore Quay area export fish to the UK and Europe.

3.7.2 Other ports include Duncannon, Fethard, Carne, Slade, Rosslare Harbour and Ballyhack. A important mussel industry has been developed in Wexford Harbour. This produce is exported. A recent

trend in the establishment of fish farms has led to some concerns about potential pollution problems. The implementation of recent legislation will overcome these problems.

- 3.7.3 The existence of quota restrictions makes it unlikely that this sector will increase its contribution to the Economy in the near future.

3.8 TOURISM

- 3.8.1 Of all activities in the service sector, Tourism has an especially vital role to play because of the employment it can give in areas which lack opportunity for other kinds of development. Tourism expenditure can contribute significantly to the economic viability of the county as a whole. Injected tourism expenditure creates employment and is used for the development of the County's resources, both for the tourist and the local population.

Market Indicators

- 3.8.2 The performance of the tourism as indicated by the enquiries at tourist offices and the number of bednights booked in the region is most encouraging. Tables 13 and 14 show dramatic increases in both categories since 1989. The total number of enquiries has risen by 103% from 1985 to 1991. Passenger and tourist car traffic through Rosslare Harbour has also increased significantly since 1989. Total passenger traffic now amounts to 1.25 million per annum. These indicators show an improving tourism industry in recent years in particular. This improvement is due to the completion of the new terminal at Rosslare Harbour, improving summer weather and new marketing strategies.

- 3.8.3 Further improvements in tourism in County Wexford could arise from the European market in the New European Community, some tourists from Eastern Europe and the return of American tourists after the Gulf War.

Tourism Resources

- 3.8.4 The tourist resources of County Wexford vary from climate, physical features, ecology, its history and people. The following is a brief summary of these resources.

- (a) The Coastline-Beaches There are 121 km (75 miles) of sandy beaches in the County. Of these 51 km (32 miles) are backed by sand dunes. These beaches form the backbone of the tourist industry at present: attracting visitors from the Dublin area, midlands, south and west. See Section 3.9.
- (b) The Coastline-Cliffs and Rocky Foreshores These areas, particularly along the south coast offer facilities for walking, fishing and study. The Hook area is unique in County Wexford. These areas are under used.

TABLE 13

ENQUIRIES AT TOURIST INFORMATION OFFICES 1985-1991

	1985	1986	1987	1988	1989	1990	1991
ENNISCORTHY						5703	4096
GOREY	2858	2667	2897	4005	5829	6382	4970
NEW ROSS	1497	1009	1490	1301	2177	3441	3790
ROSSLARE	25372	25444	18496	18136	35762	55259	57678
WEXFORD	32796	29416	23867	23654	42234	61013	53032
HERITAGE PARK				1191	3863	4258	3339
TOTAL	62525	58538	46750	48289	89863	136056	126905

SOURCE: SERTO

TABLE 14

NUMBER OF BEDNIGHTS BOOKED BY ACCOMMODATION TYPE (SOUTH EAST REGION)

ACCOMMODATION TYPE	1985	1986	1987	1988	1989	1990	1991
HOTELS	6780	4881	5602	5225	7523	7614	6414
GUESTHOUSES	2781	1357	1520	1858	3077	4247	4114
TOWN & COUNTRY HOMES	9101	11294	12329	13206	22797	32146	27261
FARM HOUSES	5917	3686	3617	3736	5227	7083	5155
OTHERS	6897	5644	4588	6727	9783	12293	15228
	41476	26662	27656	30772	48407	62483	58172

SOURCE: SERTO

- (c) Lakes and Islands The lakes and lagoons on the south coast are of great interest for the study of ornithology and ecology. The Saltee Islands are a particularly important resource.
- (d) Mountains The Blackstairs Mountains are a major tourist resource, although at present they are not fully exploited for tourism purposes.
- (e) The Areas of Landscape Importance These are a very important tourist asset in the county and they provide resources for the quiet enjoyment of the countryside and for activities such as hill walking, nature study, painting, photography etc.
- (f) The Natural Heritage Areas. These were formerly the Sites and Areas of Scientific Interest. They are currently under review by the Commissioners of Public Works. This review will include the revision of status and boundaries and consultation with landowners. These areas include many sites of international importance, nature reserves and the Wexford Wildfowl Reserve. They provide a unique resource for the study and observation of natural environmental systems including Wexford's abundant wildlife. Their number and distribution throughout the County provide a potential for tourist attraction, provided such use is carefully managed so as to protect and conserve the resources concerned.
- (g) The Rivers Both the Slaney and the Barrow rivers offer passive and active tourist attractions.
- (h) The Forests These constitute an important element of the natural amenities of County Wexford. Twelve forests are open to the public. The most important forest in the region is the J.F. Kennedy Park. It covers 194 ha. (480 acres) and includes an arboretum, forest garden, shop, restaurant, walks and viewing areas. There is some concern that the disposal of forestry land of amenity value by Coillte will seriously erode these amenity and tourism resources.
- (i) Sites and Monuments of Historic Interest Many parts of the county contain numerous items of historic interest. The county is well provided with representative monuments of all periods. These are recorded on the Sites and Monuments Record of the National Monuments Section of the Office of Public Works. Most of the better preserved and easily accessible are listed in the Development Objectives section of this Plan. These monuments are a unique resource and could form the basis of an important tourist attraction.
- (j) The Irish National Heritage Park This successful tourism venture has become a major attraction in the South East Region and is well located on the main routes to Rosslare Harbour (The Gateway to Europe). With maturing landscapes and additional features the Heritage Park will provide a

comprehensive insight into living styles throughout much of our history.

(k) Towns and Villages- The Built Environment The County contains many attractive towns and villages which have considerable unexploited tourism potential. This Plan intends to initiate Town and Village Plans with a particular emphasis on protecting their tourist assets.

(l) Other Attractions include sports facilities and festivals.

3.8.5 Recent trends in tourism include

- (a) An emphasis on large scale self contained holiday villages with a comprehensive range of services and facilities.
- (b) Theme parks.
- (c) Marinas
- (d) Golf courses
- (e) Health oriented developments and activities
- (f) Heritage attractions

3.8.6 While a major emphasis will be placed upon the attraction of more tourists to County Wexford a major concern is that County Wexford may not be able to support more than one or two of the very large scale developments or holiday villages. It is quite possible that if too many of these developments are built, many may not be viable. This could result in under used facilities and would be detrimental to the tourist industry. It is essential that adequate market research studies be carried out at least for the larger developments.

3.8.7 Tourist activities in the coastal area are covered in Section 3.9.

3.8.8 Recent changes in the national and local economies have resulted in a greater emphasis being placed upon tourism. Much of this Plan places an emphasis on the protection of the tourist resources upon which the industry relies. The policies, control measures and development objectives in this Plan should play a major part in protecting, maintaining and promoting the tourist industry in County Wexford.

3.8.9 The main issues relating to tourism are;

- (a) The protection of the tourist assets and resources.
- (b) The promotion and development of tourism in a manner compatible with the environmental character of the County.
- (c) The encouragement of forms of tourism which will facilitate the greatest economic return to the local community.
- (d) Using Wexfords location to exploit new markets.
- (e) Continuing improvements to facilities and infrastructure.

3.9

THE COASTLINE

3.9.1

The coastline of County Wexford constitutes a major environmental, amenity, tourist and economic resource. While it acts as a boundary on two sides of the County, it supports as much as 80% of the tourism industry in County Wexford. This resource has enormous potential for the enjoyment and economic activity of future generations. It is, however a very finite resource. Wexford County Council commissioned the "Wexford Coastline; Coastal Zone Management Plan" Brady, Shipman and Martin, 1992., to

- (a) Review the present state of development and identify development opportunities,
- (b) Identify the best or preferred use and function of each stretch or zone of the coast,
- (c) Distinguish between strategic and non-strategic development and identify the limits of each type having regard to the need to balance development with the protection of sensitive areas and legitimate needs of the existing settlement,
- (d) Consider the interdependence of the marine and land environments and the necessity for, and most appropriate form of, management policy for the Local Authority.

3.9.2

The main findings of the report were;

- (a) From an economic point of view the coastline has made a major contribution to the tourism industry. The coastal zone accommodates upwards of 300000 visitors and these would generate about £30 to £35 million annually. More than half of the visitor numbers and total revenue is earned in the northeast part of the County.
- (b) The main settlement structure consists of
 - (i) Primary centres- Wexford and Gorey;
 - (ii) Secondary Centres- Rosslare Strand, Courtown, Curracloe and Duncannon;
 - (iii) Local service centres or emerging centres- Ballymoney, Cahore, Kilmuckridge, Blackwater, Ballinesker, Churchtown, Kilmore Quay, Fethard,
- (c) The nature and extent of development has resulted in the merging of many of these centres and the loss of the intervening rural areas to such an extent that the only areas free of development are the Areas of Scientific Interest.
- (d) Many of the centres have no sense of place or identity. Having evolved out of ribbon development, the quality of design, layout and construction in many of these centres is very poor.

- (e) Changing agricultural practices and holiday developments have resulted in a loss of 35% of the hedgerows since the 1920's.
- (f) Land committed to development has increased by one third since 1972.
- (g) Much of the coastline is prone to erosion. Emerging development focii are forming in areas which are clearly sensitive to natural erosion, these include; Clones, Donaghmore, Tinnaberna, Ballyconnigar, Ballynaclash, Ballyhealy and Cullenstown. Measures to protect these and the established centres are outlined in Sections 4.18.8, 5.10.5 to 5.10.9. Coastal erosion is also covered in Section 3.13.7 to 3.13.13.
- (h) Concern over the impact of large scale self contained holiday developments is covered in Section 3.8.6.
- (i) The concept of the establishment of a coastal national park is not considered appropriate to County Wexford at present. There is no legal basis for the establishment of such a park. It is considered that the policies and objectives of this Development Plan, in conjunction with existing legislation relating to the different elements of the South Wexford Coastline, are sufficient for the time being for the management of the area and its resources. The Council will rely upon the co-operation with all relevant interest groups and organisations to manage their activities and the resources of the South County in accordance with the policies and objectives of this Development Plan. The objectives relevant to this are outlined in Section 6.28 and the management/control measures are outlined in Section 5.10.

3.9.2 The management strategies contained in the Coastal Zone Management Plan are incorporated into Sections 4.8, 5.10.5 to 5.10.9 and 6.24 to 6.30.

3.10 AMENITY AND RECREATION

3.10.1 Recreation for the purposes of this section, can be divided into two main areas:

- (a) Countryside recreation, involving predominantly the use of the natural countryside on an individual and unorganised basis, e.g., walking, cycling, motoring trips, fishing, though often in great numbers. A major emphasis in this plan will be the management and protection of these natural resources for future generations.
- (b) Recreational provision in terms of open space for sports clubs, non sports clubs and recreational organisations. An emphasis will be placed upon the provision of these facilities in the towns, villages and settlements where appropriate.

3.11 SANITARY SERVICES

- 3.11.1 In its capacity as sanitary authority, Wexford Co Co aims to provide sanitary services to as much of the county as possible. Priority will be given to servicing the towns, villages and smaller settlements.

Water Supply

- 3.11.2 Water Schemes Completed since 1985 include;

- (a) Fardystown; Pipelines at Rosslare Road Completed.
Reservoirs at Rosslare Harbour and Staplestown.
- (b) Clough WSS; Augmentation to supply at Barnadown.
- (c) Kilmuckridge; Augmentation to supply.
- (d) Chlorination and flouridation at various small supplies.

- 3.11.3 The water supply demand for the future, up to 2011, will result from increased domestic, industrial, agricultural and tourism demand. While population changes over the next 20 years will be modest, demands will increase to meet agricultural, industrial and tourism needs.

- 3.11.4 To meet this demand County Wexford will increasingly rely upon the groundwater abstraction from the Carboniferous Limestone Aquifer in the southern part of the county and the Volcanic Aquifer in the northern part of the county. A major part of this Development Plan includes Policy and Control Measures to protect the aquifers from pollution and to improve the quality of the drinking water supply. These controls are essential to ensure a safe and potable water supply for the long term future.

- 3.11.5 For future supply planning purposes the County can be subdivided into six regional water supply scheme areas as follows:

1 East Central Regional WSS

The existing water works at Kilmallock is deficient in capacity. Serious pressure and supply problems arising from tourism demands and pollution of the River Sow have affected the quality of the supply.

It is proposed that the Boro River would be used as the main source of a new Regional Scheme which could supply an enlarged area including Kilmuckridge and Taghmon. The estimated cost of the scheme is £18.5 million.

1(A) Wexford Town & Environs WSS

In summer the Coolree supply dries up and the Edenvale supply alone is barely able to meet demand. The existing supply from Coolree Impounding Reservoir and the River Sow at Edenvale will be augmented by the Fardystown Regional WSS which will supply two million gallons per day to the town. Improvements will also be necessary to the distribution mains and to the existing water treatment works. The estimated cost of the scheme is £5 million

2 Fardystown Regional Water Supply Scheme

This area is presently served by surface water from the Owenduff River at Taylorstown and partly by existing boreholes. This scheme will involve groundwater abstraction from the Carboniferous Limestone Aquifer in South East Wexford and the area of supply will include Wexford Town, Rosslare, Rosslare Harbour and the Kilmore area. The service area totals 11.3% of County Wexford and demand is expected to rise significantly with increases in tourist numbers. The estimated cost of the scheme is £21 million.

3 South Western Regional Water Supply Scheme

This scheme covers the Southwest area of County Wexford from Duncormick to Campile. Tourism demands and inadequate storage facilities make it difficult to maintain a satisfactory summer supply particularly to the Hook Area. The supply from the Owenduff will be augmented from the Corock River at an estimated cost of £11 million.

4(A) West Central Regional Water Supply Scheme

This scheme covers the Western area of the County centred around New Ross. It is likely that the Camross/Adamstown aquifer will be developed to supply the needs of the region including New Ross at an estimated cost of £10 million.

4(B) Rathnure Area

This area is supplied by a major private group scheme. Because of water quality problems it may be necessary for the Council to take the scheme in charge and improve the system at an estimated cost of £2.5 million.

5 North Central Regional Water Supply Scheme

This scheme covers the Enniscorthy/Bunclody/Ferns area. Enniscorthy is the largest town in the region and is supplied from the River Slaney and by a borehole at The Moyne. Bunclody is supplied from the River Clody and by a borehole at Gurteen.

The needs of the area may be served by a single major scheme. The estimated cost will be £15 million.

6 East Coast Regional Water Supply Scheme.

This area extends from the Wicklow border in the north to Cahore in the south and to Camolin in the west. It includes Gorey, Courtown, Coolgreany, Ballymoney and Ballygarret. Supply sources include the River Bann at Pallis and ground water abstraction at Barnadown. Current problems include treatment, pipe network and storage deficiencies. A major scheme based on further development of the Volcanic Aquifer will be required for this area. The estimated cost is £12.5 million.

Sewerage Facilities.

3.11.6 Sewerage Schemes Completed since 1985 include;

- (a) Enniscorthy Main Drainage (Stage 1)
- (b) Blackwater Sewerage Scheme
- (c) Castlebridge Sewerage Scheme (In progress)
- (d) Ballymurn, Glenbrien, Kiltaly, Castledockrell (Secondary Treatment Units)
- (e) Wexford Main Drainage (Redmond Square Area)

3.11.7 Major expenditure on sewerage schemes in County Wexford will be necessary over the next 20 years in order to comply with EC directives on municipal sewage discharges. The largest schemes are as follows :

1 Wexford Town Main Drainage Scheme

This scheme involves the replacement of the old foul and surface water sewers in Wexford Town and Environs. At present sewage discharges untreated into the Slaney Estuary. The Ferrybank/Crosstown/ Ardcavan areas will also be sewered and connected to the Town Main Drainage Scheme. The scheme which is within the area of the Wexford Development Plan will cost £20 million.

2 Enniscorthy Main Drainage

Phase 1 of this scheme involving the laying of sewers in the west of Enniscorthy and construction of new treatment works has been completed in 1990. Phases 2 and 3 will cover the replacement of the foul and surface water sewers in the main body of the town and the sewerage of the eastern side of the town. These are in the area of the Enniscorthy Development Plan and the estimated cost is £6 million.

3 New Ross Sewerage Scheme

The proposed scheme will include interceptor sewers, foul and surface water sewer replacement and the construction of a treatment

works at New Ross. The estimated cost is £8.0 million. In addition the Rosbercon area will be served and connected to the Town Scheme.

4 Rosslare Harbour Sewerage Scheme

The sewage from Rosslare Harbour presently discharges untreated to the sea. Development of the Harbour Area is expected to increase significantly with the expansion of the port facilities and continuing development of Euroroutes E01 and E30. The replacement of the existing sewers and the provision of a secondary treatment works will be required to cater for the future demand. The estimated cost will be £6 million.

5 Courtown Sewerage Scheme

The sewers in Courtown become heavily overloaded in summer with unsatisfactory overflow discharges to the Harbour Basin. Present treatment is by septic tank and sea outfall. Summer populations of over 10,000 people will require a new scheme at an estimated cost of £6 million.

6 Other Schemes

Twenty three village sewerage schemes and 27 miscellaneous schemes will cost approximately £33.85 million over the next 20 years.

3.12

TRAFFIC TRANSPORT AND COMMUNICATIONS

3.12.1

The transportation and communications network (including roads, railways, air, sea and telecommunications) is a very important aspect of the economic activity and development of any county. Major weaknesses in this network will nearly always reflect itself as a weakness of the county and as a hindrance to growth and development. In County Wexford the roads network is the most important part of the transport and communications system.

Roads

3.12.2 The road network of County Wexford is as follows:

(a) National Primary Roads.	121 km
(b) National Secondary Roads	47 km
(c) Regional Roads	384 km
(d) County Roads	2651 km

3.12.3

The National Primary road network in County Wexford constitutes 4.6% of the National Network while the National Secondary Network constitutes 1.8% of the National Network.

3.12.4 The National Primary and Secondary Roads in the County include:

- (a) N 11 (E01) Wexford-Enniscorthy-Gorey-Dublin;
- (b) N 25 (E30) Rosslare Harbour-New Ross;
- (c) N 79 Enniscorthy-New Ross;
- (d) N 80 Scarawalsh-Buncloody.

3.12.5 Despite major improvements to deficient sections of the National Roads, there still remain sections which still need improvement. The length of deficient National Routes are as follows;

- (a) National Primary 22 km (mainly on the N25)
- (b) National Secondary 26 km (mainly on the N79)

3.12.6 Major Improvements that have taken place in recent years include;

- (a) Wexford Relief Road (N25)
- (b) Scarawalsh-Enniscorthy (N11)
- (c) Brownswood-Edermine (N11)
- (d) Ballyanne-Scark (N79)

3.12.7 The Regional Road network is coming under increasing pressure particularly in the coastal area. Many of these roads are deficient in width, alignment and strength of the carriageway. This is particularly true of the coast road via Curracloe, Blackwater and Courtown; Wexford-Gorey, the Duncannon Line and the Wexford-Kilmore Quay Road.

3.12.8 The County Road network is coming under increasing pressure both from actual traffic volumes and vehicle sizes. In addition to this the maintenance cycle is increasing in length because of current financial constraints. Much of the traffic is also related to urban generated development in rural areas. The rural development and settlement policies of this plan should help to relieve some pressure on the county roads. This will, however, only manifest itself over some considerable time.

3.12.9 Increasing car ownership will continue to place demands upon the road network of the county. It is important that meeting the demands of motor traffic should not be detrimental to the environment of the county. A major issue will be ensuring good environmental management while providing for satisfactory mobility.

Public Transport

3.12.10 The railway network makes a significant contribution to the economic activity of County Wexford in that it links towns and villages within the County and the County with the rest of the country. The two main lines in the county are;

- (a) Rosslare Harbour-Enniscorthy-Gorey-Dublin,
- (b) Rosslare Harbour-Waterford-Limerick Junction Line.

3.12.11 The rail network is an important link in the transport of sugar beet.

- 3.12.12 Various bus services are provided by Bus Eireann and private operators. Towns are linked by the Expressway service, School services are provided throughout the county while most of the rural areas have no public transport service.

Ports and Harbours

- 3.12.13 The County contains two ports of vital importance to County Wexford and the South East Region; Rosslare Harbour and New Ross Port.

Rosslare Harbour

- 3.12.14 Rosslare Harbour is Wexfords and Irelands Gateway To Europe. This port is of major importance in Wexfords role in Europe. It is a fundamental part of the transport network catering for both freight and passengers. Recent improvements include new terminal facilities parking and circulation areas. Future improvements will include extra berthage and container freight handling facilities. These improvements to the facilities will help to ensure the harbours contribution to the economic activity of the county.

New Ross

- 3.12.15 New Ross is a river port situated north of the confluence of the Barrow and the Nore. The sheltered nature of the port (located 32 km from the open sea), and its navigability have placed New Ross Port among the top Irish Ports.

Kilmore Quay

- 3.12.16 Kilmore Quay a major fishing harbour in the South East has suffered from storm damage in recent years. Proposed remedial and new construction works in the Department of the Marine Fishery Harbour Development Programme will include the provision of new landing quays with adequate flotation alongside, deepening of the existing berths at the old pier and upgrading of the auction hall. The cost is estimated at £2.0 million and the Dept. of the Marine will contribute 50%.

Duncannon

- 3.12.17 Proposed works under the above scheme will include an extension to the pier and dredging to provide for increased berthage. The estimated cost is £100,000.

Courtown Harbour

- 3.12.18 Remedial works will be carried out to prevent undermining of the harbour wall.

3.13 ENVIRONMENT

- 3.13.1 The environment in which we live is our most important resource. We rely upon it for survival and exploit it as part of our economic activity. Its protection is therefore crucial for County Wexfords continuing existence as a social and economic entity.

- 3.13.2 It is now generally accepted that human activity has had a significant effect upon the environment. There are limits to the

capacity of the planet to absorb pollutants and some of these limits may have been approached, or exceeded.

3.13.3

The remedial measures taken on an individual or even county basis may seem too small to have any significant effect. The cumulative effect of these measures worldwide should help to offset some of the adverse effects of environmental damage.

3.13.4

Nature Conservation This covers the protection and management of the environment and its natural systems. It will be necessary to reconcile the needs of human activity with those of the environment generally. Measures under this category are comprehensively covered in the Plan and these vary from protection of specific ecosystems and species to a major tree planting programme and measures to minimise the impact of development.

3.13.5

Water Pollution and Ground water Protection The provision of a safe and useful water supply for the County is crucial for its population and economic activity. There is increasing reliance upon water supplies from the aquifers in the County and in recent years some of the surface water supplies have been threatened by pollution. While surface water sources may recover from pollution relatively quickly the supply from aquifers could be destroyed by long term pollution. This Plan contains measures to protect the water resources.

3.13.6

Waste Disposal and Management The proper and safe disposal of waste is an important function of Wexford County Council. Coupled with this is the need to reduce the production of waste and the recycling of reuseable materials. Under the Councils Waste Plan an emphasis will be placed upon the minimisation of the environmental consequences of waste through waste management.

3.13.7

Coast Protection The coastline of the South East Region, and County Wexford in particular, is seriously affected by erosion at many points. The coast of County Wexford is 250 km. long of which 125 km. consists of mainly sandy beaches backed by either sand dunes or glacial cliffs. The county possesses 12% of the states beaches. Four beaches in the county have received the EC Blue Flag Award each year since the inception of the awards, namely: Courtown, Curracloe, Rosslare and Duncannon.

3.13.8

While rates of erosion vary, moderate to severe erosion of 0.3 m per annum has affected 32 km of the coastline. Severe erosion of 0.9 m per annum has affected 13 km. The worst instances show a coastline recession of 100 m from the position shown on the 1922 Ordnance Survey. The severe storms of the winter of 1989 at Courtown Beach caused a dune recession of 20 m at one location. Some areas have shown accretion, such as Ballyduboy and the Raven Point.

3.13.9

The main causes of coastal erosion are:

Storm Waves

Littoral Drift (sideways movement of sand along beach)

Interruption of Natural Supply
Removal of Beach Material
Tourism Effects (Pedestrian and Vehicular Traffic)
Rise in Sea Levels due to Global Warming.

3.13.10 The consequences of coastal erosion include:

Loss of agricultural land
Loss of residential accommodation
Damage to and loss of part of the tourism assets of the County
Damage to infrastructure e.g., roads and harbours.

3.13.11 While some of the causes are natural, man made erosion can also have severe effects on the coastline. The entire coastline is now covered by a Prohibitory Order under the Foreshore Act 1933 and Wexford county Council has taken legal action against offenders in recent years. The Council is undertaking dune management programmes which will include measures to minimise the effects of pedestrian and vehicular erosion.

3.13.12 Wexford County Council intends to seek funding for nine major coast protection schemes i.e.,

Rosslare Strand	Courtown
Cahore	Ballyconnigar
Ardamine	Pollshone
Curraclloe	Ballyteigue
Cullenstown	

3.13.13 The total estimated cost is £15.2m. The County Council, together with local contributions will fund 25% of these schemes.

3.13.14 The Councils policy in relation to the Coastline is outlined in Section 4.8.

3.13.15 General Other environmental issues include;

- (a) The need to prevent air pollution. The increasing use of bituminous fuels in domestic heating gives rise to increasing pollution in urban areas including villages. The Plan includes measures to control this in the Policy section.
- (b) The reduction of the reliance on non renewable energy sources and minimisation of energy wastage will play a major part in environmental protection.
- (c) The Local Authorities of County Wexford will play a greater part in improving environmental awareness in the County and will cooperate with all community organisations. The assistance of these organisations is essential if any of the environmental protection measures are to be successful.

PART TWO

DEVELOPMENT POLICY

CHAPTER 4

DEVELOPMENT POLICY

4.1 INTRODUCTION

4.1.1 This section of the plan contains the policy development objectives of the Council in relation to developments under the various categories. The control measures for the implementation of these policies are contained in Chapter 5 and the development objectives which relate to the implementation of policies in relation to specific sites or areas under appropriate categories.

4.1.2 It is the policy of Wexford County Council to ensure, given resource limitations, that development which contributes to an improved residential, social, working and recreational environment is encouraged, and that the many natural resources in the County are used to benefit the community as a whole. It is a special concern of the County Council to ensure that

- (a) such major economic activities as agriculture, fishing, primary production, manufacturing, service industry and tourism can coexist with the minimum of conflict with each other and with residential and recreational amenity and
- (b) that such resources as clean water, natural landscape and areas of scientific, archaeological and ecological value are protected.

4.2 SETTLEMENT AND RURAL DEVELOPMENT

4.2.1 The issues associated with rural development and settlement are outlined in Section 3.3 of this plan. The Council recognises

- (i) The importance of towns and villages as part of the urban fabric of the County and the need to revitalise their individual character and to develop them as social and economic centres,
- (ii) The importance of the countryside and the need to for development in rural areas to be carried out in a sensitive and environmentally sympathetic way, in keeping with the rural character of the County. The Council will promote the policy that the land of the County support as many people as economically possible and that no part of this Plan will be interpreted to prevent good, orderly and aesthetically pleasing residential development in the rural areas.

4.2.2 The countryside, the towns and villages are intrinsic components of the fabric of County Wexford. It is important to cultivate a greater appreciation of urban design, the village scene and rural environment through interpretation and understanding. This

should lead to a fuller and more exciting awareness of the surroundings, thus creating the basis for constructive conservation and sensitive development.

Village Development

4.2.3

In order to protect the intrinsic character of the towns and villages it is the policy of the Council to;

- (a) Encourage the revitalisation of the towns, villages and settlements as the social and economic centres for rural communities in County Wexford. Residential growth in villages will help to facilitate the improvement of the economic base of retail and commercial outlets in the villages as well as making the public services, social infrastructure and educational facilities more viable.
- (b) Encourage the stabilisation of populations in existing towns, villages and settlements to achieve a satisfactory balance and dispersal of population throughout the County.
- (c) Encourage development in existing settlements and village nuclei by the provision of social and physical infrastructural facilities, including the promotion of small industries, the assembly of land packages and the provision of serviced housing sites of various sizes. The provision of sites for development will involve the implementation of the Revolving Fund where capital recovered from the disposal of development land will be reinvested in further land for development in villages. Initially pilot projects will be carried out in selected villages.
- (d) Rehabilitate the fabric of villages by using the revolving fund system to rehabilitate older and derelict structures in these villages. The Councils policies in relation to the built environment are outlined in Section 4.15.
- (e) Continue to prepare village or action area plans as finance permits which will further the planning and development of these villages. In these plans Development Areas will be designated for each village.
- (f) Promote the integration of new housing developments into the settlements through the protection of the existing village scape, relating new developments to the existing scale and character of the village, encouraging good design practice and the carrying out of amenity works.
- (g) Provide a satisfactory service framework and establish a priority of sanitary service schemes for the County.
- (h) In the case of villages which are serviced by existing or proposed sewerage schemes it is the policy of the Council discourage private extensions to these schemes outside the

designated development areas of these villages. This is in order to preserve the capacity of the sewerage scheme to cater for the development area of the village.

- (i) Maximise the use of scarce economic resources, particularly energy resources.
- (j) To take such practical steps as are open to the Council to seek to provide the towns and villages with a proper mix of housing types in the interests of a more balanced society.
- (k) Ensure that residential development takes place in depth in the towns and villages, to obtain the most economic use of land and services.
- (l) Promote a sense of community cohesion and encourage local communities to devise and undertake an integrated approach to the development of their own areas through the Leader and other programmes.

Rural Development

4.2.4

In order to maintain the intrinsic character of the rural areas it is the policy of the Council to;

- (a) Continue to recognise the local necessity or desire of people to live in the rural areas rather than in existing settlements. House building in the rural areas will be permitted, provided that the development is in accordance with the proper planning and development of the area. Priority will be given to dispersed rural development for those who have an agricultural, rural or family need to live in the rural areas. This will not preclude others from living in the countryside. For development other than housing, priority will be placed upon resource based development and development that contributes to rural related activities. The control measures relating to rural development are outlined in Sections 5.3 to 5.8.
- (b) Maintain clearly defined areas between town and country through the control of the extension of ribbon development in rural areas. This should reduce the traffic hazard arising from large numbers of entrances along public roads and the increasing pressure on the county road network.
- (c) Prevent uneconomic and unsightly ribbon development and ensure that residential developments shall be suitably located and they shall provide a satisfactory, safe and visually pleasing environment for residents and the community in general.
- (d) Discourage the investment of housing capital in scenic areas where it is considered that such housing would be against

the interests of public health, amenity, traffic safety or social structure.

- (e) Protect the traditional character of the rural areas generally and, in particular in the Areas of Special Control.
- (f) Prevent the loss of amenity land.
- (g) Seek funding for the support of the rural development policies of this Plan.

4.3

RESIDENTIAL DEVELOPMENT

4.3.1

With regard to residential development generally it is the policy of the Planning Authority to;

- (a) In pursuance of the settlement policy outlined in section 4.2 to provide serviced sites for private housing developments in towns, villages and settlements. To this end it is also the policy of the Council to encourage the continued development of housing through local initiative, community based and self help housing incentives or rural housing organisations in accordance with the "Plan for Social Housing", DOE, Feb. 1991.
- (b) Utilise the existing Council land bank and acquire land where necessary to provide local authority housing and sites for private housing.
- (c) Acquire by agreement (or compulsorily if necessary) serviced undeveloped land in towns, villages and settlements for the purposes of encouraging the development of these settlements. The Council may also make provision for the development of these lands under Section 77 of the Local Government (Planning and Development) Act 1963 (As amended).
- (d) Give priority to permanent residential development over seasonally occupied residential accommodation, holiday homes or second homes in established residential areas.
- (e) Improve residential amenities by initiating suitable environmental improvements.
- (f) Provide for the needs of the young, single parent families, the elderly, and disabled in housing developments.
- (g) Continue the policy of housing travelling families within the County, to seek and provide serviced halting sites and to cooperate with other appropriate agencies and local people in securing improved living conditions for them. No one small community will be expected to cope with numbers of travelling families over and above what can be dealt with

in an orderly way to the satisfaction of the travelling families and the local people.

- (h) Contribute towards social and environmental improvement by providing Local Authority Housing schemes to a high standard of design, incorporating features which the Council considers appropriate to the particular sites and important for the well being of the residents, and which can be provided at reasonable cost
- (i) Ensure that rural housing is designed to integrate visually with the rural environment. The basic principles and the Councils policies relating to house design and site landscaping in the rural areas of County Wexford are contained in "Building Sensitive in the Landscapes of County Wexford", and the Development Control Section of this Plan.
- (j) Ensure that all new residential developments comply generally with the standards as outlined in the Building Regulations and that estates shall comply with the "Recommendations for Site Development Works for Housing Areas", An Foras Forbartha. Housing developments designed in the "Streets for Living" concept by An Foras Forbartha will also be considered.
- (k) Within the development areas of towns and villages where public sewerage facilities are not available at present, but will be provided in the future, the Planning Authority will consider proposals for minor developments serviced by their own treatment works subject to:
 - (i) Proposals for private sewage treatment and disposal will only be considered as an interim measure.
 - (ii) Connection shall be made to the public sewerage system when this becomes available in the area.
 - (iii) These developments shall be ultimately consistent with the overall Development Plan.
 - (iv) The proposals shall be subject to public health requirements and proper design standards. (See Sections 5.4 to 5.8).
 - (v) Where a developer submits a planning application for good quality, low density housing, consideration will be given to granting permission for a small number of houses, subject to a maximum of eight, subject to planning regulations and that the houses can eventually connect to mains services.

In circumstances where the Planning Authority permits housing in locations where there are no plans to provide public sewerage facilities private treatment works may be permitted in accordance with the requirements of Section 5.8.3.

- (l) Secure the completion of incomplete housing estates in the County. New developments shall be phased so that in the event of non-completion of the whole development, the completed phases shall be designed to stand on their own.
- (m) Encourage the redevelopment of derelict sites in towns, villages and settlements.
- (n) Discourage the loss of habitable dwellings through neglect.
- (o) Mobile homes, caravans and other temporary dwellings in the County will not normally be permitted as they are unsuitable for long term occupation and are visually obtrusive and prejudicial to public health. Consideration will only be given in circumstances of urgent housing need or for occupation during the construction of a permanent house on the site. This does not include holiday homes.
- (p) Control the development of non compatible uses in residential areas which would adversely affect the safety or seriously injure the amenities of these areas.
- (q) Relate non residential developments in residential areas to the needs of that area

4.4

EMPLOYMENT AND INDUSTRY

- 4.4.1 There are limitations to what a Local Authority can do to create employment. Many of the current problems are only amenable to central government action at a national or even international level. However, the Council has already adopted and pursued a policy of positive action for the generation of economic growth and will continue to do so during the life of this Plan.
- 4.4.2 The Council will continue to vigorously promote the County for new investment particularly in the industrial and tourism sectors. This policy will be coordinated with those of other development agencies such as the IDA, Bord Failte, SERTO etc., in order to avoid duplication of effort. Coordinated policies and clearly defined advantages and limitations of areas detailed in the County Development Plan will give potential developers and promoters a clear indication of whether or not a particular project can be accommodated. This will help to avoid confusion and delay in the vital task of attracting new investment and generating much needed economic growth.
- 4.4.3 Insofar as it lies within the control of the Council it is the policy of Wexford County Council to:

- (a) Facilitate the growth of employment required by the expanding work force in the county.
- (b) Assist in the promotion of smaller industrial units with solid local ties and linkages to avoid the dependency upon one large industry on the community.
- (c) Support and assist the provision and operation of local enterprise centres and small workshop cluster facilities for industrial and commercial purposes within the towns, villages and settlements and at other suitable locations to facilitate the expansion of existing firms or the creation of new projects at economic cost.
- (d) Assemble suitable sites for workshop clusters so as to provide environmentally suitable sites for these developments.
- (e) Exploit the potential for locating decentralised government departments, third level educational facilities, scientific and food research facilities in County Wexford.
- (f) Coordinate with the IDA in ensuring the maximum levels of employment in the County while at the same time ensuring that industrial development is not contrary to the policies of this Plan or conflict with the need to protect the environment.
- (g) Actively promote existing industrial sites and buildings for industry and commerce.
- (h) Co-ordinate the provision of necessary infrastructure in the form of roads, sanitary services and the clearance of derelict land.
- (i) Revitalise vacant buildings.
- (j) Provide an information and advice service to assist and encourage the establishment of new and expansion of existing business.
- (k) Continue to provide such services proper to the function of the Council, as are necessary to the expansion of the agricultural industry.
- (l) Co-operate with national, regional and local organisations in the provision of small industries in rural areas.
- (m) Secure the general environmental improvement of existing industrial areas and seek a high standard of design and layout of all new developments so that the attractions of County Wexford remain unspoilt for visitors and developers alike.

- (n) Promote the towns and villages in County Wexford as centres of service employment.
- (o) Seek the continuation of the designation of County Wexford for higher industrial grants.
- (p) Seek for County Wexford greater grant aid for industrial projects from European or National sources. The current levels of unemployment make this a matter of some urgency.
- (q) Give special emphasis to the development and servicing of the IDA Industrial Park at Sinnottstown/Drinagh, the completion of the development scheme for Rosslare Harbour, and the development of industrial sites at Wexford, Enniscorthy, Gorey and New Ross..
- (r) Promote the Council's Edermine site as a food centre.
- (s) Seek the extension of the SERTEC objective to extend the gas pipeline to Wexford and investigate in cooperation with the appropriate authorities, the feasibility of gas and electricity links to the UK.

Extractive Industries

4.4.4

The Planning Authority recognises the importance of extractive industries to the local and national economy but also recognises that these industries can create serious environmental problems. It is the policy of the Council to:

- (a) Safeguard valuable deposits for future extraction where they do not seriously conflict with existing residential areas, areas of special control, ground water resources or with the proper planning and development of any area.
- (b) Ensure that all existing and new extractive development are administered and completed in a manner that will minimise long term environmental damage to any area.
- (c) Ensure that all sites developed for extraction will be required to be rehabilitated for suitable land uses and are integrated into the landscape.
- (d) Ensure that extraction is phased and that each phase is rehabilitated before the next phase commences.
- (e) Exercise the strictest possible control over large scale open cast mining.
- (f) Exercise control over developments in the vicinity of the sites of existing or potential extractive industries so as to minimise conflict between the different types of development.

- (g) Investigate potential areas for development of extractive industries and designate those areas which do not conflict with the policies of this Plan.

4.4.5 In assessing proposals for development of extractive industries the Council will take into consideration the long term potential impact of the development. The value of the extraction will be balanced against this impact. Particular attention will be paid to proposed developments in Areas of Special Control.

4.5 AGRICULTURE

4.5.1 The Planning Authority recognises the importance of agriculture in the economy of the County and the importance of the social fabric provided by the agricultural community.

4.5.2 It is the policy of the Planning Authority to:

- (a) Encourage the development of the agricultural industry through rationalisation and modernisation of structures and practises to ensure the viability of the rural community and maintenance of agricultural employment.
- (b) Encourage the diversification and development of alternative sources of income to support the rural population.
- (c) Reconcile the needs of modern farming with the conservation of nature and the protection of the countryside by ensuring that agricultural developments are constructed in a manner which will ensure that no threat of pollution is caused to water courses or water sources.
- (d) Ensure that agricultural development is well designed and is located unobtrusively on the landscapes of County Wexford.
- (e) Co-operate with farmers, other landowners, statutory bodies and agricultural agencies to ensure that any necessary changes in agricultural management do not conflict with the conservation of nature and the protection of the countryside.
- (f) Control urban sprawl and the loss and fragmenting of viable agricultural land and farm enterprises in the County.
- (g) Conserve the visual quality of the agricultural landscape.
- (h) The council will exercise its powers under the Local Government (Water Pollution) Act 1977 to secure the prevention of water pollution arising from agricultural development.

4.6

FISHING AND MARICULTURE

4.6.1

With regard to the fishing and mariculture industry it is the policy of the Council to:

- (a) Encourage the development and expansion of the fishing industry in the County. This will include the development of the fishing quays and harbours.
- (b) Undertake a detailed survey of the fishing industry and aquaculture in the County to identify (i) problems prohibiting growth and (ii) potential for new development in this important sector.
- (c) Seek funding for the development of the fishing ports in the County.
- (d) Protect the stocks of shell fish and fresh water fish by preventing detrimental waste discharge into the sea or rivers in the County and ensuring that rivers, lakes and streams are maintained in adequate condition to sustain and improve fish stocks.
- (e) Exercise its powers under the Local Government (Water Pollution) Act 1977 in ensuring the protection of fish stocks, sources of public water supply and waters used for amenity purposes. This may involve the closure of fish farms near water abstraction points when the rivers are below certain levels.
- (f) Facilitate the restoration of fish stocks in the rivers.

4.7

TOURISM

4.7.1

Wexford County Council recognises the importance of the tourist industry as a major part of the economy of County Wexford. The protection and conservation of the physical environment which will continue to constitute the basic ingredient of the Wexford tourism product will remain a priority for Wexford County Council.

4.7.2

It is clear that most of the proposals and policies of the Development Plan will directly or indirectly influence the development of tourism, e.g., road improvements, provision of sanitary services, general environmental protection and improvement. The Planning Authority will pursue a number of policies in the development of the tourist industry in co-operation with the other main tourist agencies. These policies include:

- (a) Protect the tourist and natural assets of the County and ensure that their exploitation is not detrimental to the delicate ecological balance of their environments.

- (b) Continue to pursue the development of the County as a major tourist centre for both touring and based holidays and maintain its role nationally as a leading tourism centre.
- (c) Develop a selected number of major new tourist products combining activities into scenic areas with an integrated planning policy.
- (d) Make maximum use of the "Gateway to Europe" link through Rosslare Harbour.
- (e) Carry out environmental improvements.
- (f) Ensure the conservation of natural resources.
- (g) Control haphazard and unplanned proliferation of suburban style holiday homes in Areas of Outstanding Landscape and other vulnerable landscapes.
- (h) Provide traffic management schemes and signposting.
- (i) Provide and protect rights of way to amenity areas and monuments, historic sites and areas and sites of scientific interest.
- (j) Seek to gain public access to houses and ruins of historic value and interest.
- (k) Establish tourist trails and routes throughout the County. These will include '98 sites and tourist routes.
- (l) Promote the Pugin churches in the County as tourist attractions of importance.
- (m) Implement action area and management plans for specific areas.
- (n) Assist in the provision of advisory and information services.
- (o) Seek out new investment funds and other sources of finance.
- (p) Encourage the provision of more day facilities including weather independent facilities.
- (q) Encourage the refurbishment and upgrading of all tourist accommodation.
- (r) Assist in the promotion of the various festivals and events which take place throughout the year.
- (s) Promote the development of small harbours for tourism purposes.

4.7.3 The above policies will be actively implemented so that County Wexford will be promoted for tourism investment and visitor attraction in conjunction with local tourism interests, the trade, Bord Failte, SERTO and other agencies.

4.7.4 The policies outlined in the following section are also relevant to tourism.

4.8

THE COASTLINE

4.8.1 The Council recognises the importance of the coastline as a major tourism and recreational amenity asset and the unique qualities of its ecosystems particularly the Areas of Scientific Interest. In the light of trends over the last 20 years, the need to protect these assets from over development, man made and natural erosion is of major importance for the future of the coastal zone and its contribution to the economic activity of County Wexford.

4.8.2 The overall theme in this Plan is Management of The Coastal Zone which includes environmental protection, the promotion of the development of the coastal area and seeking new opportunities and markets. The Council recognises the primacy of the domestic market as the primary product on offer in the coastal area but will also pursue participation in the overseas market.

4.8.3 The policies recommended in the report "Wexford Coastline, Coastal Zone Management Plan", Brady, Shipman and Martin, March 1992 have been amended and are included in this section. The strategy for the management of the coastal zone encompass the themes outlined below;

(a) Pro-active Approach

The Council will provide leadership to plan and promote the management and protection of the coastal area. This will include co-operation with all relevant organisations and the provision of support to local community development groups, and the various user groups in the management of their own activities. The activities of each group should not be to the detriment of other groups or the common good.

(b) Accessibility

The Council will seek to guarantee freedom of access to the coastal area and will control development which is likely to interfere with this access.

(c) A Management Approach

The Council will seek the proper management of the coastal area in the interests of sustaining the resources for the common good. The measures which will ensure the protection of the unique amenity value of the coastline and its environs including, beaches, sand dunes, cliffs, wetlands and landscapes are outlined in Section 5.10.5.

(d) Protection by Anticipation.

The Council will keep itself informed of all potential man made and environmental impacts upon the coastal zone and will take appropriate measures to protect the area. This will include a programme of research designed to infill the gaps in our knowledge of the coastal dynamics. Policies relating to coastal erosion are outlined in Section 4.18.8.

(e) Area Specific.

Each part of the coastal zone is an individual entity with specific problems, needs and development potential. The measures to protect the physical environment and enhance the economic activity of each of these areas are outlined in Section 5.10.7, Appendix 1 and the Schedule of Maps.

4.8.4

Within the management of the coastal zone, the Council will place an emphasis upon **Strategic Development** (development that will result in a tangible gain for the community as a whole) as opposed to **Non Strategic Development** (development that benefits the individual or perhaps his immediate family). Strategic development produces jobs, increases output, widens the range of services or products on offer or affords some other, amenity gain for the general public. The main strategic activities are agriculture and the tourism and leisure industries. Strategic development will be encouraged notwithstanding the general policies and control measures of this plan.

4.8.5

The Council will seek to maintain the diversity of the coastal environment and will undertake management/control measures to ensure the viability of the coastal zone as a major part of the economic activity of County Wexford. Measures will include;

- (a) Encourage the development of suitable new products or development types which will be beneficial to the coastal zone without damaging the resources of the area. These include heritage and cultural tourism, rural tourism, health and activity holidays, upmarket tourism, environmentally based tourism and marinas;
- (b) The protection of the integrity of the existing established resorts;
- (c) The prevention of the merging of the resorts and larger holiday developments by controlling development in the rural areas between these resorts and developments. This will include the protection of existing woodlands from inappropriate development and using these and other rural areas as buffer zones. These buffer zones will be surveyed during the period of the Plan.
- (d) The control of large scale self contained holiday village types of development which could undermine existing resorts;
- (e) Support the fishing and mariculture industries in accordance with the policies outlined in Section 4.6.

- 4.8.6 The Council will introduce bye-laws covering the coastal area part of the management strategy for the area.
- 4.8.7 The Council's policies relating to tourism are relevant to the coastal zone and are outlined in Section 4.7.
- 4.9 CARAVANS AND OTHER TEMPORARY SELF CATERING HOLIDAY ACCOMMODATION
- 4.9.1 The Council recognises the importance of caravans, holiday homes, mobile homes, chalets and camping sites as part of the tourism holiday accommodation in the County. With regard to these it is the policy of the Planning Authority to;
- (a) Secure a reasonable distribution of caravan, mobile home, chalet and camping sites throughout the County, while avoiding an excessive concentration of sites in any one area.
 - (b) Encourage the development of lower density informal layouts with high standards of internal and peripheral landscaping.
 - (c) Ensure that the visual impact of these on the landscape is kept to a minimum.
 - (d) Ensure that all accommodation parks are built in accordance with the Councils standards.
 - (e) Ensure that provision is made for transit or short stay caravan sites.
 - (f) Formulate control and design standards for caravans and mobile homes generally in the County. This will have regard to the environmental and amenity development of the coastline and will include provision for innovations in holiday developments, e.g., holiday villages, country clubs etc.
 - (g) Use all statutory powers available to secure the removal of unauthorised temporary dwellings from unlicensed sites in the County and to ensure that existing developments comply with the Councils standards.
 - (h) Prevent the proliferation of individual caravans and mobile homes in private gardens and other sites. These are unsuitable for long term use for public health reasons.
 - (i) Encourage the development of smaller sites which are easier to assimilate into the landscape.
 - (j) Prevent and discourage the aggregation of sites into major elements in the landscape.
 - (k) Encourage the siting of these sites so that they do not overload beach capacity or local services.

- (1) The development control standards relating to this section are outlined in Section 5.9.

4.10

AMENITY AND RECREATION

4.10.1

The Planning Authority recognises the importance and vulnerability of the amenity assets of the county. It is the policy of the Council to protect and enhance the amenity and recreation assets of County Wexford in the interests of tourism, enjoyment and education by visitors and residents alike.

4.10.2

With regard to amenity generally it is the policy of the Council to:

- (a) Protect the amenity and recreation assets of the County from any development which would be detrimental to their use and enjoyment.
- (b) Protect the assets from natural and man made erosion through user management and capital works.
- (c) Encourage development which would give economic benefits to the areas without adverse environmental damage.
- (d) Designate certain areas as areas of special control because of their special amenity value and to take measures to protect these as specified in Section 5.10. These areas of special control include-
 - (i) Areas of Landscape Importance.
 - (ii) Exposed mountain slopes.
 - (iii) Natural Heritage Areas (formerly Sites and Areas of Scientific Interest).
 - (iv) Heath lands
 - (v) Buildings and other structures of artistic, architectural or historic interest (including National Monuments) and their environs.
 - (vi) Areas within scenic views and prospects of special amenity value or interest.
 - (vii) Areas of woodlands.
 - (viii) The environs of important tourist facilities e.g., JFK Arboretum, The Irish National Heritage Park.
 - (ix) The banks and escarpments of adjoining rivers.
 - (x) Estuarine wetlands.

(xi) The coastline.

- (e) Make Special Amenity Area Orders and undertake Action Area Plans where appropriate.
- (f) Continue to maintain and improve open spaces in public ownership, subject to the overall demands made upon financial resources and the needs of the community for other priority services.
- (g) Investigate the feasibility of obtaining public access to private open space.

4.10.3

With regard to the various types of amenity asset it is the policy of the Planning Authority to -:

- (a) Protect the unique amenity value of the coastline and its environs including beaches, sand dunes and cliffs and improve the facilities in these areas in accordance with the policies outlined in Sections 4.8 and 5.10.5.
- (b) Protect the beaches from "privatisation", abuse and control the use of beaches for commercial gain e.g., jet skiing, renting boats, motor bikes, etc., in the interests of amenity and public safety.
- (c) Protect the views between the roads and the sea where appropriate. The protected views are outlined in Section 6.10.
- (d) Designate and protect Areas of Landscape Importance. The measures to protect these areas are outlined in Sections 5.10 and 6.11.
- (e) Protect and improve the amenity value of the rivers, canals and lakes in the County through the protection of riverside and lakeside views, prevention of unsympathetic development, provision of access and slipways, navigational aids and riverside and lakeside amenity areas where appropriate and protection, provision and promotion of fishing resources navigation of waterways and other water based activities.
- (f) Protect and enhance the forests, woodlands, individual and groups of trees and boundary hedgerows in the County through:
 - (i) Making Tree Preservation Orders where appropriate;
 - (ii) Promote the planting of indigenous broadleaved trees where appropriate and encourage the private sector to screen large scale developments such as quarries and cement works.

- (iii) Planting trees on suitable Council land throughout the County and encourage the planting and screening of large developments such as quarries and cement works.
- (iv) Encouragement of the private sector to do the same;
- (v) Securing the protection of trees and hedgerows through planning conditions;
- (vi) Provision of access and amenity facilities in forests and woodlands;
- (vii) Encouraging the replacement of trees and hedgerows with similar species instead of concrete walls and fencing. Encourage the maintenance of fences.
- (viii) Ensuring that where trees are felled a substantial number of replacement trees is replanted at or near the location of the felling.
- (g) Seek to control the rate of afforestation in the County generally and in particular to seek to limit the amount of planting in scenic upland areas of the county. Encouragement will be given in forestry projects to the planting of indigenous broadleaf trees where possible.
- (h) Ensure the protection and preservation of stone walls and embankments throughout the County and promote the construction of stone walls of local stone instead of unsympathetic boundaries such as concrete and certain types of timber fencing. In circumstances where timber and wire fences are permitted or established, the Council will encourage the maintenance of these in the interests of visual amenity.
- (i) Continue the policy of replacing and erecting stone walls at road works and road realignment.
- (j) Improve the approach roads to towns and villages by controlling development and carrying out amenity works.
- (k) Preserve views of special amenity value or interest.
- (l) Investigate the provision of tourist routes or trails and encourage the provision of public access to monuments and historic sites and areas and sites of scientific interest.
- (m) Preserve and improve existing rights of way, and create rights of way where appropriate to areas of amenity value, ancient monuments and to establish new rights of way such as

The Coastal Path, mountain walking routes, riverside walks, forest walks and to provide links to existing national long distance walking routes.

- (n) Identify and promote cycle ways throughout the County.
- (o) Encourage the development of ancillary services such as car parks, picnic sites, public conveniences at ancient monuments.
- (p) Actively encourage and facilitate where possible other recreational activities such as golf, angling, field sports, swimming, hill walking, and indoor recreational activities.
- (q) Control obtrusive advertising signs and structures in accordance with Sections 4.12 and 5.14.
- (r) Protect, improve and provide incidental open spaces and amenity areas in towns and villages.
- (s) Prevent the dumping of refuse and litter under the Litter Act 1982.
- (t) Provide guidance on the use of colour schemes in developments and discourage those colour schemes which would be out of character with the structure or the area.

4.10.4

The Planning Authority will co-operate with all appropriate national and local amenity and sports organisations in the provision of and improvement of amenity facilities. The Planning Authority will rely to a large extent on private clubs to fulfil the active recreation needs by providing recreational facilities and playing fields.

4.11

CONSERVATION

4.11.1

It is the policy of the Planning Authority to conserve and protect the natural and man made heritage of the County by:

- (a) Conserving buildings and other structures of artistic, architectural or historic interest, including feature details, e.g., natural stone, thatch, slate walled buildings, splayed corners
- (b) Conserving the industrial and transport heritage of the county e.g., masonry arch bridges, old mills, warehouses .
- (c) Conserving the settings and vistas of the Countys major artistic, architectural and historic features and ensuring that new developments in the vicinity will be complimentary in character.
- (d) Ensuring that new developments reflect the highest standards of design and layout.

- (e) Encouraging ground floor uses and conversions in town and village streets to be in keeping with the character of the upper floors of buildings.
- (f) Encouraging shopfronts and advertising signs, where permitted, to reflect traditional styles in sympathy with the character and quality of the streetscapes in the towns and villages.
- (g) Preserving and protecting areas and sites of scientific interest in the interests of education, enjoyment and tourism.
- (h) Making Special Amenity Area Orders, Preservation Orders (including Tree Preservation Orders) and Conservation Orders where appropriate.
- (i) Implementing control measures in Areas of Special Control as specified in Sections 5.10 and 5.11.
- (j) Positively and actively encouraging redevelopment of derelict and obsolete sites in a manner sympathetic with and complimentary the inherent character of neighbouring structures. This includes maintaining building and height lines and conformity with design details.
- (k) Undertaking management programmes where relevant to ensure the maximum benefit to the community while protecting the heritage from natural and man made erosion.
- (l) Seek sources of financial support for conservation in County Wexford.
- (m) Providing grants for the conservation of thatched houses and seek to provide grants for all other thatched buildings.

SHOPFRONTS AND ADVERTISING

Shopfronts and advertising make a significant contribution to the quality and character of the streetscapes of the towns, villages and settlements of County Wexford, especially at pedestrian level. It is the policy of the Council to preserve traditional shopfronts of architectural and townscape importance. Shopfronts which may not be unique individually but are important in a streetscape setting, will be protected for their contribution to the overall townscape context.

In order to ensure the protection and enhancement of our streetscapes it is necessary that a framework for development and design of new shopfronts based on the essential design criteria of traditional; shopfronts be re-established. The details of this framework are set out in the Development Control Section of this Plan and in the Design Guidelines- "Shopfronts and Streetscapes in County Wexford", Wexford Local Authorities, 1991.

4.12.3

It is the policy of the Council to encourage the provision of well designed communal and tourist information panels in suitable locations. This will be coupled with the rationalisation and removal of ugly and unnecessary signs.

Large Signs

4.12.4

Advertising signs, hoardings and free standing advertising structures detract from the amenities of the countryside and the streetscapes in the towns and villages of County Wexford. They also cause distraction to users of the public roads and give rise to traffic hazard. It is the policy of the Council to prohibit such forms of advertising. Exceptions to this policy may arise in the case of derelict sites where well designed advertising on a large scale can detract from the unsightly dereliction. Such exceptions to the above policy will be decided on the merits of each case.

4.12.5

It is the policy of the Council to:

- (a) Identify suitable outdoor poster advertising sites on an ongoing basis. Outdoor poster advertising at all other locations will be prohibited.
- (b) Rigorously ensure enforcement of existing legislation in relation to unauthorised advertising.
- (c) Strictly control the number, size and design of signs on the approach roads to towns, villages and settlements and to provide suitably designed town identification signs.
- (d) The Development Control standards in relation to advertising are outlined in Section 5.14.

4.13

SHOPPING AND RETAIL ACTIVITIES

4.13.1

It is the policy of the Planning Authority to maintain the hierarchy of the town and village shopping and commercial centres in the County and the role of the county in the South East Region.

4.13.2

It is the policy of the Planning Authority to encourage commercial development to locate within the established commercial centres in the towns and villages of the county. To this end large scale out of town shopping developments will be resisted. This is because of the adverse effects which such shopping developments may have on existing communities and their shopping outlets, including effects on the variety and convenience of local shopping. In addition such developments may aggravate the problem of maintaining viable central urban areas and of promoting necessary urban renewal and the use of existing capacity in urban infrastructure. This policy is in line with the National Policy set out in SI Number 264 of 1982.

COMMUNITY FACILITIES

- 1.1 It is the policy of the Planning Authority to:
- (a) Encourage development of the concept of the community at all levels within the County to allow for the fuller expression of local needs and aspirations.
 - (b) Promote a spirit of self reliance at community level in social or recreational fields by the encouragement of group organisations, assistance in the provision of community facilities and by financial assistance for particular community projects where possible.
 - (c) Encourage the provision of community facilities in the towns, villages and settlements in accordance with the settlement policy outlined in Section 4.2.
 - (d) Reserve sites for these facilities in established settlements.
 - (e) Co-operate with the Department of Education on amalgamation, expansion and location of schools.

THE BUILT ENVIRONMENT AND RENEWAL OF OBSOLETE AREAS

1.1 With regard to the towns and villages generally it is the policy of the Planning Authority to:

- (a) Strengthen and protect the character, amenity and townscape qualities of the towns and villages to ensure that their intrinsic qualities are not reduced.
- (b) Maintain the unique historical and architectural character of the street networks, where practicable, through ensuring the highest architectural and civic design standards.
- (c) Provide for the revitalisation and intensification of commercial activity and improving social and community facilities, while also maintaining and revitalising the residential character through the use of upper floors.
- (d) Enhance the scenic qualities of the villages through the provision of amenity schemes.
- (e) Relieve traffic congestion, improve the free flow of traffic and provide additional car parking facilities and create a more pleasant environment for pedestrians.
- (f) Encourage the placing of existing and future services underground and eliminate existing ugly wirescapes.

4.15.2 The Council recognises that there are many derelict and obsolete sites in the towns, villages and the rural areas of the county.

It is the policy of the Council to identify these sites which are detrimental to amenity and to secure their renewal and redevelopment where possible under the Derelict Sites Act 1990.

4.15.3 By urban renewal is meant the carrying out of development, re-development, improvement or rehabilitation of obsolete areas as well as the conservation and preservation of the fabric of the towns, villages and individual or groups of buildings.

4.15.4 It is the policy of the Council to assemble sites suitable for renewal and re-development and to seek the co-operation and commitment of the private sector in securing urban renewal as part of the process of strengthening the economic base of the towns and villages of County Wexford. The Council will use the revolving fund system to finance some of this work.

4.15.5 To secure the assembly of land for renewal, the Planning Authority will use its powers of compulsory purchase if necessary and may enter into partnership with private enterprise.

4.15.6 Where necessary, action area plans will be prepared providing for re-development and reconstruction in areas selected for priority action. In this way property owners and occupiers will be encouraged to contribute to the renewal of obsolete areas.

4.16 TRANSPORT AND COMMUNICATIONS

Roads

4.16.1 To facilitate the major role which roads will play in the physical development of the County in the interests of public safety and efficiency of movement of people and goods, it is the policy of the Council to:

- (a) Develop the roads in the County to the best modern standards, consistent with present and predicted traffic flows and the resources available.
- (b) Request the Department of the Environment to upgrade appropriate roads to higher categories where warranted by traffic flows. This applies particularly to the desirability of upgrading the N79 National Primary Route status.
- (c) Reserve by means of acquisition and development control, land required for both immediate and long term new roads and road improvement works.
- (d) Construct relief routes or by passes for the towns and certain villages in the county where warranted by traffic flows and the need to protect the character of the towns and villages. This relates particularly to National Primary and Secondary routes.

- (e) Improve the present capacity of all roads in the County, in particular the National Primary (including Euroroutes), Secondary and Regional Routes.
- (f) Control access and the number of junctions onto the National and Regional roads in the interests of safety and free flow of traffic and the need to prevent the reduction in capacity and level of service of the roads and the dissipation of the public capital investment involved. The National Roads are Areas of Special Control (Roads of Importance). The Councils policy in relation to the control of developments along National Roads is outlined in Section 5.18.
- (g) Design new roads and modify existing roads to provide for the safety and comfort of pedestrians, cyclists and the disabled through the provision of pedestrian and cycle paths (where appropriate), improved road markings, dishing footpaths at junctions etc.
- (h) Ensure that any works related to the construction and maintenance of roads and provision of parking facilities are not detrimental to the environment, in particular to the tourist and amenity assets of the County and the character of the towns and villages.
- (i) Carry out improvements to the approach roads to all of the towns in the County. These will include control of accesses, provision of tree planting and other landscaping, screening of visually obtrusive developments and the provision of appropriate signposting.
- (j) Control ribbon and other insensitive and unsympathetic development in rural areas in the interests of traffic safety and the maintenance of the capacity of the roads in the County. It will be necessary to control the proliferation of entrances associated with such developments.
- (k) Provide adequate signposting in accordance with National and International standards.
- (l) Prohibit and remove any unauthorised advertising signs and structures located along the roads in the interests of traffic safety.
- (m) In certain areas of tourist or amenity value, provide parking lay-bys and picnic areas. A prime consideration in the location of these will be traffic safety.
- (n) Assist in the provision of car parking facilities off the shopping streets in the towns and villages to meet the needs of shoppers and other visitors. In addition developers will be required to provide parking facilities in accordance with the standards outlined in Sections 5.21 and 5.22.

(o) Undertake comprehensive traffic management and parking surveys and action plans in the towns and the larger villages to identify:

- (i) Problems and problem areas,
- (ii) Management and parking needs of the area.
- (iii) Suitable sites for new car and coach parking facilities.
- (iv) Suitable areas of pedestrian priority or for pedestrianisation.
- (v) Suitable sites for tourist coach parking facilities.

4.16.2 The Council recognises, notwithstanding the importance of the National roads in the County, that the county roads have suffered due to lack of finance for their maintenance and improvement. It is the policy of the Council to seek increased financial provision for the county roads programme.

Public Transport Airports and Harbours

4.16.3 It is the policy of the Council to co-operate with the public transport authorities and any other relevant bodies in the improvement of the public transport system and to assist in their pursuit of finance for investment in public transport infrastructural facilities.

4.16.4 The Council recognises the need for suitable airport facilities in the County and it is the policy of the Council to assist in the establishment of such facilities.

4.16.5 The role of Rosslare Harbour, New Ross Harbour and the smaller ports and harbours as part of the transportation and communications network is recognised and it is the policy of the Council to assist in their further development and improvement. These harbours are covered by the Rosslare Harbour and New Ross Development Plans.

4.17 SANITARY SERVICES

4.17.1 In ensuring the provision of public water supplies and sewerage facilities it is the policy of the Council to-

- (a) Provide new and extend existing water and sewerage facilities to meet the expanding needs of the county. This will be carried out initially under the Operational Programme 1989-1993 for Water and Sewerage and the Envireg Operational Programme 1990-1993 as published by the Department of the Environment. Other programmes will be prepared during the period of the Plan.

- (b) Provide sanitary services within existing settlement nuclei to maximise the use of the capital expenditure involved.
- (c) In the case of villages which are serviced by existing or proposed sewerage schemes the planning authority will discourage private extensions to these schemes outside the designated development areas of these villages. This is in order to preserve the capacity of the planned scheme to cater for the development area of the village in accordance with the settlement policy of this plan.
- (d) Carry out such works subject to the availability of financial resources. The Council will seek financial resources from the Department of the Environment and the European Community. Contributions will also be required from developers where a development would be facilitated by the provision and improvement to existing and future sanitary services.
- (e) Control private treatment systems to prevent pollution.

Water Supply.

4.17.2

With regard to water supply it is the policy of the council to:

- (a) Provide an adequate, safe and potable water supply for the settlements of the County.
- (b) Carry out improvements to the main water supply schemes.
- (c) Develop the ground water resources (areas of special control) in the County and control development in ground water protection zones in accordance with the control policies outlined in Sections 5.10.10 - 5.10.12.
- (d) Continue to improve storage capacity, distribution and treatment.

4.17.3

The Councils policies with regard to the protection of water supplies are outlined in Section 4.18 and 5.10.

Sewerage Facilities.

4.17.4

It is the policy of the Council to provide main drainage and to facilitate the urban authorities where appropriate, to serve the growth of towns, villages and settlements to provide for residents, industry and tourism.

4.17.5

The major schemes included in the Operational Programme are-

Wexford Main Drainage.
Enniscorthy Main Drainage Stage 2.

New Ross Main Drainage
Rosslare Harbour Sewerage Scheme
Courtown Harbour Sewerage Scheme

- 4.17.6 other schemes are listed in the Development objectives section of this Plan.
- 4.17.7 The general standards relating to distances of development from treatment works are outlined in Section 5.8. This applies to all developments.

4.18

ENVIRONMENT

- 4.18.1 The Council recognises the importance of environmental protection. The Council's policy with regard to the various aspects of the environment is outlined below.

4.18.2

Protect and improve the quality of the lands, water and air, in and adjoining the County. The Council will be guided by the Department of the Environment Environmental Action Programme, which takes account of existing and proposed Irish, EC and international legislation and of the local and global environment.

4.18.3

Promote efficient use of energy through good design and practice, waste minimisation and recycling, the reduction in the use of non renewable energy sources and environmental auditing.

4.18.4

Air Quality Management

- (a) Continue to monitor and regulate air pollution as necessary through the Local Government (Air Pollution) Act 1987.
- (b) Investigate the designation of specified areas in the County as "Smokeless Zones".
- (c) Continue the provision of CFC recovery facilities for domestic fridges and encourage CFC recovery from industrial/commercial units.

4.18.5

Water Quality Management-Inland Waters

- (a) Maintain and improve the quality of surface and groundwater to the highest practicable standards consistent with existing and proposed beneficial uses.
- (b) Control water quality and regulate point and diffuse discharges to waters through the Local Government (Water Pollution) Acts, 1977 and 1990. The Council will enforce compliance with the Acts through the courts if necessary, and adopt the "polluter pays" principle.
- (c) Protect the ground water resources of the County by controlling development within the aquifer zones in such a way as to prevent pollution and contamination of the water

resources and in accordance with the requirements as specified in Sections 5.10.10 to 5.10.12.

- (d) Protect the quality of surface water intended for the abstraction of drinking water (in accordance with the European Communities (Quality of Water for Human Consumption) Regulations 1988, and to maintain the quality standard at each abstraction where feasible. Implement action plans to improve the surface water at some locations.
- (e) Continue the process of monitoring the quality of water resources.
- (f) Ensure that new development is in compliance with statutory requirements in relation to pollution control.
- (g) Prepare and adopt water quality management plans as required, implement the policies and programmes for further action stated in the plans, and review the plans as necessary. The Water Quality Management Plans, for the Barrow and Slaney Catchments form the policy of the Council in relation to the two most important catchments in the County. The Slaney is a designated salmonid river under the EC (Quality of Salmonid Waters) Regulations 1988.
- (h) Continue to liaise with the Department of Agriculture and the agricultural community in securing the protection of water resources from agricultural pollution.

4.18.6

Water Quality Management-Coastal Waters

- (a) Maintain and improve the quality of the coastal waters of the County.
- (b) Support the adoption and implementation of all national and international legislation relating to the disposal of wastes at sea.
- (c) Continue to monitor and sample the bathing water quality at designated beaches, in accordance with the Bathing Water Directive (76/160/EEC).
- (d) Prepare individual management plans and bye law regulations for each of the County's Blue Flag Beaches, in an effort to promote the proper advancement, protection, safety and attractiveness of each location. Increase the number of beaches achieving Blue Flag status.

4.18.7

Waste Disposal and Management

- (a) Implement the policies in the Council's Waste Plan 1981 and review the Plan as necessary.

- (b) Carry out and monitor waste disposal operations in accordance with the Council's Waste Plan, having due regard to Irish and European waste regulations and to the necessity of minimising the impact of waste disposal on the general environment.
- (c) Continue to provide waste disposal facilities to cater for future commercial and domestic refuse.
- (d) Discourage unlawful dumping by providing adequate regional facilities for the public to dispose of waste; and by providing for adequate refuse collection services in towns and villages, and by enforcement of the Litter Act 1982 and the EC Waste Directive.
- (e) Prepare and adopt a recycling plan and facilitate and support the provision of waste recycling schemes.
- (f) Facilitate and support waste reduction.
- (g) Monitor the storage, transportation and disposal of special wastes.
- (h) Monitor the disposal of sludges.
- (i) Prepare and adopt a Special Waste Plan.

4.18.8

Coastal Management

- (a) Implement site specific coastal management policies to ensure that erosion is not initiated or aggravated by the impact of human activities, having due regard to the legitimate use of the areas within the coastal zone.
- (b) Carry out regular surveys and monitoring of the coastline to check the effectiveness of existing policies and to assist in any future works.
- (c) Protect the integrity of coastal landforms and materials by preventing the removal of beach material, through the enforcement of the Foreshore Acts, 1933 and 1992, and the Prohibitory Orders, which cover the coastline of County Wexford.
- (d) Cooperate with the Department of the Marine in carrying out preventative and remedial works.
- (e) Prohibit development in coastal areas where the natural erosion process is likely to threaten the viability of such development.
- (f) Make every effort to source and promote National and European funding to carry out all necessary investigations, analyses, rehabilitation, protection and management of areas susceptible to coastal erosion.

General

- (a) The Council will keep itself informed of the global environmental situation and of potential impacts on County Wexford and have regard to such potential impacts in forward planning and design policy.
- (b) Encourage greater environmental awareness in the community.
- (c) Protect the tree stock in the County by carrying out and encouraging the planting of coppices or groups of trees where appropriate and the replacement of trees lost by storm damage.
- (d) Co-operate with all statutory and community environmental agencies and organisations.
- (e) Ensure the reduction of energy wastage through the implementation of energy conservation measures and the encouragement of the private sector to do the same.
- (f) Reserve the ESB site at Carnsore for a suitable energy project, ensuring that the project is not detrimental to this area of landscape importance.
- (g) Assist in the promotion of the use of renewable energy resources while ensuring that their exploitation is not detrimental to the environment.
- (h) Ensuring that Environmental Impact Assessments required for specified developments are comprehensive with regard to the requirements under the EEC Environmental Impact Assessment (EIA) Directive, 85/337/EEC. These are required to assess and minimise the potential environmental impact of permitted development.

SAFETY

- (a) It is the policy of the Council to comply with the Safety and Health Regulations. To this end a full time Safety Advisor has been appointed and a Safety Statement adopted.
- (b) The Council will keep emergency teams, from Council staff, on standby to respond to incidents which may threaten the air, water or land environment. The Emergency Plan which is reviewed at regular intervals will be implemented in the case of major emergencies.

SECURING OBJECTIVES AND REVIEW OF THE PLAN

The Planning Authority will take such steps as may be necessary to secure the policies and objectives of this plan and will safeguard the lands required for medium and long term objectives. The plan will be reviewed from time to time as occasion may require and at least once every five years.

PART THREE

DEVELOPMENT CONTROL

4.20 FINANCE

- 4.20.1 The policy, objectives and proposals, as set out in this Development Plan are subject to the limitations imposed by the availability of resources, including financial resources including European Community sources, Government grants and the approval, where required, of appropriate Government Departments.
- 4.20.2 Where appropriate the Council will seek funding from any available appropriate source to implement the policies and objectives of this Plan. This will include the requirement of contributions towards the provision of infrastructural services as provided for in the Local Government (Planning and Development) Act 1963 as amended.
- 4.20.3 Subject to the limitations stated above, the Council will acquire land or property, make it available for appropriate development, provide financial aid through loans or grants to facilitate the implementation of the policies or objectives of this Plan.

CHAPTER 5

DEVELOPMENT CONTROL

5.1 INTRODUCTION

5.1.1 The Planning Authority is required to control development by ensuring that permissions granted under the Planning Acts are consistent with the policies and objectives of the Development Plan. This part of the Development Plan is concerned with the standards which will be applied to development proposals. These are the Control Development Objectives.

5.1.2 It takes account of the review of the policy statement and new circumstances relating to the control of development and the protection and improvement of the environment generally. Provision is made for a range of prescribed standards applicable in particular circumstances where proposed development is otherwise consistent with proper planning and development and the preservation and improvement of amenities.

5.1.3 It is clear that matters other than that of specific provision of the Development Plan must be considered in dealing with applications for permission to carry out development or in deciding appropriate enforcement action against unauthorised development. The planning policies adopted by the Planning Authority in respect of the various areas of the Plan Area shall be the main basis of assessment of proper planning and development.

5.2 DEVELOPMENT STANDARDS

5.2.1 In assessing whether a proposed development is in accordance with the proper planning and development of the area, it is necessary, apart from the wider policy issues and objectives, to relate it to a series of more specific and detailed planning principles, standards and regulations which are outlined in this Development Plan. These are set out under the following headings:

- (a) Land Use (Section 5.3)
- (b) Site Development Standards;
 - Density (Section 5.4.1)
 - Building Lines (Section 5.4.4)
 - Height of Buildings (Section 5.4.9)
- (c) Residential Development and Design Standards;
 - Rural Areas (Section 5.5)
 - Towns and Villages (Section 5.6)
 - Town and Village Centres (Section 5.7)
 - Effluent Disposal (Section 5.8)

- (d) Caravans and Other Self Catering Holiday Accommodation (Section 5.9)
- (e) Areas of Special Control (Section 5.10)
 - Areas of Landscape Importance (Section 5.10.4)
 - The Coastline (Section 5.10.5)
 - Ground water Protection (Section 5.10.10)
- (f) Buildings and Other Structures of Artistic, Architectural or Historic Interest (Section 5.11)
- (g) Design Considerations
 - Access for the Disabled (Section 5.12)
 - Design of New Shopfronts (Section 5.13)
 - Advertising Signs and Structures (Section 5.14)
 - Industry (Section 5.15)
 - Communications Antennae, TV Aerials, Satellite Dishes, And Wirescape. (Section 5.16)
- (h) Roads and Traffic (Section 5.17)
 - National Primary and Secondary Roads (Section 5.18)
 - Regional Roads and Other Roads (Section 5.19)
 - Access to Developments in Rural Areas (Section 5.20)
 - Parking Accommodation (Section 5.21)
 - Loading and Unloading (Section 5.22)
 - Petrol Filling Stations and Service Stations (Section 5.23)
- (i) Security Bonds (Section 5.24)
- (j) Development Charges (Section 5.25)

5.3 LAND USE

5.3.1 It is a development objective of the Planning Authority to indicate the Development Areas of Villages for uses primarily related to the development of villages. These areas will be known as development areas and will be indicated in a Schedule of Maps. During the period of this Plan the Council will aim to survey the larger villages and settlements and designate the development areas. In the case of the smaller settlements which will not have development areas and which are located in the primarily agricultural areas outlined below; development will be encouraged within and close to the centres of these settlements. All developments shall be subject to the policies and objectives of this Plan.

5.3.2 It is a development objective of the Council to indicate Areas of Special Control (Areas of Special Amenity Value or Special Interest) for uses primarily related to agriculture and amenity. Other developments are open to consideration subject to the stipulation that they are not contrary to the proper planning and

development of the area (including the preservation and improvement of the amenities thereof). All developments shall be subject to the policies and development objectives of this Plan.

5.3.3 It is a development objective of the Council to indicate The Coastline and its Environs for uses primarily related to agriculture amenity and tourism. Other developments are open to consideration subject to the stipulation that they are not contrary to the proper planning and development of the area (including the preservation and improvement of the amenities thereof). All developments shall be subject to the policies and development objectives of this Plan.

5.3.4 The Coastline and its environs are subdivided into areas. Control measures in these areas are outlined in Section 5.10.5, and the development strategy is outlined in Sections 6.24 to 6.31. The limits of these areas are outlined in the Schedule of Maps.

5.3.5 The remainder of the County shall be primarily for the purposes of Agriculture. This includes developments which are related to the functional needs of agriculture and other rural related activities (including tourism). The Council will exercise particular control over developments that would give rise to or intensify unsympathetic, insensitive or ribbon development. Other developments are open to consideration subject to the proper planning and development of the area (including the preservation and improvement of the amenities thereof). All developments shall be subject to the policies and development objectives of this Plan.

5.4 SITE DEVELOPMENT STANDARDS

5.4.1 Density

Density is a measure of the relationship between buildings, persons and their surrounding space. For the purposes of the Development Plan, nett residential density is the area of land occupied by dwellings and gardens, any incidental open space, and half the width of the surrounding roads. Excluded from nett residential density are local shops, primary schools, most open space and all other types of development.

5.4.2 In establishing the nett residential density in any particular area regard will be had to the following criteria:

(a) Single houses in unserviced areas.
Density will be determined having regard to the requirements for percolation areas and to the standards outlined in para 5.6. (See para. 5.6.16)

(b) Single houses in serviced areas.
Density will be determined by the criteria in para. 5.4.3.

- (c) Estate Developments.
5 to 20 houses per hectare (2-8 per acre).
- (d) Built up areas in the towns and villages.
Regard will be had to Section 5.4.3 below.
- (e) Flats.
Maximum 60 per hectare (25 per acre).

5.4.3 The standards quoted are those which may be generally permitted and are, in all cases, subject to the following criteria:

- (a) The extent to which the layout meets all other criteria for residential development, both qualitative and quantitative.
- (b) The need to ensure the most economic use of land and services.
- (c) The capacity of the infrastructure to absorb the demands of the proposed development.
- (d) Existing densities in adjoining residential areas.
- (e) Existing site features including landscaping.

5.4.4 Building Lines

Building lines in rural areas are determined with a view to (a) anticipating any likely road improvements or realignment during the expected life of the permitted development (b) the prevention of traffic hazard arising from overshadowing and obstruction of sight lines. In determining the building line at any particular location, the Council will have regard to balancing the need to widen or realign rural roads with

- (a) the preservation of the local trees, hedgerows and stone walls and the characteristic network of minor roads,
- (b) the existing varied building lines in rural areas
- (c) the consequences of the potential development which would be precipitated by the demand for new housing development in areas where road improvements are carried out.

5.4.5 Generally building lines shall be determined having regard to:

- (a) The category of road,
- (b) Safety of road users i.e., buildings shall not obstruct sight lines at road junctions, intersections, corners, horizontal bends and other private entrances; and they shall not overshadow roads.
- (c) Future road widening,

(d) Need for greater amenity,

(e) Form of development in the area,

5.4.6 Development generally should not be carried out in front of established building lines or in a position which would be in conflict with a building line which may be determined.

5.4.7 Development shall not be less than 10 metres from the road boundary in new residential area in built up areas. Reduction may be permitted in certain cases but a minimum of 6 metres shall be provided for a drive in space for a car.

5.4.8 The building lines of new buildings in rural areas shall be in accordance with Table 15.

TABLE 15

BUILDING LINES IN RURAL AREAS

Road	Minimum Distance of Buildings from Existing and Future Fence Lines.
National Primary Roads	23m (75ft)
National Secondary Roads	23m (75ft)
Regional Roads	15m (50ft)
County Roads	9m (30ft)
Accommodation Roads	6m (20ft)

NOTES:

- (a) The building line may be increased in the case of large and tall buildings to avoid overshadowing the roadway.
- (b) These standards may be reduced in exceptional cases.
- (c) Account may be taken of existing and/or approved building lines.

5.4.9 **Height of Structures**

The size and height of a new structure shall be such as not to be disproportionate with the size and height of structures generally in the area or with features in the landscape, to such a degree as to injure the amenity value of the area.

5.4.10 Where, in the opinion of the Planning Authority, a high building is acceptable, a high standard of design and finish shall be required, commensurate with the location and civic importance of the site.

5.5

RESIDENTIAL DEVELOPMENT AND DESIGN STANDARDS IN RURAL AREAS

5.5.1

The Council will take into consideration the following when considering applications for housing development in rural areas, particularly in the open countryside.

- (a) Ribbon development that causes traffic hazard through the increase of the number of entrances and the intensification of traffic at existing or common entrances, will be discouraged and prohibited in certain cases. The Councils control policy in relation to traffic is outlined in Sections 5.17 to 5.23.
- (b) The Councils policy to encourage development in towns, villages and settlements; the control of inappropriate, insensitive and ribbon development, and the policy for the protection of the countryside. See Section 4.2.
- (c) In order to control ribbon development, the Planning Authority may
 - (i) Require the sterilisation (Section 38 Agreement) of lands.
 - (ii) Require an applicant for permission to satisfy the Council that an agricultural holding is sufficient for the pursuit of agricultural activities whether on a full-time or part-time basis, regard being had to the suitability of such a holding for other rural activities.
 - (iii) Impose a condition requiring that the house be first occupied by the applicant, a member of his/her family or persons engaged in agriculture.
 - (iv) Decide that expired permissions or house ruins should not qualify for any automatic grant of permission when a new application is made.
- (d) Public health in relation to domestic effluent disposal. See Section 5.8.
- (e) Areas of Special Control.

5.5.2

Generally the design of houses in rural areas shall be designed in accordance with the standards outlined in "Building Sensitively in the Landscapes of County Wexford", Wexford County Council, March 1988, or any variations thereto. Particular regard will be had to-

- (a) The siting of the house as unobtrusively as possible through the careful use of existing site features such as

contours, landscaping, the use of cut rather than fill and keeping the finished floor level close to existing ground level.

- (b) The design of the house including its size or mass, type of roof, size and shape of doors and windows, shall be complimentary to local traditional design and shall include the use of traditional materials.
- (c) The landscaping of rural housing through the careful use of screening/shelter planting using indigenous broadleaf trees, hedges, stone walls and embankments. The preservation of existing boundary hedgerows, trees, stone walls, and embankments will generally be required as a measure to secure the preservation of the visual quality of the countryside.

5.6 RESIDENTIAL DEVELOPMENT AND DESIGN STANDARDS IN TOWNS AND VILLAGES (ESTATE DEVELOPMENT).

- 5.6.1 The Planning Authority's standards relating to estate residential development, in towns and villages are as follows:
- 5.6.2 The development must be seen as a unified concept with its special characteristics displayed in the height of the houses, roof profiles, finishes and colours of walls and roofs, boundary fences and walls, the road and footpath network, building lines and open spaces. Regard shall be had to the design guidelines in "Building Sensitively in the Landscapes of County Wexford", Wexford County Council, March 1988 or any variations thereto.
- 5.6.3 *Small dwelling houses* should be designed to allow for convenient extension for future needs. A variety of houses is desirable to provide for different family sizes.
- 5.6.4 *Communal open space* in estate residential development (in excess of the open space attached to dwellings) shall be provided at the rate of not less than one hectare per 150 dwellings or 10% of the total area of the site, whichever is the greater. In calculating the area of open space, the area of roads, footpath and grass margins shall not be taken into account. Land reserved for open space shall be retained for that purpose and shall be available for use by residents prior to the completion of the development.
- 5.6.5 In certain cases where it is not appropriate to provide open space in accordance with the above standards, the Planning Authority may, by conditions attached to a permission, require the developer to pay a stated sum of money towards the cost of providing open space elsewhere as provided for in Section 26 of the Local Government (Planning and Development) Act, 1963.
- 5.6.6 *Private open space* in rear gardens shall not be less than 100 sq. m. (1076 sq. ft.) in area and generally 11 m. (36 ft.) deep.

- 5.6.7 In the case of houses on unusually shaped sites these standards can include private open space to the side of the house.
- 5.6.8 A *landscaping scheme* should be designed as an integral part of the development. Existing trees and hedges should be retained where possible and such trees should be carefully marked on the site for preservation before any development commences.
- 5.6.9 To ensure maximum privacy in rear gardens of existing developments adjacent to proposed housing developments, a 2 m. high screen boundary shall be provided along boundaries of existing adjoining gardens. The screen shall consist of walls, fences, hedges or trees.
- Windows shall generally not overlook private open spaces in rear gardens of neighbouring houses.
- 5.6.10 *Footpaths* shall be dished at road junctions to allow for easy crossing. Where grass verges are provided between the footpaths and the roadway, these shall be bridged by a pathway at appropriate locations.
- 5.6.11 A system of *pedestrian rights of way* separate from the roads layout shall be provided where the Planning Authority requires it. These shall link shops, community buildings, adjoining development and open spaces. Consideration should be given to the incorporation of cycle ways in residential areas.
- 5.6.12 The *road layout* should be such as to discourage through traffic. Houses along the roads shall be designed and laid out so as to minimise the effect of traffic on the occupants. This may be achieved by appropriate building lines, internal layout and landscaping.
- 5.6.13 The *height of new buildings* in residential areas with a suburban residential character shall not exceed 15 metres. This maximum height may be accepted only on sites of an area sufficient to allow the building to be sited in a manner which will not interfere with the amenities of existing development.
- 5.6.14 *Buildings and circulation areas* shall be designed jointly and not treated as separate elements.
- 5.6.15 In the case of housing estate developments, the whole development should be *phased* so that each phase is a complete entity and designed to be completed as a unit before the commencement of any subsequent phase and to a standard that is capable of being taken in charge by the Planning Authority.
- 5.6.16 Where *new single* houses are concerned and where public sewerage connections are not available, the appropriate standards for the percolation systems as defined by the EOLAS "Standard Recommendation for Septic Tank Systems SR 6 :1991" will apply. The house shall be connected to the public sewerage scheme when this becomes available.

5.6.17 Where possible, *electricity, telephone and cable services* shall be underground. Provision should be made for the siting of transformer stations, pumping stations and other necessary service buildings in unobtrusive positions.

5.6.18 *Public lighting* shall be in accordance with BS 5489.

5.6.19 In new areas of estate development in areas zoned for residential purposes, provision for *community facilities* shall be required where the Planning Authority considers it necessary.

5.6.20 In general, residential development shall comply with the *standards* outlined in the Building Regulations, "Recommendations For Site Development Works For Housing Areas", An Foras Forbartha (1974), and "The Streets For Living" concept of An Foras Forbartha (1976) and any other standards that the Planning Authority may adopt during the Plan period.

5.7 RESIDENTIAL DEVELOPMENT IN TOWN AND VILLAGE CENTRES

5.7.1 Much of the previous section is relevant to residential development in the town and village centres. The character and density of development is very different from suburban development and the overall aim is to ensure that the inherent character of each town and village centre is maintained.

5.7.2 In the these areas:

- (a) New development shall reflect the character of the area,
- (b) Frontages onto the existing streets shall reflect the character of the street through careful design and use of materials,
- (c) Development in new courtyards should reflect the character of the townscape generally, but fresh approaches to design will be considered,
- (d) In the smaller urban open spaces, landscaping shall be efficient and aesthetic with the careful use of paving, seating, shrubs, specimen planting and low maintenance general planting,
- (e) Access to courtyards should be generally through arches so as to avoid breaking existing street frontages.

5.7.3 In the case of flats or apartments:

- (a) Communal open space for residents should not be unduly overshadowed by the blocks and should be laid out in a bold fashion to provide for ease of maintenance,
- (b) Secluded sunny areas and shade should be provided by careful choice of planting,

(c) Storage for garden maintenance equipment, refuse disposal and fuel storage facilities, should be provided where appropriate,

(d) Car parking areas should be broken up by planting and located where they do not obtrude into the layout and yet provide for reasonable convenience for users.

5.8

RESIDENTIAL DEVELOPMENT, EFFLUENT DISPOSAL AND WATER SUPPLIES

5.8.1

Private Water Supplies. Where houses are served by private water supplies, the drinking water shall be in accordance with the European Communities (Quality of Water for Human Consumption) Regulations 1988..

5.8.2

New Single Houses. Where new single houses are concerned and where public sewerage connections are not available, the appropriate standards for the percolation systems as defined by the EOLAS formerly IIRS "Standard Recommendation for Septic Tank Systems, SR 6:1991" will apply.

5.8.3

Interim Treatment works where Public Sewerage Facilities are Planned. In circumstances where public sewerage facilities are not available at present and are likely to be provided, the Planning Authority will consider proposals for developments serviced by their own treatment works as an interim measure subject to:

(a) Proposals for private sewage treatment and disposal will only be considered as an interim measure.

(b) Connection shall be made to the public sewerage system when this becomes available in the area.

(c) These developments shall be ultimately consistent with the overall Development Plan.

(d) The proposals shall be subject to public health requirements and proper design standards

(e) The standards outlined in Section 5.8.5 and 5.8.6 apply to interim treatment works.

5.8.4

Developments Where no Public Sewerage Facilities are Planned. In circumstances where the Planning Authority permits housing in locations where there are no plans to provide public sewerage facilities, private treatment works may be permitted. The location and design of treatment works and effluent standards required will be dependant on the following:

(a) Size of scheme.

(b) Receiving waters, minimum flows etc.,

(c) Subsoil conditions in schemes where there is no stream and/or sea outfall

- (d) Sensitivity of the area in question.
- (e) Distance from existing potable water sources.
- (f) The protection of aquifer and surface water supply sources.
- (g) Public health

5.8.4 Each treatment unit will be considered on its merits and generally shall be located a minimum of 25m from the nearest house. It is recommended that the Councils Sanitary Services Department be consulted before making an application for permission.

5.8.5 Development Close to Existing or Proposed Council or Private Sewage Treatment Works. In establishing the distances between development and existing or proposed sewage treatment plants, the following will be taken into consideration;

- (a) The nature of the effluent being treated,
- (b) Odour and prevailing wind direction,
- (c) Noise,
- (d) The treatment process,
- (e) Transportation of the sludge,
- (f) Visibility and screening of the treatment works.

5.8.6 The standards relating to the siting of development close private and Council treatment works are outlined in Tables 16 and 17 below. These standards will apply having regard to Section 5.8.5. Some of the distances may be altered where suitable designed mitigation measures are provided, e.g., for noise and odour.

TABLE 16

**DISTANCES BETWEEN DEVELOPMENT AND
PRIVATE SEWAGE TREATMENT WORKS**

HOUSES SERVED	DISTANCE FROM HOUSE OR ROAD		DISTANCE FROM WATER SOURCE	
1-5	18 m	60 ft.	30 m	100 ft.
6-10	30 m	100 ft.	30 m	100 ft.
11-15	45 m	150 ft.	45 m	150 ft.
16-20	60 m	200 ft.	60 m	200 ft.
Over 20	90 m	300 ft.	90 m	300 ft.

TABLE 17

DISTANCES BETWEEN DEVELOPMENT AND
LARGE SEWAGE TREATMENT WORKS

POPULATION CATCHMENT	DISTANCE FROM BOUNDARY OF TREATMENT WORKS
Less than 100	100 m.
100 to 1000	170 m.
1000 to 10000	250 m.
10000 to 40000	300 m.

5.8.7 Communal Septic Tanks. Applications for permission for communal septic tanks will be considered on their merits. Permission for these tanks will depend on the siting, design of the tank, the number of houses in the scheme, the soil and subsoil conditions, the distance of the tank from houses, roads watercourses and water sources.

5.8.8 Residential development located in Aquifer Priority Source Protection Zones will be subject to the controls specified in Section 5.10.10 to 5.10.12.

5.9 CARAVANS AND OTHER SELF CATERING HOLIDAY ACCOMMODATION

5.9.1 This section relates to caravans, mobile homes, holiday homes, chalets and camping sites.

5.9.2 The following will be taken into consideration by the Planning Authority when considering an application for permission for caravan/camping/mobile home/ chalet parks and large groups of holiday homes:

5.9.3 Location Criteria.

- (a) The sites should be located where they are screened naturally from any road, right of way, hillside, beach or other area of high amenity or area of special control.
- (b) They should not overlook or intrude upon residential development in the vicinity nor be overlooked by residential development.
- (c) They should be located in reasonable proximity to existing settlements to ensure access to basic services, social and shopping facilities.

5.9.4

Site Criteria

- (a) Regard shall be had to the Schedule of Conditions attached to Licences issued under Section 34 of the Local Government (Sanitary Services) Act 1948.
- (b) Visual impact of the development on the surrounding landscape should be kept to a minimum.
- (c) Means of access to the site.
These developments shall not generally be permitted where the roads approaching the site are less than 4.6 m in width or have acute bends or where the standard of visibility is inadequate.
- (d) Layout of the site.
- (e) Density and spacing of the development.
Density shall not exceed 15 units per acre (36 per ha).
- (f) Type and condition of development.
- (g) Relationships with neighbouring development.
- (h) Means of water supply and effluent disposal.
- (i) Means of refuse collection and disposal.
- (j) Nuisance.
- (k) Protection of rights of way.
- (l) Comprehensive landscaping and screening schemes and management including the provision of semi mature trees and hedges. This is particularly important as many sites in the County are exposed to view from many areas.

5.9.5 The period of occupation will be limited by planning conditions. All year round occupation of caravans will not be permitted. Overwintering of caravans shall be done in such a manner that there will be no detriment to the amenity of the area. The landscaping of the site will be particularly important in this regard.

5.9.6 In addition to the requirements for planning permission for caravan parks, it is also required to obtain a licence under Section 34 of the Local Government (Sanitary Services) Act 1948. Intending developers are advised to consult with the Sanitary services Department of Wexford County Council.

5.10 AREAS OF SPECIAL CONTROL

5.10.1 In areas of special control the Planning Authority will have regard to the high amenity value, scenic quality, recreational

attractiveness, historic or scientific value of each area, the protection of ground water resources and traffic safety on roads of importance. Particular regard will be had to siting, design, colour and materials, when assessing proposals for development. In certain circumstances a prohibition may be required. This will apply to areas which are particularly sensitive to development.

5.10.2 The main areas of Special Control are:

(a) Areas of Special Amenity Value or Special Interest.

- (i) Areas of Landscape Importance. (See Section 5.10.4 and 6.11)
- (ii) Natural Heritage Areas (formerly Sites and Areas of Scientific Interest. See Sections 5.10.3 and 6.12)
- (iii) Exposed mountain slopes.
- (iv) Heath lands.
- (v) Buildings and other structures of artistic, architectural or historic interest (including National Monuments) and their environs. (See Sections 5.10.3 and 6.13)
- (vi) Areas within scenic views and prospects of special amenity value or special interest. (See Sections 5.10.3 and 6.10)
- (vii) Areas of woodlands.
- (viii) The environs of important tourist facilities e.g., JFK Arboretum, The Irish National Heritage Park, Tintern, Dunbrody, Vinegar Hill, Rathmacknee.
- (ix) The banks and escarpments of adjoining rivers.
- (x) Estuarine wetlands.
- (xi) The coastline. (See Sections 5.10.5 and 6.24)

(b) Areas of Public Health and Safety Importance

- (i) Aquifer source protection zones and abstraction points. (See Sections 5.10.10 to 5.10.12 and 6.6)
- (ii) Roads of importance. (See Sections 5.17 to 5.20)

5.10.3

The general measures that will be taken to protect the areas of special control (Areas of Special Amenity Value or Special Interest) will be as follows:

- (a) Promotion of the protection, preservation (where appropriate) and management of the Areas of Special Control as the important resources of natural systems, historic sites and important tourist facilities of County Wexford in the interests of education, study, enjoyment and tourism.
- (b) Placing an emphasis upon the promotion of compatible resource based development as opposed to incompatible and speculative development. It will be necessary for developers to prove their need to develop or live (in the case of residential development) in the area of special control.
- (c) Making provision for suitable public access subject to appropriate management of the protected area.
- (d) Encouraging the sensitive reclamation and reuse of derelict and waste land, particularly for recreational use having regard to the conservation of wildlife and subject to an assessment of the existing environmental value of the land.
- (e) The strict control of developments within and outside the boundaries of these areas where the developments would be likely to alter the water table or give rise to increased recreational use and consequent man made or accelerated natural erosion within the Area of Special Control.
- (f) The making of Special Amenity Area Orders where appropriate.
- (g) Ensuring the protection of the rural landscape through the preservation, protection and reinstatement of indigenous trees, hedgerows and stone walls. The planning authority will have particular regard to balancing the need to widen or realign minor roads with the preservation of local hedgerows and walls and the consequences of potential developments which would be precipitated by road improvements in these areas.
- (h) Discourage the loss of woodlands where they are of special amenity value or areas of landscape importance and make Tree Preservation Orders where appropriate.
- (i) Ensuring that permitted developments are adequately screened and landscaped.
- (j) The removal or screening of unsightly structures.
- (k) The control of large scale developments.

- (l) In circumstances where development would interfere with the Area of Special Control or its environs, the Council will control the density and scale of development by encouraging new development in existing settlements, the use of Section 38 sterilisation agreements, and the control of the size of sites in these areas
- (m) The control of the cumulative impact of developments on the Areas of Special Control.
- (n) The strict control of development which would give rise to air, water or noise pollution.
- (o) The control of new overhead cables and certain communications towers/antennae.
- (p) The control of development within 10m of rivers and channels under the control of the Office of Public Works.
- (q) Taking special care of areas of remoteness and solitude which can be destroyed by even small developments.

Areas of Landscape Importance.

- 5.10.4 In areas of landscape importance development will be considered in the context of the need to protect the scenic qualities, character and amenity value of the area. Development which could be incorporated into the landscape through high quality design or landscaping will be considered on its merits. Developments which would be obtrusive; which would be detrimental to the use and enjoyment of the area or which would involve major alterations to or destruction of major features in the landscape will not be permitted.

The Coastline

- 5.10.5 In order to ensure the management of the limited strategic resources of the coastline in the interests of sustaining economic activity and environmental protection, the following control measures will apply to the coastal zone.
- (a) No buildings (including caravans and other temporary dwellings) shall be permitted within 50m of "soft" shorelines. These are indicated in the Schedule of Maps.
 - (b) Further reclamation of estuary land will be prohibited;
 - (c) The removal of sand dunes, beach sands, boulders or gravel shall be prohibited. A prohibitory order under the Foreshore Act 1933 is in force covering the entire coastline of County Wexford;
 - (d) All coastal defence measures will be assessed for environmental impact;

- (e) The Council will determine setbacks for all coasts and these will be revised as appropriate;
- (f) The Council will encourage developers to storm proof all coastal buildings.
- (g) Infill development will be open to consideration in established resort or built up areas particularly where coast protection works are in progress or planned.

5.10.6 The following developments will be prohibited on the coastline;

- (a) Erection of new structures and extensions to existing structures, and siting of caravans or other temporary structures in the sand dune tracts, sand hills and burrows adjoining beaches. Any development which is an integral part of the management of these areas will be considered.
- (b) The erection of any structure so close to any beach as to intrude on the enjoyment of the beach by the public.
- (c) The erection of structures in coastal areas which detract from the views, prospects and the special amenity value of the coastline.
- (d) Erection of structures on lands between the coastal roads and the shoreline, which detract from the views, prospects and special amenity value of the coastline.

5.10.7 The "Wexford Coastline; Coastal Zone Management Plan" identifies a number of "cells" as areas with different problems, needs and development potential along the coastline. The types of cell and management/control measures specific to each cell are outlined in Appendix 1 and The Schedule of Maps.

5.10.8 In order to protect the integrity of the main resorts and settlements in the coastal zone, the Council will exercise control over development which would be likely to result in a merging of these settlements in accordance with the rural settlement and community development policies in this Plan (Section 4.2, and 5.3).

5.10.9 In order to prevent the undermining of existing resorts in the coastal zone arising from the establishment of large scale self contained holiday developments, the Council will control the distribution and nature of such developments. An environmental Impact Statement will be required in each case. It will be necessary for the EIS to place particular emphasis on the potential impact of these developments on existing resorts and settlements and on the potential commercial viability of such developments.

Groundwater Protection

5.10.10 With regard to the protection of ground water resources and aquifer priority source protection zones and abstraction points, it is the policy of the Council to control development within the aquifer zones in such a way as to prevent pollution and contamination of water resources. The Zones and the control measures are listed in Table 18 showing the status and type of development control required.

5.10.11 The term public ground water abstraction shall not apply to water wells serving (or proposed to serve) adjoining housing/residential development where the waste discharge is less than 10 cu m per day (approx 10 houses).

5.10.12 In the areas where septic tanks and percolation areas are permitted they shall be constructed in accordance with SR6:1991. The development may be subject to detailed inspection by Wexford County Council during construction.

5.11 BUILDINGS AND OTHER STRUCTURES OF ARTISTIC, ARCHITECTURAL OR HISTORIC INTEREST

5.11.1 The structures referred to in this section include those structures listed in Lists 1, 2 and 3 in Part Four of this Plan. These are Areas of Special Control as specified in Section 5.10

5.11.2 It is the intention of the Council in the event of an application being made for permission to alter or demolish any of the buildings or other structures listed, to consider the preservation of such buildings or other such structures, and to refuse permission where the Council decides such structures should be preserved.

5.11.3 Where an application is received for permission to alter or demolish any building or other structure specified in this plan, consideration of the application will be based on the following:

- (a) The age, architectural, physical design value or the historic importance of the building or other structure
- (b) The state of repair of the building or other structure
- (c) The likely cost of repair, renovation or restoration, if any
- (d) Sources of finance including funds from private, local, national and foreign sources available for the preservation of such structures
- (e) The compensation liability, if any, likely to fall on the Planning Authority
- (f) The possibility of entering into agreement with property owners or other interested persons or bodies to secure the

TABLE 18**AQUIFER PROTECTION ZONES****ZONE 1- SOURCE PROTECTION ZONE.****SUB ZONE 1 A**

EXTENT 10m from public ground water abstractions.
STATUS Fixed.
PROHIBIT All activities with any degree of pollution risk.

SUB ZONE 1 B

EXTENT 100m from public ground water abstraction.
STATUS Variable with geological conditions.
PROHIBIT Septic tanks.
Soakaways of any type.
Spreading of sewage sludge.
Burial grounds.
Waste disposal sites.
Storage of industrial chemicals.
Storage or disposal of farm chemicals.
Foul sewers or house drains.
CONTROL Application of fertilisers.
Spreading of manure or slurry.

SUB ZONE 1 C

EXTENT 250m from public ground water abstractions.
STATUS Fixed.
PROHIBIT Waste disposal sites.
Storage of industrial chemicals.
Intensive agricultural developments.
Construction of waste liquid ponds.
CONTROL Construction of soak pits.
Use of farm chemicals.

SUB ZONE 1 D

EXTENT 100m from surface water courses and areas
vulnerable to ground water pollution.
STATUS Fixed.
PROHIBIT As in Sub Zone 1 B
CONTROL As in Sub-Zone 1 C

ZONE 2-MAJOR AQUIFER PROTECTION ZONE

EXTENT Area underlain by major aquifer.
CONTROL Waste disposal sites.
Storage of industrial and farm chemicals.
Construction of waste liquid ponds.
Intensive agricultural developments.
Construction of septic tanks: one acre sites.
Use of farm chemicals.
1 acre sites for conventional sites only.

preservation of the structure and the financial implications of such measures.

- 5.11.4 In the case of structures or items of archaeological or historic interest which are currently undiscovered it will be the policy of the Planning Authority to ensure their protection pending archaeological investigation and preservation (if necessary), the Planning Authority will, and developers shall, have due regard to the *"Urban Archaeology Guidelines For Planning Authorities, Developers and Archaeologists"* by the National Monuments Advisory Council - September, 1989 in ensuring the protection of these items.
- 5.11.5 Applications for permission for development at or adjoining monuments or areas of archaeological potential specified in the Urban Archaeology Survey and the Sites and Monuments Record produced by the National Monuments Branch of the Office of Public Works (OPW) will be considered on their merits. Any submissions made by the prescribed bodies to the Planning Authority will be taken into consideration.
- 5.11.6 If known archaeological remains exist within the boundaries of a site, it will be necessary to require the carrying out of an archaeological test, at the developers expense, under licence to the OPW. A report on the results shall accompany any planning application. On such sites it may be necessary to impose conditions requiring:
- (i) Archaeological supervised excavation of the remains before commencement of the development,
 - (ii) Supervision of normal excavations where such development might disturb the remains,
 - (iii) Preservation of the remains, if deemed necessary.
- 5.12 ACCESS FOR THE DISABLED
- 5.12.1 All new buildings, i.e. buildings ordinarily used in whole or in part by the public must comply with the standards set out in *"Access For The Disabled - Minimum Design Criteria"* National Rehabilitation Board, November 1988 and Part M of the Building Regulations, 1991.
- 5.12.2 In the case of community centres and buildings which are commonly used by the disabled or old people for social purposes, the Planning Authority will require developers to incorporate the *"Minimum Design Criteria"* published by the National Rehabilitation Board.
- 5.12.3 Sign plates advertising facilities available for the disabled will be required in these buildings where such facilities are provided.

- 5.12.4 It is the policy of the Planning Authority to dish footpaths at suitable locations to facilitate the disabled and to ensure that private developers do the same.

5.13 DESIGN OF NEW SHOPFRONTS

- 5.13.1 The design of new shopfronts should relate to the architectural characteristics of the building, of which it forms part. The Planning Authority will take into consideration the Design Guidelines in "*Shopfronts and Streetscapes in County Wexford*" by Wexford Local Authorities 1991 and the following, when deciding upon an application for permission for a new shopfront:

5.13.2 Permitted or Encouraged

- (a) Retain elements of original shopfront
- (b) Integration of new front with building as a whole.
- (c) Respect scale and proportioning of streetscape.
- (d) Break up long runs of horizontal facades by elevational modelling and vertical proportioning.
- (e) Use of fascias, pilasters and stall risers.
- (f) Provide stall riser at least 300-600 mm. high.
- (g) Corporate image must be compatible with buildings and streetscape
- (h) Use of traditional canopies (rectangular awnings).

5.13.3 Not Permitted or Discouraged

- (a) Painting over natural brick or stone on some buildings
- (b) Large expanses of undivided glass
- (c) Construction of facias above the level of first floor window cills
- (d) Obscuring, defacing of windows or other architectural details
- (e) Use of public footpaths for security stanchions or rollers shutter fixings
- (f) Permanent removal of shopfront and creation of openings uncharacteristic of the street
- (g) Direct trading to the pavement
- (h) Use of plastic canopies over windows or doors

- (i) Use of solid metal shutters or security grilles
- (j) Use of plastic or aluminium except where it is treated in an appropriate colour and where it resembles traditional materials so closely as to be almost indistinguishable from them.

5.14 ADVERTISING SIGNS AND STRUCTURES

General

- 5.14.1 Advertising can detract from the amenities of an area and can generate traffic hazard.
- 5.14.2 Regard will be had to the following considerations in dealing with advertising signs and structures:
 - (a) The control of advertising signs on shopfronts and facades of buildings will be in accordance with policy outlined in Section 5.13
 - (b) Signs attached to buildings will be considered preferable to those on free standing hoardings.
 - (c) Signs will not be permitted if they compete with road signs or otherwise endanger traffic safety.
 - (d) Signs will not normally be permitted in residential areas.
 - (e) Signs should not interfere with windows or other features of the facade or project above the skyline.
 - (f) The size and scale of signs should not conflict with the proportions of existing structures in the area.
 - (g) The size and scale of signs shall not detract from buildings and features of architectural, historic and scenic interest.
 - (h) Signs will not be permitted if they obstruct views or prospects of special amenity value or which would detract from areas of high amenity value.
 - (i) The proximity to the facility which it is advertising.
 - (j) Internally illuminated and plastic signs will be prohibited in most areas. Consideration will be given to other types of materials which resemble traditional materials so closely as to be indistinguishable from them.
 - (k) Advertising panels or hoardings larger than 3 m. (10 ft.) by 2 m. (6.6 ft.) will not normally be permitted. The granting of permission for larger panels for limited periods will be considered for certain purposes, e.g., where a sign would screen the view of an unattractive, derelict site or structure or other eyesore.

- (l) Where signs are permitted they will be subject to strict controls in relation to size, design, materials, number of letters, logos and illumination.
- (m) The size, scale and number of flagpoles, awnings, canopies, lighting and other decorative structures and the logos/ advertising thereon will be carefully controlled in the interests of amenity and the protection of the character of the County.

Tourist Attraction and Accommodation Signs

5.14.3 With regard to signs advertising tourist facilities the Councils policy is to allow the erection of standardised signs by licence on the roadside margins in accordance with approved specifications. This policy of encouraging a colour coded system for tourist facilities will result in safer attractive roads, and which will be easily recognised by the visitor.

5.14.4 The general standards that will apply are "Criteria for the Provision of Tourist Attraction and Accommodation Signs", issued by the Dept. of the Environment, PD 12/14, 2-9-88. and the licencing requirements of Wexford County Council. These signs will be permitted only for tourist facilities in County Wexford. The Council will encourage the use of old style Irish script on some signs. Signs of special artistic merit can be considered where appropriate.

5.14.5 In addition to those signs approved under the above standards, fingerpost type signs will be permitted by licence in certain areas and these will be subject to the licencing standards of the Council.

5.15 INDUSTRY

5.15.1 Generally, an industrial development should present a pleasant aspect helped by tree planting, judicious placing of advertising structures, screening of open storage areas and unobtrusive loading and parking areas.

5.15.2 In the case of development of two or more industrial buildings, a uniform design for boundary fences, roof profiles and building lines is essential. Areas between the buildings and the road boundary may include car parking spaces provided an acceptable landscaping scheme is incorporated.

5.15.3 Applicants for permission for industrial or commercial development will be expected to submit a comprehensive landscape plan prepared by a suitably qualified person, showing the treatment of all site boundaries, the retention of mature trees where appropriate, and the planting of new trees and shrubs. The developer shall carry out, protect and maintain the work approved in the plan.

- 5.15.4 Each industrial unit must be provided with adequate space for the loading and unloading of goods (including fuels) in areas clear of the public road and within the building line.
- 5.15.5 Proper thermal insulation, energy conservation and sound proofing will be required in all new factory buildings. Guidance on energy management is available from the National Standards Authority of Ireland (EOLAS).
- 5.15.6 The standards relating to the location of industrial development relative to sewage treatment works are outlined in Section 5.8.5 and 5.8.6.
- 5.16 COMMUNICATION ANTENNAE, T.V. AERIALS, SATELLITE DISHES AND WIRESCAPE
- 5.16.1 While planning applications for permission for communications and T.V. antennae and dishes will be considered on their merits, the following policies will apply:
- (a) They will not be permitted where they would erode the streetscape quality and the inherent architectural, artistic or historical character of the streetscape or of individual buildings.
 - (b) They will not be permitted on the street facades of buildings
 - (c) Permission may be granted for such facilities on the rear walls or in discreet and unobtrusive positions on the sides of buildings.
 - (d) Permission may be granted for such facilities on roofs where the skyline is not adversely affected. Locations on flat roofs will be considered where they are not obtrusive or visible from public areas.
 - (e) Electricity, phone, communal T.V. and other cable services shall be placed underground and where overhead cables are necessary they shall be placed in unobtrusive positions.
- 5.17 ROADS AND TRAFFIC
- 5.17.1 Where a proposed development requires access onto an existing public road, a prime consideration will be the effect of the development on safety and free flow of traffic.
- 5.17.2 Ribbon development endangers public safety by reason of traffic hazard in that it results in a proliferation of entrances and intensification of traffic mainly on roads that are not designed for such traffic. This type of development will be strictly controlled in rural areas and approach roads to towns and villages.

5.18

NATIONAL PRIMARY AND SECONDARY ROADS

5.18.1

The Council recognises the importance of preserving the safety and carrying capacity of the National Roads in the county. Restrictions and control of new development requiring direct access onto National Routes is in accordance with Government policy. This is to ensure public safety and that the public capital expenditure incurred in these routes is not dissipated. New housing development requiring direct access to National Primary and Secondary roads in rural areas of the County shall be restricted to:

- (a) Replacement of existing inhabited including sound (though unoccupied) dwellings, provided the applicant can satisfy the County Council that the property was occupied within the previous four years.
- (b) Farm Dwellings on farms which have access only on to National Roads.
- (c) A second dwelling on the farm for a member of the immediate family whose full time occupation is working on the farm or working in the area. Where possible access shall be taken from an existing access point.
- (d) Dwellings on the farm for full time agricultural employees.
- (e) A second dwelling on a Council plot for a member of the immediate family provided that the applicant can satisfy the Council of his essential need to live in that location and provided access is taken from an existing access point.

5.18.2

These restrictions shall apply to all National Roads except-

- (a) Sections within towns and villages as shown in the Schedule of Maps.
- (b) The following residual or cut off sections of improved National Routes;

N11 Scarawalsh- Blackstoops
old road at Scarawalsh old bridge
Brownswood
Ferrycarrig-Wexford

N79 old N79 at Scark-Ballyanne

5.18.3

In cases where permission is granted for development in accordance with the above restrictions, the following stipulation shall apply:

- (a) There is no alternative site with access onto a minor road.

- (b) Access shall comply with standards set out in this section of the Plan with regard to building lines, sight distances, and any other safety standards.
- (c) An existing entrance shall be used where possible.
- (d) The development is carried out without creating a traffic hazard, would not create a public health hazard or detract from the visual amenities of the area.

5.18.4 It is an objective of this Plan that the Council will select suitable sites on lands along the immediate approaches to towns and villages on the National Roads and to seek their development for the following uses: manufacturing and processing, workshops, laundries, repair garages, wholesale warehouses and transport depot. All permitted developments on these lands shall share one common entrance to the National Route via a service road if required. This entrance shall be located inside the speed limit where appropriate. These sites are indicated in the Schedule of Maps.

5.18.5 New non residential development requiring direct access to the restricted areas of National Roads in the County will be prohibited except for those sites referred to in Section 5.18.7. Consideration will be given only to resource based developments.

5.18.6 Development along the National Routes within urban areas between terminal points will be subject to the objectives of the appropriate town Development Plan.

5.18.7 Development along these routes between terminal points within a village will be subject to the following restrictions:

- (a) Direct access to the route from individual sites will be restricted.
- (b) A limited number of access points will be identified by the Council, where a common service road for a number of separate developments may be constructed.
- (c) Development that would give rise to or the intensification of or extension to ribbon development will not be permitted.

5.19 REGIONAL AND OTHER ROADS

Regional Roads

The Council recognises the importance of preserving the safety and carrying capacity of the Regional Roads in the County. This is to ensure public safety and that the public capital expenditure incurred in these routes is not dissipated. The Council will exercise control over new developments requiring access to these roads in circumstances where public safety requires it.

Approach Roads

Access to the approach roads to towns and villages will be restricted in the interests of traffic safety and the control of ribbon development. These roads include National Primary, National Secondary, Regional Routes on their approaches to the towns and villages and the links between the Wexford Relief Road and the boundary of the Wexford Town Development Plan.

Minor Roads

Development requiring access to roads that are not in charge of the Council and that are of substandard width, alignment or construction will normally be discouraged.

5.20

ACCESS TO DEVELOPMENTS IN RURAL AREAS

5.20.1

Access points to developments shall be located at a safe distance from existing road corners, horizontal curves, vertical summit curves and existing road side buildings.

5.20.2

Gateways and access points shall be of sufficient width and shall be recessed to a sufficient depth to allow motor vehicles to be stationary outside the gate and be clear of the carriageway. The gates shall open inwards.

5.20.3

Visibility distances for access to developments in rural areas are outlined in Tables 19 and 20. For the purposes of determining the distances required, the roads are classified as follows;

(a) National Roads.

(b) Class 1 Regional Roads i.e., Wexford/Gorey, Wexford/Duncannon, New Ross/Campile and other regional roads which would carry significant volumes of traffic.

(c) Class 2 Regional Roads i.e., roads not in Class 1.

(d) Class 1 County Roads i.e., county roads which carry significant volumes of traffic.

(e) Class 2 County Roads i.e., remaining county roads.

Visibility Distances at Entrances to Single Houses in Rural Areas

5.20.4

Visibility shall be provided between points 1.06m (3.5 ft) above the road level, over the area defined by :-

(a) A line minimum 2m(6.5ft) long, along the centre line of the access way to the nearest edge of the carriageway (existing or planned), of the public road;

(b) Lines of the lengths given in Table 19 measured along the nearer edge of the carriageway (existing or planned) in both directions from its intersection with the centre line of the access way;

- (c) A straight line joining the terminations of the above lines.

TABLE 19
VISIBILITY DISTANCES FOR SINGLE HOUSES

ROAD CLASS					
SPEED	NATIONAL	REGIONAL		COUNTY	
		1	2	1	2
		DISTANCE (METRES)			
30 kph					30
40 kph	130	50	50/40	50/40	40
50 kph	130	70	70/50	70/50	50
60 kph	130	90	90/70	90/70	70
70 kph	180	120	120/90	120/90	90
85 kph	180	160	160/120	160/120	120
100 kph	220	220	220/160	220/160	120

The lower figure is the absolute minimum.

Visibility distances for Major Developments

- 5.20.5 For developments other than single houses, it will be necessary to comply with recommended traffic safety and road design criteria. In calculating required visibility distances, a line 3m long, along the centre line of the access way from the nearest edge of the carriageway of the public road should be used. The sight distances are shown on Table 20.
- 5.20.6 The lower figure should be used where the volume of long vehicles using the access is insignificant.

TABLE 20
VISIBILITY DISTANCES FOR MAJOR DEVELOPMENT

	ROAD CLASS		
	National	Regional	County
SPEED	DISTANCE (METRES)		
40 kph	170/130	170/130	80/60
60 kph	170/130	170/130	160/120
80 kph	230/180	230/180	230/180
100 kph	280/220	280/220	

The lower figure should be used where the volume of long vehicles using access is insignificant.

5.21 PARKING ACCOMMODATION

- 5.21.1 In all developments, it will be the Planning Authority's policy to require the provision within the site of such development or close to same, of accommodation for car parking based on the extent to which the development in question is likely to give rise to a demand for additional parking space.
- 5.21.2 The car parking requirements which will be applied to the construction of new buildings, change of use or construction of extensions are outlined in Table 21. In the case of multiple use the parking requirements related to each use shall apply. In the case of development not covered by Table 21, the Planning Authority shall decide what requirements shall apply to those developments.
- 5.21.3 The basic dimensions required for the layout of car parking areas are outlined in Table 22.
- 5.21.4 Where in a particular development, it would be impracticable or would not be in accordance with the proper planning and development of the area to provide a car park, the Planning Authority may, by conditions attached to permissions, modify the requirement for car parking facilities and require a contribution (as provided for in Section 26 of the Local Government (Planning and Development) Act, 1963) from the developer. This would be used towards the cost to the Planning Authority of providing public parking facilities, which would facilitate the development under consideration.

TABLE 21

PARKING STANDARDS

LAND USE	PARKING STANDARD (SPACES PER UNIT)
Dwelling or Flat	1 or 2 per dwelling or flat.
Residential Institution	1 per two dwelling units.
Schools	2 per classroom.
Hospital	1 per four patient beds, plus 1 per doctor, plus 1 per 47 sq m (500 sq ft) of offices.
Clinics & Group Medical Practices	3 per consulting room.
Churches, Theatres, Cinemas, Ballrooms, Halls, Stadia, Swimming Pools	1 per 4.6 to 9 sq m (50-100 sq ft).
Hotels, Motels, Hostels, Guest Houses	1 per double bedroom or two single bedrooms, bar/lounge space, function rooms, restaurant/dining area and leisure facilities will be separately assessed
Shops	1 per 9 to 23 sq m (100-250 sq ft).
Small Shops (owner occupied) not exceeding 37 sq m (400 sq ft) (excluding small shops in major developments)	no on site parking requirements for the first 23 sq m (250 sq ft) of the development.
Restaurants and Cafes (including Hotel Restaurants, Function Rooms and Discos	1 per 9 sq m (100 sq ft) of public space.
Public Houses (incl Hotel Bars)	1 per 2.3 to 9 sq m (25-100 sq ft)
Industry -Factory	1 per 30 sq m (323 sq ft) gross floor area.
-Warehousing	1 per 100 sq m (323 sq ft) gross floor area.
The number of employees will also be taken into consideration.	
Offices	1 per 9 sq m (100 sq ft) public space and 1 per 18 sq m (200 sq ft) private space.
Banks	1 per 9 sq m (100 sq ft) public space 1 per 18 sq m (200 sq ft) private space plus 2 spaces for security vehicles.
Cultural Buildings, Arts Centres	1 per 33 sq m (350 sq ft).
Sports Grounds, Sports Clubs	1 per 47 sq m (500 sq ft) of Floor space 6 per playing pitch, 2 per tennis or squash court. Bars, lounges, function rooms, dancing areas, restaurant or dining area will be separately assessed.

The nature and location of the proposed development will determine the exact ratio to be used.

TABLE 22
CAR PARKING LAYOUTS

(a)	Minimum size of parking bay (normal)	4.8m x 2.4m
	Longitudinal parking beside kerb	6.0m x 2.0m
	Beside wall	6.0m x 2.4m
	Note: minimum width of 2.3m may be permitted for a long term bay	
(b)	Minimum width of aisle for 90 degree parking	6.0m
(c)	Minimum width of aisle for 60 degree parking	4.9m
(d)	Minimum width of aisle for 45 degree parking-one-way	3.5m
	Minimum width of aisle for 45 degree parking-two-way	5.0m
(e)	Minimum width of aisle for less than 45 degree parking-one-way and for parallel parking	3.5m

5.21.5 The Planning Authority, taking into account the size, nature and location of the proposed development, may waive the requirement for a financial contribution in respect of the first two spaces of the overall parking requirement.

5.21.6 The general standards that apply to car parking facilities are as follows:

- (a) The required parking facilities shall be provided on the same site or convenient to the principal use served.
- (b) They shall be provided behind the established building lines and in such a way as to ensure that amenities of the area are protected.
- (c) Adequate landscaping and tree planting must be provided to minimise the visual impact of the parking areas where it is visible from the public road.
- (d) Car parking associated with late night uses such as public houses, dancing and similar forms of entertainment or amusement shall be sited so as to minimise the level of noise disturbance to adjoining properties.

- (e) Parking facilities shall be designed so that each vehicle may proceed to and from the spaces provided for it without requiring the moving of any other vehicle.
- (f) Car parks including driveways shall be graded, surfaced with tarmacadam or other suitable material and be drained and properly maintained.
- (g) Surface water shall not be discharged onto the public road.
- (h) Car parks shall be kept clean and free from rubbish and debris.
- (i) Car park bays shall be clearly marked and the markings shall be maintained so as to be visible.

5.22 LOADING AND UNLOADING

5.22.1 In all development of an industrial or commercial nature, developers will be required to provide loading and unloading facilities sufficient to meet the likely demand of such development. Off-street loading facilities shall be designed to conform to the following requirements and are in addition to the parking requirements outlined in Tables 21 and 22.

- (a) Each required space shall be not less than 4 m (12 ft. wide, 6 m (20 ft.) long, 4 m (14 ft.) high, exclusive of drives and manoeuvring space and located entirely on the site being served.
- (b) Loading spaces may be enclosed within a structure and must be so enclosed if located within 15 m (50 ft.) of the curtilage of a residence where the use involves regular night operation.
- (c) There shall be appropriate means of access to a street or road as well as adequate manoeuvring spaces.
- (d) The maximum of driveway opening at the street boundary shall be 6 m (20 ft.) and the minimum width shall be 4 m (12 ft.).
- (e) Fuel oil points shall be carefully sited to avoid obstruction to traffic or pedestrians.

5.22.2 Required loading facilities shall be provided and maintained so long as the use exists which the facilities were designed to serve.

5.22.3 However, the Planning Authority may modify the requirements of loading and unloading facilities in any specific case where it appears that it would be in the interests of the proper planning and development of the area to do so.

5.23 PETROL FILLING STATIONS AND SERVICE STATIONS

- 5.23.1 A petrol or filling station may include the following: a petrol pump or pumps, diesel pump, gas dispenser, storage tanks, hose pipes and other vehicle services such as the provision of car washing facilities, oil water and air. It may also include a sales and display area only for goods related directly to the motor trade (but not including motor vehicle sales) a cash kiosk and canopy over the pumps. A petrol station does not include shops, cafes or the sale of domestic fuel or gas.
- 5.23.2 A workshop may be permitted in circumstances where it would not adversely affect traffic safety or local amenities.
- 5.23.3 Planning applications for petrol filling and service stations will be considered primarily with reference to their effect on traffic safety and amenity.
- 5.23.4 The minimum visibility distances required for filling stations are outlined in Table 23.

TABLE 23

PETROL FILLING/SERVICE STATIONS - REQUIRED SIGHT DISTANCES

SPEED	MINIMUM VISIBILITY DISTANCES REQUIRED- SINGLE CARRIAGEWAY
40 kph.	170 m.
60 kph.	170 m.
80 kph.	230 m.
100 kph.	280 m.

- 5.23.5 Petrol Filling Stations will not be permitted unless they comply with the following conditions:
- (a) (i) The centre island containing the pumps shall in no case be nearer than 7 m (22 ft.) from the edge of the road curtilage
 - (ii) In towns and villages the frontage of a filling station shall be at least 31 m (100 ft.) long and in rural areas 45 m (148 ft) long.
 - (iii) The width of the accesses shall be not less than 6 m (20 ft.) and not more than 9 m (30 ft.)

- (iv) The radii of the kerbs at the entrance and exits shall be not less than 10 m (35 ft.).
- (b) The minimum distance from the entrance (access way) to the nearest road junction or traffic lights shall be as follows;
 - (i) major roads 50 m (164 ft)
 - (ii) minor roads 25 m (82 ft)
- (c) The site shall be clearly demarcated from the public road with a low fence or wall at least 300 mm (12 ins) high and shall be constructed along all of the front boundary line except at driveway openings.
- (d) Service Stations will be required to provide adequate space, screened from general view, for parking vehicles being serviced.
- (e) Lights, signs and other appurtenance shall not be located where they cause glare hazard or confusion to public road users.
- (f) No advertisement or other obstruction, temporary or permanent shall be placed on the forecourt which would interfere with the sight lines of drivers.
- (g) All illumination on outdoor areas shall be shielded so as not to shine upon any property used for residential purposes.
- (h) Provision shall be made for the storage and removal of refuse and waste material.
- (i) A grease intercepting trap shall be provided to the requirements of the Planning Authority.
- (j) The surface of the forecourt shall be graded, surfaced with bitumen macadam, or other suitable material and drained to the satisfaction of the Planning Authority and maintained in that conditions.
- (k) Planning permission for large filling stations in future will carry the stipulation that it will be necessary to provide sanitary convenience for public use.

5.24

SECURITY BONDS

5.24.1

Conditional to the granting of planning permission, development work shall not be commenced on the site until security has been given for the satisfactory completion and maintenance of the following services:

- Roads, Paths, Verges, Open Spaces, Car Parks, Sewers Drains, and Water Mains,

until such time as they are taken in charge by the Council. The amount of the security bond will be related to the estimated cost of the development works and services.

5.25

DEVELOPMENT CHARGES

5.25.1

Where a development would be facilitated by the provision of and improvement to existing and future public roads, public car parking facilities, open space, public lighting, sanitary services, the Planning Authority will require a contribution of a sum of money (as provided for in Section 26 of the Local Government (Planning and Development) Act, 1963)

5.25.2

The Planning Authority reserves the right to review from time to time the charges to be levied and the basis upon which these charges are calculated, under this clause without necessitating a review of the entire Development Plan.

PART FOUR

DEVELOPMENT OBJECTIVES

CHAPTER 6

DEVELOPMENT OBJECTIVES

6.1 INTRODUCTION

- 6.1.1 This part of the Plan includes a detailed listing of development or specific objectives to be initiated during the next five year period and other medium and long term objectives in order to ensure that their eventual implementation is not prejudiced by development in the short term. Under Section 22 of the 1963 Act, the Planning Authority has a duty to take the necessary steps for securing these objectives. There must be, accordingly, a realistic prospect of achieving these objectives within the manpower and financial resources available to the Planning Authority. It is therefore essential that there is a rigorous assessment of their feasibility particularly in the current economic climate. Such a rigorous assessment is difficult to achieve. It is therefore intended to limit the number of objectives to those which can be achieved in cooperation with the community on a self-help basis. The aim is as always to make County Wexford a more attractive place to live, work and play and an input from the community can only have beneficial affects in the achievement of this overall aim.
- 6.1.2 The development objectives of the planning Authority are shown on the Objectives Maps and are set out in this part of the Development Plan. The objectives in the 1985 County Wexford Development Plan have been reviewed and appropriate alterations made where considered necessary. Changes occur where the objectives have been modified, where specific objectives have been achieved and where new objectives have been added. Where specific objectives to carry out particular works were listed in the 1985 Plan and do not reappear it can be assumed that these objectives have been realised or that their inclusion is no longer deemed necessary.
- 6.1.3 The location of the development objectives are shown on the Schedule of Maps attached to this Development Plan. The maps illustrate planning policy and indicate the general location of the objectives. As site details are not shown, the maps should not be used to take measurements. In particular it should be noted that the road proposals are shown by appropriate route lines which indicate the lengths of roads for which improvements are envisaged. Further up to date details on the locations of the development objectives are available from the appropriate department of the Wexford County Council.
- 6.1.4 The width of the routes or the amount of ground which may be required for improvements, kerb realignment, junction or interchanges is not indicated. The listing of any particular

route, section of route or other development objective shall not preclude the Local Authority from undertaking any works not referred to in the Plan for which the necessary capital assistance is forthcoming from Central Government or other sources.

6.1.5 The precise effect of public proposals on property and the extent of land acquisitions required to enable these proposals to be implemented will only emerge as detailed designs are prepared as part of the implementation process. Should any conflict arise between the written statement and the maps, the written statement will prevail. Prior to the preparation of detailed plans, developers are advised to consult with the Planning Authority.

6.1.6 The execution of these objectives is contingent upon the availability of public monies.

6.2 DEVELOPMENT OBJECTIVES IN THE 1985 COUNTY WEXFORD DEVELOPMENT PLAN

6.2.1 The following development objectives of the County Wexford Development 1985 have been carried out during the period of that Plan.

Housing

Halting site at New Ross

Environment

These works were carried out since 1985 but were not included in the 1985 Development Plan as Development Objectives.

Establishment of CFC recovery facilities

Opening of Gurteen land fill site

Achievement of Blue Flag status for beaches at Curracloe, Duncannon, Rosslare Strand and Courtown North.

Dune restoration at Curracloe

Coast protection works at Courtown (emergency work)

Rosslare Strand.

Sanitary Services

Sewerage Schemes completed

Enniscorthy Main Drainage (Stage 1)

Blackwater SS

Castlebridge SS

Ballymurn, Glenbrien, Killealy, Castledockrell (Secondary Treatment Units)

Wexford MD (Redmond Square area.)

Water Supply Schemes completed

Fardystown Pipeline at Rosslare Road

Reservoirs at Rosslare Harbour

and Staplestown (in progress)

Clough WSS Augmentation to supply at Barnadown

Kilmuckridge

Chlorination and fluoridation at various small supplies.

Public toilets have been provided at Morriscastle, Cullenstown, Kilmore Quay and Automatic Public Conveniences (APC) have been provided at Wexford, Enniscorthy, Gorey and New Ross.

Roads

Wexford Relief Road	(N25)
Ballyanne-Scark	(N79)
Brownswood-Edermine	(N11)
Scarawalsh-Enniscorthy	(N11)
Enniscorthy Bridge	(N11)

6.3

RURAL SETTLEMENT

6.3.1

It is a development objective of the Planning Authority to designate development areas for towns, villages and settlements in County Wexford. The settlements outlined below are settlements for the purposes of Sections 4.2 and 5.3. Those that are underlined are census towns. Development areas will be designated for these initially. These settlements are indicated in the Schedule of Maps.

Adamstown	<u>Camolin</u>	Galbally
Arthurstown	<u>Campile</u>	Glenbrien
Askamore	Carne	Glynn
	Carrig on Bannow	<u>Gorey</u>
Baldwinstown	Carrowreagh	Gusserane
Ballaghkeen	<u>Castlebridge</u>	
Ballindaggan	Castledockrell	Hilltown
Balloughter	Castletown	Hollyfort
<u>Ballycanew</u>	Churchtown (Hook)	
Ballycarney	Cleariestown	Inch
Ballycogley	Clohamon	
Ballycullane	<u>Clonegall</u>	Killann
Ballyduff	Clongeen	Killena
Ballyedmond	<u>Clonroche</u>	Killinerin
Ballygarret	<u>Coolgreany</u>	Killinick
<u>Ballyhack</u>	Courtnacuddy	Killurin
Ballyhoge	<u>Courtown</u>	Kilmore
Ballymoney	Craanford	<u>Kilmore Quay</u>
Ballymurn	Crossabeg	<u>Kilmuckridge</u>
Ballinaboola	Cullenstown	Kilmyshall
Ballywilliam	Curraclloe	<u>Kilrane</u>
Bannow	Cushenstown	Kiltealy
<u>Barntown</u>		
Blackwater	Davidstown	Ladys Island
Boleyvogue	<u>Duncannon</u>	
Bree	Duncormick	Marshallstown
<u>Bridgetown</u>		Maudlins
Broadway	<u>Enniscorthy</u>	Mayglass
<u>Bunclody</u>		Monageer
	<u>Ferns</u>	Monamolin
Cahore	<u>Fethard</u>	Morriscastle
Caim	Foulksmills	Murntown

<u>New Ross</u>	Rathgrorogue	Templeshanbo
Newbawn	Rathnure	Templetown
	Riverchapel	Templeudigan
<u>Oilgate</u>	<u>Rosslare</u>	The Harrow
Old Ross	<u>Rosslare Harbour</u>	The Still
Oulart		Tombrack
	Saltmills	Tomhaggard
Piercestown	Screen	Trinity
Poulpeasty	Strahart	
		Wellingtonbridge
Raheen	Tacumshane	<u>Wexford</u>
Ramsgrange	<u>Taghmon</u>	
Rathangan	Tagoat	Yoletown (Mayglass)

6.4 HOUSING

6.4.1 Provide local authority housing at the following locations and in any other areas where it is considered suitable.

H1	Gorey;	H6	Camolin	H11	Ferns
H2	New Ross	H7	Fethard on Sea	H12	Clongeen
H3	Ballycullane	H8	Castlebridge	H13	Davidstown
H4	Enniscorthy	H9	Rosslare Harb	H14	Ballyhine
H5	Piercestown	H10	Taghmon	H15	Bunclody

6.4.2 Provide residential caravan parks for itinerant people at the following locations and other areas as appropriate;

H16	Wexford
H17	Enniscorthy
H18	Bunclody

6.5 COMMUNITY FACILITIES

6.5.1 Some of the community facilities specified below will be located within the plan areas of the town development plans.

6.5.2 Provide Fire Stations at

C1	Wexford
C2	Enniscorthy
C3	Bunclody

6.5.3 C4 Provide a training facility for outdoor workers at Castlebridge.

6.5.3 C5 Provide Branch Library at Enniscorthy

6.5.4 C6 Provide public conveniences at Ballyconnigar, Culletons Gap, Ballyhack, Rosslare Harbour, Courtown, Cahore, Grange (Fethard), and the Hook. Others will be provided on an ongoing basis during the period of the Plan.

6.6

SANITARY SERVICES AND ENVIRONMENT

6.6.1

In accordance with the policies outlined in Section 4.17 it is an objective of the Planning Authority to carry out the following sanitary schemes and facilitate the urban authorities where appropriate. The estimated cost of each is indicated in brackets and is subject to the availability of financial resources. Additional schemes will be carried out where possible. The Council will seek funding for these and other schemes as part of the Rural Settlement and Community Development Policy (section 4.2).

(a) Water Supply

- S1 Implementation of Fardystown Regional Water Supply scheme. (Subject to funding by DOE) (£21.5 m.)
- S2 Commencement of the Gorey Regional Water Supply Scheme. (£15.0 m.)
- S3 Commencement of East Central Water Supply Scheme. (£18.0 m.)
- S4 Improvements to other smaller schemes to ensure that water quality is improved to meet the requirements of the European Communities (Quality of Water for Human Consumption) Regulations 1988.

(b) Sewerage Facilities.

- S5 Construction of Enniscorthy Main Drainage. Stage 2, (commencing in 1993). (£6.0 m.)
- S6 Construction of Wexford Main Drainage Scheme. (Pipework commencing in 1993) (£25.0 m.)
- S7 Commencement of Rosslare Harbour Sewerage Scheme. (£6.8 m.)
- S8 Commencement of Courtown Harbour Sewerage Scheme. (£6.0 m.)
- S9 Commencement of the New Ross Main Drainage Scheme. (£8.0 m.)
- S10 Construct new schemes and carry out improvement to existing schemes as outlined below in order to improve the quality of discharges and to prevent pollution.

Adamstown
Ballycanew
Bridgetown
Campile
Duncannon
Glenbrien
Marshalstown
Piercestown
Tomhaggard

Arthurstown
Ballyhack
Bunclody
Clonroche
Ferns
Kilmore Quay
Newbawn
Taghmon

Ballagheen
Bree
Camolin
Coolgreany
Fethard
Kiltealy
Oulart
Tagoat

6.6.2 S11 Protect the aquifer protection zones outlined on The Schedule of Maps and in accordance with the Aquifer Protection Policy outlined in Section 5.10.10 to 5.10.12 in the Development Control Section of this Plan.

6.6.3 S12 Protect the Coolree Reservoir and environs from pollution.

6.7 INDUSTRY

I1 Promote the Council's Edermine site for industrial or other suitable development.

Promote industrial development at the industrial sites at;

- I2 Wexford
- I3 Enniscorthy
- I4 New Ross
- I5 Gorey
- I6 Drinagh
- I7 Rosslare Harbour

6.8 TRANSPORT AND COMMUNICATIONS

6.8.1 In accordance with the policies outlined in Section 4.16 it is an objective of the Planning Authority to carry out the following major road works during and beyond the period of this Plan. The roads programme is subject to the availability of finance and the exact completion dates for these projects is not known. Dates gives are estimates only.

Short Term

T1 N 11 Edermine- Oilgate and Whitefort-Kitestown.
(Realignment of existing road)
Estimated cost £6m. Completion in 1994

Medium Term

T2 N 11 Dual carriageway from County boundary to Gorey including Gorey By Pass

T3 N 25 Realignment of existing road between Barntown and Assagart including possible by passess of Camaross, Carrickbyrne, and Ballinaboola.

Long Term

T4 N 79 Realignment of existing road between Scark and Enniscorthy.

T5 N 11 Dual carriageway from Gorey to Enniscorthy including bypasses for Camolin and Ferns and Enniscorthy. An alternative may include the realignment of the existing N11.

Other Road Works

- T6 Improve the approach road and the slip at the Ballyhack Ferry.
- T7 Investigate the provision of an additional river crossing at New Ross.

Harbours

- 6.8.2 T8 In co-operation with the appropriate authorities, carry out improvements to the following harbours: New Ross, Rosslare Harbour, Kilmore Quay, Courtown, Duncannon and Ballyhack.

AMENITY RECREATION AND TOURISM

- 6.9
- 6.9.1 The policies and control measures relating to amenity and tourism are contained in Sections 4.7, (Tourism), 4.10, 4.11, 5.10 and 5.11.

VIEWS AND PROSPECTS

- 6.10
- 6.10.1 It is an objective of the County Council to preserve, improve and open up the scenic views and prospects of special amenity value or special interest specified in Table 24. Parking and viewing places may be constructed. It is an objective to remove obstructions and control development so that the views or prospects are not obstructed. The areas within these views and prospects are areas of special control and the general measures to protect them are outline Section 5.10.
- 6.10.2 The views listed are from public roads. The Council will survey views from rivers, hills and other features and will include those of special amenity value as part of a variation of the Plan.

TABLE 24.

VIEWS TO BE PRESERVED OR IMPROVED.

-
- A.1. Those sections of route N.80 between Scarawalsh Bridge and Bunclody with views to East of River Slaney
- A.2. Those sections of route N.11 between Ferrycarrig Bridge and Saunderscourt Crossroads with views to East and South-East of Wexford Harbour.
- A.3. That section of route N.11 between Enniscorthy and Brownswood Castle with view to west of River Slaney.
- A.4. Those sections of County Road No. 584 between Crossabeg and Castlebridge with views to south of Wexford Harbour.
- A.5. That section of route N.11 at Park with view to north of River Slaney.
-

TABLE 24 CONTINUED

- A.6. Those sections of Regional Road R7 between Ferrycarrig Bridge and Polehore with views to north of River Slaney.
- A.7. Those sections of the road N.11 between Blackstoops and Enniscorthy with views to east of Vinegar Hill and River Slaney.
- A.8. That section of the road between Screen and Curracloe with views of the coastline.
- A.9. That section of the road between Cullenstown and Duncormick.
- A.10. Those sections of Regional Road R.8 with views of the Blackstairs Mountains, hills and rolling countryside (Enniscorthy-Kiltealy).
- A.11. That section of the "Duncannon Line" Regional Road R.16 between Mullanour and Coolsallagh with views to south of coastline.
- A.12. Those sections of County Roads on Forth Mountain with views to south, north and east of coastline, River Slaney Valley and countryside.
- A.13. Those sections of the County Road between King's Ford Bridge and Barntown with views to north of countryside.
- A.14. View from County Roads 224 and 257 all around Tara Hill of coastline and countryside.
- A.15. View from County Road 260 at Prospect, Ballymoney north to Tara Hill.
- A.16. Those sections of the road at Kilmurray with views south and east of coastline areas.
- A.17. That section of Regional Road R.2 at Parknacross with views to north of coastline and Breanoge Head.
- A.18. Those sections of the public road along the coast at Clones with a view seawards.
- A.19. Those sections of the road between Clonroe Cross Roads to Coolgreany with views to north of Croghan Mountain and south over countryside.
-

TABLE 24 CONTINUED

- A.20. Those sections of the road from Bunclody via Watch House Village towards Shillelagh with views to west of the Slaney Valley and Derry River Valley and mountains.
- A.21. Those sections of the road from Gorey via Creagh to Hollyfort with views to north and east and west of the sea, mountains and the River Bann Valley.
- A.22. Those sections of the road from Hollyfort to Kilanerin to Inch with views to north and south of mountains and sea.
- A.23. That section of the road between Laraheen Cross Roads and Lacken with views to east of sea.
- A.24. Those sections of the road from Ferns to Carnew with views east and west of mountains, hills and rolling countryside.
- A.25. Those sections of route N.25 between Coolcots and Davidstown, at Poulpeasty, at Assagart, between Carrigbyrne and Ballinaboola, between Begerin and Tanyard with views to north, south and west of countryside, hills and mountains.
- A.26. That section of the "Duncannon Line" regional road R.16 at Wellingtonbridge with views north and south of river and clonmines ruins.
- A.27. That section of route N.79 between Mountgarrett and New Ross U.D. Boundary with views to west of River Barrow.
- A.28. Those sections of the road from Ballyanne to Bunclody via Pollmounty, Templeudigan, Killealy, Doran's Bridge with views to west of River Barrow Valley and the Blackstairs Mountains and to east over countryside.
- A.29. Those sections of the road from Booladurragh to Mullanasmear with views to east towards the hills, valleys and countryside.
- A.30. Those sections of County Roads Nos. 752 and 749 between Duncannon and The Hook with views to west of Waterford Harbour and to east of the coastline.
- A.31. Those sections of County Road No. 750 with views to the east of the coastline (at Houseland).
-

TABLE 24 CONTINUED

- A.32. Those sections of public roads in the Fethard, Baginbun, Graigue Little, Graigue Great, Grange and Lambstown areas with views to coastline.
- A.33. That section of County Road No. 691 from townland boundary of Duncannon and Merhseen to Duncannon Village with views to west of the sea and coastline.
- A.34. Those sections of the road from Ballyhack to Dunbrody with views to west of Waterford Harbour and to north of Slieve Coillte.
- A.35. Those sections of the road between Ballyhack and Arthurstown with views to south and south west of Waterford Harbour and coastline.
- A.36. That section of road between Boderan Cross Roads and Ballyvellig with views to east and north of hills.
- A.37. The western side of that section of road from the old school at Slade to southern end of Churchtown village.
- A.38. Seaward view along the Coast Road at Kilmore Quay from the public toilet at the quay around Forlorn Point to the entrance to the fish tanks.
- A.39. Seaward views along Regional Route R739 opposite the Stella Maris Hall in Kilmore Quay.
- A.40. Incidental seaward views along Regional Route R739 in Kilmore Quay Village. These views will be preserved from unsightly development, however appropriate infill development will be permitted and thus eliminate the views.
- A.41. Views westwards from the N11 from Roughmead to the entrance to Rockland Cottage at Rocklands, will be controlled so that the skyline will not be broken along the rock outcrops as viewed from the N11.
- A.42. Westward view (towards the Boro River) from Victoria Bridge along the county road to Ballaghdarraig Bridge Cross.
- A.43. Northwards and Westwards views from the county road in Newtown and Ballyboggan, Wexford.
- A.44. View westwards along the coast road at Barrystown, Wellingtonbridge.

6.11 **AREAS OF LANDSCAPE IMPORTANCE**

- 6.11.1 It is an objective of the County Council to secure the conservation of the areas of landscape importance listed in Table 25. These areas are Areas of Special Control and the measures to protect these areas are outlined in Section 5.10. Those areas marked * are Areas of Outstanding Natural Beauty identified in the Inventory of Outstanding Landscapes in Ireland, An Foras Forbartha, Feb. 1977.
- 6.12.2 The landscapes do not include the built up areas of the towns of Wexford, Gorey, Enniscorthy and New Ross.
- 6.12.3 The Coastline (L10) includes the more specific landscapes (L11 to L15).

TABLE 25

AREAS OF LANDSCAPE IMPORTANCE

* AREA LANDSCAPE MAP REF	Blackstairs Mountains and Urrin River Rounded Mountain Scenery L1
* AREA LANDSCAPE MAP REF	Hills near Gorey, Ferns and Bunclody Hills and Valleys L2
AREA LANDSCAPE MAP REF	Tara Hill Prominent wooded hill L3
AREA LANDSCAPE MAP REF	Carrigbyrne Hill Prominent wooded hill L4
* AREA LANDSCAPE MAP REF	Slaney Valley River Valley L5
AREA LANDSCAPE MAP REF	Barrow Estuary Estuary L6
AREA LANDSCAPE MAP REF	Screen Hills Area of kame and kettle (hills and hollows) L7
AREA LANDSCAPE MAP REF	Forth Mountain Wooded hill area with heath lands L8

TABLE 25 CONTINUED

AREA	Slieve Coillte
LANDSCAPE	Partly wooded hill
MAP REF	L9
AREA	The Coastline
LANDSCAPE	Coastal
MAP REF	L10
AREA	Slaney Estuary and Wexford Harbour
LANDSCAPE	Estuary and Harbour
MAP REF	L11
* AREA	Lagoons near Kilmore Quay including The Cull, Tacumshane Lake and Lady's Island Lake.
LANDSCAPE	Low coast of deposition.
MAP REF	L12
AREA	Carnsore Point
LANDSCAPE	Exposed coastal area.
MAP REF	L13
* AREA	Hook Peninsula
LANDSCAPE	Shore of drowned river valley
MAP REF	L14
AREA	Carnivon-Baginbun
LANDSCAPE	Cliffs/seascape
MAP REF	L15

6.12 NATURAL HERITAGE AREAS

6.12.1 It is an objective of the County Council to protect, preserve (where appropriate) and facilitate the management of the areas and sites of scientific interest (Natural Heritage Areas) outlined in Table 26. The status and boundaries of these areas are currently under review by the OPW. It may be necessary to make a variation of this Plan when the review is complete. These areas and their environs are Areas of Special Control and the general measures to protect them are outlined in Section 5.10.

6.12.2 Protection in the context of this objective means:

- (a) The control of any development within and outside the boundaries of these areas which would be injurious or detrimental to the scientific or amenity value of each area. This includes developments which would be likely to alter

the water table, give rise to air or water pollution or increased recreational use and consequent erosion.

- (b) The making of a Special Amenity Area Order, Conservation Order or Preservation Order where appropriate.
- (c) Consultation with the appropriate statutory and non statutory bodies in the management of the following:
 - (i) National Nature Reserves (Wildlife Act 1976),
 - (ii) Special Protection Areas (SPAs under the EC Birds Directive -79\409\EEC),
 - (iii) Flora Protection Orders (Wildlife Act 1976)
 - (iv) Refuges for Fauna (Wildlife Act 1976),
 - (v) No Shooting Areas (Wildlife Act 1976),
 - (vi) Important Bird Areas,
 - (vii) Council of Europe Biogenetic Reserves.
- (d) The Planning Authority reserves the right to revise the boundaries of the Areas of Scientific Interest listed in this Plan, in consultation with local interest groups.

TABLE 26

NATURAL HERITAGE AREAS

NOTE The reserves/sanctuaries in brackets are contained within the NHA and may include all or part of the NHA.

NO	AREA	STATUS	HABITAT	INTEREST
1	Lady's Island Lake (Reserve for Fauna) (SPA) (Flora Protection Order)	I	Lakes, Marsh,	Ecological Geomorphological Grassland
2	Hook Head	I	Exposed Rock	Ecological, Geological
3	Wexford Slobbs & Harbour (SPA) (Nature Reserve) (Wildlife Sanctuary)	I	Grasslands,	Ecological Mudflats

TABLE 26 Contd.

NO	AREA	STATUS	HABITAT	INTEREST
4	Camross Cross	I		Geomorphological
5	Greenville	I		Geological
6	Moyne Middle	I		Geological
7	Wood Village	I	Coastal	Geological
8	Ballyteigue Burrow (Nature Reserve) (SPA)	I	Sand dunes,	Ecological
9	The Cull	I	Mudflats Saltmarsh Grassland	Ecological
10	Bannow Bay (Wildlife Sanctuary)	I	Mudflats	Ecological
11	Slaney & Sow Estuaries	I	Coastal	Ecological
12	Killag	I	Coastal	Ecological
13	Saltee Islands (SPA)	I	Rock, Heath, Grassland	Ecological
14	Booley Bay	N	Geological	
15	Killoughrim	N	Woodland, Heath	Ecological
16	Raven Point (Nature Reserve) (SPA) (Biogenetic Reserve)	N	Sand dunes, Marsh	Ecological
17	St Helens Harbour	N		Geological
18	Screen Hills (Doolough Kettle- holes)	N	Lake, Marsh, Fen, Raised Bog	Ecological Geomorphological
19	Macmine Marshes	N	Fen, Marshes	Ecological
20	Rosslare Sandhills	N	Grassland	Ecological

TABLE 26 (Contd)

NO	AREA	STATUS	HABITAT	INTEREST
21	Ballyhack	R	Grassland, Heath	Ecological
22	Ballymoney Strand	R		Ecological, Geological
23	Barrow Saltmeadows	R	Saltmarsh	Ecological
24	Curracloe	R	Marshes	Ecological, Geological
25	Kilmore Quay	R	Coastal	Geological
26	Mountgarret	R	Exposed Rock	Geological
27	Tacumshin Lake (Wildlife Sanctuary)	R	Mudflats	Ecological
28	Ballynabarney Wood	L	Heath	Ecological
29	Bunclody Slate Quarries	L	Heath	Ecological
30	Castlebridge Marsh	L	Marshes, Saltmarsh	Ecological
31	Clone Fox Covert	L	Woodland	Ecological
32	Courtown Dunes	L	Sand Dunes	Ecological
33	Courtown Glen	L	Woodland	Ecological
34	Forth Mountain	L	Heath	Ecological, Geomorphological
35	Keeragh Islands (IWC Reserve)	L	Exposed Rock	Ecological
36	Blackstairs Mountains	L	Rock, Blanket Bog	Ecological
37	Oaklands Wood	L	Woodland	Ecological
38	St. Margarets Shore	L	Sand Dune	Ecological
39	Urrin Headwaters	L	Marsh	Ecological
40	Cahore Polders		Coastal	Ecological

TABLE 27

NATURAL HERITAGE AREAS

SPECIFIC ACTION

NO	AREA	ACTION
1	Lady's Island Lake	Protect entire area with Special Amenity Area Order. Conservation Order in force for southern part of area.
2	Hook Head	Designate as an Area of Special Amenity. This will fit in with its specific values.
13	Saltee Islands	Control of visitor movements in conjunction with the owner, e.g., signposting of paths to less vulnerable sites; appointment of a warden for about eight week ends at the critical time of the year (May-June).
15	Killoughrim	Protect with Tree Preservation Order.
16	The Raven	Protect the Nature Reserve; greater use for recreation and education; management to include certain stands of non commercial trees.
18	Doolough Kettleholes	Land use to remain in its present form; prevent any additional input of nutrients into the lakes. An examination of the possibility of using some of the larger lakes as educational or amenity areas should be made.
28	Ballynabarney Wood	Protect with Tree Preservation Order.
34	Forth Mountain	No further development within the ASI (NHA). Discuss management of afforestation with Coillte and the Forest Service of the Dept. of Energy.
36	Mount Leinster/ Blackstairs	Seek consultation with Coillte and Forest Service of Dept of Energy about the afforestation programme.
37	Oaklands Wood	Protect with Tree Preservation Order.
38	St Margaret's Coast	Beach Protection Work.
39	Urrin Head Waters	Retain vegetation in natural state.

- 6.13 BUILDINGS OR OTHER STRUCTURES OF ARTISTIC, ARCHITECTURAL OR HISTORIC INTEREST FOR PRESERVATION
- 6.13.1 It is an objective of the Planning Authority to secure the preservation of buildings, and structures or features of architectural, artistic or historic interest listed in List 1.
- 6.13.2 The alteration or demolition of a building or other structure in List 1. other than an alteration consisting of the painting of any previously painted part of such building or structure will not be permitted.
- 6.13.3 It is an objective of the Planning Authority to protect the buildings or structures of artistic, architectural or historic interest listed in List 2. Protection in this contest means the Planning Authority will consider the preservation of the buildings or other structures listed in the event of an application for permission being made to alter or demolish such buildings or structures. The Planning Authority will have regard to the artistic, architectural or historic interest, the design, quality and character of surrounding development and the condition of the structure when deciding such applications.
- 6.13.4 The maintenance of a listed building or structure includes the cleaning, repairing, railing off, fencing, and the covering in of such buildings or structures and the doing of all such other acts and things as may be necessary or expedient for the preservation or protection thereof. Maintenance does not include alterations.
- 6.13.5 The listing includes the items specified, e.g. facade, elevation, shopfront etc. and where no such specification is made the listing shall include the whole envelope of the buildings/structures listed.
- 6.13.6 Any other building structure within the site curtilage but completely detached from the listed building shall, unless specifically listed, be excluded from the provisions relating to preservation.
- 6.13.7 Important buildings or other structures of artistic, architectural or historic interest in the ownership of, or occupied by the state or Local Authorities are listed in List 3. In the event of any of these buildings or other structures being transferred to private ownership or occupation it will be the objective of the Planning Authority to secure their preservation.
- 6.13.8 Under Section 84 of the 1963 Act, the relevant State Authority is required to consult with the Planning Authority in regard to development proposals (other than a change of use) materially affecting a building or other structure in List 3.
- 6.13.9 The Sites and Monuments Record (SMR) prepared by the National Monuments Section of the Office of Public Works contains numerous sites and structures of historic interest. This includes those

which have not yet been investigated. List 2 shall include all of these structures and sites except those that have already been included in any other list in this section. Copies of the SMR are available for inspection in the Planning Office of Wexford County Council.

- 6.13.10 It is an objective of the Planning Authority to encourage the preservation and maintenance of thatched houses and other buildings in the County. The "Survey of Thatched Houses in County Wexford" compiled by the OPW contains details of 232 thatched houses surveyed in 1987 and was published in 1992. It is an objective of the Council to assess this inventory and include some of the houses in appropriate listings in this section of the Plan.
- 6.13.11 It is intended that a thorough survey of all monuments and other buildings and structures of historic interest will be carried out during the period of the Plan and appropriate variations will be made. This will include a survey of industrial archaeology.
- 6.13.12 Building and other structures specified in this section are Areas of Special Control and the general measures to protect them are outlined in Sections 5.10 and 5.11.
- 6.13.13 The listings for the purposes of this section are as follows. The Building and structures listed in Tables 28 to 33 are indicated in the Schedule of Maps.

LIST 1

- A National Monuments in State Ownership
- B National Monuments Subject to Preservation Orders.
- C Monuments Subject to Listing Orders
- D Buildings or Other Structures of Artistic, Architectural or Historic Interest for Preservation.

LIST 2

- A Buildings or Other Structures of Artistic, Architectural or Historic Interest for Protection.

LIST 3

- A Buildings or Other Structures of Artistic, Architectural or Historic Interest in the Ownership of or Occupied by The State or Local Authorities.

6.14 RIVERS

- 6.14.1 In accordance with the policies outline in Section 4.10 and 5.10 (Areas of Special Control) reserve the following areas for amenity purposes, carry out improvements, provide amenity development, strictly control the removal of trees, provide landscaping, preserve views of special amenity value or special interest, provide unobtrusive parking facilities and control vehicular access, protect and provide rights of way:

TABLE 28

LIST 1A

NATIONAL MONUMENTS IN STATE OWNERSHIP & GUARDIANSHIP

NO	MONUMENT	TOWNLAND	GRADE	MON NO
1	* Castle	Ballyhack	O/G	516
2	Motte	Ballymoty More	O	375
3	Ferns Castle	Castleland	G	521
4	Abbey (Cist.)	Dunbrody	O	192
5	Tacumshane Windmill	Fence	G	457
6	Monastery (Aug.), Church Ruins of Cathedral, Crosses	Ferns Upper	O	133
7	St. Mary's Church	New Ross	G	443
8	Castle	Rathmackee Great	G	434
9	Castle	Rathumney	O	229
10	Castle	Slade	G	429
11	Windmill on Vinegar Hill	Templeshannon	G	392
12	Abbey (Cist.)	Tintern	O	506
13	St Selskar's Church	Wexford Town	G	445

* Ballyhack Castle; The castle and grounds on which it stands is owned by the Commissioners of Public Works. The area around it is in guardianship.

TABLE 29

LIST 1 B

NATIONAL MONUMENTS SUBJECT TO PRESERVATION ORDERS

NO	MONUMENT	TOWNLAND	OS MAP	ORDER NO
14	Baginbun Earthworks	Ramstown	50	192 18-07-52
15	Rectilinear	Courtballyedomnd	16	7/56 22-02-56
16	Barrow	Loftushall	49;16	3/58 15-10-58
17	Old Ross Motte	Springpark	30;14	2/74 11-10-74
18	Ringfort	Muchrath	48;9	1/79 11-01-79

NOTE

OS MAP refers to the OS sheet no. The monuments are indicated in the Schedule of Maps under their item numbers (First column of tables).

TABLE 30

LIST 1 C

LISTED MONUMENTS

NO	MONUMENT	TOWNLAND	OS MAP	DATE
19	Earthwork/Ringfort Levelled in Spring 75	Killowen	34;14	12-07-61
20	Ringfort	Ballyhighland	19;9	18-04-72
21	Ringfort	Tinnabaun	2;8	05-02-75
22	Moated House Site	Ballinoulart	22;6	15-04-76
23	Ringfort	Ballinawater Lr.	22;6	15-04-76
24	Monastic Site	Maudlins	29;11	15-04-76
25	Ringfort	Balliniry	45;5	19-07-76
26	Ringfort	Baylestown	40;13	19-07-76
27	Ringfort	Killincooley Beg	28;1	19-07-76
28	Motte	Monagarrow Uppr.	3;15	18-05-77
29	Ringfort	Tomnamuck	17;7	18-05-77
30	Portal Dolmen	Newbawn	35;11	11-09-80
31	Ringfort	Raheenagurren W.	12;1	11-09-80
32	N/A	N/A	N/A	N/A
33	Old Burial Ground	Ballyroe	27;14	22-12-80
34	Ringfort	Battlestown	44;12	22-12-80
35	Medieval Moated Site	Monart East	19;7	22-12-80
36	Medieval Moated Site	Raheen	31;2	22-12-80
37	Medieval Moated Site	Slaght	34;7	22-12-80
38	Two Ringforts	Castletalbot	27;11	01-07-82
39	Portal Dolmen	Ballybrittas	31;3	11-03-86
40	Church Site	Ballylannan	40;16	11-03-86
41	Monastic Enclosure	Ballyregan	11;1	11-03-86
42	Ringfort	Finchoge	34;4	11-03-86
43	Ringfort (Site Of Castle)	Finchoge	34;4	11-03-86
44	Ringfort	Grange Upper	24;3	11-03-86
45	Monastic Site	Great Island	39;5+9	11-03-83
46	Moated Grange	Newcastle	35;15	04-11-83
47	Medieval Church	Lady's Island	53;2	01-03-84
48	Castle + Remains of Gatehouse	Lady's Island	53;2	01-03-84
49	Rectangular Moated Site	Coolateggart	41;2	03-07-84
50	Medieval Site (Ringfort)	Kilmuckridge	22;13	30-04-76
51	Moated Site	Carnagh	35;5	03-12-85
52	Moated Site	Ballymichael	37;10	03-12-85
53	Ringfort	Kilbraney	35;14	05-05-86

NOTE

OS MAP refers to the OS sheet no. The monuments are indicated in the Schedule of Maps under their item numbers (First column of tables).

TABLE 31

LIST 1 D

BUILDINGS AND OTHER STRUCTURES OF ARTISTIC, ARCHITECTURAL OR
HISTORIC INTEREST FOR PRESERVATION

NO	ITEM	LOCATION	OS MAP	GRADE	COMMENTS
54	RC Church	Ballindaggin	14	A-B	1840 AD.
55	Ballinkeel House	Ballinkeel	26	A-B	Italianate House by Daniel Robertson 1840-42.
56	RC Church	Ballymurn	26	A	1832 AD.
57	Baldwinstown Castle	Baldwinstown South	47	R	Late Medieval tower house.
58	Monart (house)	Bessmount	19	A	Early 18th Century house.
59	Butlerstown Castle	Butlerstown	47	R	Late Medieval tower house.
60	Browne Clayton Column	Carigadaggan	35	A	Copy of Pompey's Column in Alexandria
61	Castleboro	Castleboro Demesne	25	A	One of Most Magnificent ruin in Ireland
62	Clobemon Hall	Clobemon	15	A-B	Early 19th Century. By Thomas Cobden (Lewis)
63	Clonard Great House	Clonard Great	42	N	Mid 18th century house.
64	Coolbawn	Coolbawn Demesne	24	A-B	Ruin of tudor-gothic house by F Darley Jnr.
65	11 Thatched Cottages	Crossfarnoge	52	R	One of best thatched villages in Ireland.
66	Dunbrody Castle	Dunbrody	39	A	Late 16th Century
67	Castle	Fethard	50	A	17th/18th castle with cylindrical tower.
68	RC Church	Glynn	37	A	Early 18th Century
69	Hilltown House	Hilltown	41	R	Late Medieval tower house.
70	Killianne Castle	Killiane Little	43	N	16th century tower house & 18th century house
71	Five Thatched Cottages	Nemestown	52	R	One of the best thatched villages in Ireland.
72	Piercestown RC Church	Pollisallagh	42	R	
73	Foulksmills Mill	Raheenduff	40	N	1851 AD
74	RC Church	Rathangan	46	A	Circa 1850
75	Rathaspick	Rathaspick	42	A	Late 17th Century
76	St Johns House (Priory)	St Johns	26	R	Late 18th century house.
77	Taghmon Castle	Taghmon	41	R	Late Medieval.
78	RC Church	Tagoat	48	A	By A W Pugin 1846.
79	Mass House	Tomhaggard	47	N	
80	Wilton	Wilton	25	A	1840 AD
81	Woodbrook	Woodbrook Demesne	18	A	Staircase

NOTES

1 GRADE

A	International Interest.	(Craig Garner Report)
A-B	National Interest	" " "
N	National Interest	(Garnermann Report 1991)
R	Regional Interest	(" " ")

- 2 OS MAP refers to the OS sheet no. The monuments are indicated in the Schedule of Maps under their item numbers (First column of tables).

TABLE 32

LIST 2

BUILDINGS AND OTHER STRUCTURES OF ARTISTIC, ARCHITECTURAL OR
HISTORIC INTEREST FOR PROTECTION

NO	ITEM	LOCATION	OS MAP	GRADE	COMMENTS
82	Artramon Castle	Artramon	37	B-A	13th Century Castle
83	Ringfort	Ballyandrew	10		
84	Brookhill House	Ballyhoge	32	R	1850 AD.
85	Ballymore House	Ballymore	16	A-B	Late 17th Century
86	Ramsfort	Ballytegan Park	7	B-A	19th century house + later additions
87	Bannow House	Bannow	45	A-B	Early 19th Century
88	Bargy Castle	Bargy	47	A-B	Late Medieval
89	RC Church	Barntown	37	A-B	1844 AD
90	RC Church	Bellevue	32	A-B	Circa 1870
91	Monart House	Bessmount	19	R	Entrance gates to house.
92	Brownswood House	Brownswood	26		1894 AD.
93	Castletown House	Castletown	53	R	Late medieval ruin.
94	Churchtown	Sigginstown	53	R	Tower House with three storey wing
95	RC Church	Clongeen	40	R	Late 18th century?
96	Settlement	Clonhasten	20		SMR 23
97	Clough Castle	Clough East	53		Castle (in ruins).
98	Coolhull Castle	Coolhull	46	A	16th Century
99	Gate Lodge	Courtown	12		Gate lodge to Courtown House.
100	Deeps Castle	Deeps	32	R	17th Century fortified house in ruins.
101	Martello Towers (2)	Duncannon	44	A-B	
102	North Lighthouse	Duncannon	44		
103	18th century house	Polldoon	40	R	In Foulksmills.
104	Garrylough Mill	Garrylough Lr.	33	R	Four Storey Mill building.
105	RC Church	Glenbrien	26	A	Early 19th Century.
106	Monkagrange	Grange Demesne	18	A-B	Dated 1769
107	Souterrain	Kellystown	31	B-A	Only one in Wexford
108	Arch	Kiltannel	12		Arch leading to Kiltannel Church.
109	Kiltannel Church	Kiltannel	12		Church and graveyard.
110	Kyle house	Kyle Middle	32	R	Circa 1800 AD.
111	Loftus Hall	Loftushall	54	B-A	Mid 19th Century
112	Deer Park Piers	Loftushall	54		Stone gate piers.
113	Star Fort	Mylerspark	34	A-B	SMR 25
114	Newbay House	Newbay	37	R	18th century house & 19th cent. additions
115	Motte and Bailey	Newcastle	40		
116	Rectangular Fort	Raheen	10		
117	RC Church	Ramsgrange	44	A-B	1865 AD
118	Masters Workhouse	Ramstown Lr	11		Two Storey 19th Century House
119	Rathaspick Lodge	Rathaspick	42	A-B	Circa 1900 "Swiss Cottage"
120	Entrance Arch	Rathnure	18	A-B	Elaborate Entrance Arch at Church

NOTES

- 1 OS MAP refers to the OS sheet no. The monuments are indicated in the Schedule of Maps under their item number (First column of tables).

TABLE 32 Contd.

NO	ITEM	LOCATION	OS MAP	GRADE	COMMENTS
121	Richfield	Richfield	46	A-B	Medieval Tower House & 18th Cent. House.
122	Church (Col)	Riverchapel	12	A-B	
123	Rosegarland	Rosegarland	40	A-B	Circa 1800
124	Ringfort	Salville	26		SMR 15
125	A+B Two Gate Lodges	Solsborough	20		Two Gothic Style Gate Lodges
126	Stokestown Castle	Stokestown	34	A-B	SMR 15
127	St Fintans RC Church	Taghmon	41	R	Victorian church by Richard Pierce
128	St Munnas Col Church	Taghmon	41	R	
129	House	Taghmon	41	R	3 storey house south of Nearys, Main St
130	House	Taghmon	41	R	Three storey house dated 1736.
131	Wells House	Wells	21	B-A	Circa 1850
132	Woodbrook	Woodbrook Demesne	18	A-B	1780 AD

TABLE 33

LIST 3

**BUILDINGS OR OTHER STRUCTURES OF ARTISTIC, ARCHITECTURAL OR
HISTORIC INTEREST IN THE OWNERSHIP OF OR OCCUPIED BY
THE STATE OR LOCAL AUTHORITIES**

NO	ITEM	LOCATION	OS MAP	GRADE	COMMENTS
133	Ballycarney Bridge	Ballycarney	15		
134	Carrigmannan Bridge	Carrigmannan	37	R	1844 AD.
135	Conservatory	Castlebridge	32		Cast iron conservatory at Castlebridge House.
136	Hook Head Lighthouse	Churchtown	54	A	Medieval Lighthouse
137	Fort	Duncannon	44	A	17th Century Star Fort
138	Passage Tower	Ferrycarrig	37	A-B	
139	Round Tower	Ferrycarrig	37	B	
140	Johnstown Castle	Johnstown	42	A	Neo-gothic "castle" by D Robertson.
141	Bridge and Causeway	Saltmills	45	A	
142	Scarawalsh Bridge	Scarawalsh	20		

NOTES

1 This list does not include buildings or structures in public ownership already included in Lists 1A, 1B and 1C.

2 GRADE

A International Interest. (Craig Garner Report)
 A-B National Interest " " "
 N National Interest (Garnermann Report 1991)
 R Regional Interest (" " ")

3 OS MAP refers to the OS sheet no. The monuments are indicated in the Schedule of Maps under their item number (First column of tables).

- R1 Borodale
 - R2 Edenvale
 - R3 The Still
 - R4 Ballyboggan (Newtown) Valley, Wexford.
- 6.14.2 R5 Without prejudice to the commercial navigation of the River Barrow improve the general amenity of the River Barrow by carrying out the following:
- (a) Amenity and landscaping the river banks south of New Ross.
 - (b) Investigate the provision of a riverside walk, cycle routes and bridal paths.
 - (c) Provide landing stages.
 - (d) Promote river activities such as boating, cruising and water sports.
 - (e) Improve access points, provide car parking facilities, picnic sites and viewing places.
 - (f) Investigate the recreation of navigable lines to inland waterways.
 - (g) Provide way marks and signposting.
- 6.14.3 Investigate the opening of the following canals for navigation and/or amenity or recreational use:
- R6 Bridgetown Canal
 - R7 South Slob Canal
 - R8 Castlebridge Canal
- 6.14.4 Objective relating to the Slaney River are outlined in Section 6.21 (The Slaney Valley Integrated Plan).
- 6.15 HILLS AND UPLAND AREAS
- 6.15.1 Protect and improve the amenity and recreational value of the following hills and upland areas and their environs by controlling in appropriate development, providing and improving access where appropriate, protect and improve the views to and from these areas, provide parking facilities, establish walkways, cycle ways and bridal paths. These are Areas of Special Control (See Section 5.10):
- U1 Blackstairs
 - U2 Hills Near Gorey, Ferns and Bunclody
 - U3 Tara Hill
 - U4 Slieve Coillte
 - U5 Carrigbyrne Hill
 - U6 Camaross Hill

- U7 Bree Hill
- U8 Forth Mountain
- U9 Screen Hills.

6.16 TREES FORESTS AND WOODLANDS

6.16.1 Plant one million trees (mainly broadleaf) throughout County Wexford as part of a major afforestation programme. Part of the Council's land bank will be used for this purpose.

6.16.2 Protect the forest and woodlands of the County and prevent the loss of such areas through inappropriate development. Encourage the maintenance of forest areas through management and replanting programmes. Cooperate with appropriate agencies in the encouragement of the development and extension of recreational usage in forest parks and woodlands to maximise investment and the potential of these areas. Discourage the loss of forests and woodlands of special amenity value. These areas are Areas of Special Control (See Section 5.10)-:

- F1 Forth Mountain
- F2 Woodlands between Courtown and Ballymoney
- F3 Carrigbyrne
- F4 Ballynestragh
- F5 Bigwood
- F6 Camolin Park
- F7 Donamore
- F8 Gurteen Lower/Ballyfad
- F9 Oaklands
- F10 Tara Hill
- F11 Wilton Park Wood

It is intended to survey all woodlands and forests to identify the most important with a view to their protection.

6.16.3 Ensure the protection of trees and woodlands in the area north of Courtown in order to provide a buffer zone or green belt between the larger developments in the area. The wholesale felling of trees will be discouraged. Any development that may be permitted in these woodlands must be designed so that the integrity of the woodland and its amenity value are not injured. Existing rights of way will be protected and provision will be made for further public access and use of the woodlands. The Council will continue to co-operate with local organisations in the development of the woodlands for amenity uses.

6.17 TOURIST ROUTES

6.17.1 Investigate the provision of tourist routes and trails linking features of historic or amenity interest. This will include the conservation of buildings, provision of access, routing, road improvement, signposting. This will generate employment through tourism and strengthen tourist activity in rural communities. These are not indicated on the Maps:

'98 Trail
 Norman Castle Trail
 Abbeys and Churches Trail
 Mount Leinster Trail/Drive
 Ancient Monuments Trail
 Thatched Cottages route
 Tara Hill
 Forth Mountain
 Slaney Cruise
 Barrow Cruise
 Small Harbour Sail/Trail

6.18 RIGHTS OF WAY

- 6.18.1 P1 Continue to provide the County Wexford Coastal Path from the County Boundary at Kilmichael Point to Ballyhack. This will generate further tourism in the coastal area and thus encourage additional employment.
- 6.18.2 Investigate the creation (and preservation where relevant) of public rights of way at the following locations-
- P2 Along the Ounavarragh River from Boleany Bridge to Ballinatray Bridge.
- P3 From the footbridge at Courtown Burrow to Dodds Rocks.
- P4 Riverside walks along the Slaney from St Johns to Edermine and from Blackstoops to Scarawalsh Bridge.
- P5 From car park at Baginbun to Norman Earthworks, around Baginbun Head to Carnivon Bay car park.

6.19 SPECIAL AMENITY AND TOURISM DEVELOPMENTS

- 6.19.1 G1 Continue the development of The Irish National Heritage Park at Ferrycarrig as a major national tourist attraction to generate employment.
- 6.19.2 G2 Assist in the establishment of a Regional Park and Medieval Centre at Tintern Abbey and environs to provide a tourism focal point to the South Western part of the County.
- 6.19.3 G3 Assist in the investigation of the feasibility of establishing the deserted town of Clonmines as a major historic tourism centre.
- 6.19.4 G4 Assist in the investigation of the feasibility of further development at Johnstown Castle for tourism and recreational use to include possible access to the house in conjunction with nay proposals to use the area for government research or departmental facilities. This is to ensure the continuing use of the major historic house for social and economic benefit to the community.

- 6.19.5 G5 Carry out amenity works, protect monuments and sites of historic interest (including historic battle sites) at the following (and other locations as appropriate) locations in conjunction with Comoradh 98 for the bicentenary of 1798;
- | | |
|-----------------------------------|--------------|
| Enniscorthy | Bunclody |
| Vinegar Hill (incl. battle sites) | Tuberneering |
| Enniscorthy Castle | Ballyellis |
| Duffry Gate | New Ross |
| The Library | Gorey Hill |
| Various Burial Grounds | Boolavogue |
| The Harrow | Kilanne |
| Oulart Hill | Wexford |
| Three Rocks | |
- 6.19.6 G6 Provide picnic sites at:
Fethard Castle
Duncannon Fort
Baginbun
Ballyanne
- 6.19.7 G7 Carry out amenity works on the approach roads to Wexford and New Ross in accordance with the plan "Wexford Town - Approach Roads Improvements" P. Shaffrey 1991 and "New Ross-Approach Roads Improvements" P. Shaffrey 1991. Carry out further studies of Gorey and Enniscorthy.
- 6.19.8 G8 Promote Ferns as a Heritage Centre of National Importance and prepare an action plan to cover:
- (a) The promotion of the economic growth of Ferns through tourism, tourism related industries and the exploitation of its heritage resources;
 - (b) Carrying out works (including amenity works) which will improve the environment of Ferns;
 - (c) Establishment of walks and driving routes linking the items of heritage value within the village and the surrounding area;
 - (d) Establishment of a visitor, craft and tourist information centre.
- 6.19.9 G9 Investigate the establishment of the environs of the Dunbrody historic sites as a special historic centre in conjunction with other historic sites and centres in the County.
- 6.19.10 G10 Investigate the establishment of tourist facilities at the old mines at Caim.

6.20 SPECIAL AMENITY AREAS

6.20.1 These Special Amenity Areas relate to areas that are of special importance or that require specific plans with design standards specific to unique areas or landscapes. The areas on the coast include additional development objectives to those contained in the "Wexford Coastline, Coastal Zone Management Plan 1992", Brady Shipman and Martin, 1992.

6.20.2 It is an objective to carry out action area plans for the following areas in conjunction with all relevant bodies including local interest groups. The boundaries of these areas are yet to be determined and are therefore not indicated in the Schedule of Mapss:

Slaney Valley	Forth Mountain	The River Barrow
Blackwater	Curraclloe	Kilmuckridge/Morriscastle
Rosslare	Carnsore Point	Kilmore Quay
The Hook	Tara Hill	Taghmon
Castlebridge	Rosslare Harbour	(review Rosslare Harbour
Development Plan 1981)		

6.21 SLANEY VALLEY INTEGRATED PLAN

6.21.1 It is an objective of Wexford County Council to undertake an Integrated Plan for the Slaney Valley from the County Boundary at New Bridge near Bunclody to the mouth of Wexford Harbour. The boundary coincides with the Slaney Valley (L5) and Slaney Estuary and Wexford Harbour (L11) Area of Landscape Importance. The tourism and recreational development plan will provide for the protection and appropriate development of the amenity and tourism assets in the valley and the exploitation of the potential for tourism generation on a regional level. These will include:

(a) Bunclody

Development of the amenity and cultural aspects of the town. Protection of the amenity value of the riverside and development of a riverside park and walks. Improvement to the approach roads to the town, development of the town as base for water based activities in the area and for recreational and tourism activities in the hills - walking, hang gliding, riding in conjunction with County Carlow. This will develop rural community and employment through environmental and tourism improvements.

(b) Enniscorthy

Develop the historical links with Vinegar hill and Enniscorthy Town (This is covered more comprehensively in the Enniscorthy Development Plan).

(c) Ferrycarrig Area to Wexford Bridge

Develop this area as a major tourism and recreational area including the continuing development of the Irish National Heritage Park, protection and development of the other major features such as Ferrycarrig Castle and Bridge, Eden Vale, Castlebridge village and canal, Ferrybank amenity developments, Wexford Town and the Carcur amenity areas, development of the Raven Forest, promotion of water based activities including fishing, continuing improvement to amenity facilities, establishing linkages between the major features.

(d) Wexford Harbour to the Raven Point

Develop this area as a major tourism and recreational area including the protection and continuing development of the Wexford Wildfowl Reserve, investigate the development of a forest park at Curracloe, promotion of water based activities, protection of the mariculture and establishment of the Wexford Coastal Path in the area.

(e) All Areas

Comprehensive development of the river and banks for recreation and leisure, boating, slipways, walks, access points, car parking facilities, bird watching, fishing, screening of unsightly developments, control of developments generally to protect the amenity and tourism value and the provision of landscaping.

6.22 FORTH MOUNTAIN

6.22.1 Forth Mountain is of environmental interest since it represents the most south easterly heathland in the Country. The area is of easy access to the people of Wexford and is a recognised amenity. It also has considerable educational value in a region where natural vegetation is rare. The boundary of this Special Amenity Area coincides with the Forth Mountain Area of Landscape Importance.

6.22.2 The main threats to this environment are uncontrolled housing development and continued afforestation. In view of the high amenity value of the area development will be controlled in accordance with the Councils Development Control Policy for Residential Development in Rural Areas as outlined in Section 5.5. This area is an Area of Special Control. Particular regard will be had to the design guidelines in "Building Sensitive in the Landscapes of County Wexford", development will be required to take account of the above and particular regard to the following location and design objectives:

(a) Development shall be located so as to ensure the minimum visual and environmental impact possible. Construction works and the

maintenance and use of the development and any effluent disposal systems shall not cause any detriment to the delicate ecological balance of the area.

- (b) Development shall not be visually obtrusive and shall not interfere with any view of special amenity value or special interest whether listed in Section 6.10 or not.
- (c) Development shall be located unobtrusively using existing features on the site including levels, vegetation or structures. Development will not normally be permitted on exposed or steep slopes unless it can be unobtrusively blended into the landscape.
- (d) Houses will generally be single storey in height and design, unless the Planning Authority is satisfied that the site is suitable for higher development.
- (e) The colour of roofing material shall be dark, the walls lighter than the roof.
- (f) The use of reconstructed or natural stone cladding on walls to produce effects should be avoided. However, the use of stone for the actual building of walls will be permitted.

6.22.3. It is an objective of the Council to implement the restoration of Carrigfoyle Quarry in accordance with the An Foras Forbartha Report of September, 1983.

6.22.4 It is an objective to undertake an action plan for the management of the Forth Mountain Area, including the protection and management of the areas environmental and tourist potential. This will be carried out in co-operation with Coillte and local interest groups.

6.22.5 The Planning Authority will examine the feasibility of establishing a Regional Park or County Park to develop the recreational and tourist potential of the whole area.

6.23 THE RIVER BARROW

6.23.1 The River Barrow and its environs is an area with considerable tourist and development potential. To some extent it has been treated as being of lesser importance than other areas in the County. With the aim of enhancing the economic activity of the area, it is the development objective of the Council to;

- (a) Establish an interpretative centre for the Barrow Waterway at New Ross and highlight New Ross as a gateway to the Barrow and the West.
- (b) Provide landing stages at selected locations.
- (c) Promote river based activities such as boating, cruises, fishing and bird watching.

- (d) Recreate navigable linkages to inland waterways and carry out repair work as needed.
- (e) Provide car parks, picnic sites and viewing points, cycle routes, bridal paths, access to monuments, riverside walk, way markings and signposting at suitable locations.
- (f) Establish tourist routes linking features of importance e.g. JFK Park, Carrigbyrne Forest Park, Dunganstown.
- (g) Provide amenity facilities and landscaping on the river banks at suitable locations.
- (h) Investigate and encourage the development of a marina at New Ross.

6.23.2 The boundary of this Special Amenity Area coincides with the Barrow Estuary Area of Landscape Importance (L6).

6.24 THE COASTLINE

6.24.1 The Coastline is an area of Special Control and the general measures for its protection and management are outlined in Section 5.10. The policy measures are contained in Section 4.8 and 4.18. The coastline is subdivided into seven areas from Kilmichael to Cheekpoint and the objectives relating to each area are outlined in Sections 6.25 to 6.31. The general objectives relating to the coastline as a whole are outlined in the following paragraphs.

6.24.2 Prevent the unauthorised removal of sand and gravel from the foreshore by enforcing the Prohibitory Order covering the Coastline of County Wexford under the Foreshore Acts 1933 and 1992.

6.24.3 Carry out coast protection works in order of priority at:

Rosslare Strand	Courtown
Cahore	Ballyconnigar
Ardamine	Pollshone
Curraclloe	Ballyteigue
Cullenstown	

6.24.4 The total cost of these schemes is estimated at £15.2 m. While the medium and long term results of coastal erosion may be often predicted with some confidence, catastrophic occurrences such as a major storms may result in changes to the above order or priority within the period of this Plan.

6.24.5 Provide paved walkways and picnic areas at Courtown, Rosslare Harbour, Ardavan and St. Helens.

6.24.6 Provide car parks at Baginbun, Ballynaclash, Ballinesker, Ballyhealy, Ballymoney, Boley Bay, Cahore, Courtown, Carne, Carnivon, Clonee, Dodds Rocks, Dollar Bay, Blackhall, Kilmichael, Poulshone, Roney Point, Rosslare Strand and Rosslare Harbour.

- (c) Avoid the extension of paved roads or other accesses to or behind the dunes and the fixed grass areas/beaches.

6.27

AREA 3 BALLYCONNIGAR TO ST. HELENS

6.27.1

This is the coastal heartland of County Wexford comprising four major development concentrations centered on Wexford Town. The main development objectives include;

- (a) Maintain Blackwater, Curracloe, Wexford, Rosslare and Rosslare Harbour as the main resort centres.
- (b) Restrict development in Ballyconnigar and Ballynaclash to a set back of 100 m. from the shoreline. This area is subject to serious erosion;
- (c) Discourage development (other than agriculture) in the areas surrounding Ballyconnigar and Ballynaclash;
- (d) Prepare an action area plan for the village of Blackwater and its environs in order to focus investment here rather than on the coastline.
- (e) Prepare an action area plan for Curracloe and its environs which would target the actions necessary to create a central focus and identify for the area;
- (f) Continue coastal dune management in the Curracloe and Ballinesker. An action plan will include identification of the types of indoor facilities required in the area, improvements to parking facilities and ensuring that this area is the focus of major investment in the enhancement of Curracloe;
- (g) The gap between Blackwater and Curracloe will be protected from development to maintain the integrity of the main resort centres.
- (h) Protect the Raven wildlife reserve and prohibit development in the forest and on its perimeter apart from minor provision for day recreation facilities;
- (i) Improve the status of Wexford Town as the major resort and development centre in County Wexford. The Policies and Objectives of the Wexford Development Plan 1992 cover this area.
- (j) Promote and support "flagship" projects and local development groups in order to help promote the identity and image of the different centres.
- (k) Exercise constraint on developments in the intervening areas.

6.25 AREA 1 KILMICHAEL TO CAHORE

6.25.1 The key resort centre in this area is the Gorey/Courtown Axis. Ballymoney and Cahore are the support service centres. The main development objectives are;

- (a) Maintain Gorey/Courtown as the main resort centre with Ballymoney and Cahore as the support service centres and discourage development in the hinterlands of these centres that would undermine their viability.
- (b) Pursue a greater participation in overseas tourism.
- (c) Develop the Wexford Coastal Path.
- (d) Maintain the rural character of the areas between the major resort centres and existing blocks of development by protecting the existing forests and woodlands in the coastal area and controlling development.

Courtown

6.25.2 The Courtown Harbour Development Plan 1988 covers the Courtown area. In addition to the policies and objectives of that plan it is an objective of the Council to;

- (a) Carry out coastal protection works.
- (b) Provide a new sewage treatment system.
- (c) Assist the local community in the development of tourism/amenity projects in the woodlands, the village centre and a marina.
- (d) Assist in the development of commercial fishing.
- (e) The development of water sports.
- (f) Improve the water supply.
- (g) Provide footpath from Gorey to Courtown.

6.26 AREA 2 CAHORE TO BALLYNAMONA

6.26.1 This area is less intensively developed than Area 1 above but requires attention to maintain its character. The main development objectives are;

- (a) Maintain Kilmuckridge and Morriscastle as the main resort centres, encourage service and commercial functions in these centres and control development in the existing rural areas.
- (b) Prepare an action plan for the two resorts and direct non strategic development to them,

- (1) Direct development away from areas at risk from erosion in accordance with the control measure in Sections 5.10.5 to 5.10.9.

Rosslare

6.27.2 It is an objective of Wexford County Council to protect and improve the amenity and tourism assets of Rosslare and its environs. The following measures will build on and strengthen the tourist industry, protect established investment and provide employment:-

- (a) Undertake an action area plan which will enhance the resort's position as a major regional beach and golf resort including the measures outlined below;
- (b) Continue to seek funding for and undertake beach development and coastal protection works as a matter of urgency;
- (c) Prohibit the seaward expansion of development and direct new development to safer areas. Infill development will be open to consideration;
- (d) Improved beach access and facilities;
- (e) Investigation of the provision of a promenade along the seafront;
- (f) Promotion of water based activities - boating, sailing, wind surfing, slipways.
- (g) Landscaping open spaces;
- (h) Provision of and improvements to car parks
- (i) Provision of traffic management.
- (j) Expansion and improvement to golf course.
- (k) Provision of weather independent facilities.
- (l) Development of Wexford Coastal Path
- (m) Establishment of cycle routes.

Rosslare Harbour

6.27.3 The Rosslare Harbour Development Plan 1981 covers the Rosslare Harbour area. In addition to the policies and development objectives of that plan it is an objective of the Council to:

- (a) Support the continuing development of the harbour as a major port with links to Britain and Europe. The development will include, dredging, extra berthage for larger ships and additional freight and vehicle holding areas.

- (b) Promotion of marina, boating and sailing.
- (c) Assist in the protection and provision of commercial fishing.
- (d) Clean up beaches, improve access and provision of picnic areas.
- (e) Provision of short stay caravan park/camping facilities.
- (f) Assist in the provision of a tourist reception centre.
- (g) Promote the provision of services area for commercial vehicles including accommodation, parking facilities, dining facilities, social and language facilities.
- (h) Establishment of the Wexford Coastal Path in the Area.
- (i) Promote the provision of a heliport.
- (j) Promote the provision of a meteorological museum/exhibition centre.
- (k) Improvements to streets and street furniture.
- (l) Provision of amenity facilities and landscaping.
- (m) Provision of coastal protection.

6.28

AREA 4 ST. HELENS TO BALLYHEALY

Lady's Island, Carnsore, Tacumshane

6.28.1

The south eastern corner of the County contains landscapes and ecosystems unique in County Wexford. It is important that these resources be protected in the interests of the community. It is also necessary to encourage economic activity in the area. In addition to the other policies and development objectives which are relevant to this area, it is a development objective of the Council to;

- (a) Enhance Lady's Island, St. Helens and Carne as the main resort centres in the area.
- (b) Contain non strategic development and prohibit such development at Rostontown, Crogan Burrows and Carnsore.
- (c) Investigate the possible further means of providing for additional protection for the natural ecosystems in the south east area in the interests of education, study, enjoyment and tourism while minimising the potential conflicts between the various existing and possible uses and activities in the area. Examine the feasibility of making a Special Amenity Area Order or orders that will provide for a

detailed plan for the development of amenity and public access management. Co-operate with all relevant bodies in securing the maintenance of this valuable environmental resource.

- (d) Maintain the area as a priority in the Council's Coast Protection Programme and seek funding under the EC NORSPA Programme for coast protection projects which are associated with the protection of endangered habitats.
- (e) Establish a lake trail/nature trail/bird watching trail in the Ladys Island Lake area.
- (f) Establish a lake side walk at Tacumshane Lake.
- (g) Investigate the use of Ladys Island Lake and Tacumshane Lake for water based activities. A prime consideration in this case will be the protection of the ecosystems while providing for some recreational uses.
- (h) Improve and promote the Barry and McCaul homesteads of historic value.
- (i) Investigate suitable tourist development at the Tacumshane Windmill site.
- (j) Protect the delicate landscape at Carnsore Point and environs through the control of land use, restriction of access to sensitive areas, prevention of the removal of boulders and other alterations to the landscape. Where development is permitted it will be necessary to make use of natural features to minimise any impact upon the landscape.
- (k) Establish the Wexford Coastal Path in the area.

6.29

AREA 5 KILMORE QUAY TO BALLYHEALY

6.29.1

This area will be treated as an action area with Kilmore Quay as the main centre on the southern coast. There has been a straggle of uncoordinated ribbon development in the vicinity which has pre-empted the growth of Kilmore Quay. The development objectives relating to this area are as follows;

- (a) Prevent the further erosion of Kilmore Quay as a main centre through the prevention of further haphazard ribbon development in the area as a whole.
- (b) Direct new development away from the Ballyhealy area and prohibit further expansion of access in the area because of the threat to the stability of the burrows due to localised erosion.
- (c) Prepare a detailed action area plan for Kilmore Quay as part of the submission for funding under the NORSPA (or the proposed LIFE) programme for the adjoining area.

Kilmore Quay

6.29.2 The unique character of Kilmore Quay emanates from the historic thatched village which retains many features undisturbed over the centuries, the relationship between the village and the small harbour and the setting of the village and the harbour in the coastal area of south County Wexford. An action plan will be prepared for Kilmore Quay. The main policy and development of objectives include;

- (a) Encourage the preservation of traditional thatched dwellings in the village through grant aid subject to the availability of finances.
- (b) The design standards contained in "Building Sensitively in the Landscapes of County Wexford", Wexford County Council, March 1988, will apply to the design of new houses in Kilmore Quay. This will apply particularly to infill development.

(c) Shore Amenity

- (i) Carry out improvements to the car park opposite the fish factories by defining the seaward edge, surfacing the area, landscaping and screening the public toilet.
- (ii) Carry out improvements to the open area at Forlorn Point by providing landscaping.
- (iii) Provide street furniture in both area.
- (iv) Encourage the owners of the fish factories to screen the factories and the storage areas.
- (v) Investigate the provision of a small marina in the harbour area.
- (vi) Improve access to the shore area to the east of the harbour basin.

(d) Ballyteige Burrows

- (i) Protect the burrows from development.
- (ii) Assist the Community Development Association in making the Burrows available for public use.
- (iii) Protect the Burrows and Beach from natural and man made erosion.
- (iv) Provide picnic areas, sign posting and access control.

- (e) Reserve the land between the church and the Stella Maris Hall and the field across the road for public open space. In the case of the field on the seaward side of the road, emphasis will be placed upon protecting the view seaward and screening neighbouring development.
- (f) Establish the Wexford Coastal Path in the Kilmore Quay Area.
- (g) Carry out tree planting following further survey and/or as the need arises.
- (h) Secure the removal of unauthorised temporary structures.
- (i) Remove rubbish and provide litter control in all coastal areas.
- (j) Provide further housing on the Councils lands at Crossfarnoge as the need arises. Some of this land will be used as part of the proposed community centre site.
- (k) Encourage the improvement and upgrading of existing older houses in the village central area and at the same time, secure the conservation of the village.
- (l) Reserve land for the provision of a link road from the Regional Route R 739 at the northern end of the village to county road No. 773.
- (m) Carry out improvements to the Coast Road and parking area at the Harbour in conjunction with amenity works in the area.
- (n) Encourage the provision of off street car parking facilities in such a manner that the character of the village is maintained.
- (o) Reserve access points off the existing road network.
- (p) Implement Stage Three of the Fardystown Regional Water Supply Scheme so as to raise the expected overall water supply to Kilmore Quay.
- (q) Carry out improvements to the harbour basin in conjunction with the Department of the Marine Fishery Harbour Development Programme to include the provision of new landing quays with adequate flotation alongside, deepening of the existing berths at the old Pier and upgrading of the auction hall. The cost is estimated at £2.0 million and the Department of the Marine will contribute 50 per cent.
- (r) Co-operate with the Community Development Association in the provision of a community centre.

6.30 AREA 6 KILMORE TO BANNOW BAY

6.30.1 The main centre in this area is Cullenstown which is subject to coastal erosion. The development objectives relating to this area are as follows:

- (a) Encourage the location of new development in the immediate vicinity of Cullenstown and the expansion of the village to the north and north west.
- (b) Prohibit new development to the south east of Cullenstown or in the vicinity of the shoreline.
- (c) Seek funding through the NORSPA Programme to secure the relief from erosion at Cullenstown in the context of the protection of natural habitats.

6.30.2 Facilitate the management of the Bannow area in the interests of all user groups concerned while minimising potential conflicts between the groups.

6.31 AREA 7 BANNOW BAY TO CHEEKPOINT

6.31.1 This is a major resource area and will have a most important role in the development of the tourism industry in the longer term. The development objectives relating to this area are as follows:

- (a) Maintain Duncannon and Fethard on Sea as the main resort centres through the direction of strategic development to them.
- (b) Prevent the uncontrolled spread of non-strategic development throughout the area.
- (c) Secure better access to the estuary shoreline and seek the development of small jetties and mooring facilities in the inner part of the waterway. Other objectives relating to the Barrow are outlined in Section 6.23.
- (d) Protect the diversity of the landscapes in the area through the implementation of the objectives outlined below.
- (e) Carry out general environmental improvements in the area, specifically:
 - (i) Removal of derelict and semi derelict caravans and other temporary structures.
 - (ii) Clean up derelict areas including provision of fencing, planting, etc.
 - (iii) Carry out a tree planting programme using suitable species, and in locations where they are most likely to withstand the elements and

provide screening and softening of the harder landscape. This will not apply to the Hook Peninsula as it is essential to maintain the exposed nature of this outstanding landscape.

6.31.2 Carry out improvements to the following centres:

Duncannon

- (i) Provide car parks
- (ii) Provide improved amenity access to the beach
- (iii) Provide landscaping in the coastal areas
- (iv) Provide viewing places and picnic areas
- (v) Develop the Fort as a tourist centre/museum/hostel/or water sports school.

Fethard

- (i) Protect Fethard Castle and its environs as a major tourist amenity, improve access and investigate suitable uses
- (ii) Promote water sports/boating in Fethard Dock.

Wellingtonbridge

- (i) Investigate the preservation and development including public access to the Seven Castles of Clonmines.

Baginbun

- (i) Provide access to the earthworks
- (ii) Investigate suitable developments for the commemoration of the Norman landings.
- (iii) Establish the Wexford Coastal Path in the area.

Tintern

- (i) Development of a Regional Park
- (ii) Investigate the establishment of a medieval centre and rare farm breeds centre.

Ring of Hook/Slade

- (i) Investigate the establishment of an interpretative centre, a marine/scuba diving centre and an aquarium.

- (ii) Develop fishing and boating facilities at Slade.

Hook Peninsula

- 6.31.3 The Hook area differs from other costal areas in the County as it consists of a limestone and sandstone headland with low cliffs. The exposed landscape is unique in County Wexford and special attention is needed where development proposals are involved. The design guidelines contained in "Building Sensitively in the Landscapes of County Wexford" are relevant to the Hook area. Certain design considerations are specific to the area and are outlined below.
- 6.31.4 Within the Area of Landscape Importance on the Hook Peninsula, new development will be restricted in the interests of amenity and the preservation of the unique character of the area. Infill development will be encouraged in the village of Churchtown in accordance with the design criteria outlined below. These standards will also apply to development that may be permitted elsewhere in the area.

Churchtown

- 6.31.5 The loose knit, low density and partially run down appearance of Churchtown, half conceals its strongly underlying character. The character is based on the clustered cottages and outbuildings linked by stone walls often enclosing yards. The slate roofs, white washed walls, small windows and steep gables on the road edge, combine to create a vernacular architecture, simple, clear and strong.
- 6.31.6 Parts of Churchtown are in a somewhat derelict condition. These could and should be renewed but care must be taken not to destroy the strong underlying character.
- 6.31.7 As all houses will be served by septic tanks, the overall density will remain relatively low. The onus will be on the applicant to demonstrate to the Council the adequacy of the proposals for effluent disposal.
- 6.31.8 The overall objective of the guidelines is to ensure that all renewal and redevelopment will be in sympathy with the small scale vernacular of Churchtown.
- 6.31.9 To achieve this, certain distinctive characteristics of existing traditional construction, materials and finishes must be adhered to in any future development.
- 6.31.10 Basically these characteristics are as follows:

Construction

- (i) All external walls shall be of solid construction, e.g. concrete block, plastered or stone, (system built or frame construction will not be permitted).

- (ii) Houses and ancillary buildings shall be single storey. Houses may incorporate loft rooms in the attic space, with small windows in the gable, or Velux style roof lights only on the side of the roof away from the road.
- (iii) Two storey houses on a cottage scale and linked to a single storey ancillary building may be allowed only at the discretion of the Planning Authority.

Roofs

- (i) All roofs shall be pitched with a minimum pitch of 40 degrees and shall be finished with natural slate or black asbestos slates.

Windows

- (i) Windows visible from the road shall be small in size and sympathetic in materials, colour and proportion to existing windows.

Doors

- (i) Entrance doors visible from the road shall be solid.
- (ii) Garage doors shall not open directly onto the public road.

Materials and Finishes

- (i) External materials and finishes shall be in harmony with the existing traditional buildings in the area.

- (ii) The following materials are to be encouraged:

Stone
Sand/cement plaster
Natural slate
Black asbestos slate
Timber (in windows, doors and gates).

- (iii) The following materials are discouraged and may be prohibited in certain cases:

Bricks (clay, concrete, calcium silicate)
Standard concrete roof tiles or coloured asbestos slates
Dry dash, chip or pebble dash
Patent wall finishes (e.g. Alpine, finebuild, Renovo, etc)
Wall claddings
Natural aluminium

Colours

- (i) The following colours on external walls will be encouraged:

White
Natural stone
"Natural" sand/cement
Traditional colours (e.g. Shell Pink), at the discretion of the Planning Authority

- (ii) Strong non traditional colours are unlikely to be permitted.

Siting and Car Parking

- (i) The importance of the continuous existing stone walls on either side of the road cannot be over emphasised. Any disruption or lengthy breaching (over 3 m.) of these walls will inevitably erode the essential character of the village. Where it is necessary for any reason to breach these walls, the walls must be rebuilt, allowing only the minimum permanent openings for access.

- (ii) The proximity of houses and other buildings to the road is an important element in the villagescape. The effect of the gables linked by continuous walls gives a very satisfactory sense of enclosure and a "built up" feel which is remarkable considering the small scale of the buildings themselves.

In order to maintain the character of the village, the building line standards outlined in this plan will not be applied to Churchtown and the setting back of building lines from the road will be discouraged.

APPENDIX 1

DEFINITION OF CELL TYPES

This appendix contains the definitions of the cells referred to in section 5.10.7 and which are also identified in Map No. 2 of the "Wexford Coastline; Coastal Zone Management Plan".

TYPE A: Already built up or substantially built-up.

- 1 Notification of all existing access and management of access and activity in the foreshore area.
- 2 Detailed action plan to secure orderly infill development.
- 3 Consideration of installation of public services where not already in place.
- 4 Diversification of service functions and identification of a service node within the area.
- 5 Absolute protection of remaining, undeveloped "edge"; prohibition of any extension of access road.
- 6 Adopt standard 50m setback for all development from HWM.

TYPE B: Built-up or substantially built-up areas where coast is prone to erosion.

- 1 Management of access and activity in the foreshore area.
- 2 In addition Absolute prohibition on development of any kind within 100 metres of back of dunes, marsh.
- 3 Prohibition of any activity likely to exacerbate natural erosion, e.g., discourage day recreation, pony/horse riding in dunes or beach.
- 4 Establish programme of renewal to include: restriction in access; rotation of access. Construction of "hard edge" facilities to compliment or compensate for loss of access to shore.

TYPE C: Where coast is prone to erosion but not yet substantially built-up

- 1 Identify function of area and areas in which development is/is not acceptable. (See Maps)
- 2 Absolute prohibition of any development in dunes, beach or marsh areas or within 100 metres of the HWM, whichever is the greatest.

TYPE D: Undeveloped pockets interspersed with areas already substantially developed.

1 Protect, avoid further development.

TYPE E: Large undeveloped pockets/stretches.

1 Action plan to identify where development can or cannot take place.

TYPE F: Where coast is stable or possibly prone to deposition, with development pockets but not yet substantially built up.

1 Identify function of area.

2 Identify areas in which development is required/not acceptable (See Maps)

3 Management programme for beaches/dunes, etc. and adoption of standard 50 m set back from HWM.

TYPE G: Wetland/flatland drainage areas.

1 Consider designation.

2 Consider SAAO status.

The cell types contained in the following schedule are identified on Map No. 2 of the "Wexford Coastline; Coastal Zone Management Plan".