



# ENNISCORTHY

**Enniscorthy Town and Environs  
Development Plan 2008 - 2014**



**The Development Plan was adopted by  
Enniscorthy Town Council on 21st February 2008  
and by Wexford County Council on 14th April 2008.**



### **Enniscorthy Town Council Members**

Paddy Kavanagh - *Fine Gael*

Sean Doyle - *Independent*

Keith Doyle - *Fianna Fáil*

Tom Moorhouse - *Fine Gael*

Fiacre Ryan - *Fianna Fáil*

Peter Byrne - *Fianna Fáil*

John O'Rourke - *Independent*

Jackser Owens - *Independent*

Noreen Sheridan - *Sinn Féin*



### **Wexford County Council**

Chairman - Denis Kennedy

County Manager – Eddie Breen

### **Enniscorthy District Members**

Peter Byrne - *Fianna Fáil*

Sean Doyle - *Independent*

Barbara Ann Murphy - *Fianna Fáil*

Cathleen Codd Nolan - *Fine Gael*

Oliver Walsh - *Fine Gael*

Enniscorthy Town Manager – Tony Larkin

Enniscorthy Town Clerk – Pdraig O’Gorman



# 2008 - 14

## Development Plan

### **Enniscorthy Town and Environs Development Plan 2008 - 2014**

**The primary function of the Development Plan is to promote, facilitate and guide the development in Enniscorthy. The Plan will be used as a basis for guiding investment for both the public and private sectors.**

**The Joint Councils will seek to implement the aims, policies and objectives of the plan in a proactive manner. The Joint Councils will engage with all relevant stakeholders, both statutory and non-statutory agencies and organisations through the development management process.**







## Table of Contents

|   |           |
|---|-----------|
| <b>Chapter 1. Introduction</b>                                | <b>9</b>  |
| 1.1 Development Context                                       | 9         |
| 1.2 Purpose of a Development Plan                             | 9         |
| 1.3 Strategic Aim   | 10        |
| 1.4 Goals of the Plan   | 10        |
| 1.5 Form & Content  | 10        |
| 1.6 Plan Composition  | 11        |
| 1.7 Implementation  | 11        |
| <b>Chapter 2. Planning Policy Context</b>                     | <b>12</b> |
| 2.1 National Spatial Strategy 2002-2020                       | 12        |
| 2.2 Regional Planning Guidelines 2004-2016                    | 13        |
| 2.3 Wexford County Development Plan 2007-2013                 | 14        |
| <b>Chapter 3. Transportation &amp; Infrastructure</b>         | <b>17</b> |
| 3.1 Background  | 17        |
| 3.2 Public Transport  | 18        |
| 3.3 Cycling & Walking   | 19        |
| 3.4 Roads   | 20        |
| 3.5 Part B - Infrastructure                                   | 23        |
| 3.6 Water Supply  | 24        |
| 3.7 Wastewater  | 24        |
| 3.8 Surface Water Quality, Drainage Systems and Flood Control | 25        |
| 3.9 Solid Waste Management Strategy                           | 26        |
| 3.10 Energy Efficiency & Renewable Energy                     | 27        |
| 3.11 Telecommunications & General Infrastructure              | 28        |
| <b>Chapter 4. Economic &amp; Social Strategy</b>              | <b>29</b> |
| 4.1 Background Analysis                                       | 29        |
| 4.2 Future Employment, Enterprise & Economic Strategy         | 29        |
| 4.3 Social Strategy   | 31        |
| <b>Chapter 5. Housing</b>                                     | <b>33</b> |
| 5.1 Background  | 33        |
| 5.2 Existing Residential                                      | 34        |
| 5.3 Zoned Land  | 34        |
| 5.4 Social, Affordable & Voluntary Housing                    | 35        |
| 5.5 Residential Care Homes                                    | 36        |
| 5.6 Accommodation for Members of the Travelling Community     | 36        |
| 5.7 Housing & Community Facilities                            | 36        |
| 5.8 Residential Density & Housing                             | 37        |
| 5.9 Infill Housing  | 37        |

|  |           |
|--|-----------|
| <b>Chapter 6. Retail Strategy</b>                    | <b>38</b> |
| 6.1 Retail Classification                            | 39        |
| 6.2 Retail Strategy                                  | 40        |
| 6.3 Sequential Approach                              | 40        |
| 6.4 Neighbourhood Centre Development Opportunities   | 40        |
| <b>Chapter 7. Town Centre</b>                        | <b>42</b> |
| 7.1 Town Centre                                      | 42        |
| 7.2 Re-Use & Regeneration                            | 42        |
| <b>Chapter 8. Tourism, Recreation and Amenity</b>    | <b>44</b> |
| 8.1 Recreation, Amenity & Open Space                 | 45        |
| 8.2 Public Rights of Way                             | 46        |
| <b>Chapter 9. Conservation &amp; Heritage</b>        | <b>47</b> |
| 9.1 Part A Architectural Heritage                    | 47        |
| 9.2 Part B Archaeological Heritage                   | 51        |
| 9.3 Part C Natural Heritage                          | 53        |
| 9.4 Part D Architectural Conservation Area           | 54        |
| 9.5 Views and Prospects                              | 55        |
| <b>Chapter 10. Land-Use Zoning</b>                   | <b>57</b> |
| 10.1 Master Planning Zones                           | 58        |
| 10.2 Specific Land Use Zonings                       | 59        |
| 10.3 Zoning Matrix Table                             | 62        |
| <b>Chapter 11. Development Management Standards</b>  | <b>89</b> |
| 11.1 Archaeological & Architectural Heritage         | 89        |
| 11.2 Residential Development                         | 91        |
| 11.2.1 Residential Density                           | 93        |
| 11.2.2 Layout  | 94        |
| 11.2.3 Design  | 94        |
| 11.2.4 Building Lines                                | 94        |
| 11.2.5 Building Height                               | 95        |
| 11.2.6 Private Open Space for Housing Development    | 95        |
| 11.2.7 Public Open Space for Residential Development | 96        |
| 11.2.8 Road Layouts in Residential Areas             | 97        |
| 11.2.9 Urban Infill Housing                          | 98        |
| 11.2.10 Backland Development                         | 98        |
| 11.2.11 House Extensions                             | 99        |
| 11.2.12 Apartment Developments                       | 99        |
| 11.2.13 Materials                                    | 100       |
| 11.2.14 Gated Communities                            | 101       |
| 11.2.15 Naming of New Developments                   | 101       |
| 11.2.16 Maintenance and Management                   | 101       |
| 11.2.17 Housing for All                              | 101       |
| 11.2.18 Accessibility - Access for all.              | 102       |
| 11.2.19 Building Sustainably                         | 102       |
| 11.3 Childcare Facilities                            | 105       |
| 11.4 Access, Transport & Car Parking                 | 106       |
| 11.5 Dwellings in Rural Areas                        | 109       |
| 11.6 Retail  | 109       |
| 11.7 Advertising                                     | 112       |
| 11.8 Environment                                     | 112       |
| 11.9 Telecommunications                              | 113       |
| 11.10 Development Contributions & Bonds              | 113       |

Appendices

- Appendix 1: Record of Protected Structures
- Appendix 2: Enniscorthy Town Retail Strategy
- Appendix 3: Strategic Environmental Assessment Environmental Report

| Maps   | Title   | Size |            |
|--------|---|------|------------|
| Map 1  | Master Plan Zones                                       | (A3) | Chapter 10 |
| Map 2  | Roads Objectives & Public Footpaths & Lighting          | (A1) | Map Folder |
| Map 4  | Master Plan Zone 1                                      | (A3) | Chapter 10 |
| Map 5  | Master Plan Zone 2                                      | (A3) | Chapter 10 |
| Map 6  | Master Plan Zone 3                                      | (A3) | Chapter 10 |
| Map 7  | Master Plan Zone 4                                      | (A3) | Chapter 10 |
| Map 8  | Master Plan Zone 5                                      | (A3) | Chapter 10 |
| Map 9  | Master Plan Zone 6                                      | (A3) | Chapter 10 |
| Map 10 | Area of Archaeological Potential                        | (A1) | Map Folder |
| Map 11 | Protected Structures & Architectural Conservation Areas | (A1) | Map Folder |
| Map 13 | Protected Views   | (A1) | Map Folder |







## Introduction

### 1.1 Development Context

The Enniscorthy Town and Environs Development Plan 2008-2014 has been prepared under the Planning & Development Acts 2000-2006 and the Planning & Development Regulations 2001-2007. The Plan sets out the vision that will guide the development of Enniscorthy for the next six years.

The Plan addresses a range of development pressures and needs that are facing the Town during the period of the plan and beyond. In doing so, it sets out the goals and objectives to be followed by Enniscorthy Town Council & Wexford County Council, as well as the policies recommended to guide planning decisions and the activities of the Planning Authorities over the period of the Plan.

The Review of the Plan is being carried out at an opportune time in the continued development and growth of the town. Enniscorthy has experienced major sectoral growth and development since the adoption of the Enniscorthy Town & Environs Development Plan 2001.

Arising from the continued growth and development of the Town, there is now a need to consolidate this progression in a sustainable and orderly manner in order to adequately provide for the physical and social infrastructural requirements necessary for the Town. In order for the Town to continue to occupy a strategic position in the County, Enniscorthy Town Council in conjunction with Wexford County Council will aim to offer the people of Enniscorthy an enhanced and unparalleled quality of life over the coming years.

The Plan presents an integrated approach for public and private investment towards the provision of the physical and social infrastructure facilities and services necessary for Enniscorthy as a moderate growth town. Clearly investment of the Joint Councils will be subject to sufficient resources being available as required.

### 1.2 Purpose of a Development Plan

The purpose of a development plan is to set out the overall strategy for the proper planning and sustainable development of a particular area, in this case Enniscorthy Town & Environs. This development plan consists of a written statement and plans indicating development objectives for Enniscorthy.

Part II Chapter I of the Planning and Development Act 2000-2006 requires a Planning Authority to prepare a Development Plan for its functional area every six years.

In making the Development Plan the Joint Councils shall:

1. Have regard to Development Plans of adjoining planning authorities;
2. Take into account any significant likely effects the implementation of the plan may have on the area of any adjoining planning authority;
3. Have regard to national plans, policies or strategies;
4. Have regard to any Ministerial Guidelines.

### 1.3 Strategic Aim

To set out a framework for the sustainable development of Enniscorthy so that growth may take place in a co-ordinated and orderly manner, whilst protecting and preserving the town's intrinsic character, heritage and amenity and making a positive contribution to an improvement in the quality of life.

### 1.4 Goals of the Plan

This Development Plan is based on a number of general goals which are designed to improve the quality of life for the population of Enniscorthy and surrounding hinterland and which the Joint Councils will endeavour to implement during the period of the Plan.

**These goals are as follows:**

- To be consistent and co-ordinated with the policies and objectives of the statutory Wexford County Development Plan 2007-2013;
- To be consistent with policy contained in the National Spatial Strategy, Regional Planning Guidelines and Ministerial Guidelines;
- To guide the location and pattern of development whilst ensuring that a relatively compact urban form is maintained;
- To ensure that the future development of Enniscorthy is undertaken in such a way as to achieve a clean visual break between the urban and rural area thereby limiting ribbon development as far as possible outside the zoned envelope;
- To ensure that sufficient and suitably located land is allocated to satisfy the needs of the community;
- To sustain and enhance the role of Enniscorthy as a community and commercial service centre to the surrounding rural hinterland;
- To facilitate the provision of sufficient and adequate employment opportunities to cater for the needs of the population through the expansion of the manufacturing, services base and high technology sectors;
- To secure a safe and comprehensive transport system capable of satisfying the requirements of both motor traffic, cyclists and pedestrians in the town and critically to continue improvements of traffic management and car parking facilities to accommodate the conduct of commerce and social life;
- To facilitate the provision of improved amenities within the town and to secure the redevelopment and renewal of obsolete areas;
- To enhance the environment of the town including the renewal of obsolete areas and the preservation of buildings and other features of archaeological, historic, cultural or social interest;
- To protect residential and amenity lands from encroachment by incompatible types of development;
- To promote, protect, improve, encourage and facilitate the development of sustainable tourism and recreational facilities in Enniscorthy;
- To conserve and protect the natural heritage of Enniscorthy;
- To work towards removing all forms of social exclusion for all minority groups including but not limited to groups of a different gender, marital status, family status, age, race, religion, disability, sexual orientation and membership of the traveller community.

### 1.5 Form & Content

The written statement sets out the aims of the Joint Councils for the proper planning and sustainable development of Enniscorthy. The Plan sets out the many detailed objectives, which the Joint Councils wish to achieve over the lifetime of the Plan, such as development



objectives, infrastructure, conservation, preservation of amenities, renewal and community facilities. It is within the framework of the plan that public services will be provided and investment decisions made. The Development Management objectives deal with the standards that will be applied to development proposals in the Town & Environs area. Their purpose is to regulate the impact of development on the environment in pursuance of the declared policies.

The maps give a graphic representation of the proposals of the Plan, indicating land use and other objectives of the Joint Councils. In particular, the maps contain the details of local objectives and it is essential therefore that attention is given to maps when considering the local objectives. They do not purport to be accurate survey maps from which site dimensions or other survey data can be measured. Should any conflict arise between the written statement and the maps, the written statement shall take precedence.

This plan should be read in conjunction with relevant policies and objectives of the Wexford County Development Plan 2007-2013, where appropriate. This is required so that due account is taken of the town, its environs and its place in the regional and county hierarchy of urban settlements.

1.6 Plan Composition

Each chapter within the written statement provides a background to the topic and identifies goals, objectives and specific policies in relation to this subject. Details of what these include are identified below:

|            |   |
|------------|---|
| Background | A statement setting out the context for Enniscorthy in relation to the specific topic.  |
| Goal       | An overall general aim encompassing the policies and objectives   |
| Policy     | The policies set out the aims of the Joint Councils for the proper planning and sustainable development of Enniscorthy.                           |
| Objectives | Detailed objectives providing a framework for specific programmes/policies. It provides the background and reasoning to the policies in the plan. |

1.7 Implementation

The primary function of the Enniscorthy Town & Environs Development Plan is to promote, facilitate and guide the development in Enniscorthy. The development plan will be used as a basis for guiding investment decisions for both the public and private sector.

The Joint Councils will seek to implement the aims, policies and objectives of the plan in a proactive manner. The Joint Councils will engage with all relevant stakeholders, both statutory and non-statutory agencies and organisations through the development management process.

Section 15 (2) of the Planning and Development Act 2000-2006 which states that “the Manager of a Planning Authority shall, not more than two years after the making of a Development Plan, give a report to the members of the Planning Authority on the progress achieved in securing the objectives of the Plan”.

It has also been decided to establish an in-house implementation team consisting of a multi-disciplinary senior officials group whose remit is to ensure that all necessary measures are taken to secure the realisation of the Enniscorthy Town & Environs Development Plan. The implementation team will report to the Joint Council on a periodic basis.

## Planning Policy Context

While Town Development Plans are the fundamental planning document for the County, the Planning and Development Acts 2000-2006 place their formulation within a national and regional spatial framework. The National Spatial Strategy (NSS), the Regional Planning Guidelines (South East Region) and Wexford County Development Plan 2007-2013 are the three primary strategies, which the review of this Development Plan has had regard to. Other plans and strategies that the review of the Development Plan has taken into account in the formulation of its policies include: Wexford County Development Board's 'Remodelling the Model County', the Joint Waste Management Plan for the South East Region 2002-2012 and National Planning Guidelines.

### 2.1 National Spatial Strategy 2002-2020

The National Spatial Strategy is a twenty-year spatial strategy designed to achieve a better balance of social, economic, physical development and population growth between regions. The aim of the NSS is to enable every part of the country to grow to its full potential. To achieve this aim it identifies gateways and hubs as well as recognising that many county and larger sized towns in Ireland also play a key role in achieving balanced regional development.

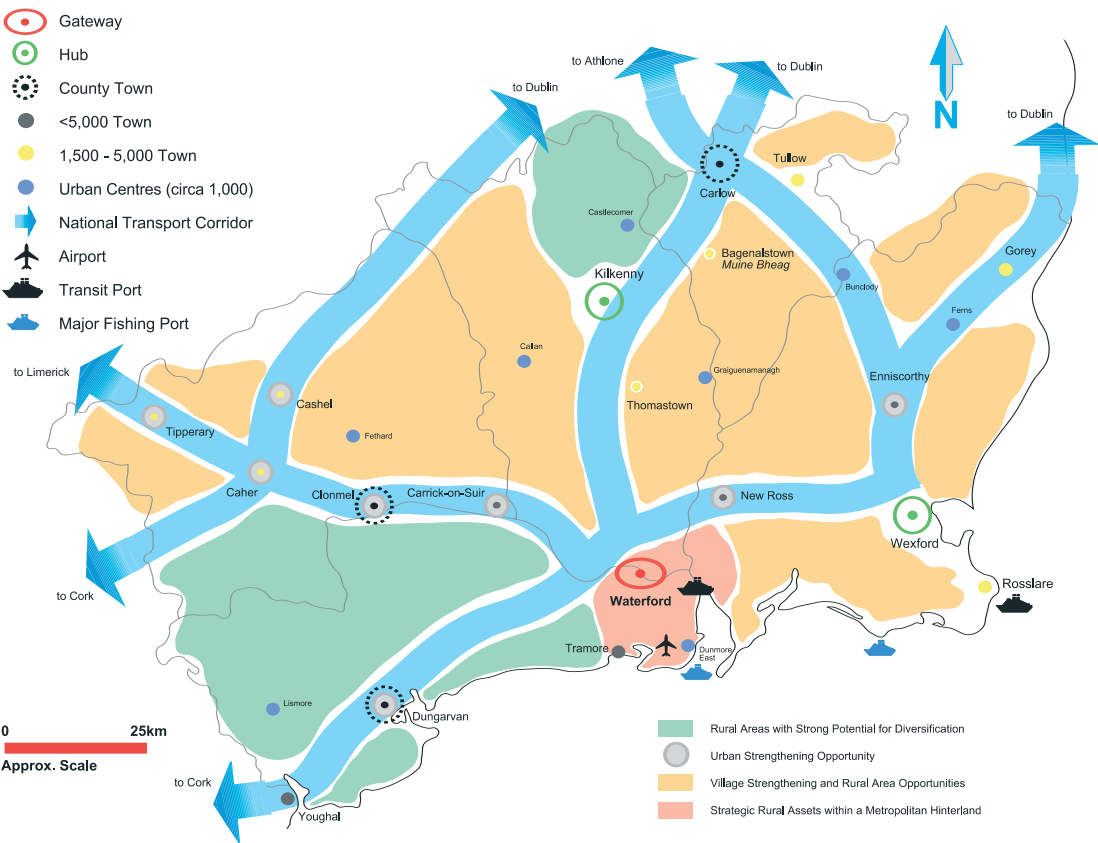


Figure 2.1 - National Spatial Strategy – South East Region



Enniscorthy is designated as a town with a population of over 5,000 in the National Spatial Strategy. Towns in this category will act as a focus for strengthening their own areas thus supporting the balanced pattern of growth.

National Spatial Strategy: Enniscorthy in the context of the South/Eastern Region provides good bases for population and services which will attract investment and employment activities additional to those that need to be located in or near a gateway.

## 2.2 Regional Planning Guidelines 2004-2016

The Regional Planning Guidelines are a long-term strategic planning framework for the development of the South Eastern Region up to 2016 and have been given an important role in the implementation of the National Spatial Strategy through the preparation and implementation of regional socio-economic strategies and regional planning guidelines.

The key principle of the strategy involves consolidating the growth of the Metropolitan Areas and concentrating future development of the Hinterland Area into a number of selected centres to be developed as self-sustaining towns.

The strategy defines development roles for different categories of urban centres. In defining development roles for the different types of urban centres, a typology has been developed that describes the functioning of the urban hierarchy. The different categories of towns in the Southeast Regional Guidelines are:

- Gateway
- Hub & County Town
- Large Towns
- District Towns

Enniscorthy falls into the category of Large Town within the South East Region. The town has recently experienced high levels of population growth and should continue to be an attractive location for new residential development. However, care must be taken to ensure that the continued expansion of Enniscorthy is regulated to ensure that community, social and retail developments continue to keep pace with the recent expansion of residential development. Development should enhance the existing character of the town and should seek to support the role of the Gateway, Hubs and County Towns rather than try to compete with them for growth.

Large Towns - Urban Consolidation Priorities within:

- Identify under-utilised, derelict or undeveloped lands within the built-up area through the development plan process.
- Realise opportunities using, for example, the derelict sites act and acquisition of key sites.
- Where sufficient development opportunities within the urban area are not available, consider appropriate extension options having regard to infrastructural constraints and the availability of community services.

Enniscorthy is located within Sub Area B (North County Wexford) of the South Eastern Regional Area, which exhibits the following characteristics:

- Strong population growth - Influence of Greater Dublin Area is present in the north of the county;
- Strong physical links to Dublin;
- Demographic implications for the rest of the County and the Hub at Wexford Town;
- Urban sprawl and tourism development to be controlled and monitored;
- Sensitive coastal landscapes.

2.3 Wexford County Development Plan 2007-2013

The County Development Plan 2007-2013 was adopted by Wexford County Council on the 30th April 2007 and became effective from 28th May 2007. This Plan was drafted having regard to the wider planning policy framework including the National Spatial Strategy, the Regional Planning Guidelines 2004-2016 and Government Guidelines. It sets out the context for future development in the County, development objectives, settlement hierarchy, development management standards and policies for the protection of the built and natural environment of County Wexford.

The Wexford County Development Plan 2007-2013 establishes a hierarchical settlement pattern within the County, which was prepared having regard to the RPG settlement strategy. Enniscorthy has been identified as a ‘Secondary Growth’ area within this settlement hierarchy.

The County Development Plan envisages a high level of employment activity, high order shopping and a full range of social and educational facilities so that Enniscorthy can become self sufficient and not develop into a commuter town for Wexford Town.

Population

The town of Enniscorthy covers Enniscorthy Urban District and Enniscorthy Rural Electoral District and includes the following townlands, Greenville, Moyne Upper, Moyne Lower, Blackstoops, Kilcannon, Templeshannon, Clonhaston, Kilagoley, Drumgold, Shingaun, Lyre, Scarawalsh and Enniscorthy. The 2002 Census showed a population of 8,964 including town and suburbs. The results of the 2002 Census indicated a population of 6,058 in Enniscorthy Town, an increase of 14.2% since 1996. This increase coincides with a period of unprecedented economic growth in Ireland and although Enniscorthy has not shared in this growth as extensively as other areas, there is evidence of a migration of Dublin based workers to the town to purchase affordable housing and have a better quality of life.

Demographic and Socio-economic analysis

The population of Enniscorthy Town has decreased by 13.9% since 2002, while the environs have increased by 21.1% reflecting the national trend of movement out of the inner urban areas to the environs and outskirts of towns.

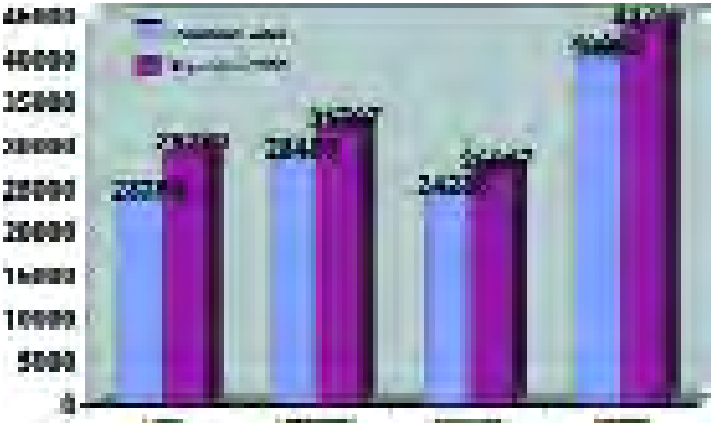
Population of Towns with legally defined boundaries 2006

| Towns                             | 2006  | 2002  | Change<br>2002-2006 | % Increase |
|-----------------------------------|-------|-------|---------------------|------------|
| Enniscorthy Town                  | 3,241 | 3,764 | -523                | -13.9%     |
| Environs of Enniscorthy           | 6,297 | 5,200 | 1,097               | 21.1%      |
| Total Enniscorthy Town & Environs | 9,538 | 8,964 | 574                 | 6.4%       |

Source: CSO 2006



County Wexford Electoral Areas<sup>1</sup>



Population of County Wexford Electoral Areas 2006

The above chart demonstrates the Population of the Electoral Areas within the County, with the Wexford Electoral Area remaining the largest electoral area with a population of 43,755. Enniscorthy is the second largest electoral area at 31,797, followed by Gorey and New Ross with 29,280 and 26,917, respectively.

Population Projections

The population of Enniscorthy Town is projected to increase over the next 5 years to a population of 13,520. Considering existing Planning information combined with the projected increases as outlined in the County Development Plan 2007-2013, the amount of zoned and serviced lands combined with other related economic effects such as the bypass of the National Route N11 at Gorey and the beginning of the Iarnród Éireann commuter service between Dublin and Gorey in late 2007, will all serve to increase the population of the Town and environs. The following Population Projection model has been conducted by the Dept. of Economics, UCD.

|                               | 2006  | 2011   | 2016   |
|-------------------------------|-------|--------|--------|
| Enniscorthy Town and Environs | 9,538 | 13,520 | 15,718 |

Households and Family Units

Enniscorthy Town has 3,496 households and 2,485 Family units. The largest proportion of family units in Enniscorthy are composed of Husband and Wife (or couple) and children (44%), although this is proportionally less than the State at 53.2% of Family units. 23.5% of Family units within the town are composed of a Lone Mother and children, compared to 15.4% of the State.

Households and Family Units 2006

|                  | Total Households | Total Family Units | Husband and wife (or couple) without children | Husband and wife (or couple) with children | Lone Mother with children | Lone Father with children |
|------------------|------------------|--------------------|---|--|---------------------------|---------------------------|
| Enniscorthy Town | 3,496            | 2,485              | 739 (29.7%)                                   | 1,093 (44%)                                | 585 (23.5%)               | 68 (2.7%)                 |
| State            | 1,462,296        | 1,053,180          | 303,554 (28.8%)                               | 560,386 (53.2%)                            | 162,551 (15.4%)           | 26,689 (2.5%)             |

Source: CSO 2006

<sup>1</sup>It should be noted that Wexford Co. Council (WCC) defined Electoral Areas do not correspond with CSO defined Rural Areas; therefore there may be some differences in the Electoral Divisions included in each.

Age Profile

While Co. Wexford has an above average youth population with 22.2% of the population under 14 years, Enniscorthy has a similar age profile to the State except for the population over 65 years. 12.9% of the population of the town are over 65 years while, 11% of the State are over 65 years and 11.6% of the county are over 65 years. The age dependency ratio for Enniscorthy in 2006 is 49.6%, compared to 45.8% for the State and 51.1% of the County.

Age Profile of Enniscorthy, Co. Wexford and State 2006

| Age         | 0-14 years | 15-24 years | 25-44 years | 45-64 years | 65 years and over | Total     |
|-------------|------------|-------------|-------------|-------------|-------------------|-----------|
| Enniscorthy | 1,940      | 1,468       | 2,991       | 1,913       | 1,226             | 9,538     |
| Co. Wexford | 29,238     | 17,530      | 39,919      | 29,738      | 15,324            | 131,749   |
| State       | 864,449    | 632,732     | 1,345,873   | 928,868     | 467,926           | 4,239,848 |

Source: CSO 2006

Age Profile of Enniscorthy, Co. Wexford and State 2006 - %

| Age         | 0-14 years | 15-24 years | 25-44 years | 45-64 years | 65 years and over | Total  |
|-------------|------------|-------------|-------------|-------------|-------------------|--------|
| Enniscorthy | 20.3%      | 15.4%       | 31.4%       | 20.1%       | 12.9%             | 100.0% |
| Co. Wexford | 22.2%      | 13.3%       | 30.3%       | 22.6%       | 11.6%             | 100.0% |
| State       | 20.4%      | 14.9%       | 31.7%       | 21.9%       | 11.0%             | 100.0% |

Source: CSO 2006

Live Register

The number of persons on the live register in Enniscorthy has increased in the past year from 1,688 to 1,713; this is marginally lower than the previous month of April 2007.

|             | May 2006 | April 2007 | May 2007 |                |
|-------------|----------|------------|----------|----------------|
| Enniscorthy | 1,688    | 1,721      | 1,713    | 1.48% increase |
| Co. Wexford | 6,420    | 6,587      | 6,440    | 0.3% increase  |

Source: CSO 2006

In 2002, Enniscorthy Urban DED was considered an ‘Unemployment Black Spot’ with 20.5% of the population unemployed.

## Transportation & Infrastructure

### 3.1 Background

Improving the standard of transportation infrastructure in Enniscorthy is of primary importance. The provision of good quality infrastructure is essential to the economic, social and cultural development of the town. The Planning Authority will seek to encourage patterns of economic growth, which can be achieved with maximum transport efficiency and the least possible environmental impact.

The designation of Enniscorthy as a Moderate Growth Town within the South East Region necessitates the improvement of links to and from Enniscorthy for all trip purposes by all modes of transport. It is vital that links with Dublin, Waterford and Wexford and surrounding areas are maximised not only to attract business development into the town but also to provide for leisure and other trips to and from the surrounding area.

Enniscorthy, at present is bisected by the N11 (Euro Route E01) and as a result suffers from the effects of increased traffic flows. When the proposed by-pass is constructed (2015), it is envisaged that the flow of traffic in the town will substantially reduce.

An improvement in the environmental quality of the town is dependent on the reorganisation of the town's system of traffic circulation. Car usage should be reduced through the promotion of other modes of transport, such as cycling, walking and public transport. Policies that address car parking facilities and short trip generation, such as the journey to and from school, can be quite effective in reducing traffic volumes. Policies and zoning that address the imbalanced retail distribution will also go towards reducing traffic flows.

Walking and cycling are particularly suitable modes of transport for children going to school. An improvement in road safety through the designation of cycle paths and pedestrian paths would remove the main obstacle preventing cycling and walking as a suitable mode of transport for school trips. In order to create safe and attractive routes for children to cycle to school, specific routes have been identified and improvement measures proposed where there is a high potential demand for school trips.

#### Goal

To develop a safer, more efficient and integrated transport system within Enniscorthy, with improvements to the road network, other forms of the transport network including public transport, cycle ways and to create a pedestrian friendly environment.

#### Objectives

1. To integrate land use and transportation to ensure that, in the future, travel to and within Enniscorthy is carried out using the most convenient and appropriate modes of travel.
2. To minimise car access and direct through traffic in the town centre by the development of key road links.
3. To maximise pedestrian and cycle movements between residential areas, the town centre, schools, industrial estate and the railway station.



Policy Statements

Transport - General

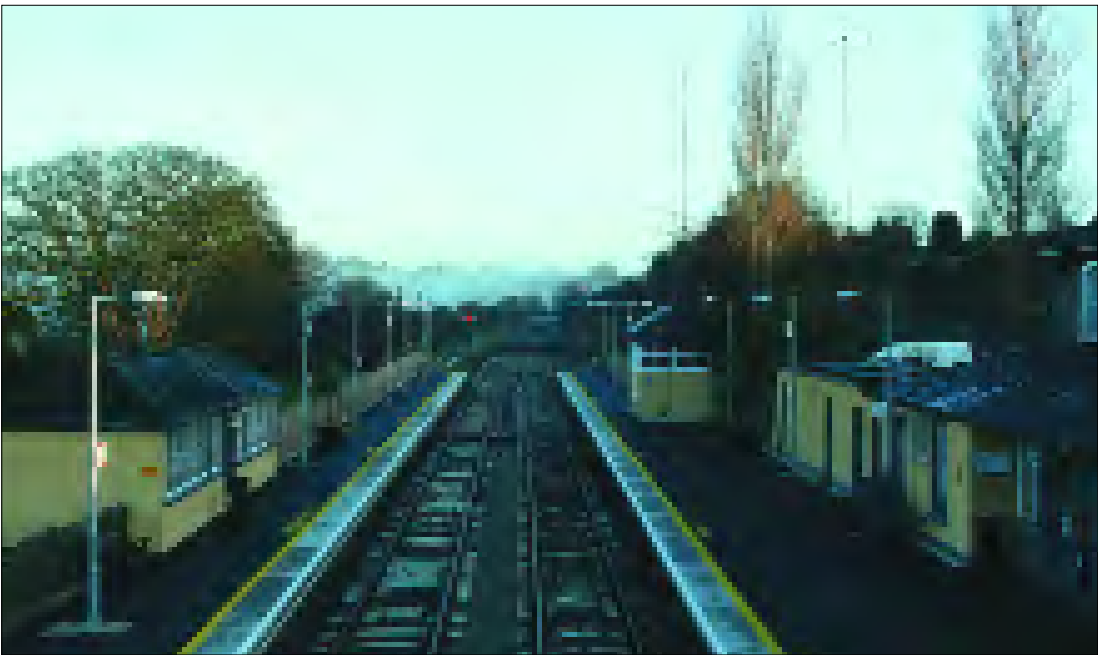
It is the policy of the Joint Councils:

- GT 1 To promote road safety measures in conjunction with Government departments and other agencies to avoid the creation of traffic hazards and to ensure traffic management issues are adequately addressed at pre-planning and planning application stage.
- GT 2 To ensure a safe and comprehensive roads system capable of satisfying the requirements of both vehicular traffic, cycle and pedestrian traffic within the town.
- GT 3 To have regard to the condition, location and accessibility of heritage items in the planning and provision of transportation services.

3.2 Public Transport

Enniscorthy is served by both bus and rail public transport. The rail service operates on the mainline intercity route. The capacity on the line is increasing due to ongoing investment and improvements in infrastructure. It is an objective of the plan to support this route by promoting policies that utilise this transport node.

Enniscorthy town is served by bus transport with a range of services to centres including Wexford, Rosslare, Carlow, Waterford, Dublin, Arklow, Tullow, Gorey, New Ross. Bus Éireann currently operates both local and expressway services through Enniscorthy. The Rural Transport Initiative (RTI) arose from a commitment by the Department of Transport in the National Development Plan 2000-2006 to support the development of pilot transport initiatives in rural areas. The initiative was launched in 2001 with 34 projects. The aim of this funding is to encourage innovative community based initiatives to provide transport services in rural areas with a view to addressing the issue of social exclusion in rural Ireland which is caused by a lack of access to transport. The Wexford Rural Bus Service was formed out of the Department of Public Enterprise Rural Transport Initiative and provides a Friday service linking Ballywilliam, Rathnure, Killiane, Kiltealy, Balindaggin, Marshalstown and Milehouse with Enniscorthy town.



In addition there is a shuttle bus to Wexford and an Airport Bus service along with a number of private bus services which run through Enniscorthy. The Planning Authorities will promote improved and more frequent rail and bus services from Enniscorthy to other urban centres in the County and elsewhere.

## Policy Statements

### Public Transport

It is the policy of the Joint Councils:

- PT 1 To co-operate with the relevant transport bodies and authorities to secure improvements and further developments of the public transport system.
- PT 2 To facilitate and promote the development of upgraded rail infrastructure and services on the Dublin-Rosslare line through Enniscorthy.
- PT 3 To facilitate the provision of taxi and hackney services and parking in Enniscorthy.
- PT 4 To facilitate the provision of a bus-bay and quality bus waiting area in the town centre and to encourage interchange between bus and rail services.
- PT 5 To require that public transport set-down and pickup points are located such that the safety of passengers is maximised and the safety of road users is not endangered through the creation of a traffic hazard.

## 3.3 Cycling & Walking

In line with principles of sustainability a modal shift from the private car to public transport, walking or cycling will be encouraged. Currently cycling offers an alternative mode of transportation in Enniscorthy. A number of development objectives set out in the plan will enhance the pedestrian and cycling environment for the enjoyment of Enniscorthy residents and visitors alike.

There is potential to reallocate road space to footpaths and dedicated cyclist facilities. Improvements to pedestrian safety and the pedestrianisation of certain routes will create opportunities for enhanced pedestrian movements to and through the town.

## Policy Statements

### Cycling & Walking

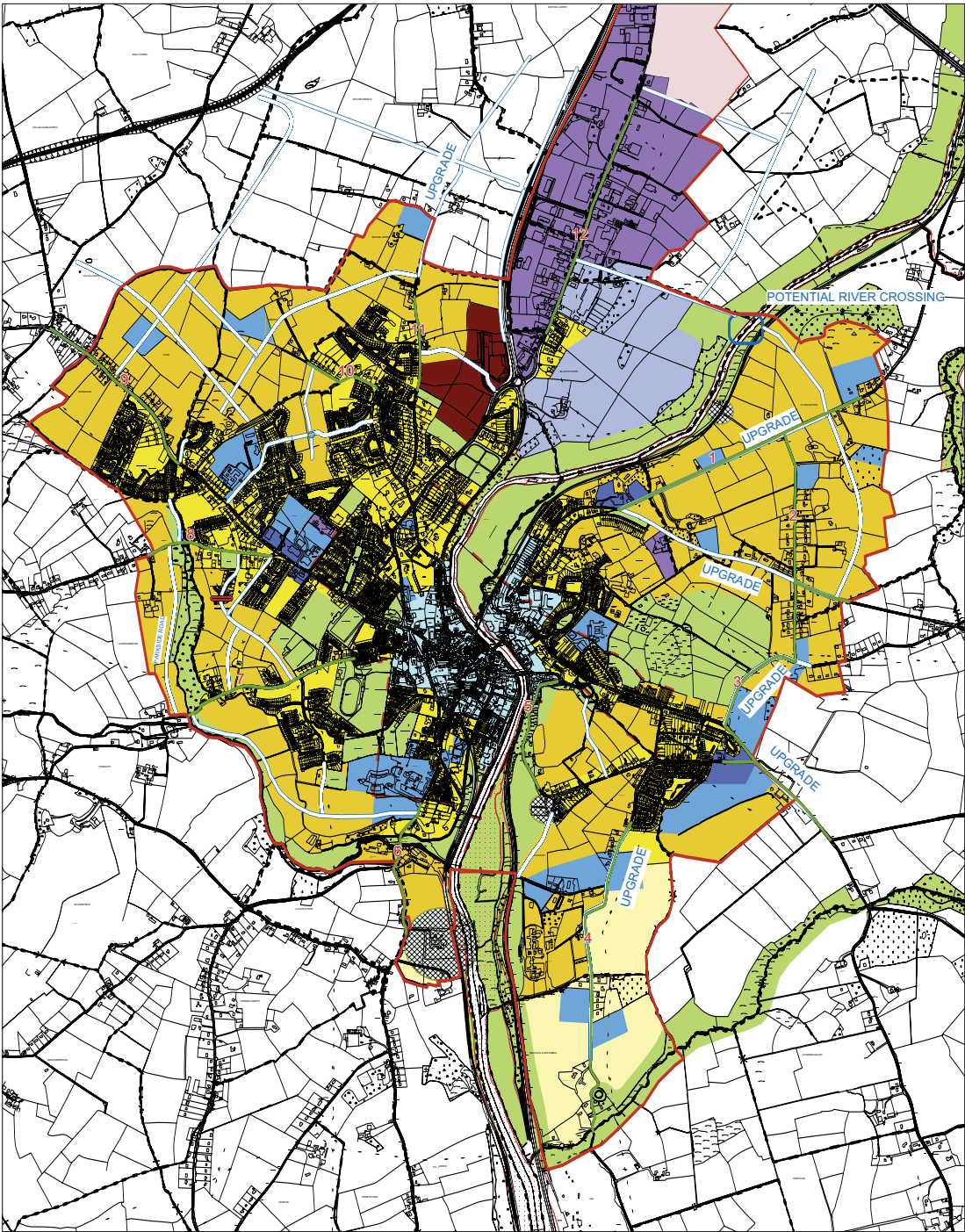
It is the policy of the Joint Councils:

- CW 1 To continue the improvements, which facilitate pedestrian safety at various locations within the town centre.
- CW 2 To encourage the extension and widening of footpaths generally within the existing built up area, and their re-paving for pedestrian use. Such works will have regard to the implementation of the roads objectives detailed above.
- CW 3 To continue to provide for and extend the system of safe pedestrian and cycle routes linking residential areas and the town centre with schools, shops, the train station and open spaces.
- CW 4 To provide for dedicated cycle corridors on all proposed new roads and roads to be upgraded as identified in the Map No. 2 Road Objectives which forms part of the Development Plan.
- CW 5 To provide signal controlled pedestrian facilities, which have an audible signal and dished kerbs with tactile paving to assist visually and mobility-impaired persons in crossing roads.
- CW 6 To ensure that all new residential developments have provision for cyclists.
- CW 7 To encourage the provision of secure bicycle parking facilities in the town centre, at public facilities such as schools, libraries, the train station and in all new developments in accordance with the standards set out in development control standards.
- CW 8 To ensure that roads and footpaths are designed and constructed to cater for the needs of the physically disabled.
- CW 9 To provide footpath continuity at appropriate locations to the town boundary.
- CW 10 To improve existing lighting and seek the provision of additional lighting facilities in Enniscorthy as funding becomes available.
- CW 11 To upgrade and construct continuous walkways and cycle ways leading out from the town centre to the Kilcannon Industrial Estate.

### 3.4 Roads

Enniscorthy Town is situated in a central position within the County, on the River Slaney, and accessed by the following main roads.

- N11 National Primary Route and Euroroute E01, approximately 116km from Dublin, 29km from Gorey;
- Leading southwards, Wexford lies approximately 23km from Enniscorthy and Rosslare Harbour is 43km via the Wexford Relief Road and N25;
- The N30 National Primary Route to Waterford via New Ross;
- N80 National Secondary Road to Carlow via Bunclody;
- R702 Regional Route to Kilkenny via Killealy;
- R744 Regional Route to Blackwater and the Coast.



Map 2 – Roads Objectives & Public Footpaths & Lighting



Enniscorthy, at present is bisected by the Euro Route E01 and suffers from the effects of increased traffic flows. When the proposed by-pass is constructed around the town the flow of traffic in the town will substantially reduce. This is particularly true of through-traffic which has no destination in the town and is currently a major contributor to congestion and the degradation of environmental amenity in the town.



## Policy Statements

### Roads

It is the policy of the Joint Councils:

- R 1 To implement in conjunction with development the road objectives set out in this plan (See Map 2 on preceding page).
- R 2 To Improve access along the principle radial routes out of the town and distributor roads through improvement schemes and a reduction in congestion.
- R 3 To improve the existing roads where necessary by the setting back of building or frontage lines and by setting back of proposed new structures at road junctions to improve sight lines in the interests of traffic improvement and safety.
- R 4 To reserve lands for road improvement proposals by means of acquisition and development management.
- R 5 To preserve free from development all alternative road improvement lines and route corridors where development would seriously interfere with the roads objectives, until such time as a final decision on a preferred route has been made. The Local Authority will endeavour to ensure that a decision with respect to final road lines is decided upon as expeditiously as possible in order to prevent planning blight.
- R 6 In the interest of safety; the free flow of traffic and the need to avoid the reduction in capacity; level of service and the dissipation of public capital, the Local Authority shall control the number of junctions and access points onto the National and Regional Roads in the County area.

Policy Statements

Traffic management

It is the policy of the Joint Councils:

- TM 1 To review, extend and adopt proposals to improve traffic management and parking controls so as to allow for optimum use of streets in the town.
- TM 2 To adopt a system of circulation for car traffic which limits through traffic in the town through the implementation of traffic cells, radial routes and distributor roads.
- TM 3 To introduce traffic management measures within the town centre to facilitate pedestrian movement, cycling and public transport initiatives.
- TM 4 To implement traffic calming measures in residential areas, where appropriate.
- TM 5 To support the further development of public transport services and improved public transport links with other urban centres.
- TM 6 To encourage cycling for short distances in and around the town centre and from the immediate hinterland.
- TM 7 To develop cycle routes from the principle residential areas around the town centre to the town centre.

Policy Statements

Car Parking

It is the policy of the join Councils:

- CP 1 To Identify suitable locations and/or other provisions for long term parking by commuters on the outskirts of the town.
- CP 2 To identify suitable locations for a coach/bus parking facility adjacent to the town centre.
- CP 3 To provide off street car parking at strategic locations in the town centre and on the outskirts of the town.
- CP 4 To adopt car parking management standards within the town centre that reduce on-street car parking in favour of off-street car parking and a restriction on long term (commuter) car parking facilities in favour of short term (business and leisure) car parking use.

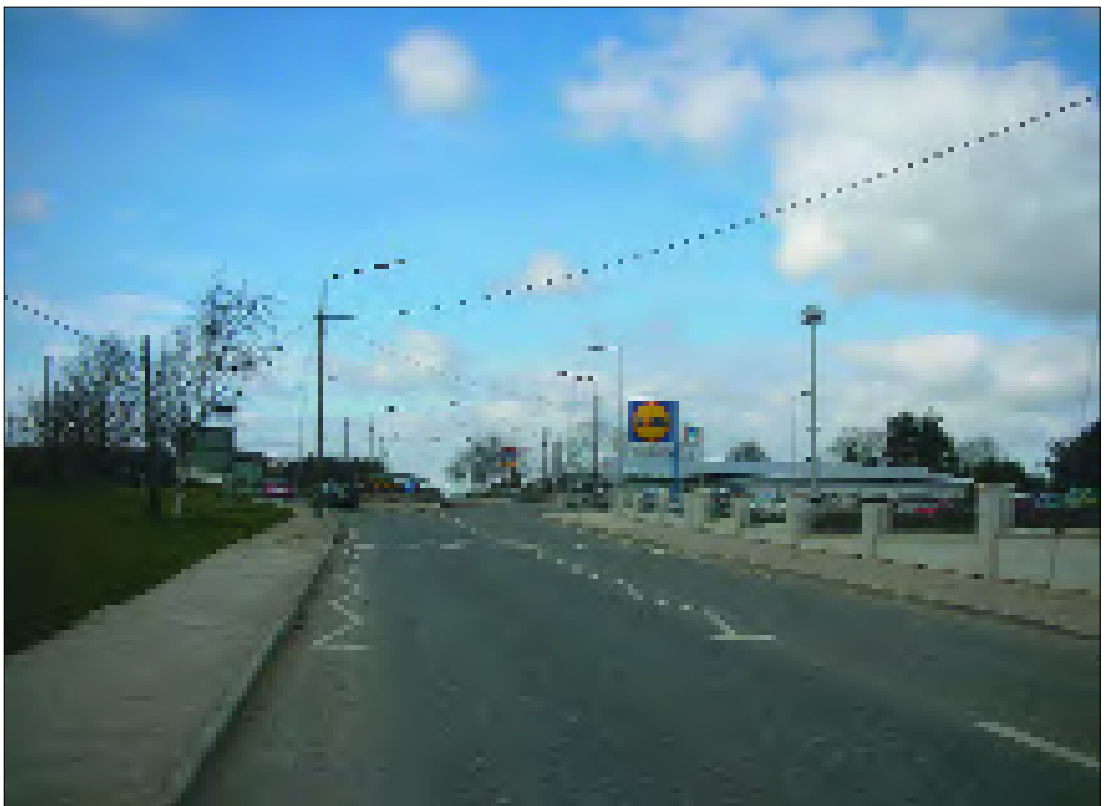
Specific Local Objectives

It is the objectives of the Joint Councils:

- T1 To support delivery of the Enniscorthy By-pass.
- T2 To improve the Ross Road.
- T3 To introduce such traffic management regulations, in the areas of the bridges at Abbey Square, Abbey Quay and Slaney Place as detailed survey and assessment show to be necessary.
- T4 To carry out improvements to Island Street.
- T5 To reserve the land necessary for road access to the development area lying between Carley’s Bridge Road and Cherry Orchard Road.
- T6 To reserve the land necessary for road access to the development area between Milehouse Road and Greenville Lane. These roads are of the same category as those in T5.
- T7 To improve Greenville Lane and reserve land for junction with T6 above.
- T8 To reserve access points off existing and proposed road networks.
- T10 To improve Munster Hill.
- T11 To provide & improve public lighting and footpaths at the following locations (See Map 2);
  - 1) Clonhaston River Road;
  - 2) Clonhaston & R744;
  - 3) Vinegar Hill & Drumgold;
  - 4) Salville Road;
  - 5) Esmonde Road;

- 6) Ross Road;
- 7) Cherryorchard Road;
- 8) Milehouse Road;
- 9) Greenville Lane;
- 10) The Moyne;
- 11) The Industrial Estate, Kilcannon;
- 12) Munster Hill & St. Johns to Treatment Plant.

- T12 To widen the street at Templeshannon adjoining St. Senan's Cemetery without causing damage to the cemetery or its boundary walls.
- T13 To improve road junction at Millpark Road / Friary Hill.



### 3.5 Part B - Infrastructure

The provision of adequate water supply and sewerage facilities is an integral part of the proper planning and sustainable development of any area. There have been significant changes in the operating environment in which these services are provided since 1999. The many drivers of change include new EU and national legislation, the Government's framework for water pricing, project management and service procurement approaches together with regional strategic planning and integration of services.

Plans are currently underway to upgrade the existing sewerage plant to provide additional capacity; this will be carried out during the lifetime of this Plan. Work is required to upgrade the existing foul sewer network on the eastern side of Enniscorthy town. This Phase 3 of the main drainage scheme will be carried out during the lifetime of the Plan so that development is not impeded.



**Goal**

To provide water in sufficient quantity and quality for domestic, industrial, agricultural and other uses and to provide a reliable system for the safe and adequate disposal of wastewater and solid waste in a manner, that is sustainable.

**Objectives**

- (1) To improve the provision of wastewater services in those areas of the town where deficiencies exist at present.
- (2) To provide the necessary drainage facilities to serve the needs of all development within the town, and to prevent pollution.
- (3) To separate the disposal of foul and surface water effluents through the provision of separate sewerage networks.
- (4) To promote the changeover from septic tanks to mains connections in all cases where this is feasible.
- (5) To preserve free from development the way leaves of all public sewers and water mains.
- (6) To provide sufficient water to service all the lands zoned for development in this Plan, and to provide for future needs in the longer term.

**3.6 Water Supply**

The existing water supply in Enniscorthy is adequate to meet the demands of the present and future populations within the time framework of the plan.

**Policy Statements**

- It is the policy of the Joint Councils to:-
- WS 1 Provide an adequate, sustainable and economic public water supply to provide for the existing and future populations.
  - WS 2 Implement a programme for upgrading water supply mains so as to provide adequate standards of water quality, pressure, storage and fire safety.
  - WS 3 Conserve supplies through the maintenance of the mains and the elimination of leakages.
  - WS 4 Promote public awareness on the maintenance of water quality and economic and sustainable use.

**Objectives**

- It is the objective of the Joint Councils to:-
- W1 To formulate and implement a leak control policy.
  - W2 To install water metres at appropriate locations in order to improve leakage control.

**3.7 Wastewater**

The existing waste water treatment plant at Enniscorthy has a capacity of 18,000 PE. A scheme was drawn up for the upgrading of the entire sewerage system. The scheme was to be implemented in 3 phases. Phase 1, which involved the servicing of the western environs and Blackstoops area and Phase 2, which involved the upgrading of the town centre have been completed. Phase 3, the servicing of the eastern environs has yet to be completed.

The treatment plant has reached its capacity and without future upgrading is unable to cater for any further increase in population. Funding has been sought under the Serviced Land Initiative to carry out future works to the treatment plant to potentially create a total capacity of 30,000 PE to serve the town and environs up to 2035 and to expand the existing sewerage network. However this work is not intended to be complete until 2010.

## Policy Statements

It is the policy of the Joint Councils to:-

- WW 1 Collect the foul sewerage from within the town and environs and to discharge it after treatment in a safe and sustainable manner.
- WW 2 Provide satisfactory wastewater treatment facilities to serve existing and future populations.
- WW 3 Separate foul and surface water drainage systems where feasible in order to reduce the volume of material entering the treatment plant and to ensure that all new developments provide separate on-site foul and surface water drainage systems.

## 3.8 Surface Water Quality, Drainage Systems and Flood Control

The Local Authority will endeavour to improve the water quality in rivers and other water courses and minimise the impact on groundwater of discharges from septic tanks and other potentially polluting sources.

## Policy Statements

It is the policy of the Joint Councils to:-

- SW 1 Protect existing groundwater aquifers and surface waters from pollution.
- SW 2 Protect the water quality of the River Slaney and continue to implement the Water Quality Management Plan for the River Slaney, and to ensure that the water quality of the river is maintained at a satisfactory level in accordance with the EU Water Framework Directive and EU Directive Number 78/659 that lists the river as a salmonoid river.
- SW 3 Prevent the alteration of natural drainage systems and in the case of development works require the provision of acceptable mitigation measures in order to minimise the risk of flooding and negative impacts on water quality.
- SW 4 Promote storm water retention facilities for new developments and existing catchment areas.

## Flooding

Multiple recurring flood points are identified in and around Enniscorthy. The surprising depths of flooding are in part due to the lack of floodplains at Enniscorthy. The high ground to the west is part of the foothills of the Blackstairs Mountains and the eastern part of the town is partially built on Vinegar Hill. The depth of floodplain is also due to the lack of substantial floodplain throughout most of the catchment. Generally, the floodplains of the Slaney and its tributaries are not wide enough and end abruptly in steep sided encarpments and hills, the majority of large Irish rivers do not share this condition. This means that a flood only has a small area to flood out to so the flood peak is not attenuated to the same degree as is common in this country.

There were four major floods recorded in Enniscorthy Town in the 20th Century, these occurred in 1924, 1947, 1965 and November 2000. The 1965 flood was the largest; relative to the Nov. 2000 flood. The November 2000 flood caused considerable damage with many properties over one meter deep in water. In many cases properties did not flood from the river adjacent to them, instead, their flooding resulted from waters exiting the river at a point further upstream and moving overland to them.

## Policy Statements

It is the policy of the Joint Councils to:-

- SW 5 Ensure that development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations.
- SW 6 Preserve and protect the water quality of the natural wetlands and flood plains of the

River Slaney where these help to regulate stream flow, recharge ground water and screen pollutants.

- SW 7 Control development in any flood plain. Development will only be permitted when the Councils are satisfied that new and existing developments are not exposed to increased risk of flooding and that any loss of flood storage is compensated for elsewhere in the river catchment.
- SW 8 Require that a Flood Risk Assessment and proposals for the storage or attenuation of run/off discharges (including foul drains) must accompany applications for planning permission for all significant developments (greater than 1 ha) to ensure that the development does not increase the flood risk in the relevant catchment. For smaller developments (1 ha or less), a certificate from a suitably qualified competent person stating that the development will not contribute to flooding within the relevant catchment must accompany applications for planning permission. A Flood Impact Assessment shall identify potential loss of floodplain storage and how it would be offset in order to minimise impact on the river flood regime. It shall also take account of the possible effect on the natural resources of the river. For developments adjacent to watercourses of a significant conveyance capacity any structures must be set back from the edge of the watercourse to allow access for channel cleaning/maintenance.
- SW 9 Development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff. e.g.:-
- Hard surface areas (car parks, etc.), should be constructed in permeable or semi-permeable materials ;
  - On site storm water ponds to store and/or attenuate additional runoff from the development should be provided;
  - Soak-aways or french drains should be provided to increase infiltration and minimise additional runoff;
  - Proposals for surface drainage and discharge to protect the development site and existing roadside drainage and carriageway.
- SW 10 All new developments must be designed and constructed to meet the following minimum flood design standards, for urban areas so that floor levels are 300mm above the 100 year flood level and that in areas under the influence of the tide the 200 year event flood should be considered.
- SW 11 All development proposals within Enniscorthy should have regard to the ‘River Slaney (Enniscorthy) Drainage Scheme, Option Appraisal Report 2006’ by the Office of Public Works.

### 3.9 Solid Waste Management Strategy

Proper waste management is a fundamental requirement for sustainable development and environmental protection and landfill cannot continue to be relied on as the principal means of waste disposal. There are a number of EU Directives that apply to the area of waste management defining the legal context within which waste must be planned and managed. The Joint Waste Management Plan for the South East Region was adopted in 2006. The Plan highlights current levels of waste and sets objectives whereby overall levels will be reduced and stabilised in order to comply with both national and European legislative guidelines. The guidelines set down a hierarchy of preferential modes of waste management, focusing on prevention, minimisation, re-use/recycle and disposal with energy recovery and disposal of residual waste.

#### Policy Statements

It is the Policy of the Joint Councils to:-

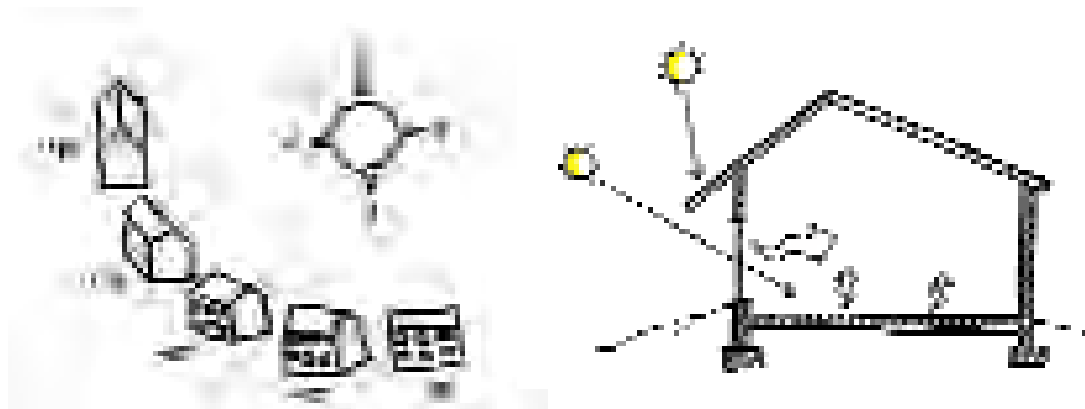
- WM 1 To promote the implementation of the Waste Management Plan (2006) for Wexford together with any future Waste Management Plans.



- WM 2 To encourage waste prevention, minimisation, reuse, recycling and recovery as methods of managing waste. Where waste management is not being carried out properly, the Waste Management Acts, 1996 to 2001 will be used as a means to ensuring specific national policies and regulations are adhered to.
- WM 3 To encourage the recycling of construction and demolition waste and the reuse of aggregate and other materials.
- WM 4 To promote the 'polluter pays principle'.
- WM 5 To encourage the provision of recycling facilities (i.e. bottle banks, bring centres etc.) at suitable locations in the town in order to facilitate domestic recycling initiatives.
- WM 6 To promote and facilitate communities to become involved in environmental awareness activities and community-based recycling initiatives or environmental management initiatives that will lead to local sustainable waste management practices.

### 3.10 Energy Efficiency & Renewable Energy

The Joint Councils support increased energy supply, energy efficiency and the development of renewable energy sources at optimum locations. It is important to recognise the range of new and developing technologies that can contribute to minimising greenhouse gas emissions and to securing a proportion of energy needs from indigenous and renewable sources. Renewable energy comes from natural, inexhaustible sources such as solar, hydro, wind, biomass and geothermal. Renewable energy can also be derived from a range of waste products such as sewage, municipal and agricultural wastes.



**Solar Homes Catch the Sun. Source: Sustainable Energy Ireland.**

Passive solar design principles should be incorporated into the design of individual buildings or estates in the following ways:

- Ensuring a high level of insulation in the roof, walls, floors and windows thereby reducing heat loss;
- Maximising solar gains in buildings through good orientation, layout and glazing;
- Ensuring adequate ventilation.

If passive solar design principles are taken into account in the design of a dwelling the heating will be reduced so that it is very easy to provide the remaining heat demand from a renewable energy source, such as a heat pump, wood heating system or solar water heater pump.

**Policy Statements**

- It is the policy of the Joint Councils to:-
- EN 1    Ensure that all new residential building developments will be required to meet low energy performance targets. Each building’s energy performance as calculated by the Building Energy Rating (BER) will have a minimum energy efficiency rating of B1. New buildings should incorporate renewable energy technologies in order to help achieve the B1 rating required.
  - EN 2    To encourage applicants for planning permission to take into consideration passive solar design principles when designing an individual building or estate.
  - EN 3    To support and encourage the installation of renewable energy sources such as heat pumps, wood heating systems, solar collectors or solar panels.
  - EN 4    To adapt and maintain energy conservation measures within the Joint Councils own developments and to encourage developers to implement such measures.
  - EN 5    To support national and international initiatives for limiting emissions of greenhouse gases through energy efficiency and the development of renewable energy sources which makes use of the natural resources of the County in an environmentally acceptable way.

**3.11 Telecommunications & General Infrastructure**

**Policy Statements**

- It is the policy of the Joint Councils to:-
- TE 1    To support infrastructural renewal and development of electricity networks in the County and town, subject to amenity requirements.
  - TE 2    To locate services, including electricity, telephone and TV cabling underground, where possible, and that existing overhead cables and associated equipment should progressively be located underground with future capacity considered and appropriate ducting put in place.
  - TE 3    To provide orderly development of telecommunications infrastructure throughout the town in accordance with the requirements of the “Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities” July 1996.
  - TE 4    To maximise the use of existing masts and sites, with the exception of Vinegar Hill.
  - TE 5    Due to the cultural, historic and scenic value of Vinegar Hill, the Joint Council will seek the removal of the telecommunications mast from this location.
  - TE 6    To support the development of wide access to broadband telecommunications.

## Economic & Social Strategy

Sustainable development seeks to achieve development objectives which focus on building strong inclusive communities supported by adequate employment, housing, education, transportation and sanitary infrastructure, health services, community support services, security, amenities and leisure services. The quality of life within a community can be measured by the availability of these services, and their delivery is inextricably linked to economic development.

The National Spatial Strategy strongly recognises that quality of life is increasingly important to people. People want to spend less time in traffic or travelling long distances and more time at home with their families or enjoying leisure activities. It recognises the need to ensure that our cities, towns and rural areas develop in a way that meets the economic and social needs of a growing population and that future development focuses on improving the attractiveness and competitiveness of places in a sustainable way.

General environmental management by industry can be improved through the adoption of environmental audit systems, such as the EU Eco-Management and Audit System (EMAS). It is government policy to promote the extension of EMAS certification to all major industrial sites.

### 4.1 Background Analysis

The main industrial employers in the area J. Donohue Ltd., Clearstream and more recently companies such as Dunnes Stores, Datapac, Alcast, Bellefield Designs, Reynaers and Riverside Park Hotel, have been experiencing good growth which has been an enormous benefit to the area. It is imperative that Enniscorthy can compete with other urban centres in the attraction of multi-national companies as these can often be the main employers in an area, as is the case in Enniscorthy.

The role of the micro enterprises (employing less than 10 persons) is very important in terms of employment in Enniscorthy. Out of 47 companies receiving assistance from Enterprise Ireland, 39 companies have less than 15 employees. There will be a need during the plan period for increased provision of space for small scale enterprises, in particular for increased provision of space for small scale enterprises, in particular for small scale start up units or incubator units.

The plan period is likely to be a period of great opportunity given the national forecast for economic and employment growth. The growth in hi-tech and knowledge based industry represents an unexploited opportunity for Enniscorthy. It is therefore important to identify high quality business park type locations for such developments within the town or its environs. To attract this type of development to the area, a local supply of appropriately qualified and skilled labour is required and this education and skill should be accessible locally to the people in the area. The local VEC has made a contribution to filling this gap by expanding the number and range of PLC courses available.

### 4.2 Future Employment, Enterprise & Economic Strategy

The projected increase in population will result in an increase in the labour force and in participation rates as a whole in Enniscorthy. The availability of a larger workforce could result in a comparative advantage in attracting inward, employment creating enterprises. This will

however also require the creation of employment opportunities. Therefore significant job creation will be required during the lifetime of this Development Plan and beyond.

Planning Authorities are limited in their actions in support of economic development, which will be determined primarily by market forces, and influenced by agencies with a remit for specific intervention in this area. The Planning Authorities can assist the development of all economic sectors by the implementation of policies relating to economic infrastructure and the built environment, to include the following:

- The provision of an adequate and efficient transportation system;
- The zoning of sufficient and appropriately located lands for industrial and commercial development;
- The provision of sanitary services and other urban infrastructure;
- The provision, in conjunction with other agencies, of enterprise centre and training infrastructure related to small and medium sized enterprises (SMEs);
- The zoning of adequate residentially zoned lands and the creation of an attractive urban environment to facilitate residency of the projected labour force;
- The development of the public realm and amenities of Enniscorthy so that the quality of life of employees and residents can be improved.

Consistent with the strategy as set out in the RPGs, the Joint Councils will seek to:

1. Promote the economic development of Enniscorthy;
2. Maximise opportunities presented by the classification of Enniscorthy as a Moderate Growth Town;
3. Build upon its proximity to the County’s principal transportation routes;
4. In particular, ensure that sufficient lands are zoned for employment generating development throughout the Plan period. The adequacy of employment generating land supply will be closely monitored throughout the Development Plan period.

**Objectives**

It is an objective of the Joint Councils:

- (1) To build capacity for future population and employment growth;
- (2) To support the development of a skilled and flexible labour force;
- (3) To develop educational facilities and initiatives that promote and support opportunities in line with future labour market requirements;
- (4) To develop a quality built environment to attract and sustain enterprise and employment;
- (5) To integrate development of the town with employment generators already established in its environs.

**It is the Policy Statement of the Local Authority to-**

|      |  |
|------|--|
| EE1  | Facilitate the development of enterprise and the growth of employment in the town by co-operating with other agencies including the private sector to promote sustainable economic and social development and in assist the provision of employment opportunities. |
| EE 2 | Provide infrastructural support for the economic and social development of the town in an environmentally sustainable manner in terms of access, services and facilities.  |
| EE 3 | Support the development of an up-to-date telecommunications infrastructure.  |
| EE 4 | Encourage and facilitate the expansion of existing industry and the creation of new industry where this conforms to good planning practice.  |
| EE 5 | Ensure that sufficient serviced lands are available to facilitate the growth of enterprise and employment activities in the town.  |
| EE 6 | Support the location of new industrial development on suitably zoned lands.  |
| EE 7 | Encourage an attractive environment within industrial and commercial areas and to encourage the upgrading of these areas, where necessary.   |



- EE 8 Encourage the development of science and technology based enterprise in the town and to work with Government Departments, Universities, research institutes and the private sector to achieve such development.
- EE 9 Liaise with the IDA, Forbairt, Enterprise Ireland, the County Enterprise Board and other relevant bodies to promote Enniscorthy as a centre for indigenous industry, and as a location for international industrial development and to maximise job creation opportunities in the town.
- EE 10 Liaise with interested bodies in establishing low-cost 'start-up' units for new firms.
- EE 11 Encourage re-location of non-compatible activities from residential areas to appropriate industrial areas.
- EE 12 Facilitate home based economic activity subject to the protection of the amenities of residential areas.

#### **It is the objective of the Joint Councils to:-**

- EO 1 Monitor demand for, and seek to ensure adequate supply of low cost start-up units for new firms.
- EO 2 Continue development of lands at Moyne for light and general industry.

### **4.3 Social Strategy**

Building strong, inclusive communities is a key element in achieving sustainable development objectives. Sustainable communities require not only economic development, but also provision of and access to education, health and community support services, amenities and leisure services and a good quality built environment. Communities also require opportunities to meet, interact and form bonds, essential prerequisites to the development of a sense of place and belonging.

In all communities, despite the provision of these services and opportunities, certain groups and individuals tend to remain isolated and face barriers in accessing the same opportunities as others. These groups and individuals require specific policies that assist in overcoming these barriers and enable them to have the same quality of life as the rest of the community. These specific social inclusion policies are essential, if inclusive equitable communities are to develop.

These key elements in social development can be termed as follows;

1. Social Inclusion – creating inclusive, equitable communities
2. Social Capital – creating opportunities for interaction
3. Social Wealth – providing services, facilities and an attractive place to live

Enniscorthy experienced moderate growth between 2002 and 2006. This population growth may be due to the more recent national economic growth and development and migration to areas further outside Dublin in search of more affordable housing. This has led to an influx of new residents into the town. Opportunities for interaction between new residents and established members of the community can often be few with the result that social bonds and a sense of community takes longer to develop. The long-term impact of this can be isolation from the community and consequently from the structures and institutions which provide services to that community. Pockets of unemployment act as barriers to the workforce. These barriers include a lack of adequate childcare facilities and access to education and training opportunities, which continue to affect certain groups and areas. Access to services remains difficult for some, particularly for example for people with disabilities or those living in isolated rural areas without adequate public transport services available to them.

The provision of services and facilities can create the environment in which members of the community interact. Essential for health, well-being and social development the provision of

community, leisure and cultural facilities and a good quality environment make places attractive to live in. Over the last ten to fifteen years, residential and economic development has facilitated the provision of a range of community and recreational facilities. In some areas of the town, however this provision has not kept pace with the growth of residential development in particular. The level of community, recreational and cultural facilities remains inadequate to serve the needs and expectations of the local community. This Development Plan will seek to address such inadequacies.

Goal

To make Enniscorthy an attractive place to live and work by building strong, inclusive communities that have a sense of place and belonging, with adequate provision of and access to services and facilities to meet the needs of the town’s growing population.

Figure 4.1 - Key determinants of an attractive place to live and create vibrant communities

| Social Inclusion                                | Social Capital                        | Social Wealth                  |
|---|---------------------------------------|--------------------------------|
| Equality of Access to services                  | Co-ordinated Public service provision | Community Facilities           |
| Education & Training Provision                  | Participation in Decision making      | Recreation & Leisure           |
| Childcare Provision                             | Community Networks                    | Cultural Facilities            |
| Physical Access                                 |                                       | Good Quality Built Environment |
| Needs of specific groups experiencing exclusion |                                       |                                |

## Housing

### 5.1 Background

The Councils have statutory obligations to ensure that sufficient land is zoned for all types of housing to meet the town's projected housing requirements over the Plan period and to ensure that an undue shortage will not arise. One of the basic aims of any local authority is to promote a balanced social, physical and economic development. The Wexford County Housing Strategy 2007-2013 is drawn up for the entire County of Wexford including the urban districts of Enniscorthy.

The aim of the Plan is to ensure that there is adequate land available in appropriate locations for housing and to have clear policies regarding proposals to build new houses, whether individual units or schemes. The availability of housing for a diverse range of housing needs is important for sustaining communities and for enhancing quality of life. Financial constraints will determine the rate of public sector house building, whilst in the private sector the market dictates both the demand and supply of new housing including locational preferences. There are considerable opportunities for new housing developments within Enniscorthy, provided the policies contained in the Plan are adhered to. New housing developments should be sympathetic to their surroundings. It is important that the residents of the development enjoy satisfactory standards of privacy and outdoor amenity and that the overall layout provides a safe and attractive living environment.



## 5.2 Existing Residential

Residential development in Enniscorthy has occurred predominantly on the western side of the town resulting in an unbalanced urban form. The railway line, river, floodplains and the sewage network constraints on the eastern side of the town represent considerable barriers. These have contributed to the unbalanced settlement patterns in the past and limit movement across the town. Residential development has taken place mainly on the road approaches to the town. The type of residential development existing in the town is typical of a similar sized Irish town. It varies from one off housing on the outskirts of the town, to ribbon development on the road approaches, to housing estates of varying design and densities. There has been a significant increase in the number of houses built in recent years.

### Goal

To ensure that every household has accommodation suitable to its needs, located in an acceptable environment, at a price or rent it can afford. The Joint Councils will attempt to consolidate growth within and around the existing town fabric to develop a compact urban form and to attain the most efficient use of existing infrastructural services.

### It is the Policy Statement of the Local Authority to-

- HS1 To encourage the development of high quality private housing with Enniscorthy Town and Environs.

### Objectives

- The key objectives of the Joint Councils in respect of housing are as follows:
- HS 2 To ensure the implementation of the Housing Strategy and to integrate housing provided under Part V of the Planning and Development Act 2000-2006 into private development in a layout that prevents segregation and promotes good design and layout. A minimum of 20% social and affordable housing will be required on all sites that are zoned for residential development or a mixed-use site that includes residential.
  - HS 3 To carry out the Joint Councils responsibilities under the Housing Acts and to provide Local Authority dwellings, affordable units, voluntary co-operative housing and private sites as the need arises and as finances permit.
  - HS 4 To promote a high standard of architecture in the design of new housing developments and to encourage a variety of house types, sizes and tenure in individual schemes and variety, interest and social mix in private and social housing developments.
  - HS 5 To ensure that the Joint Councils housing policy and objectives are linked with employment, environmental and infrastructural policies and objectives with the aim of improving the quality of life and the attractiveness of Enniscorthy town.
  - HS 6 To ensure the necessary infrastructural investment to facilitate the overall level of housing output required to meet the current and anticipated levels of demand in a planned and coherent fashion.
  - HS 7 To actively promote the provision of community, educational, social and recreational facilities in parallel with future housing development.

## 5.3 Zoned Land

The Enniscorthy Development Plan 2007 to 2013 forecasts a population of 14,619 by 2013. In addition to the existing residential zoning the Joint Councils have provided an element of new zoning to ensure Enniscorthy has an adequate quantum of residentially zoned land to allow choice in the market and to provide an alternative to rural housing and large scale village expansion, and delivery of services. This will ensure that the availability of zoned land will not be a constraining factor in the housing market and there will be sufficient choice available for both the developer and the purchaser.



It is envisaged that future residential development will take place within the Plan area boundary as shown on the Zoning Map (Map 1).

Within the agricultural zone, housing will be restricted to housing needs of farming families to preserve lands for future growth in a sustainable fashion. The additional zoned lands will encourage quality and variety of new housing which will provide an alternative to rural housing in the adjoining districts.

### Policy Statement

It is the policy of the Joint Councils

- HS 8 To ensure that there is a sufficient quantum of residentially zoned land within Enniscorthy to meet the needs of the town, while having regard to Regional and National Guidelines;
- HS 9 Co-ordinate and facilitate the release of new residential development, giving priority to locations that enhance the existing urban structure (sequential test) and which can be integrated into existing public services. Development of greenfield sites will therefore be encouraged to occur in a sequential manner with the lands nearest the town centre being developed first.

## 5.4 Social, Affordable & Voluntary Housing

The Joint Councils aim to ensure that there is an adequate supply of social and affordable housing to meet the needs of the town & environs. The current housing stock is dispersed throughout the town with a high concentration of local authority housing estates in the eastern area of Enniscorthy. The regeneration of existing housing stock is vital to ensure a high quality living environment.

### Policy Statements

#### Housing

It is the policy of the Joint Councils:

- HS 10 To continue to meet social housing needs in the town and to integrate housing provided under Part V of the Planning and Development Act 2000-2006 into private developments in small schemes so as to prevent segregation and promote good design and layout.
- HS 11 To ensure that 20% of any land zoned solely for residential use or for a mixture of residential and other uses shall be made available for the provision of social/affordable housing in accordance with the requirements of Part V of the Planning and Development Act 2000-2006 and the Housing Strategy.
- HS 12 To give preference to the option for compliance by developers with Part V of the Planning and Development Act 2000-2006, where developers build the required houses and then make them available to the Council in order:
  - (a) To ensure the fullest achievable degree of social integration;
  - (b) To ensure complete and efficient development of building sites;
  - (c) To facilitate the implementation of policy in regard to social and affordable housing.
- HS 13 To take action as may be necessary to acquire land needed to enable the implementation of housing programmes for both the social housing and private housing sectors and in particular for the provision of Low Cost Sites, Co-operative Housing Schemes and Voluntary Low Cost Schemes.
- HS 14 To acquire land in the interest of providing additional public sector housing and to assist local initiatives providing community housing, shared housing and social housing.
- HS 15 To support and facilitate the expansion of the role, played by the Voluntary Sector in meeting social housing need.
- HS 16 To regenerate the Councils current housing stock as required.

### 5.5 Residential Care Homes

The Joint Council recognise the need to provide for a range of accommodation for those who require supervised care. In considering applications for care homes the Council will have regard to the following;-

- The existing social facilities and demand within the area. Applicants shall ensure through consultation with Joint Councils that facilities are located to avoid the grouping of care homes in a particular area. In locations where there is a grouping of a particular user group applications should include an assessment of the impact on local services in order to ensure that the necessary support is available.
- The impact on the physical character of the area such as car parking levels, private amenity space.
- The impact on noise and disturbance from additional traffic.
- The standard of accommodation and facilities offered. In large developments or developments which are not located adjacent to local facilities the provision of prayer rooms /chapels, shops etc. will be required.

### 5.6 Accommodation for Members of the Travelling Community

The Local Authorities recognise the distinct culture and lifestyle of the travelling community and it will endeavour to provide suitable accommodation for Travellers who are indigenous to the town. The Local Authorities will implement measures, as required by national law and national policy and in accordance with the Housing Strategy and the Traveller Accommodation Programme for County Wexford, to provide accommodation for members of the travelling community, whether by way of residential caravan sites/halting sites, including transient sites, or by housing, as may be appropriate. The design and layout of accommodation will be undertaken in conjunction with members of the travelling community and will have regard to The Housing (Travelling Accommodation) Act, 1998 and reflect the “Revised Guidelines for Residential Caravan Parks for Travellers”.

#### Policy Statements

##### Traveller Accommodation

It is the policy of the Joint Councils;

HTV 1 To provide for Traveller accommodation in halting sites, individual dwellings or in-group housing schemes for Travellers, in accordance with the Traveller Accommodation Programme for County Wexford.

### 5.7 Housing & Community Facilities

#### Policy Statements

It is the policy of the Joint Councils:

HS 17 To facilitate and co-operate with other organisations in the provision of services for the community including, in particular, schools, crèches and other education and childcare facilities in parallel with future housing.

HS 18 To facilitate the provision of additional primary and second level schools in appropriate locations where residential expansion is planned.

HS 19 To ensure that the provision of recreational areas and the development of residential areas (where both form part of the same development boundary), are undertaken concurrently.

HS 20 To require the provision of Childcare Facilities in all new residential developments as appropriate. The indicative standard is one childcare facility, accommodating 20 children, for approximately 75 dwellings. This standard may be modified in any particular case where there are significant reasons for doing so. Criteria that may be taken into account in such an assessment include the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.

HS 21 To retain existing open space areas within housing estates.

## 5.8 Residential Density & Housing

The Draft Guidelines on Sustainable Urban Housing, Design Standards for Apartments 2007, Quality Housing for Sustainable Communities, Design Guidelines 2007 & Residential Density Guidelines (1999) set out the Government policy of encouraging more sustainable urban development by the avoidance of excessive suburbanisation and the promotion of higher residential densities in appropriate locations.

This will result in:

- More economic use of existing infrastructure and serviced land.
- A reduced need for the development of ‘greenfield’ sites, urban sprawl and ribbon development.
- Reduced need for investment in infrastructure.
- Better access to existing services and facilities.
- More sustainable commuting patterns.

The Joint Councils recognise that higher densities will not be appropriate in every circumstance. In achieving higher densities the protection of the amenities of existing developments and those of the residents of the proposed development will be a primary consideration. A high quality of architecture in the siting and design, providing a good quality living environment is essential if increased residential densities are to be acceptable. The development management standards set out in Chapter 11, set out the standards that will be applied to new development proposals to ensure a high quality living space. The Joint Councils will seek adherence from developers to the densities and standards set out in this Plan.

### Policy Statements

#### Residential Density and Housing Design

It is the policy of the Joint Councils:

- HS 22 To require diversity in the density of development and in the form, size and type of dwelling within residential areas.
- HS 23 To ensure that a high standard of design be incorporated in structures and layout with the design of estate development, such as to facilitate pedestrian safety and restrict vehicular traffic speeds.
- HS 24 To promote energy conservation and renewable energy technologies in developments. Such measures shall be consistent with other policies in the Plan.
- HS 25 To require that all new residential accommodation meets the necessary standards of health, sanitation and design, and are carried out generally in accordance with principles of good design.
- HS 26 To encourage strong frontages onto the main thoroughfares creating definite building lines and continuity of the town structure.
- HS 27 To encourage equal access housing as per Section 11.2.17 Housing for All.

## 5.9 Infill Housing

Infill housing in the existing built up areas of the town will be encouraged. Any proposals should be designed to integrate successfully with the existing pattern of development in terms of housing type, scale and details to include materials finishes, building lines etc. In all cases the protection of the amenities of existing development should be a significant consideration.

### Policy Statement

#### Infill Housing

It is the policy of the Joint Councils:

- HS 28 To encourage infill housing developments on appropriate sites where the proposals respect the existing scale and character of the area.

# Chapter

# 6

## Retail Strategy

### Background

The town dates from Norman times and this medieval origin is evident in its strategic location in an elevated location immediately west of and overlooking the River Slaney. The historic pattern of streets and narrow burgage plots also reflect its origins. The town centre follows a historic street layout, which rises steeply from the river. Enniscorthy is an attractive market town, with a central triangular market square which still forms the hub of the retail core within the town. The main shopping streets radiate out from the Market square.

The town centre predominantly comprises independent retailers although there are two Dunnes Stores supermarkets, one large premises located along Barrack Street & a smaller one along Rafter Street. There is a Super-Valu in the Abbey Square Shopping Centre located on the Mill Park Road and another one located in the Duffry. The independent stores contribute to the town's unique retail sector. Other facilities within the town include the Slaney Plaza Cinema, Treacy's Hotel and Riverside Park Hotel. Market Square is the focal point of the town and is bounded to the north by the Main Street and to the south by Rafter Street. Market Square provides an attractive amenity for the town with landscaping and quality seating.

Pedestrians are adequately accommodated for within the town with adequate footpaths on all roads and a number of pedestrian routes. For example Slaney Street is a pedestrian road with a number of successful retailers including Vodafone, J.J Murphy and Garahy's Pharmacy. Recent pedestrian crossings within the Market square have also improved pedestrian safety and comfort within the town centre. However there is poor circulation for people with disabilities due partly to the geography of the town with steep and narrow streets.

### Goal

To promote and encourage major enhancement and expansion of the retail floorspace and town centre functions of Enniscorthy, to further develop its competitiveness with nearby towns such as Carlow, Waterford and Wexford and its importance as a Sub-County town centre in the County and wider South East Region and to promote greater social inclusion.

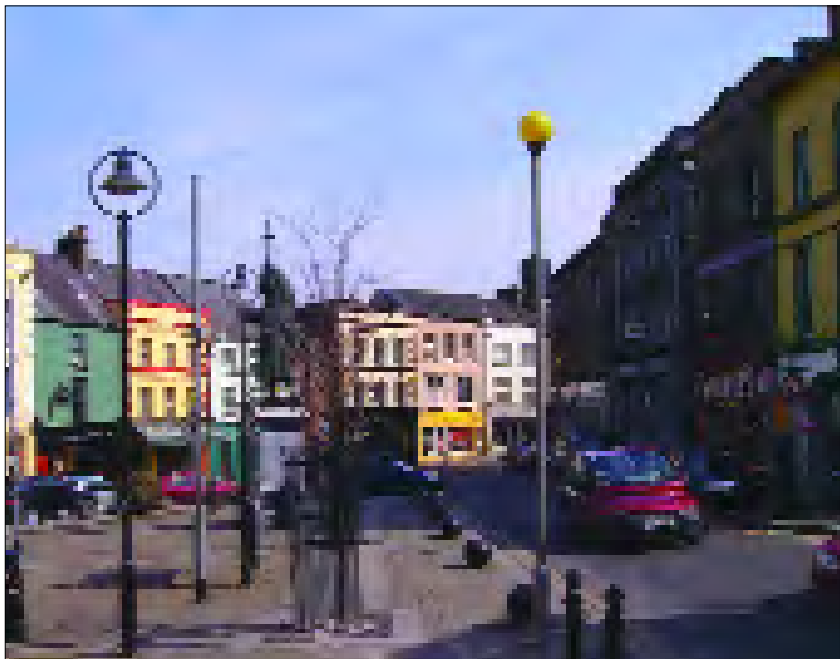
### Objectives

To achieve the overall goal, the following strategic objectives are set out to provide the framework for the specific policy programmes and to set a clear definition of what the Development Plan seeks to achieve. These objectives are as follows:

1. To ensure an efficient, equitable and sustainable spatial distribution of retail centres in and around the town;
2. To make an important contribution to sustaining and improving the retail profile and competitiveness of County Wexford within the retail economy of the South East Region and beyond;
3. To address leakage of retail expenditure from the town and its catchment by facilitating the strengthening of the range and quality of its retail offer;
4. To establish clear principles and guidance on where various forms of new retail floorspace would be acceptable;



- 5. To ensure that the retail needs of the Enniscorthy catchment area are met as fully as possible to promote social inclusion within the town and take due cognisance of the South East Region retail hierarchy;
- 6. To provide the criteria for the assessment of retail development proposals.



### 6.1 Retail Classification

The Retail Planning Guidelines for Planning Authorities published by the Department of the Environment Heritage and Local Government (DoEHLG) in December 2000 and amended in January 2005 requires planning authorities to prepare a Retail Strategy for their administrative area. The Wexford County Retail Strategy 2007-2013 informed the policies within this chapter. Enniscorthy is classified as a third tier centre in the retail hierarchy of the Retail Planning Guidelines. Its attributes and potential were confirmed by this designation within the County Retail Hierarchy also. It is a busy town centre serving a wide rural catchment area.

## 6.2 Retail Strategy

The retail strategy for Enniscorthy is prepared in tandem with the preparation of the new Town Development Plan. The full text of the Retail Strategy forms a separate document as an appendix to the Town & Environs Plan.

John Spain Associates were commissioned to prepare a retail strategy for Enniscorthy to provide advice regarding the quantum, scale and type of retail development required within the town. Detailed consideration of the above issues was given in the preparation of the strategy document and in the formulation of policies and actions regarding future retail developments in Enniscorthy.

## 6.3 Sequential Approach

The Sequential Approach is incorporated into the strategic policy framework to guide the location of new retail development in the Development Plan. It recognises the importance of sustaining the vitality and viability of town and district centres. Proposals for major retail schemes in Enniscorthy are required to take due cognisance of this as follows:

- a) In the first instance, the priority should be in locating new retail development within the town centre (or district centres);
- b) If town centre locations are not readily available within a reasonable and realistic timescale then edge of centre sites should be considered. In the Retail Planning Guidelines, edge of centre sites are defined as sites that comprise 300-400 metres of the Core Retail Area;
- c) Only after the options for town centre and edge of centre are exhausted should out of centre locations and sites be considered.

## 6.4 Neighbourhood Centre Development Opportunities

The western environs of the town is well served by neighbourhood centre facilities. Pettits neighbourhood centre is anchored by a Super Valu store and a number of retail and service units. There is also a number of convenience retail units located further along the Kiltale Road including two discount food stores at Bellefield Road (gross retail floorspace 4,200m<sup>2</sup>). The eastern environs of the town has a more limited neighbourhood centre at Drumgold.

It is envisaged that as the population of Enniscorthy grows, the town may experience an increasing demand for additional neighbourhood centre facilities. To achieve this and to be consistent with the Retail Planning Guidelines (as amended) there is a need to provide new neighbourhood centres within existing and emerging major residential areas.

With the majority of the residentially zoned lands being located on the eastern side of the town in conjunction with the delivery of phase 3 of the main drainage scheme for Enniscorthy, this further increases the need for retail facilities. Given the current lack of retail facilities serving this side of the town it is considered that there is a need to develop neighbourhood centre facilities in conjunction with future residential development. Following on from this two potential sites have been identified to accommodate future neighbourhood centre facilities, which include;

1. Former O'Donoghue's car sales site - This site has been selected due to its location along the regional road R744, which has good pedestrian access into the town centre which is less than a 1km away. The site is also adjoining established residential areas and is in close proximity to new greenfield residentially zoned land.
2. Expansion of existing Neighbourhood Centre Drumgold - This site has been selected as it already forms the start of a neighbourhood centre with petrol station and associated convenience shop, take-away and hair salon already established at this location. There is a significant number of existing and well established housing estates in this area and the expansion of the neighbourhood centre would go towards correcting the current retail

imbalance on this side of the town. The site is located just over 1km from the town centre with good pedestrian linkages and road access.

**Zoning - Neighbourhood Centre**

This zoning provides for the development of a new neighbourhood centre to serve the needs of residential areas. A mix of retail, community and recreational development is sought in this zone. Only limited residential development sufficient to ensure the viable and satisfactory working of the neighbourhood centre will be considered in this zone. This centre is intended to serve the immediate needs of the local working and residential population and complement, rather than compete with the established town centre. Medical clinics and professional offices, workshops, a crèche, small convenience stores, or a café are all envisaged in this zone. However priority will be given to anchor stores of 1000-1500 sq. m. This threshold shall be monitored over the period of this Development Plan.

Neighbourhood centres have been identified at the following locations:

- Clonhaston
- Drumgold



Clonhaston



Drumgold

# Chapter

## Town Centre

### 7.1 Town Centre

The expected increase in Enniscorthy's population will bring greater pressure on the existing services and facilities within Enniscorthy. Additional demand for a new range of daily services, recreational and community facilities, local employment and living opportunities, which are currently under provided for in the town, will undoubtedly be required. This Development Plan seeks to utilise key town centre sites, which are currently not used to their full potential, in order to develop a compact urban form within Enniscorthy. A compact urban form promotes the efficient use and re-use of land, as well as the efficient use of existing infrastructure. It discourages urban sprawl which consumes greenfield sites on the edge of the urban area.

A strategy for enhancing the compactness of the town will produce a number of benefits:

- Ensuring access to and provision of services while reducing the need to travel and relying on the private motor car;
- Reducing vacancy, dereliction and under use.

#### Goal

To develop a compact urban form and to improve the “health” of the town through the provision of a range of services and facilities within Enniscorthy town centre for residents, workers and visitors, whilst providing greater opportunities for town centre living.

#### Objectives

1. To rejuvenate the existing town centre area facilitating the development of a diverse range of town centre uses;
2. To encourage the town centre expansion at appropriate locations within the town centre to accommodate a range of town centre services, which compliment those provided in the established town centre in areas such as Hempfield and the Duffry;
3. To develop a broad network of community and recreational facilities servicing the needs of residents, workers and tourists;
4. To promote the re-use and regeneration of key town centre sites.

### 7.2 Re-Use & Regeneration

Re-use and regeneration of derelict/obsolete land and buildings is a sustainable objective. In the context of Enniscorthy town, it will help achieve the preservation of the character and quality of the town, particularly in terms of vernacular/historical architecture, scale, height, density and massing. The potential for the re-use and regeneration of derelict buildings and brownfield sites in town centre and in edge of centre locations should be considered in the formulation of development proposals. Whilst this poses challenges to the delivery of modern retail floorspace, both in terms of costs and timescales, it is an objective of the Joint Councils that priority in the first instance should be given to the re-use and regeneration of derelict land and buildings for retail and other town centre activities in order that the qualities and attraction of the town centre are preserved and enhanced. Re-development of under-used/vacant or derelict sites must be of an appropriate format and scale.



**Policy Statements**

- It is the policy of the Joint Councils:
- TC 5 To encourage and facilitate the re-use and regeneration of derelict land and buildings in and around Enniscorthy town centre.
  - TC 6 To survey obsolete and renewal areas and to encourage and facilitate the reuse and regeneration of derelict land and buildings in Enniscorthy. The Joint Councils will use its statutory powers, where appropriate, and consider such sites for inclusion in the Register of Derelict Sites.
  - TC 7 To promote the re-use of upper floors in the town centre in favour of residential uses that would ensure vitality on the main street over the period of the Plan.



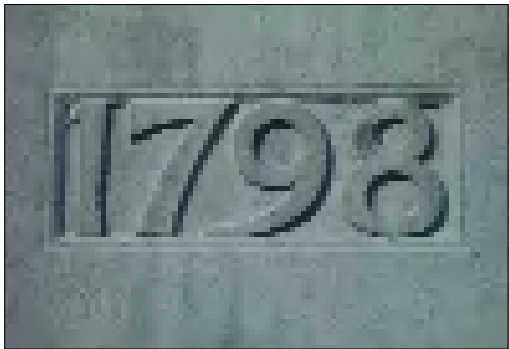
# Chapter

# 8

## Tourism, Recreation and Amenity

One of the largest single tourist opportunities in the town is the Castle Museum, which is currently under renovation. It is anticipated that work on the renovation of the castle will be complete by 2008. The nearest large attraction is the National Heritage Park in Wexford. However the opening of the 1798 Centre, in 1998, has had a positive impact on the number of visitors to the town. The centre provides a special opportunity for the town to ‘grow’ its tourism product. Other major tourist attractions include Vinegar Hill and St. Aidan’s Cathedral. These resources have not been fully exploited to date and offer a unique opportunity for Enniscorthy to enhance its attractiveness to overseas and domestic visitors.

Enniscorthy should capitalise on the potential offered by the River Slaney and on its natural and recreational amenities. The Local Authorities believe that the key to future success is encouraging sustainable tourism development. While promoting and exploiting the natural resources available, care should be taken that these resources are protected. In considering tourism-related infrastructure and development, the Local Authorities shall ensure the amenity of existing uses is not impinged upon.



### 8.1 Recreation, Amenity & Open Space

Enniscorthy is located on the hillsides of the Slaney Valley, which has provided natural amenities for active and passive recreation. The River Slaney is the town’s most valuable resource in terms of amenity. To date, its potential has not been realised. The further development of the river amenities can be used to enhance the town as a place to live, to work in and to visit. The river runs through the town effectively dividing the town centre in two. There is a need to integrate both sides of the town. This can be achieved through the development of riverside walks, landscaping and other works being carried out on both banks of the river.

The main public open spaces in Enniscorthy, both natural and man-made include the river valley with its linear parks and riverside walks, Vinegar Hill overlooking the town and valley, Turret Rock, Fairgreen, Pig Market, Abbey Square and Market Square.

The main private open spaces owned by various clubs include, The Rugby Club, The G.A.A. fields, Pitch and Putt course, Agricultural Society Grounds and the Greyhound Track. There are playing fields and tennis courts also available in the town

There are deficiencies both in the type and quantity of open space available. There is a particular shortage in passive recreational open space which is unevenly distributed within the town. It is, however, the intention of the Local Authority to acquire land and develop facilities that will assist in remedying this situation. Financial contributions will be levied on developers in certain cases as a condition of planning permissions in lieu of open space provision, where the requirements of the Development Plan cannot be met.

The Local Authorities are committed to increasing the amount of land available for amenity and recreational open space during the Plan period. A priority list for recreation provision will be prepared and considered during the period of the Plan, based on a detailed survey of recreational provision.

The Local Authority will implement measures to find suitable sites for the provision of additional small safe play areas for children.

Developers will be required to ensure that within local open spaces, play areas are provided in the vicinity of residential areas.



**Policy Statement:**

It is the policy of the Joint Councils:

- TR 1 To ensure that adequate amenity and recreational open space and facilities, including community facilities and centres, are available for all groups of the population at a convenient distance from their homes and places of work.
- TR 2 To seek the provision for a minimum standard of 2 hectares (5 acres) of public open space per 1,000 population in all housing developments. To meet this standard, suitable areas of land will be identified and reserved for the provision of public open space.
- TR 3 To manage to a high standard all of its public parks, playing fields and public open space.
- TR 4 To secure the development of indoor and outdoor recreational facilities, which can be shared with schools, on suitable sites where resources are available.
- TR 5 To seek the provision and suitable management of a children’s play area in new housing estates in suitable locations.
- TR 6 To ensure the loss of existing public or private open space will normally be resisted by the local authority unless alternative recreational facilities are provided in a suitable location.
- TR 7 To investigate ways of improving the quality and capacity of existing sporting and recreational facilities through initiatives in both the public and private sector.

**8.2 Public Rights-of-Way**

The Local Authorities will preserve and maintain suitable rights-of-way, create new ones where appropriate and promote their greater use in amenity areas. In order to link amenities and facilities, the Local Authorities may have to seek the provision of pedestrian ways as a condition of planning permission. Where pedestrian routes are proposed, they must be directly overlooked at ground-floor level by dwellings, be well lit, have a straight alignment without bends or corners, and have boundary walls/fencing not exceeding 1.2m height.

The Local Authorities will examine existing rights-of-way, paths and access points to the river and other amenity areas to determine where public rights-of-way exist and where public rights-of-way should be created, either by agreement or by compulsion, for the provision of walking routes.

**Policy Statements:**

It is the policy of the Joint Councils to;

- TR 8 Protect and preserve those existing rights-of-way which contribute to general amenity and are not a source of anti-social behaviour;
- TR 9 Create new rights-of-way in the interest of amenity as opportunities or need arise;
- TR 10 Promote the development of river-side walking routes and foster the enjoyment of the natural amenities of the area including the River Slaney and Vinegar Hill;
- TR 11 Encourage the provision of access routes to amenity areas in co-operation with landowners and protect amenity areas from infringement by inappropriate development.

## Conservation & Heritage

### 9.1 Part A Architectural Heritage

It is important to ensure that Enniscorthy retains its built heritage and that the architectural and historical character of the town and the quality of its townscape is preserved. The unprecedented level of development over recent years has brought many changes to the built environment and architectural conservation therefore has become an increasingly important element of planning. The Convention for the Protection of the Architectural Heritage of Europe (The Granada Convention), drawn up by the Council of Europe and signed at Granada in 1985, was ratified by Ireland in 1997. As a result, comprehensive and systematic legislative provisions for the protection of the architectural heritage were introduced by the Government as part of the Planning Code, with implementation of the Local Government (Planning and Development) Act 2000-2006.

This Act is consolidated into Part IV of the Planning and Development Act, 2000-2006, and it is now a mandatory requirement of the Development Plan to include a Record of Protected Structures (RPS). The protected structures are shown on Map 10.

#### Protected Structures

In relation to a protected structure or proposed protected structure, the meaning of the term structure includes the interior of the structure, the land lying within the curtilage of the structure, any other structure lying within the curtilage and their interior, all fixtures, fittings and features which form part of the interior or exterior of that structure. The protection also extends to any features specified as being in the attendant grounds. Protection extends not only to the protected structure itself but also to the structure that is of heritage value within the curtilage and to specified features within the attendant grounds of such structures. Protected Structures are shown on Map 10 and are listed in Appendix 1 of this written statement.

The effect of protected structure status is to ensure that any changes or alterations to the character of a structure are carried out in such a way that the existing character is retained and enhanced. Works which would, in the opinion of the Joint Councils, have material effect on the character of the structure will require planning permission. It is important to note that not all works to a Protected Structure will constitute material alterations. Under Section 57 of the Planning and Development Act 2000-2006, owners and occupiers of protected structures may request a declaration from the Planning Authority as to the type of works that it considers would or would not materially affect the character of the structure and consequently, which works would or would not require planning permission.

#### Change of Use of Protected Structures

Sympathetic reuse and/or development of structures, including appropriate contemporary design additions near to protected structures, can allow our architectural heritage to continue to offer aesthetic, environmental and economic benefits for future generations. It is often necessary to permit new extensions to a protected structure so as to adapt it to modern living or to make it economically viable. Proposals for new structures or extensions need careful consideration and the Joint Councils will require that new development should not have any adverse effects on the character of the structure.



Over recent years there has been increasing pressure for housing in County Wexford whilst the need for a greater housing mix has also developed. Historic buildings often present an opportunity to provide accommodation in upper floors above ground floor shops and offices. Mixed uses also provide variety and vibrancy to an area whilst preventing a building from falling into dereliction.

**Retention & Re-Use of older buildings that are not protected**

The retention, rehabilitation and reuse of older buildings can play a pivotal role in the sustainable development of the town. Enniscorthy contains many older buildings and the Joint Councils recognise the contribution made by older buildings, both individually and collectively, to the unique character, heritage and identity of the town. The retention and reuse of older buildings can produce environmental benefits through the reduction in waste generated.

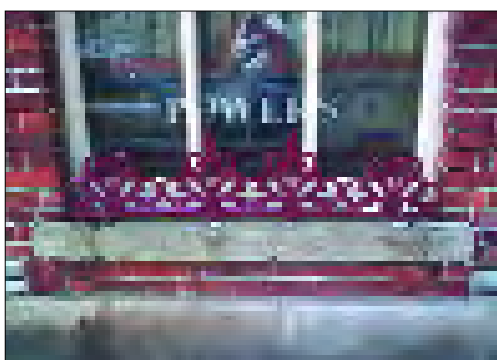
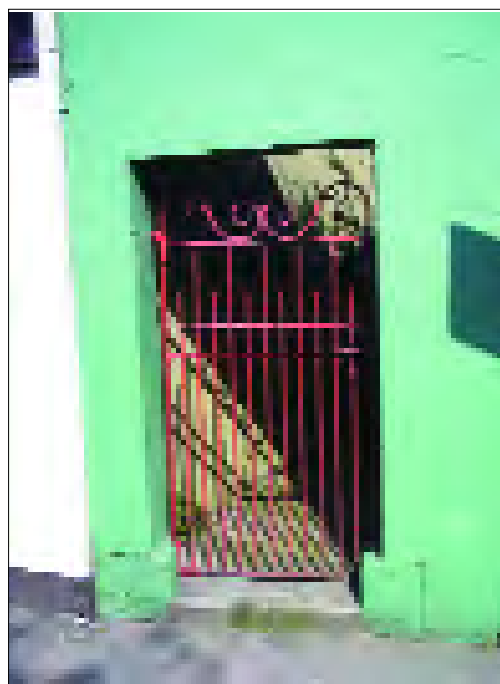


**Traditional Fabric**

Historic buildings comprise a range of construction materials that contribute to the character, colour, texture, and patina of age of a building and the Councils encourage the retention of original and early building fabric.

**Protection of Non-Structural Elements**

Many non-structural elements, such as historic gardens, stone walls, ditches and street furniture make a positive contribution to our built heritage. Carelessness and a lack of awareness can result in the loss of these elements. Non-structural elements can make an important contribution to the character of an area and help to create a distinctive sense of place. Such items include lamp standards, post boxes, milestones, waterpumps, paving, kerbing, cobbles and setts, plaques, statues, other monuments and stone walls.



## Goal

To protect our architectural heritage and to encourage sensitive sustainable development so as to ensure its survival and maintenance for the future.

## Objectives

1. To compile and maintain a Record of Protected Structures (RPS) that includes a record of every structure and/or parts of such structures, which is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest;
2. To make additions to the RPS on a phased basis in the light of the publication of the National Inventory of Architectural Heritage (NIAH) and other relevant surveys;
3. To ensure that the character of protected structures does not suffer unacceptable adverse impact from proposed development works;
4. To encourage the retention of original and early building fabric;
5. To protect elements of the architectural heritage of the town, such as historic gardens, stone walls, ditches and street furniture that make a positive contribution to the built heritage;
6. To continue the protection of all forms of architectural heritage in Enniscorthy, including industrial and vernacular architecture.

Policy Statements

- It is the policy of the Joint Councils:
- BH1 To protect the architectural heritage of Enniscorthy and to include all structures considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the Record of Protected Structures.
  - BH2 To revise the Record of Protected Structures (RPS) when necessary, using the provisions of Part IV of the Planning & Development Act 2000-2006.
  - BH3 To protect the curtilage of protected structures or proposed protected structures from any works which would cause loss of or damage to the special character of the protected structure and loss of or damage to, any structures of heritage value within the curtilage or attendant grounds of the protected structure.
  - BH4 High Quality design will be a foremost consideration when assessing proposals for development within the cartilage of a protected structure, with particular emphasis on siting, building lines, proportions, scale, massing, height, roof treatment and materials. This does not preclude innovative contemporary buildings. Development proposals should include an appraisal of the wider context of the site and structure.
  - BH5 To promote the maintenance and appropriate reuse of Protected Structures and older buildings of architectural heritage merit that make a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the county and town.
  - BH6 To encourage the use of upper floors while ensuring that there is no adverse impact on the intrinsic character of the structure.
  - BH7 To promote the retention of original or early building fabric including timber sash windows, stonework, brickwork, joinery, render and slate. Likewise the Councils will encourage the re-instatement of historically correct traditional features.
  - BH8 Where a protected structure has been damaged by fire, those elements that make it of special interest and which have survived, either in whole or in part, should be retained where this is practicable.
  - BH9 That planning permission for the demolition of any protected structure will not be granted except in exceptional circumstances.
  - BH10 To ensure that all applications in relation to Protected Structures include an architectural heritage assessment report. This report should assess the implications of the development on the character of the structure and the area in which it is located.
  - BH11 To resist the demolition of vernacular architecture of architectural, historical, cultural and aesthetic merit, which, though not protected structures, make a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of Enniscorthy.
  - BH12 To encourage the repair and retention of traditional timber, rendered and/or tiled shop fronts and pub fronts, including those, which may not be protected structures.
  - BH13 To ensure that all proposed applications for Protected Structures will be assessed by taking into consideration the advice contained in “Architectural Heritage Protection, Guidelines for Planning Authorities” (December 2004), and any subsequent drafts.
  - BH14 To facilitate the retention of older buildings. The Councils will give consideration to the relaxation of car parking and other Development Control requirements in appropriate circumstances.

## 9.2 Part B Archaeological Heritage

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

The archaeological heritage of Enniscorthy includes structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts and moveable objects, situated both on land and underwater.

### Vinegar Hill - Battlefield

The Department of Environment, Heritage & Local Government are carrying out a study of at least 75 sites around the country, including one in County Wexford at the famed Vinegar Hill. This major new initiative would research the key battlefield sites in Irish history on Irish soil, their location, extent and historical archaeological backgrounds. Where they survive, battlefields may contain important topographical and archaeological evidence that can increase our knowledge and understanding of momentous events in Irish history

The derelict windmill on Vinegar Hill is already registered as a National Monument and a protected structure. It was the nucleus of the largest battle during the 1798 Rebellion with a 15,000 strong British military trained army fighting an army of 20,000 rebels with the majority armed only with locally forged long handled pikes. There were two battles in the engagement, in the streets of Enniscorthy town and on the hill itself, causing the rebels to retreat.

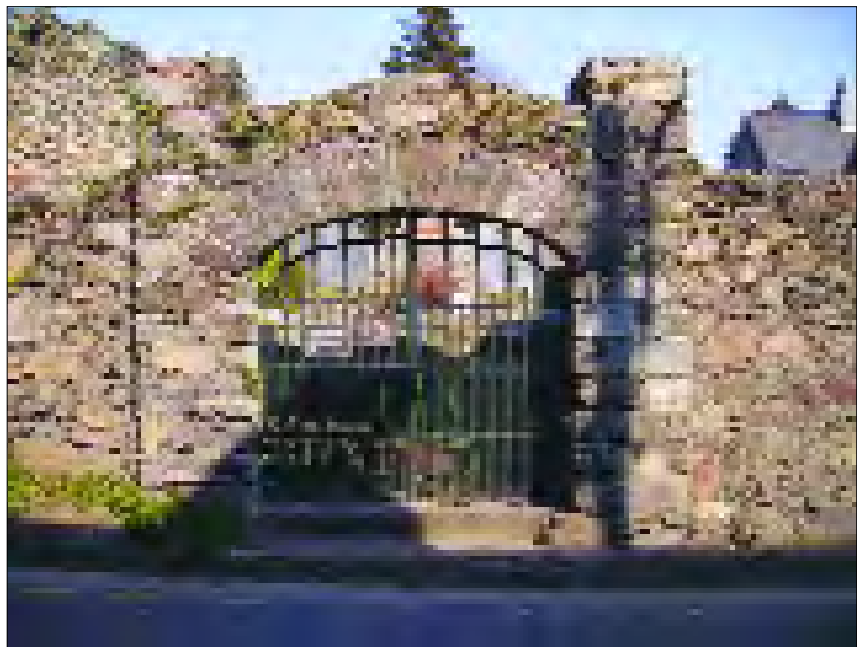


### Archaeological Objectives

1. To protect the archaeological heritage from damage.
2. To facilitate appropriate guidance in relation to the protection of the archaeological heritage in the area covered in the Plan;
3. To promote public awareness of the rich archaeological heritage in the area.

**Recorded Archaeological Monuments & Places**

The Record of Monuments and Places (RMP) of County Wexford identifies archaeological sites within the Enniscorthy town. These recorded Monuments are protected under the National Monuments (Amendment) Act 1994. The maps (i.e. the Sites and Monuments Record for County Wexford) showing the archaeological sites throughout County Wexford, are subject to regular updating, thus the most recent edition should be consulted. The RMP is not an exhaustive list of all archaeology in existence.



**Policy Statements**

It is the policy of the Joint Councils:

- AH 1

To have regard to the Record of Monuments and Places (RMP), and the Urban Archaeological Survey prepared for Enniscorthy town (when it becomes available) when dealing with planning applications for development or threats to recorded items.
- Development shall be controlled in the vicinity of a recorded feature where it detracts from the setting of the feature or where it is a feature seriously injurious to its cultural or educational value. In all such cases the Councils shall consult with the National Monuments Section of the Department of Environment, Heritage and Local Government (DoEHLG).
- AH 2

To protect and preserve archaeological sites which have been identified subsequent to the publication of the Record of Monuments and Places (RMP).

**Zones of Archaeological Potential or Significance**

The guideline boundary for the historic town of Enniscorthy is illustrated within the RMP. This is identified as a Zone of Archaeological Potential and is an area where there are believed to be significant items of archaeological importance and interest.

**Policy Statement**

It is the policy of the Joint Councils:

- AH 3

To have regard to the Zone of Archaeological Potential within Enniscorthy town when dealing with planning applications for all development, including public sector development. This area is identified on Map 10. Where permission for such proposals is granted, the applicant will have due regard to the recommendations of the Heritage



and Planning Division of the DoEHLG. This may involve the employment of a licensed archaeologist at the expense of the developer to record any archaeological remains uncovered and to supervise all excavation works.

### Archaeology & Development

It is the policy of the Joint Councils:

- AH 4 To promote a presumption in favour of “preservation in situ” of archaeological remains and settings, in accordance with government policy, when dealing with proposals for development that would impact upon archaeological sites and/or features;
- AH 5 That under the National Monuments Acts 1930-1994 all underwater archaeological structures, features and objects are protected. The Joint Councils will require any development proposals within or along the banks of the River Slaney with the potential to impact on the Slaney to engage in consultation with the Heritage and Planning Division of the DoEHLG.

### Archaeological Assessment Requirements

- AH 6 It is the policy of the Joint Councils to require an archaeological assessment for development that may due to its size, location or nature, have a significant effect upon archaeological heritage and to take all appropriate measures to safeguard this archaeological heritage. In all such cases the Councils shall consult with the National Monuments Section of the DoEHLG. [Any such assessments shall be carried out by a licensed archaeologist.]

### Archaeological Excavations

- AH 7 The Councils will, in co-operation with relevant bodies seek the publication of the results of archaeological excavations carried out within the town of Enniscorthy.

### Heritage Objects

- AH 8 It is the policy of the Joint Councils to protect and record heritage objects, such as walls, bridges and street furniture, within Enniscorthy town.

### Graveyards/Burial Grounds

Burial grounds are an important part of local heritage and often contain the standing remains of sites of earlier structures. They also contain a great diversity of animal and plant life. Burial grounds, which are included in the Record of Monuments and Places (RMP), are afforded protection under Section 12 of the National Monuments (Amendment) Act 1994.

- AH 9 It is the policy of the Joint Councils to protect the burial grounds within Enniscorthy town identified in the Record of Monuments and Places, in co-operation with the National Monuments Section of the DoEHLG.

## 9.3 Part C Natural Heritage

The town is rich in natural, archaeological and built heritage. This heritage should be protected, as it is a valuable, non-renewable resource, which contributes greatly to quality of life.

Heritage is defined by the Heritage Act 1995 as including monuments, archaeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscapes, wreck, seascapes, heritage gardens & parks, geology and inland waterways.

Goal

To conserve and protect the built, natural, archaeological and cultural heritage of Enniscorthy and to afford identified sites, species, monuments, artefacts and particular areas relevant statutory protection.

Objective

It is an objective of the Joint Councils to conserve, protect and enhance in general the character of Enniscorthy as defined by its natural heritage and biodiversity, built environment, landscape and culture. The following principles will guide the Joint Councils heritage objectives and policies as set out in the Enniscorthy Town Development Plan:

- To avoid unnecessary harm to heritage;
- To require an appropriate ecological assessment of any project that has the potential to significantly impact on the Slaney River Valley SAC;
- To promote appropriate enhancement as an integral part of any development;
- To promote a reasonable balance between conservation measures and development measures in the interests of promoting the orderly and sustainable development of Enniscorthy.

Policy Statement

- It is the policy of the Joint Councils:
- NH 1 To ensure that appropriate measures for conservation and enhancement of the natural and built environment are incorporated into all relevant plans and programmes of Enniscorthy Town Council & Wexford County Council.
  - NH 2 To require potential developers to consult with relevant agencies as early as possible (i.e. prior to lodging a planning application) to ensure that heritage concerns are considered early in the planning process and so that the final planning application can be appropriately informed.
  - NH 3 To work with the relevant agencies in promoting awareness of and pride in the natural, built and archaeological heritage of Enniscorthy. This will be achieved by producing leaflets, publications, town walks and heritage trails that seek to promote all aspects of the town's heritage.
  - NH 4 To continue to support the Enniscorthy Heritage Company Ltd and the Heritage Centre.
  - NH 5 To co-operate with other agencies, organisations and individuals in the assessment of and the promotion of access to heritage sites.
  - NH 6 To actively encourage participation by heritage groups, community associations and local people in the identification, protection, conservation and enhancement of the heritage of Enniscorthy town.
  - NH 7 To protect riparian zones by maintaining an adequate buffer zone (minimum 5-10m back from the riverbank) along all watercourses, with no infilling or removal of vegetation within these buffer zones.

9.4 Part D Architectural Conservation Area

The Planning and Development Act 2000-2006 provides that all Development Plans must now include objectives for preserving the character of Architectural Conservation Areas (ACAs). An Architectural Conservation Area is a place, area(s), group of structures or townscape of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, or which contributes to the appreciation of protected structures in a planning authority's functional area. Including a structure in the Register of Protected Structures ensures that the whole building including the interior and curtilage is protected. Where appropriate however consideration can be given to establishing an Architectural Conservation Area. This designation recognises the value of groups of buildings and settings and allows them be

treated as a whole. ACAs can cover small groups of buildings or extend over sections of a town. ACAs safeguard our architectural heritage for the enjoyment of and benefit of future generations and ensures that any new development pays respect to and/or enhances the character of the ACA.

### Goal

To protect the special character of the proposed designated Architectural Conservation Areas in Enniscorthy and to ensure that future development will enhance this character and contribute to the creation of a distinctive sense of place.

### Objectives

1. To conserve, restore and rehabilitate the existing building stock in the area.
2. To ensure that all proposed developments are carried out in a manner sympathetic to the special character of the area.
3. To ensure a high standard of urban design within proposed Architectural Conservation Areas.

### Policy Statements

#### Architectural Conservation Areas

It is the policy of the Joint Councils:

- ACA 1 To designate within Enniscorthy 3 Architectural Conservation Areas, as illustrated on Map 11.
- ACA 2 To preserve the special character of the Enniscorthy Architectural Conservation Areas and to ensure that all future development will enhance this character and contribute to the creation of a distinctive sense of place.
- ACA 3 To prepare detailed information and descriptions of Enniscorthy Architectural Conservation Area (ACA), including guidance regarding development and exempted development relevant to the specific character of the area, for use by residents, businesses and statutory bodies with an interest in the area.

## 9.5 Views and Prospects

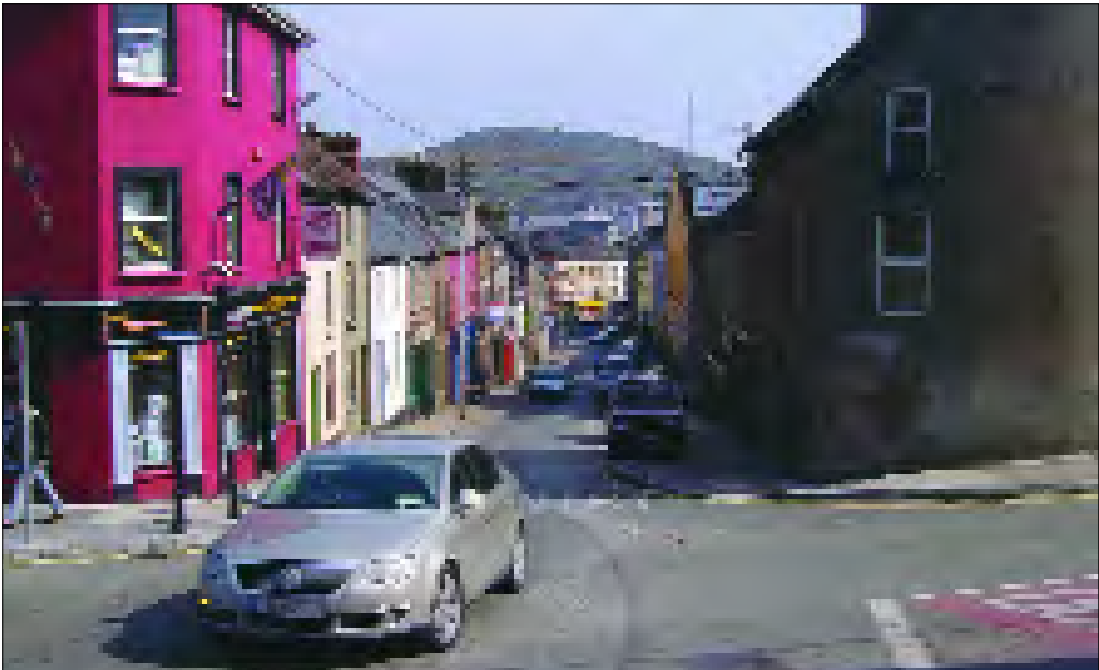
The town of Enniscorthy and its surrounding environs has a number of views, which contribute considerably to the unique character of the historic town. It is important as the town is developed that certain important views and vistas be first of all protected and secondly enhanced where possible. The following views form an important part of the overall character of Enniscorthy town. Some of these views are based on the historical photographic records left behind by the Lawrence collection in particular around the Market Square area of the town and certain views with Vinegar Hill as the impressive backdrop. Inevitably as towns within Ireland develop they change and certain buildings within a streetscape are lost, Enniscorthy is in the unique position of having retained most of its original streetscape. This is one of the town's greatest assets.

In evaluating planning applications for development in the foreground of any views, consideration shall be given to the effect such development may have on the scenery or prospect. (see Map No. 13)

#### Protected Views on Western side of Town

- EV 001: This view occurs at the corner of Duffry's Hill and Main Street;
- EV 002: Junction of Weafer Street and Spout Lane;
- EV 003: Junction of Weafer Street and Parnell Road;
- EV 004: Junction of Market Square and Rafter Street;

- EV 005: Corner of Irish Street and Barrack Street;
- EV 006: Corner of Island Street and Barrack Street;
- EV 007: Market Square up Weafer Street, Market square up Main Street, Market Square down Slaney Street, Market Square down Castle Street;
- EV 008: Corner of Weafer Street and Rafter Street;
- EV 009: Junction of Rafter Street and Church Street;
- EV 010: Court Street and Friary Hill;
- EV 011: Friary Hill and Lower Church Street;
- EV 012: Lower Church Street across curtilage of Church of Ireland to Church Street;
- EV 013: Corner of Church Street and Castle Street;
- EV 014: Mill Park Road and towards St. Johns Street;
- EV 015: Junction of Mill Park Road and Pottery Hill;
- EV 016: Junction of Seamus Rafter Bridge and Abbey Square;
- EV 017: Slaney Bank at Mary Street, Slaney Bank up Slaney Street, Slaney Bank North along Slaney River and beyond Railway Bridge, Slaney bank across to Templeshannon, Slaney Bank South East to Enniscorthy Bridge.



**Protected Views Templeshannon Area**

- EV 018: Corner of Shannon Quay and Seamus Rafter Bridge.
- EV 019: Shannon Quay looking North West to Enniscorthy Bridge, Shannon Quay along to Seamus Rafter Bridge.
- EV 020: Enniscorthy Bridge and Templeshannon.
- EV 021: Junction of Templeshannon and The Shannon, North to St. Senan’s church and graveyard, South West to Temple Shannon.
- EV 022: At St. Senan’s graveyard looking South to Templeshannon.
- EV 023: At The Quaker Meeting House looking south East to Vernacular House.

**Policy Statements:**

- It is the policy of the Joint Councils to:
- EV 024 Protect views and prospects of special amenity value or interest.
  - EV 025 Ensure that all conditioned areas of public open space are developed in tandem with the construction of development.