

Wexford County Council

Gorey Town and Environs Local Area Plan 2017-2023



Made by Wexford County Council
on Monday, 10th April 2017

The Gorey Town and Environs Local Area Plan 2017-2023 was made by Wexford County Council on Monday, 10th April 2017, and shall be read in conjunction with the Wexford County Development Plan.

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Acronyms/Abbreviations

AA	Appropriate Assessment
ACA	Architectural Conservation Area
CDP	County Development Plan
CFRAM	Catchment Flood Risk Assessment and Management
CPO	Compulsory Purchase Order
CSO	Central Statistics Office
DECLG	Department of the Environment, Community and Local Government
DEHLG	Department of the Environment, Heritage and Local Government
DES	Department of Education and Skills
DMURS	Design Manual for Urban Roads and Streets
GCS	Gorey Community School
HSE	Health Service Executive
GI	Green Infrastructure
IFI	Inland Fisheries Ireland
LAP	Local Area Plan
LCDC	Local Community Development Committee
LCS	Local Community Space
LECP	Local Economic and Community Plan
LEO	Local Enterprise Office
MD	Municipal District
MUGA	Multi Use Games Area
NAF	National Adaptation Framework
NIAH	National Inventory of Architectural Heritage
NMP	National Mitigation Plan

NFP	Neighbourhood Framework Plan
NPWS	National Parks and Wildlife
NSS	National Spatial Strategy
OPW	Office of Public Works
PLC	Post Leaving Certificate
POWCAR	Place of Work Census of Anonymised Records
RMP	Record of Monument and Places
RPGs	Regional Planning Guidelines for the South-East Region 2010-2022
RPS	Record of Protected Structure
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SuDS	Sustainable Urban Drainage System
UDS	Urban Design Strategy
WSS	Water Supply System
WTP	Water Treatment Plant
WWTP	Wastewater Treatment Plant

Section 1 Introduction

1.1 Legal Status

The Gorey Town and Environs Local Area Plan 2017-2023 (LAP) has been prepared in accordance with Sections 18, 19 and 20 of the Planning and Development Act, 2000 (as amended). It will remain in force for a period of six years from the date on which it was made, or for an extended period as provided under Section 19(1)(d) of the Planning and Development Act, 2000 (as amended).

1.2 Format of the LAP

The LAP is comprised of a written statement, a set of maps and appendices. The Written Statement sets out the strategies and objectives which will guide the future development of the plan area during the period of the plan and beyond. The plan area is divided into five character areas and a Neighbourhood Framework Plan (NFP) is included for each. The NFP sets out detailed urban design objectives and key components for each area.

The LAP shall be read in conjunction with its parent County Development

Plan (CDP) which is currently the Wexford County Development Plan 2013-2019 in particular, the objectives and development management standards set out therein. The LAP primarily focuses on specific objectives relating to the plan area. While development proposals must comply with these objectives, they must also comply with all relevant objectives and standards in the parent County Development Plan (the most important of which are set out in a table at the end of each section the LAP).

A Strategic Environment Assessment (SEA) Environmental Report, Appropriate Assessment Screening Report (AA) and Strategic Flood Risk Assessment (SFRA) are included as appendices to the plan.

1.3 The Plan Area-Location and Function

Gorey Town is the third largest town¹ in the county and it is the principal town in North Wexford. The town is strategically located with immediate access to the M11 motorway network. This network connects Gorey to Enniscorthy Town, Wexford Town and

¹ This is based on the Census of Population 2011.

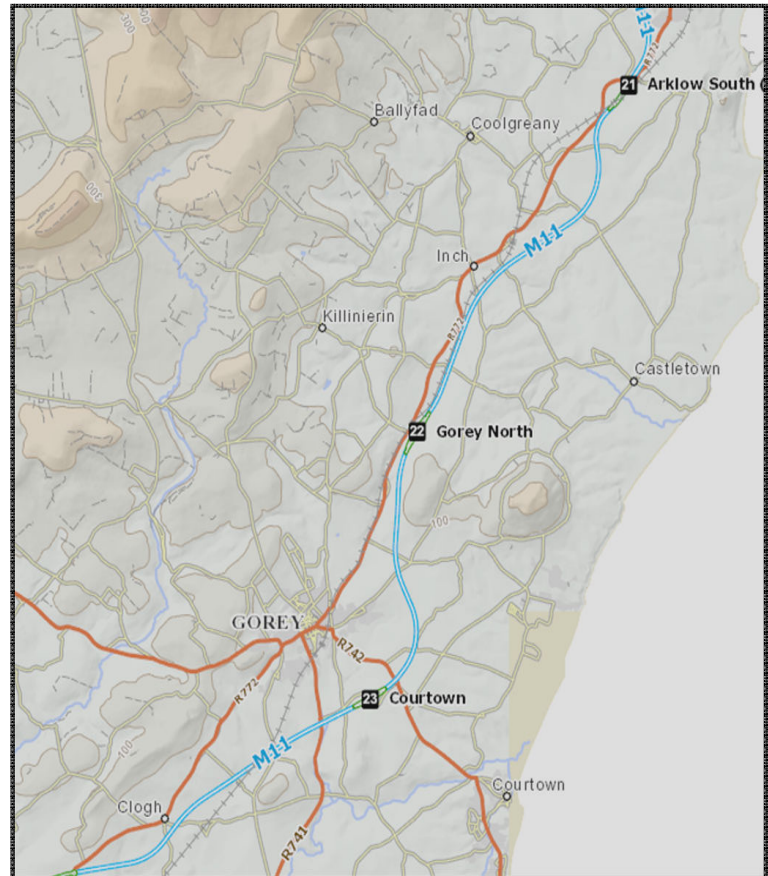
Rosslare Europort and to Dublin and other strategic urban centres along the east coast. It is located approximately 52km from Wexford Town and approximately 90km from Dublin City Centre (via the M11). The town is also located on the Rosslare Harbour to Dublin City rail line. Map 1 identifies the geographical location of the Gorey Town. The boundary of the LAP is identified on Map 11. The area includes the town centre and the townlands of Creagh, Ballytegan, Ramsfort, Clonattin, Millands, Knockmullen, Ramsgate, Ramstown and Gorey Hill.

Gorey Town is an important and thriving urban centre providing a range of services to the residents of the town, the wider rural hinterland and District including primary and post primary educational facilities, health care services, retail, employment and recreational. The town also forms part of a tourism cluster which is based around the coastal resorts of Courtown, Riverchapel, Ballymoney and Morriscastle.

The population of the town and environs area was 9,114 persons in 2011. The area now has an enhanced residential function as it has become a

commuter town for people working in the Greater Dublin area.

Map 1 Location of Gorey Town



1.4 Planning Policy and Context

The LAP was prepared at a tentative time in the development of national and regional planning as it was prepared in advance of the National Planning Framework (which will replace the National Spatial Strategy) and the Regional Economic and Spatial Strategy (which will replace the current Regional Planning Guidelines).

The LAP is consistent with current national and regional planning strategies and the CDP, in particular, the Core Strategy and Settlement Strategy.

1.4.1 National Spatial Strategy 2002-2020

The National Spatial Strategy (NSS) is designed to achieve a better balance of social, economic, physical development and population growth between regions. This will be achieved through closer matching of where people live and where they work. The focus is on people, places and on building communities.

The key to the successful implementation of the NSS in the South-East Region is the formation of a strategic growth triangle with Waterford City as the Gateway, supported by Wexford and Kilkenny as hubs. Enniscorthy, New Ross and Gorey towns are recognised as important urban centres providing a range of services and opportunities for employment, whilst smaller towns and villages throughout the County will act as a focus for social and economic activity as well as housing.

1.4.2 Regional Planning Guidelines for the South-East Region 2010-2022

The Regional Planning Guidelines (RPGs) set out a long-term strategic planning framework for the development of the South-East Region up to 2022. The South-East Region is divided into six smaller sub-areas. Gorey Town is located within Sub-Area –North County Wexford. The principal issues associated with this area are:

- Strong population growth-influence of the Greater Dublin Area is present.
- Strong physical links to Dublin and the Mid-East Regions.
- Demographic implications for the rest of the County and the Hub at Wexford Town.
- Tourism development to be facilitated.
- Urban sprawl to be controlled and monitored.
- Sensitive coastal landscapes.

The RPGs designate Gorey Town as a 'Larger Town'. The town has recently experienced high levels of population growth and the RPGs highlight that while the town will continue to be an attractive location for new residential development, care must be taken to

ensure that the continued expansion of the town is more measured to ensure that community, social and retail developments keep pace with recent rapid phases of mainly residential development.

The potential of these Larger Towns to support sustainable economic activity will need to be supported by the development of Industrial Estates and Enterprise Parks. The RPGs also highlight the importance of promoting town centres as the primary locations for retail activity and the role of the retail sector in employment and economic growth.

1.4.3 National Planning Guidelines

Planning Authorities are required by the Planning and Development Act 2000 (as amended) to have regard to Section 28 Ministerial Guidelines. This includes guidelines on Architectural Conservation, Urban Design, Childcare Facilities, Apartments, Schools, Retail Planning, Strategic Environmental Assessment, Sustainable Residential Development in Urban Areas, Telecommunication Structures, Flood Risk Management, Appropriate Assessment and National Roads and Spatial Planning. The Council has had regard to these guidelines in the preparation of this LAP and will amend the plan, where necessary, to take account of any new guidelines published during the plan period.

1.4.4 Local Area Plan Guidelines for Planning Authorities

These Section 28 Guidelines highlight best practice in local area plan making with the aim of improving the quality and effectiveness of these plans. The Guidelines outline that LAPs must focus on identifying the needs of the local community and delivering quality outcomes for that community through enhanced public participation in the

plan preparation process. LAPs have a key role to play in promoting economic development and employment growth as well as integrating environmental considerations such as climate change, biodiversity and green infrastructure into the local planning process. The role of LAPs in implementing national policies relating to planning for schools, smarter travel, sustainable residential development and urban design is also emphasised.

The Guidelines require the use of graphics/2D and 3D modelling/illustrations and photographs as a means of communicating and making the vision and objectives for the area easy to understand and interpret by the local community and developers.

1.4.5 Wexford County Development Plan 2013-2019

The Local Area Plan Guidelines require LAPs to contain a statement that clearly places the area in question within the settlement structure as established by the relevant development plan. The Core Strategy in the Wexford County Development Plan 2013-2019 sets out the settlement strategy and settlement

hierarchy for the county and allocates population targets to the different levels in the hierarchy. The settlement hierarchy for County Wexford is:



The Settlement Hierarchy reinforces Gorey Town's designation as a 'Larger Town' in the RPGs. The role of Gorey Town is discussed in Section 3.4.6 of the Settlement Strategy. The development approach for Gorey Town is to accommodate more measured growth in the town, consolidating the existing pattern of development ensuring that that it does not grow to an inappropriate scale or suffer from overdevelopment. The focus will be on encouraging and facilitating the further development of physical and social infrastructure for the town. While there will be support for economic activity through the development of industrial estates, enterprise parks and district enterprise

centres, Gorey will support the role of the Hub rather than compete with it.

1.4.6 Wexford Local Economic and Community Plan

The enhanced role of Wexford County Council in economic development and community development is envisaged in the County's first Local Economic and Community Plan (LECP). The purpose of the LECP is to set out, for a six year period, the objectives and actions needed to promote and support the economic development and the local and community development of County Wexford. The LECP will be delivered by Wexford County Council, the Local Community Development Committee (LCDC) and through partnership with other economic and community development stakeholders.

1.5 Environmental Considerations

1.5.1 Strategic Environmental Assessment

The EU Strategic Environmental Assessment Directive (2001/42/EC), otherwise referred to as the SEA Directive, requires all member states to systematically evaluate the likely significant effects on the environment

of implementing a plan or programme prior to its adoption. The Planning and Development (Strategic Environmental Assessment) Regulation 2004 (as amended) require SEA to be carried out in respect of an LAP where the population of the area is 5,000 persons or more. An Environmental Report was prepared in conjunction with the preparation of the plan (The Environmental Report is contained in Appendix 5). The report documents the likely significant effects of implementing the plan and outlines measures to maximise positive effects and reduce or offset potential adverse effects. The report also identifies methods for monitoring environmental effects over the lifetime of the plan.

1.5.2 Appropriate Assessment

Article 6(3) and 6(4) of the Habitats Directive (92/43/EEC) place an obligation on competent authorities to consider the effects of every plan and project on the Natura 2000 network of sites through a process known as Appropriate Assessment (AA). The LAP was screened for AA to assess, in view of best scientific knowledge, if the LAP, individually or in combination with other plans or projects, would be likely

to have significant effects on the Natura 2000 network. It was determined that the LAP, alone or in combination with other plans or projects, would not adversely affect the integrity of Natura 2000 sites. The AA Screening Report is contained in Appendix 6.

The Council will ensure, during the period of the LAP, that all plans or projects in the plan area which are likely to have a significant effect on the a Natura 2000 site, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of their implications for the site in view of the site's conservation objectives.

Appropriate Assessment Objective Objective AA01

The Council will ensure that any plan/project and any associated works, individually or in combination with other plans or projects, are subject to Screening for Appropriate Assessment to ensure there are no likely significant effects on any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied.

Where a plan/project is likely to have a significant effect on a Natura 2000 site or there is uncertainty with regard to effects, it shall be subject to Appropriate Assessment. The plan/project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the plan/project is deemed by the competent authority imperative for reasons of overriding public interest.

1.6 Vision and Principles

Land use planning affects everyone; it shapes the places we live and work, where and how our children go to school, how we interact and socialise while at the same time balancing other economic, social and environmental needs. It helps to develop sustainable communities and in this regard it plays an important role in achieving the overall purpose of local government which is to ensure the well being and quality of life of citizens and local communities.

1.6.1 Vision for Gorey Town

By 2023 Gorey Town will be a high quality, green, well connected town with a compact, walkable urban form. It will have a network of sustainable neighbourhoods that are socially inclusive and desirable places to live. Gorey Town will have high quality sustainable jobs and it will be an attractive place to live in, to visit and to enjoy its high quality public realm, its vibrant arts and culture and its bustling town centre and premier retailing services.

1.6.2 Key Principles

The key principles for the achieving the LAP Vision are:

- Require high quality and people friendly design.
- Continue to develop Gorey as a thriving and attractive town with a vibrant mix of uses.
- Continue to develop the town as a premier retail destination.
- Continue to improve the public realm so that the town is an attractive place to live, work and visit.
- Prioritise local economic and employment development.

- Continue to ensure that adequate provision is made for childcare, educational and recreational facilities.
- Improve the movement, connectivity and legibility within the plan area for users of all forms of transport, in particular pedestrians and cyclists.
- Require high quality accessible public open spaces and continue to provide a network of public open spaces at appropriate locations in the plan area.
- Protect natural, built and cultural heritage
- Maximise the benefits of biodiversity and enhance the green infrastructure network in the area.

In order to achieve the vision and principles and having regard to the issues presenting in Gorey, the following key strategies for achieving the Vision have been developed around the following 7 themes:

1. Housing and Social Infrastructure Policy
2. Urban Design Strategy
3. Access and Movement Strategy

4. Open Space, Recreation and Green Infrastructure Strategy
5. Economic Development Strategy
6. Heritage
7. Climate Change, Flood Risk Management and Services.

surveys of housing land availability, retail health checks and audits of open space and community facilities.

1.7 Implementation of the LAP

One of the main factors in the successful implementation of the LAP is securing necessary funding and partnerships to deliver key objectives in the plan such as those relating to the infrastructure and services. An Implementation and Infrastructure Delivery Schedule has been prepared and is set out in Appendix 2. The Council will work closely with all relevant departments, agencies and stakeholders in securing the delivery of both the objectives relating to infrastructure and services and other key objectives relating to the delivery of 'soft infrastructure' such as community facilities. The Council will carry out periodic reviews of the success or otherwise of implementing the objectives in the LAP. This monitoring will include reviewing the progress achieved in securing the objectives supported by periodic

Section 2 Housing and Social Infrastructure Delivery

2.1 Existing Population Profile

The plan area has undergone significant change in its population and demographic profile since 2002. In Census 2002, the population was 5,282 persons. This increased to 7,193 persons in Census 2006—an increase of 1,911 persons/+36%. The recorded population in Census 2011 was 9,114 persons. This represented an increase of 1,921 persons (+27%) since 2006.

The significant increase in population between 2002 and 2011 is largely attributed to the area becoming a popular commuter town for Wicklow and Dublin for reasons including the availability of affordable housing, quality of life and improved transport links.

The increasing population and associated inward migration has resulted in a relatively young population which in itself presents both opportunities for and demands on the town. Table 1 provides a breakdown of

the population cohorts in 2011 compared to County Wexford and the State. At that time, 28% of the population was under the age of 18 and 35.8% were between the ages of 25-44; both above the County and State averages. The high level of population in these age groups has implications for housing, childcare and education facilities. Given the high proportion of children in the 0-4 age cohort (10.2%), there is a need to ensure that sufficient childcare, primary and post primary education and recreation facilities will be available. There will be a demand for housing as many of the 25-44 age cohort may be first time buyers or looking to trade up the property ladder to a family home.

In 2011, there were 865 persons (9.5%) in the 65 plus cohort. This figure is much lower than the county average of 12.6% and the State average of 11.4%. However, this will change in time as the cohorts progress. It is also likely that the trend of retired people trading down their properties and relocating to County Wexford will continue, as will the growing trend of older people moving from rural areas to towns for ease of

access to services, facilities and quality of life. With this in mind, it is important that Gorey Town is a great place to grow old and that it offers older people a good quality of life in an age friendly environment with suitable accommodation and facilities including healthcare.

Table 1 Percentage Population by Age Cohort-Gorey, County Wexford and State, Census 2011

Age	Gorey	Wexford	State
0-4	10.2	7.9	7.8
5-12	12.0	12.0	11.0
13-17	5.9	6.8	6.3
18-24	8.0	7.6	9.0
25-44	35.8	29.4	31.6
45-64	18.6	23.6	22.7
65+	9.5	12.6	11.7

A detailed socio-economic baseline report of the county was prepared as part of the first LECP for County Wexford. Table 2, which is an extract from the report, provides a brief overview of the socio-economic profile of Gorey Town and Environs.

2.2 Existing Housing Profile

2.2.1 Existing Housing, Type and Mix

Gorey experienced a substantial increase in house construction from the mid 1990s to 2006. The demand for new private housing was met by the development of housing schemes in the environs area with the majority of the development occurring to the west of the railway line (to the southwest, northwest and north of the town centre). Clonattin Village developed to the east of the town and railway.

Despite the high level of new residential development in the environs area, the town centre continues to maintain a vibrant residential use and only experienced a 0.5% decline in its population during the period 2006-2011.

Census 2011 recorded 3,448 private households in the area. Of these, 833 (24%) were single person households; 636 (18.4%) were comprised of couples with no children, 1,599 (46%) were couples with children or lone parent families. The average household size in 2011 was 2.6 persons which was lower than the

County and State average of 2.7 persons.

In Census 2011 the largest category of accommodation provided in the plan area was semi-detached housing (1,423 households/41%), followed by detached housing (970 households/28%) and terraced houses (755 households/22%). The number of households in purpose built apartment blocks or apartments in converted houses/commercial buildings was 237/6.9%.

2.2.2 Social Housing Needs

Gorey is a key area of need for social housing in the county. As of June 2016 there were 988 persons on the housing list for the Gorey Town. There is a high demand for housing in the area for reasons including lower housing stock, shortage of supply, proximity to and cheaper rents than Dublin. There is a demand for all for types of housing- one and two bedroom units as well as three and four bedroom units in the plan area.

2.3 Future Population and Housing

2.3.1 Population Allocation

The Core Strategy in the CDP allocates a population of 11,883 persons to Gorey by the year 2022. This will be an increase of 2,769 people (30%) on the 2011 population. The rationale for the allocation is discussed in more detail in Section 3.4.3 of the CDP. In summary, the figure was arrived by examining the projected population of Gorey relative to the objective in the RPGs to ensure more measured growth in the town so that services can keep pace with recent residential development. A similar population allocation has been applied for the final year of the LAP-2023. This results in a total population allocation of 2,991 persons between the years 2011 and 2023.

At present, and in advance of the release of detailed Census 2016 results, it is not possible to determine the current population of the plan area or how much progress has been achieved in delivering this population allocation. The town remains a popular place to live. There is significant demand for housing in the area which has arisen as a result of the decline in

house construction, the demand for rental accommodation and the attractiveness of the area as a place to live. This demand need to be dealt with through various measures.

Table 2 Socio-Economic Profile of the Gorey Town and Environs Area.

Town Profile : Gorey Town and Environs										
Population by Age										
	0 to 4	5 to 12	13 to 17	Under 18	18 to 24	25 to 44	45 to 64	65plus	Total	
<i>Count</i>	926	1,098	533	2,557	733	3,264	1,695	865	9,114	
<i>Percent</i>	10.2	12.0	5.8	28.1	8.0	35.8	18.6	9.5		
Family Cycle										
	Pre-Family	Empty Nest	Retired	Pre-School	Early School	Pre-Adolescen	Adolescent	Adult	Total	
<i>Count</i>	322	240	149	381	364	294	288	420	2,458	
<i>Percent</i>	13.1	9.8	6.1	15.5	14.8	12.0	11.7	17.1		
Lone Parents					Disabilities					
	Lone Mother	Lone Father	Lone Parents	Total Familiess with Children		Total Population with a Disability	Total Pop			
<i>Count</i>	514	56	570	1,747		1,252	9,114			
<i>Percent</i>	29.4	3.2	32.6			13.7				
Non-Irish Nationals							Traveller Popualtion			
	Non-Irish	UK	Polish	Lithuanian	EU28	Rest of World	Traveller Population	Total Population		
<i>Count</i>	1,502	238	590	101	359	214	62	9,114		
<i>Percent</i>	16.6	2.6	6.5	1.1	4.0	2.4	0.7			
Labour Market				Carers						
	Labour Force	LF at Work	LF Unemployed	Population 15+		Total Providing Unpaid Care	Total Population			
<i>Count</i>	4,437	3,188	1,157	6,855		288	9,114			
<i>Percent</i>	64.7	71.9	26.1			3.2				
SEG Key:										
	A. Employers and managers		D. Non-manual		G. Unskilled		J. Agricultural workers			
	B. Higher professional		E. Manual-skilled		H. Own account workers		Z. All others gainfully occupied and unknown			
	C. Lower professional		F. Semi-skilled		I. Farmers					
Socio-Economic Group (SEG)										
	A	B	C	D	E	F	G	H	I	J
<i>Count</i>	403	117	329	825	393	311	173	172	28	26
<i>Percent</i>	11.7	3.4	9.5	23.9	11.4	9.0	5.0	5.0	0.8	0.8
Education Completed										
	No Formal/ Primary	Lower Secondary	Upper Secondary	Technical/ Apprentice	Third Level	Total				
<i>Count</i>	827	1,122	1,360	1,062	1,295	5,884				
<i>Percent</i>	14.1	19.1	23.1	18.0	22.0					
Commuting										
	Green Modes	Public Transport	Private Modes	Total						
<i>Count</i>	1,295	214	3,254	5,019						
<i>Percent</i>	25.8	4.3	64.8							
Housing Age										
	Year Built 2001-2005				Year Built 2006 or Later					
<i>Count</i>	1,025				650					
<i>Percent</i>	29.8				18.9					
Housing Tenancy										
	OO with Mortgage	OO No Mortgage	Owner Occupier	Private Rented	Social Rented	Total Households				
<i>Count</i>	1,211	880	2,091	844	86	3,443				
<i>Percent</i>	35.2	25.6	60.7	24.5	2.5					

Source: NIRSA Wexford Socio Economic Baseline Report, 2015

2.3.2 Housing Land Requirements

The Core Strategy population allocation equates to an additional 1,372 households/residential units². Between April 2011 (Census 2011) and the end of 2015 it is estimated that 50³ residential units were constructed in the plan area which reduces the required figure to 1,320 units. There is a limited amount of vacant residential properties in the plan area and as such it is not considered necessary to adjust the figures to reflect households that could be accommodated in vacant properties.

The number of units translates to a requirement for 66ha of residential zoned land. The Development Plan Guidelines for Planning Authorities (2007) recommend that 50% headroom/overzoning is provided to allow for market choice and land not becoming available. This overzoning increases the residential zoned land requirement to 99ha.

² An average household size of 2.7 is used up to 2015. An average household size of 2.55 is used for 2017-2023.

³ This figure is based on commencement notices received by the Planning Authority during this time.

There are two residential zonings in the Plan-‘Residential’ and ‘Long-Term Residential’. There is approximately 101ha of ‘Residential’ zoned land for development during the lifetime of the Plan. There is a further 34ha of Long-Term Residential land which is reserved for future residential development beyond the period of this plan.

2.3.3 Sustainable Neighbourhoods

The LAP Guidelines encapsulate what sustainable communities are. They are *“...places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, offer equality of opportunity and good services for all”*.

Developing sustainable communities lies at the heart of the LAP and this is echoed in the vision for the plan area. While the main purpose of the LAP is to plan for the future growth and development of the plan area and to set out the objectives which will guide and regulate this development, it focuses on identifying and meeting the

needs of the local community. This has been enhanced through the public consultation undertaken during the preparation of the LAP.

2.3.4 Social Housing

The Council will continue to implement the Housing Strategy (Volume 6 of the CDP) and to use Part V to assist with the delivery of social housing in the plan area.

There are a number of other options for the delivery of social housing including collaborative partnerships with Approved Housing Bodies, leasing arrangements with landlords and the introduction of the Housing Assistance Payment (HAP) for the private rented sector. At a time of demand for increasing housing services the Council is currently exploring a portfolio of measures to address this shortage including seeking expressions of interests from landowners and developers to provide either land for housing or turn key developments.

2.3.5 Housing for People with Specific Requirements

The Council will continue to ensure that housing for persons with specific

requirements are met in a manner which suits their physical and social needs. This includes housing for older people and people with disabilities. The Council will continue to address particular identified needs through facilitating the provision of purpose built, adaptable dwellings, where feasible, facilitating alterations to existing properties and the development of quality, small, self-contained living units within a complex of facilities which offer people the opportunity to maintain their independence while having the protection of a more sheltered environment.

2.3.6 Accommodation for Members of the Travelling Community

According to the current Traveller Accommodation Programme 2014-2018, standard local authority accommodation remains the preferred option for traveller households in County Wexford. The Council will continue, as the need arises and subject to budgetary funding, to provide suitable accommodation for travellers and will endeavour to ensure that this accommodation is appropriate to their particular needs through the implementation of the Traveller

Accommodation Programme 2014-2018 and any updated version of the programme.

2.3.7 Housing Mix

The Council encourages a mix of house types-bungalows, terraced, semi-detached and detached housing. Proposals for new residential schemes will be required to provide diversity rather than uniformity in terms of house types, and in all housing proposals an appropriate mix of dwelling houses to meet the needs of various categories of households will be required.

Objective H05 sets out the house type ratios that will be required in residential schemes to ensure that a sufficient mix of house types is provided. The Council will consider a deviation from this mix ratio where it is demonstrated that there is an overprovision of a particular type of house type, or there is a lack of a particular house type(s) in the area.

Apartments may be considered at appropriate locations in the plan area on appropriately zoned land and where there is an identified significant demand for smaller units of

accommodation. Well designed apartment buildings can play an influential role in urban design and creating a sense of place particularly when used to define streetscapes and enclosures.

The Council will ensure that the standard of accommodation is suitable. While new apartments will be required to comply with minimum national standards, the Council encourages such developments to achieve the higher standards set out in the CDP. While the sub-division of dwelling houses into apartment/flats will be considered in the town centre, this will generally not be permitted within residential areas designed and developed for single family occupancy.

2.3.8 Density

The Council will have regard to the Guidelines for Planning Authorities- Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) and accompanying Design Manual (DEHLG, 2009) when considering the appropriate density for residential schemes.

Higher densities may be considered at suitable locations such as the town centre, brownfield sites, where it will provide street frontages and nodes and in the vicinity of public transport nodes and corridors will be encouraged in the interests of ensuring the sustainable use of serviced lands and resources. Developments built at higher density ensure that zoned and serviced land is used in an efficient manner and minimises the unnecessary extension of public infrastructure such as water, sewers, footpaths and lighting.

The Council recognise however 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 significant consideration. High quality siting and design providing a good quality living environment is essential if higher residential densities are to be acceptable.

2.4 Phasing

Residential land should be developed in a sequential manner linked with and in tandem with the delivery of necessary infrastructure such roads, footpaths, cycleways, open space, education and recreational amenities. It is critical for residential development to progress in this ordered manner in order to avoid the development of lands geographically isolated from the existing settlement and infrastructure provision. This approach will contribute to the creation of sustainable communities and neighbourhoods by linking residential development to the delivery of infrastructure and facilities.

The sequential approach to development is focused on the settlement expanding outwards from the centre through the development of physically adjoining lands in a coherent manner. This approach allows for new development to integrate successfully with the existing settlement.

The phased development of individual schemes, including residential, will also be linked to the delivery of necessary infrastructure. This is set out in further detail in the

Neighbourhood Framework Plans in Appendix 1 and the Implementation and Infrastructure Delivery Schedule set out in Appendix 2.

Housing Objectives

H01

To ensure that all new residential developments in the plan area provide a high quality accessible living environment with attractive and efficient dwellings located in a high quality public realm and served by well designed and located open spaces.

H02

To provide social housing and housing supports in accordance with the Social Housing Assessment of Needs.

H03

To facilitate new residential development in accordance with the Core Strategy and to require physical, social and community infrastructure to be provided either prior to or in tandem with this new residential development. No dwelling within that residential development shall be occupied until the required infrastructure has been provided. The required infrastructure which is identified on Maps 3 and 4 and in Appendix 1 Neighbourhood

Framework Plans and Appendix 2 Implementation and Infrastructure Delivery Schedules includes wastewater and water supply, public lighting, footpaths, cycleways, play ground/play facilities, parks and schools.

H04

To require planning applications for residential developments to demonstrate how the scheme complies with the Neighbourhood Framework Plan which the subject lands are located in. It must be demonstrated how the development complies with the layout, form, density, linkages and accessibility and open space provision. Where a deviation from the framework is proposed, the application must demonstrate that this deviation does not compromise the delivery of the Framework and is equally permeable and proposes a positive relationship with adjacent existing and proposed development, including public open spaces and linkages.

H05

To require residential schemes to provide an appropriate mix of house types that will cater for the various

household compositions in the plan area. In general the following house type ratio will be required in residential schemes:

- 25% two bedroom dwellings
- 30% three bedroom dwellings
- 30% four bedroom dwellings
- 15% to be allocated to any of the above based on evidence of demand.

The Council will consider a deviation from this mix ratio where it is demonstrated that there is an overprovision of a particular type of house type or there is lack of demand for a particular house type(s) in the area.

H06

To ensure that the phased development of a residential scheme delivers the quantum of public open space commensurate to the number of dwellings in that particular phase.

Planning applications for residential schemes of 25 or more dwellings shall be accompanied by a detailed phasing schedule detailing the number of dwellings, amount of public open space and infrastructure which will be developed as part of each phase.

Table 3 Housing Objectives-Wexford County Development Plan 2013-2019

This table sets out some of the relevant sections and objectives in the Wexford County Development Plan 2013-2019 that will relate specifically to housing developments in the LAP area.			
Section	Objective	Heading	Summary
4.2	HP01, HP15	Universal Design and Lifetime Homes	Promote universal design and lifetime housing. Planning applications for 10 or more dwellings to include a Universal Design Statement.
	HP21	Access	Access Statement to be carried out for significant developments.
	HP09, HP10	Housing Strategy	Implement the objectives of the current Housing Strategy and Part V.
	HP08	Density	Require appropriate density for the location. Have regard to the Sustainable Residential Development in Urban Areas Guidelines.
	HP14, HP15	Housing Mix	Housing to be available for all income types. Planning applications for housing developments of 10 or more dwellings to contain mix of house types.
	HP17	Specific housing needs	Accommodation for those with specific housing needs, such as the elderly, persons with a disability and Travellers, must be appropriate to the specific needs.
	HP20	Housing for People with Disabilities	A minimum 20% of dwellings in all new housing estates of 5 or more dwellings to be suitable to accommodate or adaptable to provide accommodation for people with disabilities.
	HP22	Traveller accommodation	To implement the current Traveller Accommodation Programme
8	T10	Walking and cycling	Walking and cycling friendly development layouts.
16	CF16	Assessment of school capacity	No significant residential development to proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development.
11.4	EN21, EN23	Energy efficiency	Energy performance and efficiency in new residential developments.
18	18.10	Standards	Design, layout, private open space, public open space, landscaping, energy efficiency.
	18.14	Backland/Infill	Well designed developments on infill and backland sites, especially when such developments bring into use derelict sites.

2.5 Social Infrastructure

The provision of ‘social infrastructure’ in the form of buildings, facilities, clubs and the means of accessing and using services, is necessary for the development of sustainable communities. The purpose of such infrastructure is both to provide a service and also to promote community cohesion and community identity and in doing so combat social isolation and alienation. A wide variety of facilities are required and a person’s use of facilities is dependent on a range of factors including age, family structure and physical ability. Facilities include:

- Education facilities
- Healthcare, nursing homes, residential care homes, childcare and preschools
- Community facilities including community centres, youth clubs/cafes and sports clubs
- Cultural facilities such as libraries, theatres, arts centres, places of worship and burial grounds.

2.5.1 Education Facilities

Education is one of the foundation stones for well being and a good quality of life. It is a key factor in

securing employment and attracting employment opportunities and inward investment.

Table 4 compares the percentage of people in the plan area who have completed education to County Wexford and State figures. It shows that while Gorey has a higher percentage of people who have completed Upper Secondary, Technical/Apprentice and Third Level than the County average, it is lagging behind the State averages in the Technical/Vocational and Third Level categories.

Table 4 Education Completed, Gorey, County Wexford and State

Level Completed	Gorey	Wexford	State
No formal/Primary	14.1%	18.5%	15.2%
Lower Secondary	19.1%	20.1%	16.6%
Upper Secondary	23.1%	20.7%	20%
Technical/ Apprentice	18%	15.8%	20%
Third Level	22%	20.9%	29%

Source: CSO 2011

Primary and Post Primary Education Facilities

There are currently seven schools in the plan area: five primary schools and two post primary schools. There has been significant investment in educational infrastructure in the plan area during the last 10 years. This has resulted in the development of an 'Education Hub' at Creagh where three primary schools and a post primary school have been developed.

Table 5 Primary Schools in the Plan Area

Name	2015-2016 ⁴ Enrolement
Bunscoil Loreto	624
Gorey Central	216
Gaelscoil Mhoshíolog	242
Educate Together	412
St Joseph's CBS	342
Total	1,836

⁴ Department of Education and Skills
www.education.ie

Table 6 Post Primary Schools in the Plan Area

Name	2015-2016 Enrolement
Gorey Community College	1,535
Creagh College	374
Total	1,909

The provision of high quality education facilities will lead to the increased attractiveness of the area for the location of businesses and families and increased development and prosperity.

There is sufficient land zoned for community and education in the plan area to provide additional educational facilities should the need arise during the period of the plan. The subject lands have been considered in the context of the Department of Education and Skills (DES) Technical Guidance Documents on the 'Identification and Suitability Assessment of Sites for Primary and Post Primary Schools'.

The Council will continue to work closely with the DES in identifying suitable sites for new schools to meet

the needs of the expanding population of the town and surrounding area in accordance with The Provision of Schools and the Planning System (DEHLG and Department of Education and Science, 2008).

Third level Education

Gorey Community School (GCS) offers Post Leaving Certificate (PLC) courses at NFQ Level 5 and 6 in the areas of Art, Design and Film at Gorey School of Art which is located at Mary Ward Lane adjacent to GCS. Gorey School of Art is also an accredited Apple Authorised Training Centre for Education.

GCS also offers a range of adult education night time classes and accredited courses. Wexford and Waterford Education Training Board offer the VTOS Programme in Gorey Adult Learning Centre which is located in the Civic Square. This programme (Vocational Training Opportunities Scheme) offers adults the opportunity to return to full time education and achieve qualifications in a wide range of skills for employment or to progress to third level education.

The Council will continue to support and work with existing and new service providers to expand opportunities for access to post leaving certificate courses, third level courses and adult education.

2.5.2 Childcare Facilities

There are a range of childcare facilities in the plan area both private and community operated. The provision of these facilities is recognised as being important for economic and social well being. It not only enables parents to participate in the workforce but it can also make a significant contribution to a child's emotional and educational development in the early years of their life. The Council will continue to ensure that sufficient childcare facilities are provided alongside new residential schemes in accordance with the Childcare Guidelines for Planning Authorities (2001) and any future update of these guidelines.

2.5.3 Healthcare Facilities

Healthcare facilities are essential to ensure that the residents of the town and the surrounding area have access to the care that they need. Healthcare is provided by a range of State, private, community and charitable

service providers. The Health Service Executive's (HSE) current policy approach reflects a shift away from traditional hospital-based care towards more community-based care with increased emphasis on meeting people's needs at local level within primary care teams. It provides a wide range of public primary health care and community services from Gorey Health Centre and The Palms Centre, The Avenue. Gorey District Hospital, which is located on McCurtain Street, is an HSE operated nursing home which provides 33 beds for a mix of long-term care, medical, convalescence, respite and palliative care.

St Aidan's Day Care Centre, which is located at Millands, offers invaluable services to the people of North Wexford. The range of services provided include residential care, day services for the elderly, day care for adults with special needs and preschool education for children with special needs.

The Council will facilitate the provision and expansion of built facilities to ensure accessible healthcare services are available in the town. Nursing

homes and residential care homes should be integrated wherever possible into the residential areas of the town where residents can avail of reasonable access to local services. Medical centres/surgeries and local health centres which meet the needs of and are easily accessible to local service users will be favourably considered in the town provided they do not impact on residential amenity and have adequate parking availability.

2.5.4 Community Facilities

Community facilities provide opportunities for activities, sports and recreational events, social interaction and meeting spaces; all of which benefit the local community and assist with social inclusion. The range of community facilities is developing in the town. The new public library and the Civic Square which provides community meeting spaces and the proposed redevelopment of Gorey Town Park are all welcome additions to the town's community infrastructure. There are groups providing support to various members of the local community including Gorey Youth Needs Group, FDYS Gorey Community Youth Project and Gorey Men's Shed.

The Council is committed to providing accessible community facilities to serve the needs and expectations of the growing and diverse population of Gorey Town and the surrounding area. There are lands zoned for community and education uses throughout the plan area. While there are many small individual buildings throughout the town that are used by groups, organisations and sports clubs, Gorey Town does not have its own community centre. The Council will work alongside community groups and organisations in any effort to deliver such a multi user facility which would be a significant addition to community facilities for the both the town and the wider District.

Community Facilities Objectives

Objective CF01

To support the provision of a multi-user community building at an appropriate location in the plan area.

2.5.5 Arts and Cultural Facilities

Arts and culture have a very important role in facilitating social inclusion, health and wellbeing and as an economic and tourism product for the county. The Council has a pivotal role to play in promoting and developing

arts and culture in the county and recently commissioned a report entitled 'Creative Wexford-Reviewing Wexford County Council's engagement with the Arts' which explored the range of arts in the county and the strengths, weaknesses and opportunities. Gorey was identified as a creative cluster for Contemporary Art, New Media, Creative use of new technology and Amateur Drama production⁵. The report identified the need for an Arts centre in Gorey (for design and crafts/new media and contemporary art).

'OpenGorey' is a local group which set up the Gorey Cultural Centre. The group has undertaken cultural mapping for the purposes of identifying, preserving and developing the cultural assets of Gorey Town including clubs and groups, festivals and events, spaces and places, vacant/underutilised places and heritage.

⁵ 'Creative Wexford-Reviewing Wexford County Council engagement with the Arts in County Wexford', Glasshouse Arts & Creative Industries and Wexford County Council, 2015.

Gorey Market House, Gorey Little Theatre and the Peripheries Centre of Creative Design are important cultural facilities in the town.

The Market House is a significant building and has a unique place in the historical development of Gorey with previous uses including a prison, a courthouse, parochial and a council chamber (meetings of Gorey Town Commissioners were held there until the new Civic Offices were opened in 2012). The Market House, which is a protected structure, is currently home to a Design and Craft Galley on the ground floor of the building.

The Market House formed an integral part of a Public Realm Plan for the town centre which was prepared in 2010 but not implemented. The proposal was to develop a thoroughfare from Main Street to Market Street/ Market Square which would continue on to the Avenue and the Civic Square. The Plan identified the subject lands as the potential location for an Arts, Crafts and Books Market. The Council has recently completed the CPO of some lands to the rear of adjoining properties with a view to redeveloping the block in the

interests of enhancing the urban development of Gorey for economic or cultural benefit. The future of this site will be further considered in the new Public Realm Plan.

Festivals play an important role in supporting the local community, developing the image of an area and attracting tourism. There are a number of successful festivals and events held in the town during the year including the Byrne Perry Festival, Market House Festival, Polska Eire, Sri Lankan New Year, Christmas Festival and Halloween Festival.

The Council will continue to seek to promote the cultural life of the town and increase accessibility to arts and culture facilities for all members of the community. This will be achieved through both the retention of existing facilities and the introduction of new facilities in the town.

Section 2.5.6 Funding for Community and Cultural Facilities

The delivery of community and cultural facilities is crucial in terms of creating sustainable communities. There are key facilities that will benefit both the existing and future residents of the

plan area such as a community centre and an Arts Centre. The financial resources to fund such projects are limited and as such the Council will seek to avail of all funding opportunities, both public and private. This will include the Council's Development Contribution Scheme and the above mentioned specific projects will be included in the revised scheme.

Arts and Culture Objectives

Objective ACF01

To continue to actively foster and promote the development of the arts and cultural diversity in Gorey and to facilitate infrastructural improvements, including the provision of an Arts Centre, to assist in the development of the arts and culture.

Objective ACF02

To support the provision of spaces for artists in suitable buildings to live, work and exhibit their work such as the temporary use of vacant buildings as pop up shops and the use of vacant public buildings.

Objective ACF03

To promote the continued use of Market House, and ensure any future

development protects and enhances the building's architectural character and heritage.

Objective ACF04

To encourage the use of public art in public spaces including the Town Park, and in large scale developments.

Objective ACF05

To promote the town's local cultural heritage by using local placenames, cultural or geographical names in the naming of new residential or other developments.

2.6 Accessibility and Universal Design

The LAP aims to deliver safe, accessible, age friendly and socially inclusive places which are well planned and designed, are people friendly and easy and efficient to get around.

The Council promotes the concept of universal design as a key component of sustainable communities. Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age or ability. The

design of new sustainable residential communities should consider people's diverse needs and abilities throughout the design process so as to provide an adaptable environment that meets the needs of all. All buildings should be designed to meet the needs of all people who wish to use it. This is not a special requirement for the benefit of only a minority of the population. It is a fundamental condition of good design. Everyone benefits when an environment is accessible, usable, convenient, and a pleasure to use. The universal design approach also complements Council's commitment to making Wexford an age friendly county. The Council is signed up to the Age Friendly Cities and Counties programme (AFCCP). The overarching goal of the programme is that every local authority area in Ireland will be a great place in which to grow old.

The Council's 'Disability Implementation Plan-Moving Forward' will be a key driver for accessibility in the plan area. Wexford County Council is one of the leading local authorities in the area of accessibility. In 2016 the Council rolled out a WCC Disabled Parking App and a Pilot Text Alert Scheme in the town. The latter

allows the public to inform the local authority by text if a vehicle is parked in a designated disabled parking space without displaying the required Blue Disc.

Accessibility and Universal Design Objective AUD01

To ensure that Gorey Town is a safe, accessible, age friendly and socially inclusive place which is well planned and designed, is people friendly, and is easy and efficient to get around.

Table 7 Social Infrastructure Objectives-Wexford County Development Plan 2013-2019

This table sets out some of the relevant sections and objectives in the Wexford County Development Plan 2013-2019 that will relate specifically to Social Infrastructure developments in the LAP area.

Section	Objective	Heading	Summary
16.4	CF09, CF10	Community facilities	Community facilities to be physically integrated with residential and employment areas and provided concurrently with new residential development.
16.5	CF14, CF15, CF16	Schools	New development adjacent to existing schools will be restricted where such development may have the potential to restrict the expansion of that school. Multi-use of school buildings and facilities encouraged provided this does not conflict with the delivery of the education service. Significant residential developments-assessment of school capacity
	CF17	Third level	Support the development and ongoing provision of Third Level Education in the county.
16.6	CF19, CF20	Childcare facilities	Location and provision of facilities. Schemes of 75+ dwellings to provide a childcare facility with a minimum 20 child places.
16.7	CF23	Healthcare	Promote the improvement and expansion of health and medical care facilities which meet the needs of and are accessible to local service users.
7.4.6	TM24, TM25	Culture	Safeguard cultural and heritage. Support and promote existing festivals and cultural events and support the establishment of new events where viable.
14.7	CH01, CH02, CH03, CH04, CH05	Arts and Culture	Support and promote the sustainable development of the county's cultural heritage. Safeguard cultural heritage and facilitate the expansion and development of appropriate facilities at points of interest. Stimulate and support cultural and artistic excellence and innovation.

Section 3 Urban Design Strategy

3.1 Introduction

Urban design is an important aspect of local area planning. It is a process that brings together the social, economic and environmental dimensions and aspirations of urban planning and places them within an integrated, spatial strategy.

The Urban Design Strategy (UDS) has evolved from an analysis of Gorey's urban character which is contained in Section 3.2 below. The key concepts in the strategy are contained in Section 3.3 below. It is based on a 'place concept', which seeks to reinforce the role of the town centre and to establish new and improved roles for existing and new places around the town. It is supported by a 'route concept' to secure an accessible and functional town and a 'landscape concept' to provide a coherent network of green routes and spaces for amenity, recreation, biodiversity and water management.

The overall UDS is supported by the detailed Neighbourhood Framework Plans (NFPs) which provide greater guidance on the urban design measures and components needed to develop and consolidate key areas of the town. These can be found in Appendix 1 of the LAP.

Detailed Urban Design Guidelines and guidance on the function and design of the roads and streets are also contained in Appendix 1.

3.2 Urban Analysis

Gorey has a distinctive urban character, which is derived from both natural and man-made determinants. The surrounding topography and landscape have played an important role in the development of the town. Gorey is ringed by low hills (notably Gorey Hill, Creagh and Clonattin) to the west, north and east. In contrast the southern environs of the town are relatively level. The Banoge River is the principal watercourse flowing from north to south adjacent to the eastern fringe of the town centre. It has a number of significant tributaries along its course that connect it to other parts of the town and the surrounding

landscape. It is a relatively small watercourse, contained within narrow banks and it has been realigned and covered in a number of locations in the town. The surrounding landscape is characterised by paddocks enclosed by hedgerows, tree lines and tree groups. A number of country houses and former demesnes surround the town. This area is also traversed by attractive, local and regional roads, connecting the countryside with the town.

3.2.1 Historical Development

The distinctive structure of the town centre is a legacy of the planning and incorporation of the town in the seventeenth century as 'Newborough'. It was common for planned towns at this time to use regular grids of streets with regular blocks subdivided into narrow and deep plots for development. The grid, which is largely intact, is centred on Main Street and includes surrounding and connecting streets such as George Street, John Street/James Street. Many of the older buildings of the town centre were constructed in the mid-to late eighteenth century and include French's The Premier House (c.1775) and the Market House (1709), which

was later used as a prison, courthouse, school and town hall. Some 548 houses were enumerated in the town in 1837 and the first survey map of the town in 1843 shows a very compact and finely subdivided structure around Main Street/Esmonde Street. The grid area developed further in this period and it was also notable that development expanded at the bottom of Clonattin Road/Courtown Road around the R.C. Church and National School. The town had a population of 3,044 in 1851.

The arrival of the railway and the opening of the station in Gorey in 1863 as part of the Dublin and South Eastern Railway (DSER) line marked a major change in the morphology of the town. New streets were developed to connect to this new infrastructure. Notably, St. Michael's Road was added to provide access to the new St Michael's Church and a direct connection between the junction of Main Street and Esmonde Street. Gorey Avenue/The Avenue were added to provide connection with the railway and the west end of Main Street. At this time also North Parade was developed on the line of an existing lane. During the second half

of the nineteenth century modest new housing developed in terraces along streets such as McCurtain Street and Esmonde Street.

The nineteenth century also witnessed the addition of many of Gorey's landmark buildings, including The Courthouse (1819), Gorey United Methodist and Presbyterian Church (1830-1835), St. Michael's Church (1839-1842) and Christ Church (1858-1861). On the town fringes a collection of fine country houses of regional architectural merit were constructed within designed landscapes (e.g. Marlfield House, Ramsfort House, Millmount House and Merrion). Some of these houses and their curtilages remain intact and make a positive contribution to the character of the town.

A major change in the form of the town occurred with the development of local authority housing adjoining the town centre between 1925 and 1940. This was based on the notions of cottage-style housing in garden suburbs. It was planned on small plots (e.g. Cluainín and Sraid Éireann) and on larger, semi-detached and detached housing plots (e.g. Garden City). The 1960s witnessed increasing car

ownership and the inevitable emergence of ribbon development along the main routes into Gorey. Suburban development in the town commenced in earnest in the 1970s, with the incremental development of housing estates. Many of these developments were designed in line with the then current car-based standards and trends in Ireland. They incorporated few points of entry and exit, convoluted routes, many cul-de-sacs and limited connections with adjoining and nearby developments. These layouts, which were designed primarily for car-use, present difficulties for local access for pedestrians and cyclists, continue the reliance on the car even for short trips. This is a challenge for Gorey in moving towards more sustainable travel.

There has also been significant redevelopment in the town centre area in recent years (post 2000). A number of the infill schemes have successfully integrated with the established pattern and character of the town centre. The development of the Civic Centre and Library has also been a significant addition to the civic infrastructure of the town. Major retail development has been added to the south west of

the town centre, with the opening of the lands to the west of the Avenue and south of the McCurtain Street and the development of Paul Funge Boulevard. While this has protected the larger retail function of the town centre, it will be necessary to allow for the current suburban nature of the area to evolve into a more urban character over the coming years.

3.2.2 Existing Character Areas

Character derives from a combination of many different facets of an urban area, including land use and activities, built form, landscape and movement. Gorey has distinctive, existing character areas, which could be described as:

- The Town Centre – the areas largely completed in the 19th Century, and including the new town centre expansion areas;
- The Garden Suburb (The Garden City and other social housing areas, largely developed between the 1920s and 1950s);
- The modern suburbs including the main residential and industrial areas (developed largely from the 1960s onwards); and

- The surrounding countryside.

3.2.3 Overall Urban Structure

The urban structure of the town is made up of the main routes and spaces (key spaces are described later in the landscape sections). The main feature of the structure is a distinctive hierarchy of routes (See Figure 4), which in the case of Gorey could be described as:

- Main streets and roads – such as Main Street and the main approach roads;
- Country roads – smaller rural roads leading from the countryside; and
- Local roads and streets - lanes and alleys/mews.

The spine of the primary route network is Main Street and McCurtain Street. The main approach roads provide the extension of this spine. The Inner Relief Route (IRR) is a significant although incomplete, orbital route connecting the radial country routes in the northern suburbs. The country roads provide important radial connections but they are of lesser importance than the main streets and roads in terms of access and movement. Most other routes in the

town are local in nature, serving small areas or single developments. The rear access lanes in the town centre and the surviving country lanes or 'boreens' of the suburban areas also provide local level connections.

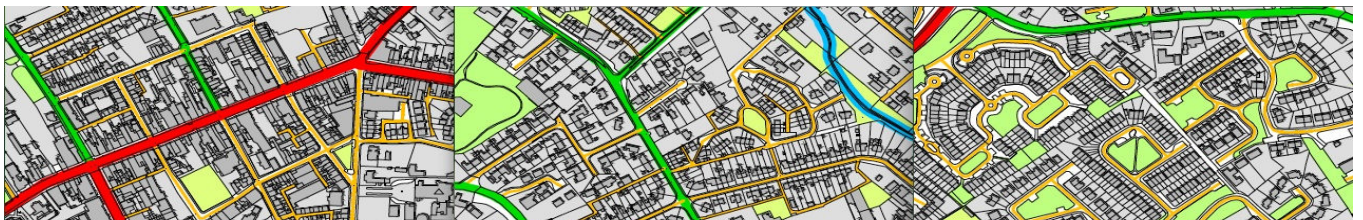
The network of routes in the town centre is generally permeable with all streets leading to other streets. The street grid provides small-scale urban blocks, which are highly connected for all users, particularly pedestrians. The pattern of routes changes at the urban edge, although the garden suburbs areas maintain good levels of connectivity and permeability. The later suburbs of Gorey however, have been developed in an incremental, 'pod-like' manner without the benefit of a larger, guiding urban structure. A consequence of this has been the dendritic and convoluted route networks which are not designed around pedestrians and cyclists. Additionally, these layouts tend to funnel traffic onto a small number of routes rather than distribute it more evenly throughout an area.

Key problems of the suburban layout are as follows:

- Many suburban estates are either not connected, or poorly connected, to each other;
- Some adjoining areas of public open space are not connected or have a poor interface;
- Many natural or desired walking, cycling or amenity routes are absent or discontinuous; and
- Many developments are well positioned, adjacent to the town centre but have no direct (notably pedestrian or cycle) access to it.

Figure 1 below illustrates the contrasting urban structure in Gorey Town (Left to right, Town centre grid, garden suburb and later suburban pods).

Fig 1 Contrasting Urban Structure



3.2.4 Landscape Structure

Although the landscape surrounding the town has distinctive qualities and character, the landscape within the town is weak and largely incoherent. Overall, the structure of public open spaces in Gorey is weak, with few corridors providing biodiversity, amenity or water management functions. The lack of continuous walking or cycling routes for amenity in Gorey is apparent.

Currently, the Town Park is the only notable open space hub in the town. Although a valuable asset, it is somewhat underutilised and will benefit from the proposed plan for its redesign as flagship park. Its connections to surrounding areas and the town centre are poor and there are few amenity links to or from the Town Park to other parts of the town. Although the Ramsfortpark Forest remains under forestry, it has clear potential as an amenity and biodiversity hub for the town. The watercourses in the town, principally The Banoge River and its tributaries, provide varying degrees of access and quality along their banks. Significant stretches of the watercourses have

been culverted or covered and this has impacted on their biodiversity role. Most local level public open spaces in the town are located in suburban housing estates. These spaces are dispersed reflecting the incremental growth of the town. As they are not part of a planned or designed open space network, they are often poorly connected, or not connected, with each other. In terms of quality, many spaces are poorly graded and planted and lack basic furniture and play facilities. In contrast, there is a good range of facilities for the major team sports in the suburban areas of Gorey.

Significant lands remain undeveloped in the plan area. Some of these have significant rural landscape quality and include country houses and their curtilages. The country roads make a strong contribution to the landscape character of Gorey. Typically, they transition in character from rural tree and hedgerow-lined roads to realigned, suburban roads and streets. They have been compromised by ribbon development and the treatment of their frontages has been inconsistent and often out of character.

In summary, the main features of the town's landscape structure are:

- Hubs – such as the Town Park and Ramsfortpark Forest;
- Watercourses - principally the Banoge River and tributaries;
- Public open spaces – mainly developed as part of housing estates;
- Sports and leisure facilities – including sports fields and other facilities;
- Undeveloped lands – largely remaining in agricultural use, such as Gorey Hill, Kilnahue, Ballytegan and Clonattin, including country houses and demesnes; and
- The radial routes/country roads– which transition from rural tree and hedgerow-lined roads to suburban roads and streets.

3.2.5 Urban Grain

The urban grain of a town refers to the fineness of the patterns of urban blocks and plots. Fine urban grain is present where there are many different plots and buildings within a block. Coarse urban grain is where there are very few plots and buildings within a block. The urban grain of Gorey is

highly varied. In the town centre blocks are well-sized and shaped perimeter type blocks. These blocks have small and narrow plots that are typical of the traditional town centres (typically 5-7m in frontage width, with larger plots measuring up to 10m). There has been some later consolidation of plots but these do not normally exceed two plots (for example Heatons on Main Street with its frontage of 18m). Esmonde Street features some very small plots of less than 4m frontage. This urban grain reflects the very modest scale of domestic architecture on this nineteenth century, secondary street.

The fine urban grain of the town centre has provided very significant benefits in terms of variety of streetscape, diversity of building types and floor spaces. Fine urban grain produces many smaller spaces which are ideal for smaller, independent and local businesses and start ups. This produces a great variety of uses, including retail, office, legal and financial, community use and residential. The fine urban grain in the town centre is, therefore, essential to its longer-term viability.

3.2.6 Continuity and Enclosure

The continuity and enclosure of streets and spaces is a key objective of good urban design and an important contributor to the coherence of urban areas. Gorey has some fine examples of continuous and enclosed streetscapes. The town centre possesses a coherent streetscape where streets are typically twice as wide as the buildings fronting them (a ratio of 2:1). This relationship between height and width provides a comfortable sense of enclosure, which is typical of the small Irish town. This relationship changes in the later avenues and suburban areas where there is a lesser degree of continuity of frontage and much weaker enclosure (a ratio of between 5:1 and 7:1). This is a fundamental difference in the character of urban and suburban areas.

3.2.7 Scale and Building Height

General building height in Gorey is typical of small country towns in Ireland. In the town centre building heights typically range between 2 and 4 storeys. Main Street is dominant in terms of scale. A lower scale of between 2 and 3 storeys is typical of the secondary streets in the town

centre. The church spires are the only features that breach the relatively consistent skyline of the town centre. The consistency of building height adds to a sense of coherence and general urban quality in the town centre. In the suburban areas building heights typically range between 1 and 3 storeys, with some later apartment buildings exceeding this range.

3.2.8 Building Styles and Materials

Building styles and materials in Gorey vary widely reflecting the historical development of the town. The town centre retains much of the earlier building fabric, including many small eighteenth and nineteenth century townhouses. This reinforces the coherence of the town centre. Recent infill development has, by and large, succeeded in integrating with the established streetscape. In the suburban areas contemporary suburban design styles have been chosen for individual estates. In most cases quality of design and materials has been appropriate in terms of quality and context. However, poor weathering of external materials is evident in some developments.

3.3 Urban Design Strategy

The overall urban design strategy for Gorey comprises spatial concepts for the development of Gorey. It comprises a place concept, which shows the longer term development of places or small local centres, a route concept, showing the longer-term hierarchical structure of routes, and a landscape concept, which shows the longer term network of open space corridors and hubs.

3.3.1 Place Concept

The place concept, which is illustrated on Figure 3, envisages the continued primacy of the town centre as the heart of Gorey. It also envisages the development of local places with distinctive character, focal spaces (Local community spaces), connectivity of urban and landscape structure and good connections to the town centre. Within the character areas local focal spaces (Local community spaces) are identified where local service and community functions should be co-located.



Illustration 1 Indicative Local Community Space



Illustration 2 A Local Community Space

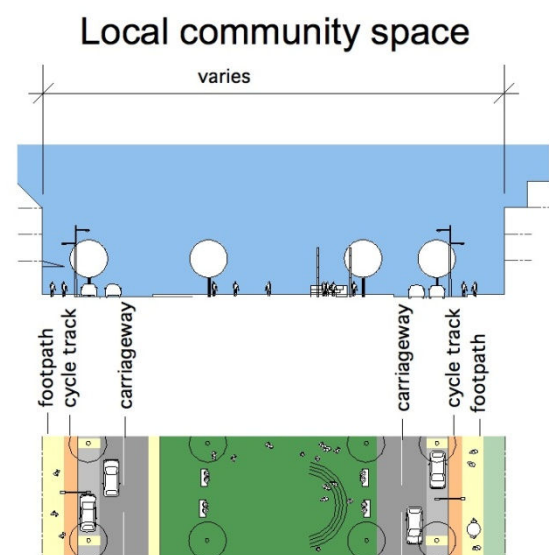


Illustration 3 Indicative Cross Section of a Local Community Space

The overall place concept is based on the following character areas:

- Town Centre;
- Creagh (Gorey north-west);
- Ballytegan (Gorey north-east);
- Clonattin (Gorey east); and
- Gorey South.

NFPs have been prepared for each of these character areas (Appendix 1).

3.3.2 Route Concept

The route concept, which is illustrated on Figure 4, shows the concept for the longer-term development of the network of routes in and around the town. The existing hierarchy of routes, comprising main streets and roads, country roads and a range of local streets and roads, will be improved and extended. The concept envisages improvements to the existing route structure of main streets and roads, country roads and local streets and roads routes at different levels in the hierarchy.

Guidance on the role and design of new streets and roads is provided in Section 4 and Appendix 1 of the LAP. A key element of the concept is the creation or improvement of orbital

connections or avenues between existing radial routes into the town.



Photo 1 A 1930s Avenue



Photo 2 An Avenue with three storey frontage



Photo 3 An Avenue with two-storey frontage



Photo 4 An Avenue with two and three storage frontage

The strategy also provides the framework for high levels of connectivity and permeability in new development areas.

Improvements to local-level permeability in existing areas is addressed in the NFPs.

3.3.3 Landscape Concept

The landscape structure, which is illustrated on Figure 5, shows the concept for the longer-term development of the network of open space corridors and hubs in and around the town. This concept provides the structure for the hierarchy of Hub Open Spaces, Neighbourhood Parks, Pocket Spaces, Educational Spaces and Sporting Facilities, Green Corridors and biodiversity parks

identified in Section 5 Open Space, Recreation and Green Infrastructure Strategy.

The concept envisages improvements to the existing landscape structure through the enhancement of hubs and the creation of extended and coherent corridors. Key corridor elements of the landscape structure are The Banoge River and its tributaries, the country roads and the main streets and roads in the town. These corridors can serve multiple functions such as biodiversity protection and enhancement, local water management, local accessibility and amenity. Biodiversity can be enhanced by providing and rehabilitating corridors of natural vegetation for the migration of flora and fauna.

The strategy will allow for local water management by facilitating connections to sustainable urban drainage systems in new developments and potential for managed floodplains along watercourses. New walking and cycling routes will enhance local accessibility. Amenity will be served by extensive and continuous amenity space of different type and function.

3.4.4 Implementation

Key development parcels are indicated on Figure 5(a). Further details on the development objectives and the supporting infrastructure are contained in the individual NFPs.

3.4 Urban Design Objectives

Objective UD01

To require planning applications to demonstrate compliance with the Neighbourhood Framework Plan within which the subject lands are located. It must be demonstrated that the development will deliver the main components and objectives of each Neighbourhood Framework Plan with regard layout, form, density, linkages, infrastructure, open space provision and key infrastructure provision. Where a deviation from the framework is proposed, it must be demonstrated that the development does not compromise the delivery of the components or objectives of the Framework.

Objective UD02

To require development to demonstrate compliance with the Urban Design Strategy and the Urban Design Guidelines contained in Appendix 1.

Objective UD03

To encourage innovation in the built environment and to ensure that high quality urban design and architecture is carried out in accordance with the guidelines contained in this LAP along the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas, its companion document Urban Design Manual (DEHLG, 2009), the Design Manual for Urban Roads and Street (DTTS and DECLG, 2013), the Architectural Heritage Protection - Guidelines for Planning Authorities (DAHG, 2011) and the National Disability Authority (NDA) Buildings for Everyone: A Universal Design Approach.

Section 4 Access and Movement Strategy

4.1 Background

The integration of good land use planning with transportation is fundamental for efficient and sustainable planning. It is also important for climate change adaptation and helping to reduce green house gas emissions. Good urban design, land use patterns and transportation systems promote walking and cycling which help to create active, healthier and sustainable communities.

The creation of accessible and inclusive communities requires a re-examination of the way streets are designed in order to meet the needs of all users. Going forward this will be achieved through the implementation of the Design Manual for Urban Roads and Streets (Department of Transport, 2013) and hereon referred to as DMURS.

DMURS sets out a series of principles, approaches and standards to be used when designing streets and advocates

assigning higher priority to pedestrians and cyclists without unduly compromising vehicular movement in order to create secure, connected places that work for all members of the community.

A key aim is to ensure compact, connected neighbourhoods based on street patterns and forms of development that will make walking and cycling, especially for local trips, more attractive.

4.2 Existing Access and Movement

4.2.1 Roads

There has been significant investment in road and pedestrian infrastructure in Gorey during the last 10 years.

The completion of the M11 motorway, which is located to the east, southeast and northeast of the town, has made Gorey a highly accessible and strategically located town. It is important that the M11 is protected from inappropriate developments that may compromise the efficient and safe operation of this route.

There are no national roads within the plan area. The former N11 has been downgraded to a Class 2 Regional Road (R772). The majority of movement in the town occurs along this route which is also the main street of the town. Other regional routes include the R741, which runs southwards from the town centre to Wexford Town, the R725 which runs westwards linking Gorey to Carlow and the R742 which runs eastwards from the Gorey to Courtown.

The delivery of substantial sections of the 'Inner Relief Road' and the completion of the 'Paul Funge Boulevard' has resulted in new orbital connections and a re-ordering of traffic movement as well as increased permeability in and around the town.

4.2.2 Footpaths

The town is well served by footpaths and most local journeys can be safely navigated by walking. The redevelopment of footpaths along The Avenue together with local improvements to footpaths, public lighting and crossings on the Ballytegan Road, Carnew Road, Kilnahue Lane, Paul Funge Boulevard, Esmonde Street and Mc Dermott

Street have improved local connections and accessibility.

4.2.3 Cycling

While the completed sections of the 'Inner Relief Road' have provided dedicated cycle paths, there is an absence of a continuous cycling network in and around the town.

4.2.4 Public Transport

Gorey enjoys good levels of accessibility by public transport. The Rosslare Europort to Dublin Connolly Irish Rail service runs five trains a day Monday to Friday including an early morning service, four trains on Saturdays and three trains on Sundays through Gorey with the station located within walking distance of the town centre.

Bus Éireann offers frequent bus services linking Gorey to Dublin City, Dublin Airport and Wexford Town as well as a bus service linking Gorey with Rosslare Europort via Courtown and the Coast Road. Wexford Bus, which is a privately operated service, runs a frequent service to Dublin and Dublin Airport while Ardcavan Bus operates a daily service to the capital.

Gorey Bus Links provides an invaluable transport link for people in the surrounding areas of Ballycanew, Ballygarrett, Ardamine, Courtown to Gorey town. This has proven to be an integral part of community life in these rural areas. This service provides a form of transport to people who would otherwise be isolated and allows users to carry out their weekly shopping and business in the town.

4.2.5 Car parking

A detailed survey and analysis of existing car parking provision concluded that the town is well served by car parking facilities. It identified in excess of 500 metered on-street car parking spaces in the town centre. It also identified that there are circa 1,400 car parking spaces provided in public and private cars within a 500m radius of the Market House and 1,340 car spaces provided in close proximity to the town centre in car parks such as the new and old Tesco sites, Aldi, Knockmullen Retail Park and the Ashdown Hotel (see Map 2). The parking fees in many of the public and private car parks (where a fee is charged) is reasonable with most charging €2 for all day parking.

4.3 Challenges

An audit of existing movement and access in and around the plan area identified a number of problems and key challenges which need to be addressed. These include:

- A development trend toward a car-based layout and design has created a highly ‘dendritic’⁶ network with limited access options and poor connections to surrounding developments. This is a problem for pedestrians and cyclists as journeys can be convoluted.
- Many natural or desired walking, cycling or amenity routes are absent or discontinuous.
- Many developments are well positioned, adjacent to the town centre but have no direct pedestrian or cycle access to it.
- The railway line is a significant barrier with low levels of permeability
- The need to improve the accessibility of routes in the town.

⁶ Dendritic networks place heavy restrictions on movement.

4.4 Access and Movement Strategy

The Strategy is focused on:

- Providing optimum levels of accessibility, connectivity and permeability, particularly for pedestrian and cyclists. In general every street should lead to a street.
- Providing new connections between existing and new developments in selected locations to address issues of local level access and permeability.
- Improving the existing route structure within and around the town and the addition of new routes.
- The creation or improvement of orbital connections between existing radial routes
- Ensuring the provision of footpath and cycle paths in new developments and developing new and improved accessible routes.
- Increasing and enhancing public transport usage for all users.
- The development of new strategic railway crossings to coincide with new development

as identified in the relevant Neighbourhood Framework Plans.

- Ensuring new development complies with the requirements of DMURS.

4.5 Route Structure

The route concept set out in Section 3 Urban Design Strategy establishes the hierarchy of routes of different role and type in the plan area. The route concept is important in that it is a key element of the urban structure of Gorey which informs not only movement, but also building type and density, landscape and land use.

The route hierarchy is:

- Main streets and roads
- Country roads/green routes
- Local streets and roads.

Appendix 1 Urban Design Guidelines includes road design guidelines for each road typology in the hierarchy of routes. The purpose of these guidelines is to provide for a coherent design of new streets and roads and the improvement of existing routes to achieve a wider range of urban design and planning objectives and to

contribute to greater quality and coherence of the town.

The planning and design of all streets and roads in the plan area should comply with the objectives and guidelines included in DMURS.

In relation to the regional roads within the plan area, developments requiring direct access or the intensification of existing accesses onto the regional road network will be carefully considered in accordance with the relevant objectives and development management standards in the County Development Plan.

4.5.1 Main Streets and Roads

The main streets and roads are the highest level routes within the street and road hierarchy of the town. This typology is diverse as it includes existing routes and planned new avenues connecting the local community spaces (as shown in the NFPs).

On new routes a more consistent and integrated approach to design will be required. On existing routes, more bespoke approaches will be needed to

take account of existing constraints and opportunities.

One of the proposed elements at this level is the creation or improvement of orbital connections between existing radial routes into the town. The orbital routes are referred to as avenues and the key proposals are:

- The completion of the 'Inner Relief Route' and to upgrade its layout and design to create urban avenues. Creagh Avenue will form the main spine through the Creagh area and Ballytegan Avenue will form the main spine through the Ballytegan area.
- A new Clonattin Lower Avenue which will provide access to the Arklow Road. This will also be connected to the Ballytegan Avenue.
- A new Clonattin Upper Avenue which will provide a north-south connection between Clonattin Road and the Courtown Road.
- A new connecting avenue (South Gorey Avenue) connecting all new focal spaces and existing radial routes in this area.

Figures 26 and 27 in Appendix 1 illustrate an indicative layout of a proposed avenue and the R772 (Former National Primary Road N11).

4.5.2 Country Roads

Gorey's existing country roads, such as the Hollyfort road, Fort road, Ballytegan road and Clonattin road, provide important radial connections from the surrounding and suburban areas to the town centre. They are also important access routes for many existing developments. The routes are typically rural in character at the town fringe, but have been altered and provided with a variety of new boundary types, set-backs and splays. Pedestrian facilities are intermittent in places.

The overall approach will be to bring greater coherence to the protection and enhancement of the country roads as green routes by retaining as much of their landscape character and biodiversity function and providing for new and improved pedestrian and cycle facilities. Approaches will need to be bespoke given the individual character and the characteristics of the town's existing country roads. Green routes will transition to more urban

character and configurations as they approach the town centre, however, their essential functions will be consistent.

The keys proposals for country roads/green routes include:

- Along Ballytegan Road and Ramsfortpark Forest Road.
- Kilnahue Lane, Hollyfort road and Fort Road.
- Ramstown and Millands local road
- New green routes at Clonattin Road and the Courtown Road.

Figure 28 in Appendix 1 illustrates indicative layouts of a country road/green route.

4.5.3 Local Streets and Roads

Local streets and roads are the most common and lowest level of route in the hierarchy of routes in the plan area. Although important from an access point of view, they generally (although not always) carry low levels of traffic. They are particularly important as places in their own right, often acting as social spaces for interaction, children's play, recreation, business and other activities. Rear access lanes in the town centre

provide important local level connections and should be upgraded and utilised where possible.

A more consistent and integrated approach to design will be required on new local streets and roads. On existing local routes more bespoke approaches will be needed to take account of existing constraints and opportunities, particularly where retrofitting is appropriate to calm traffic or achieve new local connections.

Figure 29 in Appendix 1 illustrates indicative layouts of local streets and roads.

4.6 Pedestrian

The route concept outline in Section 3.5 proposes a connected, accessible pedestrian network in and around the town. Map 3 identifies where additional footpaths are required along existing roads within the plan area. These footpaths must be provided in tandem with new developments.

Alongside the delivery of pedestrian facilities discussed in Section 3.5, key pedestrian proposals in the town centre include:

- A new pedestrian route between John Street, Main Street and the Avenue.
- An improved pedestrian route from the rear of Esmonde Street to St Michael's Road.
- New pedestrian accesses from the Avenue and McCurtain Street to the recently expanded town centre areas at Gorey Shopping Centre and Tesco.

The LAP aims to deliver safe, accessible, age friendly and socially inclusive places which are well planned and designed, are people friendly and easy and efficient to get around. The Council's Disability Implementation Strategy includes an action to carry out an audit of all existing footpaths to identify where remedial works are required to ensure all footpaths are accessible and safe for all users. The Strategy also includes an action to review accessibility issues on the Ramstown road. There is no pavement on part of the road to Gorey Business Park which is an issue for service users from the training centre as they are unable to access the local community.

The provision of a footpath link and cycle way between Gorey and Courtown is considered to be an important piece of infrastructure for local tourism. The existing footpath, which extends 1.75 km from the plan area is well utilised by local walkers and joggers. While outside the plan area, the Council supports the further development of this link.

4.7 Cycling

The route concept outlined in Section 3.5 provides for a continuous cycling network in and around the town. This network is detailed on Map 4. New developments, in particular employment generating, schools and residential, will be required to provide cycling facilities such as bicycle parking.

4.8 Public Transport

The Council will continue to encourage the expansion of rail and bus services to and from Gorey and support the provision of infrastructure to encourage the use of public transport, including bus stops, bus shelters, taxi ranks and enhanced facilities at the railway station. The Council supports the development of a public transport

hub incorporating an accessible inter-modal transport node with park and ride facilities. The railway station offers the ideal location for this hub given the available lands on which a bus terminal could be developed within the existing car park. This location allows immediate access to the town centre and almost direct access to the M11. The Council will also support the provision of a town and rural hinterland service.

Access and Movement Objectives

Objective AMS01

To ensure the design of all streets and roads in the plan area complies with the objectives and guidelines in the Design Manual for Urban Roads and Streets (Department of Transport and Department of the Environment, Community and Local Government, 2013) and the Urban Design Strategy, the Access and Movement Strategy and the Urban Design Guidelines contained in Appendix 1 of the LAP.

Objective AMS02

To secure the provision in tandem with new developments, or provide subject to available resources, the footpath and pedestrian linkage objectives detailed on Map 3.

Objective AMS03

To undertake an accessibility audit of existing footpaths in the plan area in order to identify and implement a scheme of works required to provide accessible and safe footpaths for all users.

Objective AMS04

To secure the provision in tandem with new developments, or provide subject to available resources, the cycle objectives detailed on Map 4.

Objective AMS05

To support the development of a public transport hub incorporating an accessible inter-modal transport node with park and ride facilities at an appropriate location in the plan area.

Table 8 Access and Movement Objectives-Wexford County Development Plan 2013-2019

This table sets out some of the relevant sections and objectives in the Wexford County Development Plan 2013-2019 that will relate specifically to Access and Movement

Section	Objective	Heading	Summary
8.1	T01, T02, T03	Transportation	Compliance with National Transportation Guidelines, compliance with EU Habitats Directive
8.2	T04,T05, T08, T09	Public Transport	Support and facilitate public transport use, services and facilities
8.3	T10	Walking and Cycling	Encouragement of walking and cycling
8.6.1	T14, T18, T19, T20, T21,T22, T23,T24,T25	National Roads	Support development of and improvements to national roads network, have regard to Transport Infrastructure Ireland guidelines for development on National Roads, prevention of uses which would adversely affect national roads network, specifications for developments requiring access to national roads network, signage on national roads
8.6.2	T26, T27,T28, T29	Regional Roads	Management and maintenance of regional roads network, access requirements for Regional Roads, development of inner relief routes
8.6.3	T30, T31	Local Roads	Management and maintenance of local roads network, facilitation of access proposals to local roads
8.6.4	T32, T33, T34, T36 T38	Universal Roads	To promote and encourage road safety, assessment of access proposals, restriction of inappropriate advertising and lighting proposals, consideration of noise levels
8.6.5	T39	Service Stations	Assessment of proposals for filling stations, service stations, truck parking facilities
8.6.6	T40, T41	Parking and Servicing	Maintenance and provision of parking facilities

Section 5 Greener Gorey- Open Space, Recreation and Green Infrastructure Strategy

5.1 Background

High quality open space and recreation areas play an important role in developing sustainable communities and contributing to quality of life and well being while also playing a vital role in developing and strengthening a sense of community. In order for open spaces to be successful, they must be well located and designed, overlooked and accessible to all.

Open space has a variety of functions including passive recreation, active recreation, visual amenity, ecology, drainage and socio-economic needs and comes in a variety of forms including parks, playgrounds, playing fields, walks and trails.

Green Infrastructure (GI), which is a network of green spaces that connect ecosystems, is important for biodiversity and provides benefits for humans. A well-designed GI network helps to create a high-quality environment which will provide

economic benefits, provide high quality open spaces with associated health and social benefits for people through the provision of play areas, safe and attractive areas and routes for meeting, walking and cycling. It provides opportunities and space for contact with nature which is considered essential for good health and wellbeing. It also provides efficient and sustainable surface water drainage systems and helps communities to adapt to the impacts of climate change and flooding.

The Council is committed to ensuring that Gorey Town and Environs has a high quality network of open spaces, recreation facilities and GI, which together will contribute to the making the town an attractive place to live, work and visit.

5.2 Existing Open Space, Recreation and Green Infrastructure

Gorey has a variety of open space and recreation areas ranging from open spaces within residential estates, the Town Park and sports and leisure facilities to excellent natural amenities on its doorstep such as a 'blue flag'

beach and woods in Courtown, Ballymoney beach and Tara Hill.

The existing open space provision in the plan area is described in the Urban Design Strategy under 'Landscape Structure', the main elements of which are:

- Gorey Town Park and Showgrounds
- Ramsfortpark Forest
- The Banoge River and its tributaries
- Existing sporting facilities and playing pitches
- Local level open spaces
- Radial routes and country roads

The Council, together with Gorey Tidy Towns, local businesses, community and voluntary groups, have been active in developing and managing small valuable urban amenity areas and greenscapes in the town. These consist of urban planting and minor streetscape and approach road improvements where innovative landscaping has been used to enhance the urban environment and add significantly to local habitat and biodiversity value.

Such projects include:

- The Urban Park at the Civic Square.
- The re-development of The Avenue
- The Magic Garden on the Coach Road
- The Magic Woodland on the Arklow Road
- The Magic Compass on McCurtain St
- Gorey Heritage Orchard
- The Paul Funge Boulevard wildlife corridor
- The landscaping of roundabouts in and around the town

With regard to active recreation much of the space used for sporting activities belongs to privately managed clubs and organisations, such as the GAA, rugby, soccer and tennis. These, together with the local schools, provide invaluable facilities for the residents of the town and the wider District.

5.3 Greener Gorey 2023

'Greener Gorey 2023' is the open space, recreation and GI strategy for the plan area and it is focused on developing a hierarchy of accessible open spaces which can be used by all members of the local community. It

recognises that the various groups in the community have different needs in relation to open space and recreation from playgrounds, Multi Use Games Areas (MUGAs) and sporting facilities to walking, cycling and jogging.

The 'Greener Gorey' strategy is derived from the following:

- An audit of the existing open space provision which identified deficits and opportunities for improvement at all levels in the open space hierarchy. The audit identified deficits at neighbourhood level and that the main open space in the Town Park would benefit from significant upgrading. Quality parkland provides invaluable amenity space for everyone, particularly those without the means to travel to other types of recreational facilities.
- The need to provide access to high quality neighbourhood and local parks within a short walk of the majority of dwellings in that area
- A requirement that public open space should be provided at a minimum rate of 15% of the

total site area of development land

- A lack of permeability between existing developments and future development lands.
- A recognition that open space is a good way to integrate old and new developments.
- The consideration that sport facilities are well provided for in the town.

The strategy, which is illustrated on Figure 30 is focused on the following hierarchy of spaces:

- (1) Hub Open Spaces
- (2) Neighbourhood Parks
- (3) Pocket Spaces
- (4) Education Spaces and Sporting Facilities
- (5) Amenity Walks, Green Corridors and River Corridors

5.3.1 Hub Open Spaces

These are the highest level of open spaces and provide for a wide range of uses at strategic, accessible locations in the plan area. The spaces are intended to be destinations for all residents in the town. Three key sites have been identified:

Gorey Town Park

The planning process has been completed for the re-development of Gorey Town Park and Show grounds into a high quality public park and recreational area. The park will consist of a series of safe interlinked spaces and open playing fields to be used for passive and active recreation and will also function as a conduit for raising awareness of wildlife, habitat, environmental and sustainability issues. The park will also be capable of hosting small outdoor and local events. Preliminary design works are due to commence in September 2016 with construction to follow in 2017. The new park layout is illustrated in Figure 31.

Ramsfortpark Forest

Ramsfortpark Forest currently consists of 36.5 ha of afforested lands. In consultation with Coillte and local interest groups, the Council would see these lands develop into a unique amenity and destination area for all users of the town. Examples of proposed uses could include woodland walks, bike trails, adventure runs, weekly parkruns, biodiversity and education trails.

Figure 31 Proposed layout of Gorey Town Park



Clonattin Park

A new hub park has been identified on the eastern side of the town at Clonattin which will facilitate the needs of existing and new residents in the area as well as other users in the town. The park will accommodate formal and informal play areas, a new playground, passive recreation areas, biodiversity areas and riverside walk. Part of this park will be delivered in tandem with housing developed on the residential zoned land. The 'linear' section of this park will be delivered in tandem with the development of the lands zoned for business and technology and tourism and leisure in this area.

Objective OS01

To support the development of Gorey Town Park, Ramsfortpark Forest and Clonattin Park for high level recreational and amenity uses. The delivery of Gorey Town Park and Ramsfortpark Forest will be supported through the Development Contribution Scheme. Clonattin Park will be delivered in tandem with the development of the residential and the business lands in this area.

5.3.2 Neighbourhood Parks

The second level of open space provision, neighbourhood parks, are based on the principle of having a high quality open space for residents located within a ten-minute walk of the majority of dwellings in the area. It is important that these spaces are of an appropriate size in order to be useful and as such neighbourhood parks should be between 1ha-2ha in size.

Neighbourhood parks have been identified at a rate of 10% of the overall development lands and are zoned as 'Open Space and Amenity'. The location of these parks is identified on Figure 30. In some cases, it is envisaged that these new spaces will combine with existing spaces to create a larger, more useful open space, e.g Meadowgate Housing Estate and adjoining lands.

The Planning Authority will consider alternative locations for the identified Neighbourhood Parks. However, this will only be considered if the revised location is better and the proposal is enhanced. The revised location must be within 500m of the neighbourhood which it is intended to serve and it

must comply with the specified quantum requirements. The revised location will not be considered a material contravention of the LAP.

Delivery of Neighbourhood Parks

In general, a total of 15% public open space will be required for residential schemes and this shall include the zoned Neighbourhood Parks as identified in the open space strategy. This open space must be developed in tandem with the residential scheme.

It is intended that developers will deliver the neighbourhood parks as part of their overall development proposals. The park should therefore be included within the site edged red and full specifications on the design and layout of the park shall be submitted with the planning application for consideration. It is noted that the location of these parks may not reflect land ownership parcels. Where there are two or more landownerships involved in the neighbourhood park, a proposal must be submitted with the planning application to address this issue.

If there is no identified Neighbourhood Park parcel in the area of the development, the 10% neighbourhood park open space allocation may be provided as follows:

- (a) It may be offset against other Neighbourhood Parks previously provided by the developer where there is in excess of the 10% of the previous development site and which will serve the development. That Neighbourhood Park must be within a 5 minute walk of the proposed development. In order to avail of this, it will be necessary to identify the open space in the earlier planning application, identify which lands it serves and to design the space so it serves both developments in terms of area, quality, linkages and play facilities.
- (b) The 10% is provided within the residential scheme as a single space.

However, it will not be appropriate to provide small parcels to aggregate to the required 15%. A minimum of 10% must be in one large useful space.

5.3.3 'Pocket' Open Spaces

The remaining 5% public open space must be provided by means of pocket parks within the development. A lower level of open space provision but none the less a vital component of successful neighbourhoods, pocket open spaces can provide play areas for smaller children but not necessarily formal play areas. They have an important visual and social function and should not be located to the rear of dwellings. It is essential that pocket parks are well located within developments, are adequately overlooked and protected from vehicular traffic.

5.3.4 Merging and Linking Open Spaces

Open space is an excellent way of integrating new and older developments. The Council will encourage new developments to merge open spaces with existing development where possible. This will be mutually beneficial providing spaces which are large enough to be usable while increasing permeability. It could be delivered through the provision of an attractive, safe pedestrian linkage to the adjoining new open space development. This

approach can be achieved through successful community consultation and involvement.

5.3.5 Design of Public Open Spaces

Open spaces must be designed and laid out to a high standard and an emphasis must be placed on the quality and long term sustainability of the open space. Details of the proposed landscaping (both hard and soft) of these spaces will be required at the planning application stage.

The maintenance of open spaces and play facilities will be dealt with by condition of the planning permission.

Public open spaces should be overlooked and designed to ensure that potential for anti-social behavior is minimised through passive surveillance.

The Sustainable Residential Development in Urban Areas- Guidelines for Planning Authorities (2009) provides detailed guidance on the provision of open space in new residential developments. Proposals for new residential development will be

required to comply with these guidelines.

The provision of open spaces in apartment type developments will be required to be delivered in accordance with the standards recommended in 'Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities' published in 2015, in particular, the community amenity space provisions and children's play facilities.

Objective OS02

To require a 15% provision of the overall site area for use as public open space in new residential schemes.

This open space shall be provided as set out in Sections 5.3.2

Neighbourhood Parks and 5.3.3 Pocket Parks

5.3.6 Education Spaces and Sporting Facilities

Gorey is home to a wide range of sports such as the GAA, rugby, soccer, hockey and tennis all of which provide an invaluable recreational outlet for the residents of the town.

Opportunities exist to develop and share existing facilities and the further use of schools facilities could provide a key role in this regard. The Council will

support the development of such facilities where required.

5.3.7 Amenity Walks, Green Corridors and River Corridors

Amenity walks and green corridors are linear open spaces along paths, watercourses, planting or other natural features that provide opportunities for walking and cycling, informal recreation, biodiversity and wildlife migration. Article 10 of the Habitats Directive outlines the importance of green corridors and requires that they are protected in order to ensure the continued migration of species and genetic diversity throughout the area.

Green corridors should not be calculated as part of the open space provision (unless they provide for functional open space) but should be incorporated into new developments as part of the green infrastructure provision, linking larger areas of open space with areas outside the site. It is intended that all spaces will eventually be linked to outside the plan area through green corridors.

River corridors and their associated riparian zones are important for ecological and amenity reasons, flood

risk management and water protection. The riparian zone needs to be considered as an integrated part of a river and it can be particularly vulnerable to damage from inappropriate development.

Inappropriate development in the riparian zone can lead to significant environmental and economic problems including restricted public access and angler access, increased surface water runoff, increased flooding and erosion, loss of habitats and food for fish and mammals and a reduction in biodiversity.

The GI Strategy aims to enhance biodiversity by

- (a) providing a new, connected green infrastructure of corridors and hubs to provide for improved quality and connectivity of biodiversity, amenity and local water management, and
- (b) respecting locally distinctive landscape features such as tree lines and field boundaries in the new urban structure and to enhance these as part of an improved and integrated green infrastructure network.

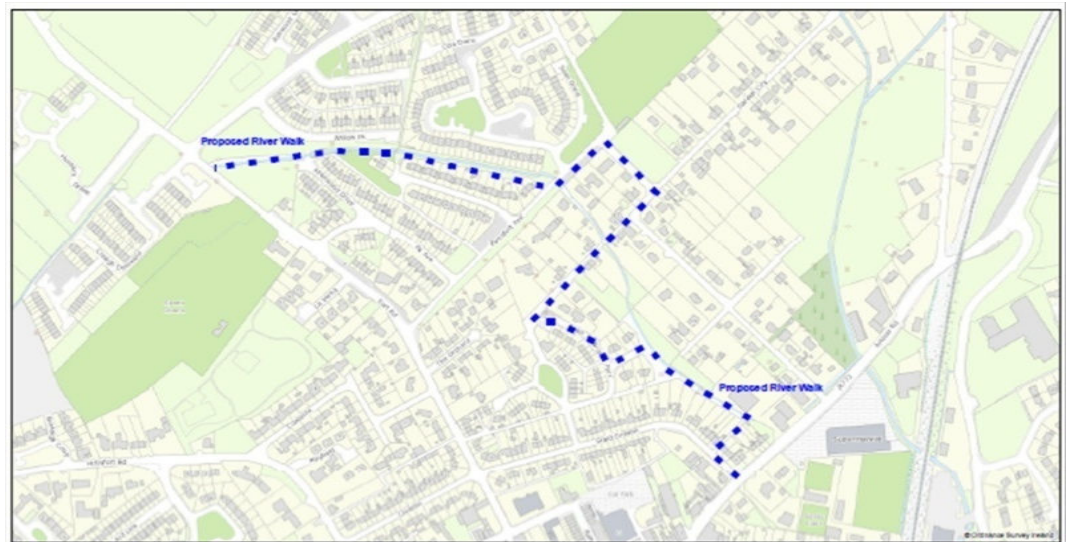
Small local interventions will play a key role in creating amenity walks and green corridors. Key proposals to achieve this include:

- A green corridor link from the Ballytegan Road to the Arklow Road following the tributary line of the Banoge River through a new wetlands park (Figure 31).
- A green corridor link along Chucky's river. (Figure 32).
- The development of a local wetland park at Ramstown Lower will provide a biodiversity rich area. This, together with the provision of pedestrian linkages to the area, will enhance both amenities and biodiversity.
- Green routes along the country roads, mains streets and local roads.
- The rehabilitation of the Creagh tributary stream corridor as a GI corridor
- Development of Clonattin Stream as a GI corridor.

Figure 31 Green Corridor Link and Wetlands Park at Ballytegan and the Arklow Road



Figure 32 Proposed River Walk through Garden City along Chucky's River



There is an opportunity to explore in consultation with the relevant landowners the development of a hill walk from the Monument on McCurtain to the Carnew Road at Gorey Hill.

This hill walk would provide an enjoyable local amenity walking route and could also raise historical awareness and civic pride.

Amenity and riverside walks, including backlanes, must be delivered in a manner that ensures the safety of users. This can be achieved by ensuring good design including active and passive surveillance thereby removing opportunities for anti-social behaviour and crime. The delivery of safe amenity and riverside walks will encourage people to use them and to guarantee their success as an amenity and enhanced permeability provision for the town. The development of these walks should be carried out in consultation with the local community.

New development along county roads as proposed in the Urban Design Strategy will be required to retain natural roadside ditches and hedgerows. This will create green corridors and the linkage of the countryside to the built up area. The

incorporation of green enclosures and appropriately located planting into new developments will also facilitate green linkages.

Key landscape features such as trees, stone walls, rock outcrops, streams and ponds should be retained where possible and incorporated into the design of new developments.

Watercourses should not be culverted but safely integrated into the design of the development.

With regard to river corridors and the riparian zone, the Council will apply the principles for protecting watercourses set out in the document 'Planning for Watercourses in the Urban Environment' (Shannon Regional Fisheries Board) when considering development proposals. It will be necessary to set aside buffers zones with a sufficient area of land along the river corridor. The width of the riparian buffer zone will be dependent on the width of the river and the nature of the site and as such it will be decided on a case-by-case basis. However, a minimum of 10m in width will be required. In some instances buffers of up to 50m may be appropriate (as set out in the

Guidelines). It is important that the buffer zone is large enough to protect the ecological integrity of the river and the riparian zone. (See Figure 33 for the suggested layout of a riparian buffer zone). Applicants are advised to refer to the above document and contact the Planning Authority at pre-planning stage with regard to buffers and the requirement for ecological assessments.

Objective OS03

To have regard to the ‘Planning for Watercourses in the Urban Environment Guidelines’ (Shannon Regional Fisheries Board) when considering development proposals in the vicinity of rivers and streams within and adjoining the plan area.

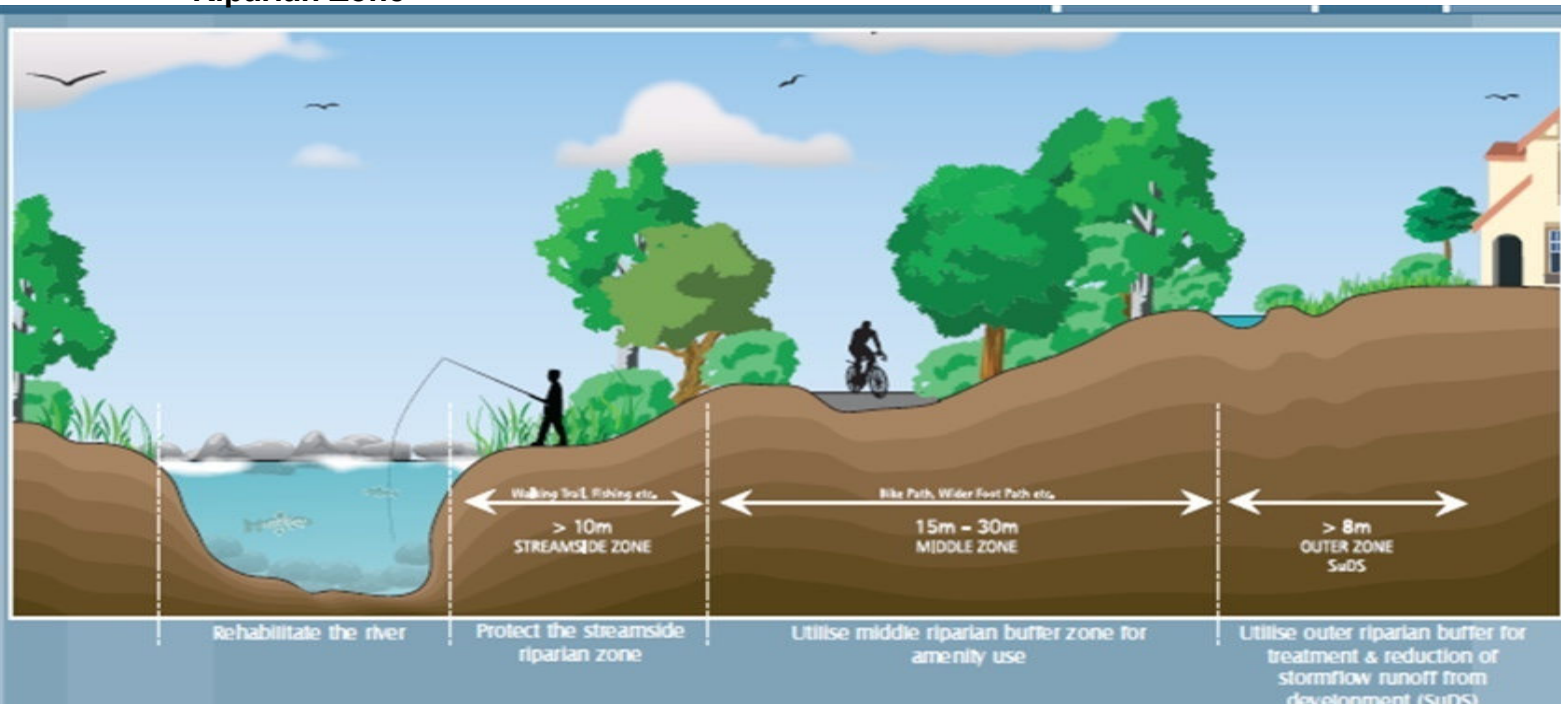
Objective OS04

To ensure riparian buffer zones, a minimum of 10m in width (in some cases buffers zones up to 50m may be appropriate), are created between all watercourses and any future development. In considering the appropriate width, the Council will have regard to ‘Planning for Watercourses in the Urban Environment Guidelines’ (Shannon Regional Fisheries Board).

Objective OS05

To only consider proposals for culverting/piping of streams and watercourses where these works are deemed absolutely necessary and appropriate. Inland Fisheries Ireland (IFI), National Parks and Wildlife Service (NPWS) and the Office of Public Works (OPW) will be consulted, where appropriate.

Figure 33 Indicative Layout of a Riparian Zone



5.4 Play Facilities

The Council will require the provision of suitably designed and landscaped play areas in new residential estates. Playground facilities should cater for defined age groups and provide for a variety of facilities and play opportunities. Play areas should be located where they are overlooked and do not create an unreasonable nuisance to residents. Play facilities should be fully inclusive and accessible to all children.

5.4.1 Provision of Playground Facilities

The Council will require the provision of a high quality landscape and play facilities to form part of new residential schemes. The Planning Authority will consider either or a combination of the following options for residential schemes of 50+ units (In phased development schemes of less than 50 units the following will apply once the threshold is met).

- (a) The developer may propose to provide a playground facility as part of the scheme at a rate of 4 sq m per residential unit. A minimum of one piece of play equipment shall be provided for every 50 sq m of playground up

to a maximum of eight pieces.

In larger residential schemes or phased schemes (>100 residential units) play facilities should incorporate proposals for larger play areas (playing pitches, courts, MUGAs etc).

- (b) The developer may propose to provide an innovative high quality and safe landscape proposal with an integrated active play facility/natural play areas of equivalent play value in lieu of static fixed play equipment.
- (c) The developer may contribute a special financial contribution to be used by the Planning Authority in the local Hub Park or Neighbourhood Park.

The applicant is advised to agree which option is proposed during pre-planning. The type of option preferred will depend on the existence of play facilities in the vicinity or proximity to other proposed Hub or Neighbourhood parks.

The planning application shall include details of proposals relating to the provision of play facilities and these proposals to include a design specification, shall be clearly identified

within the site edged red. The maintenance of the open space and play facilities will be dealt with my condition of the planning permission.

Underutilised play areas will, subject to resources, be targeted for improvement or replacement.

Objective OS06

To require high quality landscaped areas with play facilities within new residential developments of 50+ residential units as detailed in accordance with the standards contained in Section 5.4.1. Details of proposals shall be submitted with the planning application.

Objective OS07

To target underutilised play for improvement or replacement, subject to the availability of the necessary resources.

Objective OS08

To encourage and provide Multi-User Games Areas (MUGAs) at appropriate locations within the plan area.

5.5 Allotments/ Community Gardens

Public allotments and community gardens have a number of benefits including promoting healthy lifestyles, providing a cheap and local source of food and a reduction in food miles. Working an allotment is a healthy physical recreation for all age groups and gives people the opportunity for social contact and interaction with other members of the community. The Council will encourage the development of allotments/community gardens.

Table 9 Open Space, Recreation and Green Infrastructure Objectives-Wexford County Development Plan 2013-2019

This table sets out some of the relevant sections and objectives in the Wexford County Development Plan 2013-2019 that will relate specifically to Open Space, Recreation and Green Infrastructure			
Section	Objective	Heading	Summary
14.3	GI01, GI02, GI03, GI04, GI07	Green Infrastructure	Ensuring the protection of the natural environment through the integration of Green Infrastructure, implementation of GI strategies, use of GI in development management process, submission of Green Infrastructure Plan on significant development.
15.2	RS02, RS03,RS04, RS05	Recreation	Provision of recreation and open space facilities, community use of school grounds outside school hours
15.3	RS06, RS07	Sport	Promotion and development of sports, recreation and amenity facilities
15.4	RS08, RS09, R10	Children's Play Facilities	Provision of children' s play facilities and Multi Use Games Areas (MUGAs)
	RS12	Natural amenities	Promote the use of natural amenity areas including forests for recreational.
	RS14	Natural amenities	To co-operate with Coillte in the protection of existing and the development of additional forest amenity sites and walks.
	RS19, RS20, RS24	Walking and cycling recreation	Support the recreational and tourist potential of walking and cycling routes. Promote riverside walking routes.
15.7	RS29, RS30, RS31, RS32	Open Space	Provision of open spaces, submission of landscaping plans. Avoid the loss of public and private recreational open space and facilities.
15.8	RS33	Allotments	Promotion of allotments on suitable sites
18.9.2	Development Management Standards	Play Areas	Provision of play facilities.
18.10.4		Public Open Space	Function, layout and design

Section 6 Economic Development Strategy

6.1 Existing Jobs Profile

Gorey is a commuter town for Wicklow and Dublin and as such the town's residents have become highly dependent on jobs located outside of the county. An analysis of the 2011 Place of Work Census of Anonymised Records (POWCAR) confirms the high rate of commuting from Gorey out of the county.

According to POWCAR, there were 3,147 people residing in the Gorey settlement area who were classified as being 'At Work'. Of these workers, a total of 38% (1,183) were employed in Gorey, 18% (574) were employed elsewhere in Wexford and 30% (950) commute out of the county for employment. The remaining 14% (440) were either mobile workers/un-codeable work destination.

POWCAR analysis also showed that an additional 1,723 workers commute into Gorey for employment every day. Of these, 84% (1,441) commute from elsewhere in Wexford and the remaining 16% (282) commute from outside the county.

The economic and social impact of commuting is a serious concern and it is recognised that many individuals in this situation may have significant time and financial stresses while maintaining this working lifestyle.

Therefore, in order to make the town more self-sufficient and to improve the quality of life of the town's residents, it is critical that the number of jobs, both locally and in the county, is increased.

Unemployment is also a significant issue like other towns in the county.

Census 2011 recorded an unemployment rate of 26% (1,157 persons). The current level of unemployment, whilst improving⁷, is a concern, and the priority for the Council and the LAP to 2023 is to create and facilitate sustainable employment opportunities so that people can re-enter the workforce. Census 2011 recorded that the largest percentage of the labour force at work were employed in wholesale and retail trade (20%), manufacturing (13%),

⁷ There were 3,049 people on the Live Register in April 2016 compared to 4,221 in April 2011. These figures relate to all those registered at the Gorey Intreo office which covers a much wider geographical area than the plan area.

education (10%) and accommodation and food services (10%). Table 10 provides a breakdown of the Broad Industrial Groups and the numbers at work in each group. It is noted that these often represent lower paid jobs

Table 10 Census 2011 Broad Industrial Groups and Numbers at Work

Broad Industrial Group	No
Wholesale & Retail Trade and Repair of Vehicles	644
Manufacturing	428
Education	347
Accommodation and Food	320
Human Health and Social Work	251
Public Administration and Defence	152
Financial and Insurance	148
Construction	146
Professional, scientific and technical activities	112
Transport and Storage	100
Arts, entertainment and recreation	72
Administrative and support service activities	65
ITC	63
Agriculture, forestry, fishing	53
Other	139
Industry not stated	148
Total labour force	3,188

Source: CSO

Analysis of the main socio-economic groups (Table 14) highlights that there are lower numbers in the higher socio-economic groups (Employers and Managers and Higher Professionals) in Gorey than the County Wexford and State averages. It also highlights that the number in the Non Manual group is significantly higher than the County Wexford and State averages.

As previously outlined, education is a key factor in the securing employment and an educated workforce is crucial to attract employment opportunities and inward investment into an area. Gorey is lagging behind State averages in the areas of Technical/Apprentice and Third Level.

Table 11 Main Socio-Economic Groups (SEG) in Gorey, County Wexford and State (% of total SEG)

SEG	Gorey	County Wexford	State
Employers & Managers	11.7%	13.3%	14.3%
Higher Professional	3.4%	3.7%	6.2%
Lower Professional	9.5%	9.1%	11.0%
Non Manual	23.9%	16.8%	17.6%
Manual	11.4%	11.2%	9.5%
Semi-skilled	9.0%	9.2%	8.4%
Unskilled	5%	4.8%	3.8%

Source: CSO

6.2 Existing Employment Base

The 2011 POWCAR analysis showed that the total number of jobs with a fixed location in Gorey was 2,906. The total number of jobs based in Gorey represented 7.7% of all jobs located in the county. Existing employment in the plan area is provided across a variety of sectors including retail, manufacturing, food production, tourism and hospitality, information technology, health care and education.

Significant businesses in the town include Innovate (I.T. Consultancy

Services), Silawrap (Crop Packaging Systems), Stafford's Bakeries and Weatherglaze (Windows and Doors Manufacturing). Gorey Business Park is also home to a range of small businesses. Public services, including schools, HSE services and St Aidan's Services provide employment as do the many hotels, restaurants, public houses and supermarkets in the town.

There is evidence of an increasing demand for office floor space, start up units, shared units/workspaces and warehousing units.

6.3 Policy Context

Since the introduction of 'Putting People First-Action Programme for Effective Local Government (2012) and the consequent provisions of the Local Government Reform Act, 2014, the Council has a strong role and involvement in the promotion and delivery of economic development in the county. While the Council must set out their proposals for the promotion of local economic development in the County Wexford LECP, development plans and local area plans have a critical facilitating role through the formulation of proactive objectives aligned with the principles of proper

planning and sustainable development.

The RPGs identify Gorey as a 'Larger Town' and outline that while there will be support for economic activity in this category of towns through the development of industrial estates and enterprise parks, these towns will support the role of the Hub of Wexford Town rather than competing with it. The Core Strategy and Economic Development Strategy in CDP reinforce and support the 'Larger Town' role of Gorey.

The South-East Action Plan for Jobs 2015-2017 seeks to take advantage of the particular areas of opportunity for the region by building on the success of sectors such as tourism, agri-food and seafood, manufacturing and business services. This will be achieved by growing competitive clusters in the areas such as precision engineering and food nutrition, ICT, business processes and financial services, pharmaceutical and medical devices. The objectives of the Plan will be achieved through the delivery of 194 collaborative actions focusing on increasing the number of start-ups, developing the capacity of existing

enterprises, and capitalising on the strengths and opportunities of the region.

Action 81 is to pursue the development of an ICT innovation Hub in North Wexford to capitalise on the location south of Dublin and building the SE capacity around cutting edge IT.

Wexford Local Enterprise Office (LEO) will also play a pivotal role in the economic and enterprise development in the area. The LEO is a first stop shop for people looking to start or grow a small business. It provides a range of supports including business advice, business training, mentoring, networking and grant aid.

6.4 Economic Development Strategy

The strategic aim for the LAP is to protect existing employment in the town and to create new employment opportunities, improve the quality of employment, preferably locally, in order to reduce the unsustainable level of commuting and to reduce unemployment. While a land-use plan has no direct role in creating jobs or bringing new employers to a town or the county, it can set out objectives to

facilitate this aim, ensure that sufficient zoned land is available in sustainable locations for employment uses and that services are in place

Gorey Town must optimise its advantages which include proximity to Dublin, immediate access to the M11 motorway linking Dublin City and Rosslare Europort and access to the railway. In this regard, the plan area lends itself to industry, transport and logistics sector, the I.T sector (given its proximity to Dublin) and tourism (being the northern gateway town to the county and its proximity to Courtown; a popular tourist destination in North Wexford). The town is also developing a strong retail sector specialising in quality boutiques.

The Strategy is to promote the successful economic development and growth in employment in the plan area. While all types of employment generation will be encouraged, there is a strong focus on promoting:

- A range of office formats from small scale offices to large office based enterprises at appropriate locations;
- Information Technology including incubator units/shared

spaces/hot desks for start up businesses;

- Industry, manufacturing and logistics at appropriate locations;
- Food production and processing including the development of food incubation units for start-up food companies
- Tourism and its associated spin-offs
- Retail and its associated spin-offs

This will be achieved by:

- Providing the infrastructure and zoned land necessary to attract economic development. There is approximately 64ha of undeveloped lands zoned for economic development related uses.
- Fostering entrepreneurial activity by promoting and supporting opportunities for training and education, and business start-up and incubator facilities;
- Supporting and facilitating, subject to environmental and other relevant planning considerations, all forms of employment generation;

- Supporting the development of future phases of the IT Innovation Hub at Knockmullen.
- Supporting appropriate tourism developments and spin-off businesses
- Continuing to develop Gorey as a premier retail 'destination town', and
- Developing a high quality built environment which contributes to a good quality of life for employees and residents and managing development to ensure an attractive environment to live, work and visit.

One of the key aims of the South East Action Plan for Jobs is to promote a collaborative approach to economic development. The Council, through the Wexford LEO and the Economic Development Section, will work alongside key organisations and agencies both locally and nationally such as Enterprise Ireland, the IDA, Gorey Chamber of Industry and Commerce, South East BIC, Enterprise Centres and Institutes of Technology to attract and develop employment opportunities in the area.

6.4.1 Locations for Economic Development

There are many economic development land uses that are not amenable to a town centre location for reasons including their size, nature of the activity or road network requirements. The Council have taken cognisance of the requirements of the different types of enterprise and have zoned land for different economic development uses within the town and its environs. The areas have been carefully selected to ensure the land use objectives are compatible with the wider area and that the necessary land is provided for enterprise to grow and develop. The Council has also ensured that in selecting the land, there is an adequate choice in site sizes and types to meet the needs of a diverse set of end users. The Economic Development Strategy is focused on four main 'Economic Districts' in the plan area. These areas are identified on Map 5.

District 1: Retail Core and Central Business Area

The Retail Core is the preferred location for retail development and its vitality and viability will be protected at all times. Retailing in Gorey is

discussed in more detail in Section 7 and a number of opportunity sites are also identified in this section. The Central Business Area will contain a more diverse range of uses including retail, business, civic administration and residential.

District 2: Ramstown

This area is currently home to Gorey Business Park which is zoned for General Business Use and will provide for a range of light industry, enterprise and employment uses. There is approximately 4.7ha of undeveloped land at this location.

There is approximately 12ha of undeveloped land zoned for Industry development to the southwest of Gorey Business Park. The needs of industry and transport/logistics sectors can be accommodated on these lands through the development of manufacturing premises, ancillary warehouse and truck parking. The land use zoning objectives and zoning matrix contained in Section 11 provides further guidance on the types of uses that will be considered in this district. Transition zones have been zoned to act as a buffer between the industrial lands and adjoining lands.

District 3: Courtown Road

This area offers immediate access to the M11 motorway and is in proximity to the town centre. This area is already home to the IDA Industrial Estate where Silawrap are based. Lands to the west of Silawrap are zoned for Commercial (c.2ha) while the remainder of the lands are zoned for a 'Business and Technology Park' (c 17.6ha). It is envisaged that the latter greenfield lands will develop as a high quality, campus style development, home to high-end employment uses in the area of Information Technology, Research and Innovation, Pharmaceutical and medical devices, and Light Industry. The characteristics of the lands and the area in general lend themselves to a 'parkland' style development. Furthermore, as this is one of the main approach roads to the town, it is imperative that the attractiveness of the area is maintained and enhanced in the design and layout of any development.

District 4: Knockmullen

This area also offers immediate access to the M11 motorway and is located in proximity to the town centre. A new IT Innovation Hub is currently being developed here. There is 2.5ha

of land is zoned for Business and Technology and it is envisaged that the Innovation/High Tech theme will be further developed through subsequent phases of the IT Hub development.

District 5: Ballyloughan

This area is located on the R772 (Arklow Road) and offers immediate access to the M11 motorway. There is approximately 30.5ha of lands zoned for Industry. Similar to the lands at Ramstown, the needs of industry and the transport and logistics sectors can be accommodated on these lands through the development of warehousing and truck parking. The land use zoning objectives and zoning matrix provide further guidance on the types of uses that will be considered in this district. Transition zones are also used in this zone as a buffer between the industrial lands and adjoining residential lands.

6.5 Tourism

Gorey's proximity to the popular coastal villages and beaches of Courtown, Ballymoney and Morriscastle offers significant opportunities to further develop and generate employment from tourism. There are high quality golf courses and

equestrian centres in proximity to the town as well as the beautiful Well House and Gardens and the nearby historic village of Ferns (which will form part of the Norman Way). The Arts and rich culture also offer significant tourism potential.

The cinema located on the Courtown Road is a popular leisure venue, offering a non-weather dependent activity as does Courtown Adventure Centre. There is also potential to develop a marina in Courtown. All of these tourist attractions offer significant opportunities to develop a tourism cluster in North Wexford. Wexford County Council has recently commissioned a report entitled 'Tourism Destination Report for the Gorey District to include Gorey Town, Courtown and Ferns'. This report will review the existing tourism assets and infrastructure in the area and recommend proposals to develop tourism and associated spin-off in the area.

Gorey Town is already benefitting from the spin-off from these attractions through its many restaurants, cafés and public houses which offer good food and music. The arts and crafts

are developing such as The Gaslamp and 'Artbox Gorey' art galleries on Esmonde Street, the Market House Design Centre on Main Street and the Woodturning Studio on the Arklow Road. There are also several well established hotels and guesthouses in the town and surrounding area that offer a range of facilities and services. Gorey Town has also become a 'destination town' for shopping in particular for its niche clothes boutiques.

The promotion and development of tourism in Gorey Town and the wider North Wexford area will be supported by the Council in conjunction with relevant agencies, bodies and commercial sectors. There are opportunities to promote green tourism packages and activity breaks in the area which would exploit walks, golf courses, water-based activities, horse riding and retail.

The LAP promotes appropriate tourism developments and provides for Tourism and Leisure zoned lands in the vicinity of the cinema with a view to encouraging leisure developments which have large floorspace requirements that will contribute to the

tourism and leisure product of the area and if possible, extend the tourism season.

Economic Development Objectives

Objective EDS01

To encourage and facilitate appropriate employment opportunities in the plan area to allow Gorey Town to become more self-sufficient in terms of employment and to provide the opportunity for people to work locally rather than commute out of the county for work subject to compliance with the proper planning and sustainable development of the area.

Objective EDS02

To work with State agencies and other relevant bodies to attract new industries and enterprises to Gorey Town and to facilitate the expansion of existing industries in the town subject to the proper planning and sustainable development of the area.

Objective EDS03

To encourage and assist the redevelopment of already developed or brownfield lands for enterprise and employment subject to the compliance with the land use zoning objectives for the subject lands and the proper

planning and sustainable development of the area.

Objective EDS04

To facilitate the provision of, or provide enterprise centres, training infrastructure and incubator units which provide support and shared facilities in a nurturing environment for entrepreneurs to start and develop their businesses.

Objective EDS05

To ensure the development of buildings and land for enterprise and employment related uses are of a high standard in terms of their design, layout, siting and associated signage and infrastructure. Established building lines and boundary treatments should be respected where appropriate and where no apparent building line exists the applicant should discuss the appropriate location for the building with the planning authority.

Objective EDS06

To support the development of future phases of the 'IT Innovation Hub located at Knockmullen.

Objective EDS07

To develop the public realm and amenities of Gorey Town and to facilitate the provision of adequate and attractive housing so that the quality of life of employees and residents will act as a selling point for investors in the town.

Objective EDS08

To develop and maximise the tourism potential of Gorey Town and the wider North Wexford area by facilitating the expansion of existing and the provision of new sustainable tourism products, facilities and infrastructure and by protecting and improving the existing heritage and natural assets of the town.

Table 12 Economic Development Objectives-Wexford County Development Plan 2013-2019

This table sets out some of the relevant sections and objectives in the Economic Development and Tourism chapters in the Wexford County Development Plan 2013-2019 that will relate specifically to such development in the plan area.			
Section	Objective	Heading	Summary
6.4	ED01, ED02, ED03	Zoning	Economic development proposals will be considered on suitably zoned lands, protect industrial and commercial lands from inappropriate development, consider extension to existing industrial and enterprise facilities subject providing compatible with character and scale of the area.
6.4.2	ED05, ED06	Education and R &D	Support and encourage the expansion of third level facilities and research and development and innovation.
6.4.3	ED07	Tourism	Develop and maximise the tourism potential of the county, facilitate the expansion of existing and the provision of new sustainable tourism products, facilities and infrastructure.
6.4.4	ED08	Green industries	Support the development of green industries
6.4.6	ED17, ED18	Food	Promote the continued development of food production and processing.
6.4.10	ED30	Home working	Facilitate appropriate home working economic activity.
7.4	TM01, TM02, TM03, TM04, TM05, TM06, TM07	Tourism	Support and promote appropriate tourism developments, facilitate a diversified tourism industry, support the development of conferencing facilities.
7.4.4	TM16, TM17, TM18	Urban tourism	Improve the visual appearance of towns, protect their character and maximise their tourist potential by the continuance of environmental schemes, design control and the removal/improving dereliction. Support a diversified range of tourist accommodation. Encourage and facilitate the development of 'Craft and Design' shops.
7.4.6	TM22, TM23, TM24, TM25	Arts and Culture	Safeguard the cultural and historic heritage of the county, facilitate the expansion and development of appropriate facilities suitably located adjacent to points of interest, support and promote the existing festivals and events and facilitate new such events.
7.4.7	TM26, TM28	Resorts and amenities	Promote and facilitate the development of tourist related resorts and amenities in towns, encourage the provision of indoor and activity based tourism facilities and events which extend the tourism season.

Section 7 Town Centre Development and Regeneration

7.1 Introduction

The look, feel and visual quality of a town centre creates an impression that reflects on the overall tone and character of the area. . An accessible, welcoming, pleasant and attractive town centre environment will encourage people to stay longer and to return.

The town centre of Gorey is in the most part an attractive, vital and vibrant place with low levels of vacancy and a thriving business environment. It has an array of active and positive day and night-time uses

The town centre has a number of important roles; it is the administrative centre for the district, a busy retail centre and an important location for business and employment. It is also a neighbourhood where people live and an important public realm for festival and events and for socialising and meeting people.

These critical roles will be supported and further developed by the Council through the implementation of a co-ordinated town centre development strategy which will aim to ensure that:

- The town centre will support a vibrant mix of compatible uses and it will become a more attractive place for residential uses.
- Derelict and underutilised properties will be redeveloped and put to positive use
- The natural, built and cultural heritage of the town will be protected and developed for the benefit of the town, its people and visitors.
- The town centre will be managed as a neighbourhood, as a business location and as a public space.
- The public realm will be further developed and environmental and streetscape improvements will be carried out.

7.2 Town Centre Development

7.2.1 The Public Realm

The town centre has an attractive public realm with strong frontages and pleasant building style and urban form. The most important elements of the public realm are centred around Main Street and particularly the area around the Market House. Activity has extended onto McCurtain Street and Esmonde Street, although the building form and realm is less formal at these locations. Nodes are provided by the Civic Offices on the Avenue and the Avenue itself and to a lesser extent by Gorey Shopping Centre.

At present the quality of the public realm, particularly on Main Street, is diminished by the volume of traffic passing through the area and the level of on-street parking. As well as traffic noise and pollution, it creates physical and visual severance. The removal of some of this traffic and parking would provide an expanded area which could be designed as a high quality public space.

As one moves away from the Main Street the feeling of vibrancy diminishes and the quality of the public

realm is reduced by vacancy, poor signage and poorly maintained buildings. The Council encourages the incremental development of the side streets off Main Street for a mixed uses in order to bring vitality to the area. Uses encouraged include retail, business and residential.

It is proposed to prepare a public realm plan for the town centre and adjoining streets. The main aims of the plan will be to create a high quality landscaped public area which will be easy to get to and get around, enjoyable to visit and spend time in and provide for consistency in finishes and materials, street furniture, signage, landscaping, and SUDS.

The public realm plan will also look at the creation and definition of additional spaces and the purposeful introduction of uses which will add to the vitality of the public realm. Such uses may include cultural, artistic, entertainment, community and residential uses.

The plan will address the use and re-use of civic buildings. This will include the redevelopment of the Market House, Market Square and surrounding areas. See Section 2.5.6 for further details.

7.2.2 Enhancing the Town Centre

The Council will support measures and actions outlined in the *Local Authority Retail Support: Improving our Cities and Towns, June 2015*, to address difficulties associated with vacancy and to ensure that the potential benefits associated with retail activity are captured.

To this end, it is proposed to establish a 'Town Team' made up of the District Manager, Members, members of the Chamber, retailer representatives, traders and other stakeholders as appropriate. This team will develop a range of co-ordinated actions which will include to:

- Develop the theme of 'Gorey – The Town of the Markets', with the potential to hold a number of different themed markets such as fine art and craft, local produce and artisan food, vintage clothes and other quality offerings.

- Develop cultural and artistic activities, festivals and tourist activities to increase the footfall in the town centre. Further develop the night-time economy and investigate the feasibility of 'purple flag' concept which promotes a systematic approach to such development.
- Carryout promotional events to attract visitors and shoppers to Gorey.
- Prepare an accessibility audit and implement the recommendations.
- Carry-out mobility management measures including facilities for bus parking and taxi ranks at appropriate locations.
- Prepare a revised parking scheme which will ensure optimum turnover in parking at appropriate locations. Short term parking will be incentivised in central areas. Long term parking will be located outside the retail core and people should be incentivised to use parking in outer areas and 'park and stride'.
- Promote measures to address vacancy such as pop-up shops or cultural uses.

- Promote measures and schemes to improve visual amenity such as shop-front painting schemes.

Town Centre Development Objectives

Objective TC01

To prepare and implement a Public Realm Plan for the town centre.

Objective TC02

To utilise the Council's powers of Compulsory Purchase to improve the public realm and stimulate economic and cultural development. The Council will assist with site assembly where this is in the interests of the integrated development of the town centre.

Objective TC03

To establish a Town Team which will engage with key stakeholders to identify and implement measures for the benefit and advancement of the physical, economic and social well being of the town.

Objective TC04

To promote and encourage the development of over-the-shop

development and ensure that vacancy at first floor level is avoided.

Objective TC05

To provide for the development of a mix of uses within the town centre, including residential, retail, services, commercial, complementary leisure, entertainment, cultural and community facilities.

Objective TC06

To encourage the use of town houses as an appropriate form of housing which are appropriately sized to meet smaller household sizes and single occupancy households.

Objective TC07

To implement the recommendations of the Neighbourhood Framework Plan for the Town Centre contained in Appendix 1. An emphasis will be placed on increasing permeability, in particular, pedestrian movement to/from and within the town centre.

Objective TC08

To implement the urban design recommendations contained in Appendix 1.

Further detail is provided on the historical development and existing urban form of Gorey town centre in the Section 3 Urban Design Strategy.

The Urban Design Guidelines and Neighbourhood Framework Plan for the Town Centre contained in Appendix 1 sets out detailed guidance to ensure that future development in town centre is well laid out, attractive and of high quality. Retailing is dealt with in Section 8

7.3 Urban Regeneration and Renewal

The redevelopment of vacant and derelict sites is vital to the development of Gorey town. It ensures that serviced brownfield or underutilised sites are reused in the interests of sustainable development and that sites or premises do not cause dis-amenity to their neighbours or the town. Concentrating efforts in particular areas will ensure that resources are efficiently and appropriately targeted.

There are a number of legislative tools, such as the Derelict Sites Act 1990 (as amended) or the Urban Regeneration and Housing Act 2015 which may be utilised for this purpose.

Decisions on when to use each of these mechanisms will depend on a number of factors. For example, a site which is in a state of dereliction and which causes dis-amenity may be dealt with under either Act. However, in the case of the former, the Council may require the applicant to take steps to remediate the site and in the latter it may not (as the legislation currently stands). The Urban Regeneration and Housing Act 2015 may only be used if a premises is vacant and cannot be used on a house whereas the Derelict Sites Act can. The Vacant Sites Levy may be used until the site is put to beneficial use whereas the Derelict Sites Levy may only be used until the site is no longer derelict. There will be instances where the use of both Acts will be appropriate.

7.3.1 Derelict Sites

Derelict sites detract from the amenity, character or appearance of an area for reasons including structures which are in a ruinous, derelict or dangerous condition, neglected/unsightly condition of the land or of structures on it, or the presence, deposit or collection of rubbish/waste. The Council will continue to use its powers under the Derelict Sites Act, 1990 (as

amended) to require property owners to maintain their properties to ensure that they do not detract from the area.

Derelict Sites Objectives

Objective DS01

To encourage and facilitate the reuse and regeneration of derelict land and buildings.

Objective DS02

To use the powers, where appropriate, under the Derelict Sites Act, 1990, to include sites on the Register of Derelict Sites and charge levies.

Objective DS03

To prioritise sites adjacent to major thoroughfares and public spaces, adjoining schools or community spaces and sites that seriously detract from residential amenity.

7.3.2 Vacant Sites

The Urban Regeneration and Housing Act 2015 introduced measures to incentivise the development of vacant sites in urban areas for housing and regeneration purposes to assist with addressing the current housing supply shortage situation and to stimulate increased activity in the construction sector, thereby contributing to

economic recovery. It is intention of the Council to identify vacant sites in the plan area and enter such sites on the Vacant Site Register as a means of incentivising the release of these lands for housing.

The Act defines a vacant site as follows:

A site is vacant site⁸ if

- (a) in the case of residential land the site is in an area in which there is a need for housing, is suitable for the provision of housing and is, or the majority of the site is vacant or idle.
- (b) In the case of regeneration land, the site or the majority of the site is vacant or idle and the site being vacant or idle has adverse effects on existing amenities or reduces the amenity provided by existing public infrastructure and facilities in the area in which the site is situated or has adverse affects on the character of the area.

⁸ Site means an area of land exceeding 0.05ha identified by the planning authority in its functional area but does not include any structure that is a person's home.

'Residential land' means lands included by a planning authority in its development plan or local area plan in accordance with Section 10(2)(a) of the Act of 2000 with the objective of zoning for use solely or primarily for residential purposes, and includes any structures on such land. For the purposes of this plan this may include any or all of the land zoned for residential use in the plan area.

'Regeneration land' means land included by a planning authority in its development plan or local area plan, after the coming into operation of Section 28, in accordance with Section 10(2)(h) of the Act of 2000 with the objective of development and renewal of areas in need of regeneration, and includes any structures on such land. For the purposes of this plan regeneration lands are defined as all those lands within the Central Business Area and Retail Core Area which are outlined in blue on Map 11 Land Use Zoning.

Vacant Sites Objectives

Objective VS01

To pursue and encourage the development and regeneration of areas that are in need of regeneration in order to prevent

- Adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglect condition of any land;
- Urban blight and decay;
- Anti-social behaviour; or
- A shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.

Objective VS02

To examine all lands zoned 'Residential' and 'Regeneration Land' within the boundary of the Gorey Town and Environs LAP 2017-2023 and enter such lands on the Vacant Sites Register and apply the appropriate levies where they satisfy the criteria laid down in the Urban Regeneration and Housing Act 2015.

Section 8 Retail

8.1 Retailing in Gorey – The Town of the Markets

Gorey, recognised as The Town of the Markets, is a vibrant and thriving shopping town. During the preparation of the County Retail Strategy as part of the CDP, 1,000 shopper and householder surveys were carried out throughout the County. It became apparent that Gorey was perceived differently to the other towns of the County. The combination of an attractive and walkable shopping environment and the quality of the retail offer has allowed it to continue to thrive in difficult times. Retailing is an important source of employment in the town.

Gorey has many of the attributes which are prerequisites for successful retail towns. It is considered that it is one of the best placed towns in the County and region to continue to thrive in this role. It has an attractive public realm, including well maintained traditional buildings and shopfronts. It has availability of well-priced and accessible parking and it feels vibrant, clean and safe. As such it will be value-added activities and facilities,

such as heritage, cultural and arts activities, open spaces and parks and festivals and events that have the most potential to improve footfall and visitor numbers and thus retailing in Gorey. It will also be important to ensure that the existing vibrancy is not negatively effected.

8.1.1 Retail Diversity in Gorey

Gorey has a strong retail offering and specifically is very strong in terms of independent retailers. This is becoming more unusual in Irish country towns. The town also has a larger than expected number of high-end boutiques tending to cluster on Esmonde Street. The town has an attractive range of eating establishments and complimentary retail services.

There is a low representation of national or international multiples, however this is not surprising having regard to its position on the retail hierarchy and settlement size. As Gorey is unique in its strong independent sector specific care must be taken to ensure that the vibrancy is not reduced by permitting a significant amount of large floor space at

locations that would threaten the vitality and viability of the retail core.

8.1.2 Existing Retail Structure

At present retailing is concentrated along Main Street and has extended into some of the associated side streets. It has extended into Esmonde Street, a trend that would have been encouraged by the former location of retail anchor Tesco to the east of the town. This area, identified on Map 6⁹ is the retail core¹⁰ for the purposes of this plan. The retail core is the part of the centre or central business area that is primarily devoted to shopping.

Map 6 also identifies Primary and Secondary Shopping Streets. Primary Shopping Streets are the part of the retail core which perform the primary retail functions. They have a high proportion of retail uses compared to other uses but food/drink and financial and other services may also contribute. Secondary Streets perform

⁹ This map has been updated since the CDP 2013-2019 having regard to recent trends in retail development (including vacancy).

¹⁰ For the purposes of the Gorey Local Area Plan 'retail core' has the same meaning as Town Centre or Retail Area in the Retail Planning Guidelines for Planning Authorities 2012.

a secondary retail function but have a lower proportion of retail uses compared to primary frontages.

The existing units at Paul Funge Boulevard and Gorey Shopping Centre are considered as 'edge of centre'¹¹ to 'out of centre'¹² locations and Knockmullen Retail Park is considered as an 'out of centre' location.

The major retail anchors which provide much of the footfall are dispersed throughout the town with Supervalu located in the retail core fronting onto Main Street. Aldi and Lidl are located to the east and north-east of the retail core respectively. Dunnes Stores is the main anchor in the shopping centre located to the south-west of the retail core and the new Tesco Store is located on what was a greenfield site to west of the shopping centre.

¹¹ 'Edge of centre' is defined for the purposes of this plan as an area within easy walking distance of the Core Retail Area generally a distance of no more than 300-400m.

¹² 'Out of centre' is defined as clearly separate from the town centre but within the town development boundary in the LAP. In the case of Gorey this is considered a distance of more than 400m.

8.1.3 Vacancy

Main Street and Esmonde Street have good levels of occupancy and where units become vacant they are generally have a quick turnaround. Large floorplate vacant units exist at Paul Funge Boulevard, at Knockmullen Retail Park and the former Tesco site. There are also vacant units in the side streets connected to the Main Street. Table 13 below provides details of the total vacant floorspace in the plan area.

Table 13 Vacant Floorspace in Gorey

Category of Floorspace	Amount Vacant (m ²)
Convenience ¹³	2,661
Comparison ¹⁴	4,430
Retail	1,629
Warehousing ¹⁵	
Total	8,720

Source: Wexford County Council Retail Floorspace Survey 2016

8.2 Policy Context

The LAP sits in a hierarchy of plans and is subject to the policies contained in the CDP and the Retail Strategy

¹³ E.g. groceries, newspapers etc.

¹⁴ E.g. clothes, books, small electrical goods

¹⁵ E.g. furniture, carpets etc.

contained in Appendix 4 of that plan (except where more specific requirements are included in this LAP).

The CDP identifies the Retail Hierarchy of the County and Gorey is designated as a Level 2 Settlement. Level 2 settlements generally provide major 'convenience' (milk, bread, groceries) and 'comparison' (clothes, books etc) shopping for their hinterlands.

Future retail development will also be guided by the requirements of the Retail Planning Guidelines for Planning Authorities 2012 (referred to hereafter as RG 2012) and the associated Retail Design Manual.

8.3 Future Retail Development in Gorey

The fundamental aim of retail planning policy is to protect and develop the vitality and vibrancy of the town centre or retail core. There are a number of important elements required to achieve this:

- **Compact and Active**

The area for retailing should remain compact and walkable so as footfall is concentrated and benefits are maximised for

all shops and services. In order to ensure that footfall is maintained in the retail core any development or developments which may cumulatively threaten the vitality of the Retail Core must be carefully assessed.

- **Diverse** – It must provide a range of shops and experiences to attract shoppers and other visitors.
- **Attractive** – It must provide an attractive and enjoyable public realm.
- **Serviced** – It must provide retail, business, administrative and amenity functions.
- **Accessible** – It must be accessible to all who wish to use it.

8. 3.1 Locations and Scale for Retail Development

There are 3 primary locations identified where consideration will be given to retail development:

- a) Retail Core¹⁶

¹⁶ See definition in Section 7.1.2 A distinction is made between the retail core land use zoning and the central business area land use zoning. The retail core is the preferred location for retail development. The central

- b) Edge of centre¹⁷
- c) Local Community Spaces
- d) Opportunity sites

8.3.1.1 Retail Core

The retail core, identified on Map 6 is the preferred location for future retail development. In accordance with the requirements of the RG 2012 the priority is for retail development to be located in the retail core. There are a number of vacant premises in the retail core and there is also potential to convert existing buildings along the side streets and along Esmonde Street. This incremental growth of the retail core will ensure that the town remains compact and that footfall is held therein.

Within the retail core it is not anticipated that the quantum of floorspace will be restricted unless the planning authority considers that

business area land use zoning covers a wider area and it is envisaged that the town centre will contain a more diverse range of uses including retail, business, civic administration and residential. Where reference is made to the 'centre' or town centre in the RG 2012 or Retail Strategy of the CDP 2013-2019 it refers, in the case of Gorey, to the retail core as defined in Map 6.

¹⁷ See definition in Section 7.1.2.

following detailed assessment that any individual or cumulative developments may threaten the vitality or viability of Main Street or Esmonde Street.

The Council will ensure that the vitality and vibrancy of the retail core is protected as the primary location for retailing in Gorey.

8.3.1.2 Edge of Centre

The existing units at Paul Funge Boulevard and Gorey Shopping Centre are considered as 'edge of centre' to 'out of centre' locations and Knockmullen Retail Park is considered as an 'out of centre' location. The vacant units in these developments will provide an alternative location for retail development, providing larger floorplates and modern retail formats.

Having regard to the quantitative assessment outlined in Section 7.6 and the need to protect the retail core it is considered unlikely that further retail development will be appropriate in these locations during the period of this LAP. The exception to this will be if it can be demonstrated using the

Sequential Approach¹⁸ and Retail Impact Assessment where appropriate, that the development will not affect the vitality and viability of the retail core and it is necessary development to serve the population of the catchment (Table 14) or to address a deficit identified in the retail offer. It must be demonstrated that the proposed development cannot be located in the retail core. Applications for multiple units are unlikely to be acceptable at the edge of centre locations as they could be accommodated at a variety of diverse of locations within or immediately adjoining the retail core. Where development is proposed to meet a specific deficit in the retail offer the end user would be a material consideration and the permission will contain a condition that the development shall be restricted to that type of retailing/user.

¹⁸ See Criteria for assessing retail developments below and pp 29-34 of RG 2012.

8.3.1.3 Local Community Spaces

Local Community Spaces are identified in the NFP areas in Appendix 1. They are intended as focal spaces for community developments and services and the Council may consider limited retail development at these locations. Such retail development shall be strictly intended to serve the neighbourhood in which it is located. It is not intended that all Local Community Spaces will have a retail function as such retail space would generally not be justified having regard to the population of each NFP.

8.3.1.4 Opportunity Sites

A number of Opportunity Sites are identified on Map 6. It is important to note that the identification of an Opportunity Site in either the CDP or the LAP does not indicate that retail development is permitted in principle on these sites but rather these sites must be examined and addressed in a sequential approach before any site further from the retail core is proposed for consideration. These sites include:

1. The area to the front and side of new Tesco site.
2. The area to the front of Gorey Shopping Centre.

3. The car park at the Railway Station.
4. The former Heiton Buckley site.
5. Pearse Street backlands and infill lands.
6. The Supervalu car park and adjacent lands.
7. Esmonde Street car park and property to front.
8. The car park to front of Gorey Community School.
9. The former Tesco Store and associated car park.
10. The site of the old St. Joseph's CBS and associated backlands.

In a number of instances these sites are currently parking areas to serve existing development. These sites have been included as their development will assist in adding to the urban structure by creating strong building lines. Where development is permitted on such sites it will be on the basis that commensurate parking is provided underground or elsewhere in close proximity. Similarly where such land contains community facilities its replacement would be contingent on the uses being accommodated elsewhere.

A number of the sites contain buildings of heritage value. Where this is the case it is anticipated that they will be sensitively incorporated into the design of the scheme.

Retail Objectives

Objective RS01

To promote and protect the vitality and viability of the retail core, identified on Map 6, and to ensure that it remains the primary location for retail development.

Objective RS02

To restrict development outside of the retail core in accordance with Section 8.3 and the Retail Planning Guidelines for Planning Authorities, 2012.

Objective RS03

To retain the retail function of ground floors on the Primary Retail Streets identified on Map 6. The Planning Authority will prohibit development which would individually or cumulatively undermine the primary use of the street for retail purposes (with the exception of temporary uses to address vacancy).

Objective RS04

To ensure the scale of retail development in the Local Community Spaces shall reflect the size of the neighbourhood it is intended to serve.

8.4 Criteria for assessing Retail Development

There are two key mechanisms for testing whether retail development is appropriate, namely **the sequential approach**¹⁹ and **retail impact assessment (RIA)**. The sequential approach examines the town for appropriate locations, starting in the town centre and attempting to identify the closest, suitable, available and viable site. The Retail Strategy in the CDP (and the LAP) must be examined for any identified opportunity sites which must be addressed. The sequential approach must also be applied to applications for change of use or extensions of existing developments.

RIA is a tool to assess whether any given development is compliant with the development plan or local area plan and demonstrate that there will not be a material and unacceptable impact on the vitality and viability of

¹⁹ Page 31 RG

the retail core. In general RIA is requested where development is over 1000sqm. Outside the retail core in Gorey RIA will be required for any development over 500sqm net retail floor area. RIA will address amongst other things diversion of trade from the retail core. The catchment to be used in any RIA shall be that contained Table 14 below which has been calculated using the Core Strategy Population Allocation for the Gorey area.

Further detail of these assessments and other national and local retail planning policy are available in Retail Strategy of the CDP (see Table 15 summary of objectives) and pp 29-34 of RG 2012.

8.5 Specific types of Retail Development

8.5.1 Retail Warehousing

The RG 2012 state that, having regard to the recent proliferation of retail warehouses granted in the Country and the fact that the range of goods being sold from these units typically contains a significant proportion of non-bulky goods that out of centre retail parks have the potential to impact negatively on the town centre.

It is stated that there should be a presumption against such out of centre retail parks. Furthermore the capacity assessment set out in Table 14 indicates that the existing need for such development has been met in Gorey. It is anticipated that future development can be accommodated in existing vacant units.

8.5.2 District Centre

No need has been identified for a district centre within the plan area.

8.5.3 Betting Offices and Takeaways

In order to protect the quality of the retail offer on Main Street and Esmonde Street additional betting offices and fast food restaurants and takeaways will not be permitted on these streets.

Objective RS05

To restrict the development of betting offices on Main Street and Esmonde Street. Where development is permitted for other development to which Class 2 of Part 4 of Schedule 2 of the Planning and Development Regulations 2001 (as amended) relates (e.g financial and professional services), a condition will be imposed

restricting any change of use to a betting office.

Objective RS06

To restrict the development of fast food restaurants, takeaways and amusement arcades on Main Street and Esmonde Street and to restrict the development of fast food restaurants and take-aways within 250m of existing schools. Where development is permitted for a shop or restaurant in these areas a condition will be imposed restricting any change of use accordingly.

Further detail on the assessment of specific types of retail development is available in the Retail Strategy of the CDP 2013-2019 and RG 2012.

8.6 Need for Additional Retail Development

A quantitative assessment of the need for additional retail floorspace was carried out as part of the Retail Strategy in the CDP 2013-2019. This data has been updated as part of this LAP to take account of permissions that have expired or been built.

Table 14 below highlights the quantitative requirements to serve the population of the Gorey catchment for

the period of the plan. The intention of these figures is to provide broad guidance as to the additional quantum of floorspace required in the town and its catchment. They are not intended to inhibit competition and they shall be balanced with such issues as vibrancy, choice, vitality and other qualitative considerations. However, where development is proposed outside the retail core these figures will be a material consideration. As outlined in Section 8.3.1.2 above only development which is demonstrated to be justified by reference to Table 14 below and which cannot be accommodated in the retail core or immediately adjoining will be considered at these locations.

Table 14 Net Spare Expenditure Capacity²⁰ in Gorey to 2022 (m²)

Gorey Catchment	Convenience (m²)	Comparison (m²)	Comparison Bulky (m²)
Capacity between 2011 and 2019	1,404	1,245	-198
Capacity between 2019 and 2022	224	1360	-84
Capacity between 2011 and 2022	1,628	2,605	-282

8.7 Design of Retail Development

The design of retail development plays an important role in developing a quality public realm. Development within the plan area shall reflect the 12 Key Principles of Urban Design contained in the Retail Design Manual which accompanies RG 2012.

²⁰ Note: Gross capacity minus turnover efficiency, vacancy rates (to 5%) and extant permissions (50%).

8.7.1 Shopfronts

There is an interesting variety of traditional and contemporary retail formats and shopfronts in Gorey. As is appropriate, the more contemporary styles have been used on greenfield sites in new development and on infill developments on the side streets.

This approach will be continued. The following are the key guiding principles:

- Existing traditional shopfronts shall be maintained or restored where they exist.
- New shopfront design within existing traditional buildings in the town centre should:
 - reflect traditional proportions showing fascia, pilaster, stall riser etc. They do not have to be traditional in design but must maintain traditional proportions and materials.
 - respect plot width; if a shopfront extends over two buildings then the shop front must reflect the two plots.
 - Reflect fascia levels of adjoining buildings.
- New shopfronts on infill sites should, in general reflect traditional plot width dimensions and floor to ceiling

heights/fascia heights of adjoining buildings. While they do not have to be traditional in design they should reflect the traditional elements of composition.

- External roller shutters will not be permitted and such security shutters must be mounted inside the window/building envelope.

8.7.2 Flexibility

Both at Local Community Spaces in the NFP areas and at 'edge of centre' or 'out of centre' locations buildings (retail and otherwise) should be designed in such a manner as to be capable of being converted for uses including residential, childcare, community or office/business at a later stage.

Table 15 Retail Development Objectives-Wexford County Development Plan 2013-2019

This table sets out some of the relevant sections and objectives in the Retail Chapter (Chapter Wexford County Development Plan 2013-2019 and Retail Strategy that will relate specifically to Retail Development

Section	Objective	Heading	Summary
6.1	ED31, ED34	Retail	Compliance with Retail Planning Guidelines and County Retail Strategy, Capacity Assessment (as updated in Gorey LAP)
6.1	ED33, ED36, ED37, ED40	Retail	Prohibit development which would be injurious to the vitality and viability of town centres, Assessment of 'edge of centre' and 'out of centre' development and requirement for <u>special financial contribution</u> , Protection of primary retail streets, Living over the shop,
6.1	ED41, ED42, ED43	Retail	Tourism related retail, environmental Improvements, accessibility
Vol 4	Objective 8	Retail	Assessment of large scale retail development, RIA
Vol 4	8.2	Retail	Criteria for assessing retail development, RIA, TTA, Criteria for assessing specific categories of retail development

Section 9 Heritage

9.1 Background

Heritage is defined in the Heritage Act, 1995 as including monuments, archaeology, heritage objects, architecture, flora, fauna, wildlife habitats, landscapes, seascapes, wrecks, geology, heritage gardens and parks and inland waterways.

Heritage is therefore all around us. It is reflected in the landscape in which we live and it is reflected in how we perceive that very landscape. Aspects of our heritage help to define us and they contribute to the development of a strong sense of identity and pride. In addition, heritage is essential to our economy being one of our greatest selling points in the domestic and international tourism markets.

It is the duty of the Planning Authority to protect the town's heritage in the interest of the proper planning and sustainable development of the area, and this section sets out objectives to conserve, raise awareness of and promote the enjoyment of all aspects of the town's heritage.

9.2 Architectural Heritage

Gorey's architectural heritage is a unique resource, an irreplaceable expression of the richness and diversity of our past. As highlighted in Section 3.23 Urban Analysis, Gorey is endowed with an impressive architectural fabric and attractive built environment reflecting the various stages in the development of the town. There are many buildings throughout the plan area which have character, special interest and cultural significance for various reasons from its quaint terraces to large country homes. The town streetscapes, form and its planned grid-like street structure have significant architectural and heritage value. It is important therefore that as we enjoy this inheritance, it is conserved in order to pass onto future generations.

9.2.1 Protected Structures

The principle medium for protecting architectural heritage is through the Record of Protected Structures. A protected structure is a structure that the Planning Authority considers to be worthy of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. The Record of

Protected Structures (RPS) forms part of the CDP and it includes 69 structures that are located within the LAP boundary. These structures are shown on Map 7(a) and 7(b) and are listed in Appendix 3.

Each owner and occupier of a protected structure is legally obliged to ensure that the structure is conserved and that the structure, or any element of it, is not endangered. 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/or enhanced. Works which would, in the opinion of the Planning Authority, have a 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 but that some works which would be exempt in an ordinary structure may require planning permission when carried out to a protected structure²¹. The

²¹ Under Section 57 of the Planning and Development Act 2000 (as amended), owners and occupiers of protected structures can request a declaration from the Planning Authority as to the type of works that it

Planning Authority encourages the sympathetic reuse and/or development of protected structures, including appropriately designed additions. This approach allows our architectural heritage to continue to offer aesthetic, environmental and economic benefits now and in the future.

The Planning Authority will have regard to the Architectural Heritage Protection-Guidelines for Planning Authorities (DECLG, 2004) and any subsequent guidelines in the assessment of planning applications relating to protected structures.

There are many buildings in the plan area which are included in the National Inventory of Architectural Heritage (NIAH)²² but which are not protected structures. The Planning Authority will have regard to the NIAH when considering development proposals

considers would or would not materially affect the character of the structure and consequently, which works would or would not require planning permission.

²² The NIAH is a survey carried out by the Department of Arts, Heritage and Gaeltacht for each county administrative area. The purpose of the survey is to highlight a representative sample of the architectural heritage of each county and to raise awareness of the wealth of architectural heritage in Ireland.

related to buildings included in this survey.

Architectural Heritage Objectives

Objective AH01

To protect the architectural heritage of Gorey Town through the prevention of any works to protected structures which would cause loss of, or damage to, the character and special interest of the structure and loss of, or damage to structures of heritage value within the curtilage or any specified features in the attendant grounds of the structure.

Objective AH02

To promote the maintenance and appropriate reuse of protected structures and older buildings of architectural merit which make a positive contribution to the character and streetscape of Gorey Town.

Objective AH03

To retain and reinforce the existing street layouts, historic building lines and traditional plot widths which derive from the town's historical development (except in circumstances where there is a reason of justifiable public interest).

Objective AH04

To protect and enhance the form of groups of terrace buildings on the approach roads to the town centre, especially as regards roofscapes, chimneys, shape of opes and finishes.

Objective AH05

To have regard to the National Inventory of Architectural Heritage (NIAH) when considering development proposals relating to buildings included on the inventory.

9.2.2 Architectural Conservation Areas

Section 81 of the Planning and Development Act, 2000 (as amended) requires, that where warranted, development plans include objectives to preserve the character of places, areas, groups of structures or townscapes that:

- (a) Are of special architectural, historical, archaeological, artistic, cultural, social or technical interest or value, or
- (b) Contribute to the appreciation of protected structures.

These areas are described as Architectural Conservation Areas

(ACAs). ACA legislation may be used to protect the following:

- Groups of structures of distinctiveness or visual richness or historical importance;
- The setting and exterior appearance of structures that are of special interest, but the interiors of which do not merit protection;
- The setting of a protected structure where this is more extensive than its curtilage;
- Designed landscape where these contain groups of structures as in, for example urban parks, the former demesnes of country houses and groupings of archaeological or industrial remains;
- Groups of structures which form dispersed but unified entities but which are not within the attendant grounds of a single dominant protected structure.²³

Gorey has a distinctive town centre in terms of scale, composition of streetscape and buildings of different periods and styles. It is proposed to

review the town during the preparation of the next CDP 2019-2025 with a view to designating ACAs. It is intended to designate at least one part of the town centre as an ACA and this area is identified on Map 8.

It is noted that some works which would be exempt in an ordinary structure may require planning permission when carried out to a building or site in an ACA.

Development proposals in an ACA will be assessed by the Planning Authority in accordance with the criteria outlined in Section 3.10 of the Architectural Protection Guidelines for Planning Authorities (2004).

Architectural Conservation Area Objectives

Objective ACA01

To carry out a review of the architectural heritage of Gorey Town during the preparation of the Wexford County Development Plan 2019-2025 with a view to designating Architectural Conservation Area(s).

²³ Architectural Heritage Protection Guidelines for Planning Authorities (DEHLG, 2004)

Objective ACA02

To preserve the character of designated Architectural Conservation Area(s) by ensuring that all proposed development within these areas are carried out to the highest architectural and urban design standards.

Objective ACA03

To engage in a targeted awareness campaign on the character and special interest of each Architectural Conservation Area during the process of designation and provide assistance and guidance in preserving these areas.

9.3 Archaeological Heritage

Gorey has an interesting archaeological heritage and it is important that this heritage is conserved as it helps us to understand how cultures and past societies developed. It consists of remains in the form of sites and monuments as well as artefacts or moveable objects.

9.3.1 Recorded Monuments

Archaeological sites and monuments are protected under the National Monuments Acts 1930-2004. The Record of Monuments and Places (RMP), which was established under

Section 12 of the National Monuments (Amendment) Act 1994, provides a statutory list of all protected archaeological remains in Ireland. It includes a set of maps and a list of monuments and places for each county. These are known as Recorded Monuments. Zones of archaeological potential are also included. Gorey Town is a recorded monument and a zone of archaeological potential. The recorded monuments within and up to 100m of the plan boundary are shown on Map 9 and listed in Table 16. The RMP is not an exhaustive list of all archaeology in existence. Additional newly identified sites are included on Map 9 and listed in Table 17. These are scheduled for inclusion in the next revision of the RMP. Other sites may be listed on www.archaeology.ie

Where the owner or occupier of a property, or any other person proposes to carry out, or to cause, or to permit the carrying out of work at or in relation to, or near a monument which is included in the RMP, they are required to give notice in writing to the Minister with responsibility for heritage two months before commencing work.

Table 16 Recorded Monuments in the Plan Area

Monument	Townland	RMP No
Standing Stone	Gorey Corporation Lands	WX007-061
Urn Burial	Gorey Corporation Lands	WX007-055
Holy Well	Kilnahue	WX006-062
Ringfort-rath	Ballowen or Ramsfort	WX007-017
Historic Town	Gorey Corporation Lands	WX007-033
The Historic Town Monument includes the following, but is not limited to archaeological sites, features and/or objects.		
Church	Gorey Corporation Lands	WX007-033001
Graveyard	Gorey Corporation Lands	WX007-03302
Tomb	Gorey Corporation Lands	WX007-03303

Table 17 Newly Identified Sites in the Plan Area

Monument	Townland	RMP No
Kiln	Gorey Corporation Lands	WX007-085005
Burnt Mound	Ramstown Lower	WX007-085006
Fulacht Fia	Ramstown Lower	WX007-085004
Fulacht Fia	Ramstown Lower	WX007-085002
Burnt Mound	Ramstown Lower	WX007-085003
Burnt Mound	Ramstown Lower	WX007-085007
Excavation	Ramstown Lower	WX007-085001
Metalworking Sites	Ramstown Lower	WX007-082
Excavation	Gorey Corporation Lands	WX007-080
Burnt Mound	Gorey Corporation Lands	WX006-093

The Register of Historic Monuments was established under Section 5 of the National Monuments (Amendment) Act, 1987. The Register may include both historic monuments and archaeological areas. There are no historic monuments in or adjoining the plan area.

A 'National Monument' is a monument or the remains of a monument, the preservation of which is a matter of national importance by reason of its historical, architectural, traditional, artistic or archaeological interest. There are no National Monuments in or adjoining the plan area.

9.3.2 Graveyards

The importance of historic burial grounds as a primary physical source for the history of the town is significant. Graveyards could, through careful management, provide additional passive amenity spaces as well as contributing to the heritage and genealogy tourism potential of Gorey. The graveyard on Market Square is a Recorded Monument and the Council will continue to ensure this graveyard is protected.

Archaeological Heritage Objectives

Objective ARH01

To have regard to the Record of Monuments and Places (RMP) and the newly-identified sites identified on Map 9 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 injurious to its integrity, cultural or educational value. The Council shall consult with the National Monuments Service in the Department of Arts, Heritage and the Gaeltacht where appropriate.

Objective ARH02

To have regard to the Zone of Archaeological Potential within Gorey town when dealing with planning applications for all development, including local authority own development. This area is identified on Map 9. Where permission for such proposals is granted, the applicant will have due regard to the recommendations of the National Monuments Service and the Heritage and Planning Division in the Department of Arts, Heritage and the Gaeltacht. 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.

9.4 Natural Heritage

Natural heritage, often referred to as biodiversity, includes everything from trees to weeds, from mammals to

birds, from coast to countryside. Biodiversity is important for many things including food, fertile soils and clean air and water. It can be threatened by the development of land and human activity. It is therefore important that the development objectives in the LAP are balanced with objectives which ensure that the town's natural heritage is protected, conserved and enhanced.

9.4.1 Natura 2000 Sites

Natura 2000 sites are a network of sites of the highest biodiversity importance in Europe designated under the EU Birds Directive (79/409/EEC) and the EU Habitats Directive (92/43/EEC). They are comprised of Special Protection Areas (SPA) which provide for the protection and conservation of particular bird species and bird habitats and Special Areas of Conservation (SAC) which provide protection and conservation of habitats and species (other than birds).

There are no Natura 2000 sites within or adjoining the plan boundary. There is one SPA and three SACs located within a 15km radius of the plan area. These sites are listed in Table 18.

The habitats and species in each of these sites are discussed in further detail in the Appropriate Assessment Screening Report and the County Wexford Biodiversity Plan 2013-2018.

The Council will ensure that all plans and projects and associated works in the plan area are subject to Appropriate Assessment Screening/Appropriate Assessment to ensure that they do not give rise, either individually or in combination with other plans or projects, to significant effects on the integrity of any Natura 2000 site(s).

Table 18 Natura 2000 Sites within a 15km radius of the Plan area

Designated Site	Code	Distance
Slaney River Valley SAC	000781	1.5km to the west
Kilpatrick Sandhills SAC	001742	9km to the northeast
Cahore Polders and Dunes SAC	000700	13.5km to the southeast
Cahore Marshes SPA	004143	13.5km to the southeast

9.4.2 Natural Heritage Areas

Under the Wildlife (Amendment) Act, 2000, natural heritage areas (NHAs) are being designated to conserve species and habitats of national importance and sites of geological interest. While there are none within or adjoining the LAP area, there are nine proposed NHAs within a 15km radius of the plan area. These are listed in Table 19.

The Geological Survey of Ireland (GSI) and the National Parks and Wildlife Service (NPWS) are in the process of identifying important geological and geomorphological sites in Ireland for designation as NHAs. There are two recommended County Geological Sites in proximity to the plan area- Pollshone Head-Roney Point and Ballymoney Strand. These may also be recommended as NHAs.

Table 19 Proposed Natural Heritage Areas within a 15km radius of the Plan area

Site	Site Code	Distance
Courtown Dunes and Glen	000757	4km east
Ballymoney Strand	000745	4.2 km east
Ardamine Woods	001733	6 km southeast
Kilgorman River Marsh	001834	6.5 km northeast
Kilpatrick Sandhills pNHA	001742	9 km northeast
Donaghmore Sandhills	001737	9 km southeast
Cahore Point North Sandhills	001736	11.3 km southeast
Arklow Rock-Askintinny	001745	12 km northeast
Cahore Polders and Dunes	000700	13.5 km southeast

9.4.3 Ecological Networks and Wildlife Corridors

Areas of biodiversity value are not confined to Natura 2000 sites. Many of these habitats and species are linked to the surrounding landscape by ecological networks and corridors. Article 10 of the Habitats Directive refers to these ecological corridors/stepping stones and requires that they are protected in order to

ensure the continued migration of species and genetic diversity throughout the entire area.

Ecological networks are a network of core habitats linked by linear and continuous structures such as rivers, hedgerows or stepping stones such as ponds or small woods. These networks are essential for the migration, dispersal and genetic exchange of wild species.

Wildlife corridors are made up of hedgerows, riparian zones, tree lines and wetlands and are an important feature of the landscape. These corridors provide a vital habitat for many species and also function as a corridor for animals, birds, bats, insects and other species to move through.

The Council will continue to protect existing ecological networks and wildlife corridors and make provision for new and enhanced connections as proposed in GI Strategy. This will ensure that these connected networks and corridors facilitate the free movement of species for the purposes of feeding, nesting and breeding within their wider habitat. The provision of ecological buffer zones is important in

terms of their contribution to flood storage, nutrient and silt loading and for the protection of biodiversity.

It is proposed to carry out ecological surveys of the plan area and map the ecological network and wildlife corridors and identify any gaps therein.

The proposals for ecological, wildlife and river corridors are discussed in more detail in Section 5.3.5 Open Space, Recreation and Green Infrastructure Strategy.

9.4.4 Invasive Species

Invasive non native plant and animal species can represent a major threat to local biodiversity. They can negatively impact on native species, can transform habitats and threaten whole ecosystems causing serious problems to the environment and the economy. While the Council is committed to controlling invasive species, vigilance is required by all landowners as invasive species can spread quickly across boundaries. Preventative measures include ensuring that good site hygiene practices are employed for movement of materials into, out of and around the site and ensuring that imported soil is

free of seeds and rhizomes of key invasive plant species.

Natural Heritage Objectives

Objective AA01

The Council will ensure that any plan/project and any associated works, individually or in combination with other plans or projects, are subject to Screening for Appropriate Assessment to ensure there are no likely significant effects on any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied.

Where a plan/project is likely to have a significant effect on a Natura 2000 site or there is uncertainty with regard to effects, it shall be subject to Appropriate Assessment. The plan/project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where, in the absence of alternative solutions, the plan/project is deemed by the competent authority imperative for reasons of overriding public interest.

Objective NH01

To protect existing ecological networks and wildlife corridors and provide for new and enhanced connections, where necessary, between fragmented areas. In this regard, the Council will carry out an ecological survey of the plan area and map the identified ecological networks and wildlife and any gaps therein.

Objective NH02

To promote best practice in the control of invasive species and support measures for the prevention and/or eradication of invasive species as appropriate and as opportunities and resources allow.

Objective NH03

To raise awareness in relation to invasive species, including making landowners and developers aware of best practice guidance in relation to the control of invasive species and encouraging them to adhere to same and, to ensure, in so far as possible, that proposals for development do not lead to the spread of invasive species.

Objective NH04

To ensure that proposals for development do not lead to the spread or introduction of invasive species. If developments are proposed on sites where invasive species are or were previously present, the applicants will be required to submit a control and management program for the particular invasive species as part of the planning process.

Table 20 Heritage Objectives-Wexford County Development Plan 2013-2019

This table sets out some of the relevant sections and objectives in the Wexford County Development Plan 2013 2019 that will relate specifically to Heritage and associated developments in the LAP area.			
Section	Objective	Heading	Summary
14.1	HT02,HT03	Heritage Assets	Protect and ensure developments do not have an unacceptable impact on heritage assets.
14.2	NH01, NH02	Designated Sites	Conserve and protect designated sites, e.g SACs/cSACs, SPAs, NHAs/pNHAs, County Geological Sites etc.
	NH04, NH05	Ecological corridors	Protect ecological networks/corridors of local biodiversity value outside designated sites, e.g traditional field boundaries, ponds or small woods.
	NH06, NH07	Trees/Woodlands and Hedgerows	Protect trees and woodlands of particular amenity and nature conservation. Protect woodlands and hedgerows from damage and/or degradation.
	NH08	Buffer Zone	Ensure an appropriate buffer zone is provided between a development and a feature of ecological importance.
14.3	GI04, GI05 GI06, GI07	Green Infrastructure	Ensure the principles of Green Infrastructure (GI) and the County GI Strategy inform the design and layout of developments. New developments should contribute to the protection and enhancement of existing GI and the provision of new GI where appropriate. Medium-high density residential schemes to have regard to the 'Green City Guidelines'. Significant development proposals to include a GI Plan as part of the planning application.
14.5	AH01, AH02, AH03	Archaeological heritage	Conserve and protect archaeological sites, monuments, underwater archaeology and objects.
	AH04	Archaeological Assessment	Require an archaeological assessment for development that may due to its size, location or nature have a significant effect upon archaeological heritage and take appropriate measures

			to safeguard this heritage. Promote a presumption in favour of preservation in-situ.
	AH05	Preservation in-situ	Presumption in favour of preservation in-situ of archaeological remains and settings. If not possible the Council will consider preservation by record in appropriate circumstances.
	AH11	Historic burial grounds	Protect historical burial grounds and encourage their maintenance in accordance with conservation principles.
14.6.1	PS01	Architectural heritage	Protect the architectural heritage of the county,
	PS02, PS03, PS04	Protected Structures	Protect the curtilage of protected structures from works that cause loss of, or damage to, the special character of the structure, encourage development within the curtilage that is compatible with the character of the structure and promote the maintenance and appropriate reuse of protected structures.
	PS07,PS08	Architectural Heritage Assessment	Applications relating to Protected Structures to include an architectural heritage assessment/architectural impact assessment report. Applications to be assessed taking into consideration the advice contained in the Architectural Heritage Protection-Guidelines for Planning Authorities.
	PS10	Shop fronts	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.
	PS11	Older Buildings	To facilitate the retention of older buildings, consideration will be given to the relaxation of car parking and other development management requirements in appropriate circumstances.
14.6.2	ACA02	Architectural Conservation Areas	To ensure that all proposed developments are carried out to the highest architectural and urban design standards within designated ACAs
14.6.3	G01	Graveyards	Preserve and enhance graveyards through enhanced management and access and community stewardship.

Section 10 Climate Change, Flood Risk Management and Services

10.1 Climate Change

Climate change will have wide ranging impacts on the environment, the economy, natural resources and society including water resources, agriculture and food production, human health, natural habitats and biodiversity. Whilst uncertainties surround the magnitude and extent of climate change impacts, the predicted changes in the Irish climate include sea level rise, more intense storms and rainfall events, an increased likelihood of river and coastal flooding, water shortages in summer in the east of the country, adverse impacts on water quality and changes in distribution of plant and animal species.

Ireland's first ever dedicated climate change law, the 'Climate Action and Low Carbon Development Act 2015', makes significant strides towards placing climate change at the heart of Government policy and decision making. The Act makes provision for National Frameworks that will ensure

Ireland can plan for and take the necessary action on both adaptation and mitigation within the context of the global targets and efforts.

Climate change adaptation refers to dealing with the impacts of climate change while mitigation means dealing with the causes of climate change by reducing emissions.

Work is underway in the preparation of these frameworks. The National Mitigation Plan (NMP) will specify the policy measures to reduce greenhouse gas emissions. The National Climate Change Adaptation Framework (NAF) will develop a national approach to the implementation of adaptation measures in different sectors (e.g agriculture, transport, energy) and at local level.

Local authorities must have regard to the NMP and NAF in the carrying out of their functions. They will also be required to prepare Climate Change Adaptation Strategies setting out local level adaptation measures.

10.1.1 Climate Change in the LAP

The existing National Climate Change Adaption Framework-Building Resilience to Change(DECLG, 2012) emphasises the need for local authorities to embed adaptation planning in key local authority functions such as the provision of local infrastructure, the implementation of building control, the planning process and the co-ordination of emergency planning actions.

Mitigation and adaptation to climate change is an underlying theme of the LAP. The strategies in the Plan- the Economic Development Strategy, the Transport and Movement Strategy, the Open Space and Recreation Strategy, the Green Infrastructure Strategy, the NFPs and the land use zoning have all been formulated having regard to the need to mitigate and adapt to climate change.

The LAP strives to minimise the potential consequences of climate change by protecting people, property, vulnerable infrastructure and the environment by:

- Ensuring new development is appropriately located, in particular, the areas of town that

are vulnerable to flooding. The LAP has been subject to a Strategic Flood Risk Assessment and new development proposals must comply with the requirements of the Flood Risk Management Guidelines;

- Encouraging the design of new developments to take account of the predicted impacts of climate change;
- Promoting the protection of the town's green infrastructure which will provide many benefits as it regulates temperature, reduces storm flows, provides clean water and air; and
- Promoting energy planning and energy efficiency in buildings.

Climate Change Objectives

Objective CC01

To have regard to the future National Mitigation Plan, the future National Climate Change Adaptation Framework and any future Climate Change Adaptation Strategy for County Wexford.

Objective CC02

All planning applications for new residential, commercial and industrial

units within the plan area shall be accompanied by an Energy Efficiency Statement showing how energy considerations have been incorporated into the design of the proposed development.

10.2 Flood Risk Management

The Planning System and Flood Risk Management Guidelines for Planning Authorities' (DEHLG and OPW, 2009) introduced mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. The aim of flood risk management is to minimise the level of flood risk to people, business, infrastructure and the environment through the identification and management of existing and potential future flood risks. It is likely that the effects of climate change will make flooding more frequent and severe in the future.

A SFRA of the LAP was carried out in accordance with the requirements of the Guidelines (Appendix 4). The SFRA was carried out at an important time in planning for flood risk management in Gorey Town and Environs. In 2011, Stage 1 of South Eastern Catchment Flood Risk

Assessment and Management Programme (CFRAM) was carried out by the OPW. This was a national screening exercise, known as the Preliminary Flood Risk Assessment (PFRA), which identified areas of potential significant flood risk in the country. Gorey is one of eleven AFA identified in County Wexford. Stage 2 of the programme involves preparing detailed draft flood extent maps for the town which were placed on public display in November 2015. Stage 3 of the programme will culminate with the production of a Flood Risk Management Plan for the town (FRMP). It will include measures in relation to flood prevention, protection and preparedness. Issues such as climate change, land use practices and future developments will also be addressed in the FRMP. The OPW are currently verifying these draft flood maps and it is anticipated that the final flood extent maps will be published with the Draft FRMP in August/September 2016.

10.2.1 Advice Note

Flood hazard and flood risk information is an emerging dataset of information. The flood risk maps used by the Council may be altered in light of

future data and analysis. Therefore, all landowners and developers are advised that Wexford County Council accept no responsibility for losses or damages arising due to assessments of vulnerability to flooding of lands, uses and developments. Owners, users and developers are advised to take all reasonable measures to assess the vulnerability to flooding

10.2.1 Flood Risk in the Plan Area

The SFRA, which was informed by the emerging CFRAMS flood mapping, identified that there are potential flood risk issues along the rivers and streams in the plan area (see Map 10 for identified flood risk areas). The Banoge River is the principal river that flows through the plan area and its main tributaries are the Ballyowen River and the Clonattin Upper River. There is a history of flood events along the Banoge River at Gorey Bridge, Esmonde Street and Garden City. The Council has implemented measures including the installation of piping systems and improved drainage systems which have assisted in alleviating the flooding issue.

In general, undeveloped lands with an identified flood risk were either not zoned or zoned for compatible uses under the land use zoning objective Open Space and Amenity or 'Leisure and Amenity'. In the case of some developed lands the continuation of a zoning for vulnerable uses could not be justified and as such these lands are also zoned Open Space or Leisure and Amenity.

There are developed/brownfield lands that are at risk of flooding. However, the continued use and/or redevelopment of these lands is desirable in the interests of regeneration and maximising investment in infrastructure and resources. These lands are zoned for town centre uses (which includes residential) having passed the Development Plan Justification Test. Notwithstanding the zoning of these lands for these uses, it will be necessary for future planning applications on the lands to demonstrate that the flood risk can be appropriately managed and mitigated in accordance with the Guidelines and to pass the Development Management Justification Test which will be applied by the Planning Authority.

10.2.2 Future Development in the Plan Area

The Council will have regard to all available sources when screening for flood risk, in particular, the flood zone maps and flood risk management plan for the town produced under the CFRAM programme.

The CDP contains a suite of flood risk management objectives in relation to flooding and mitigation of flooding. These objectives are relevant to the LAP and are set out in Table 20. Development proposals in areas where flood risk may be present will be assessed in accordance with the provisions of the Guidelines. Planning applications for development proposals within Flood Zone A and B will be required to be accompanied by a site specific flood risk assessment appropriate to the nature and scale of the development and will be required to pass the Development Management Justification Test, where relevant. The flood risk assessment must be prepared by a suitably qualified professional, will be required to be undertaken.

This site specific flood risk assessment must comply with the requirements of

the Guidelines in particular with regard to a detailing the flood risk, proposing suitable and effective mitigation measures, both structural and non structural and addressing the residual risk. The management of surface water and storm water will also be important so as to avoid increased flood or pollution risk in rivers, streams and the storm water network. The use of Sustainable Drainage Systems (SuDS) will therefore be required in all new developments. This is further discussed in the SFRA.

The management of the river corridors and their associated riparian zones is also important. Inappropriate development in these areas can lead to increased surface water runoff and increased flood risk. Development proposals in these zones must therefore be carefully considered. The Council will apply the principles for protecting watercourses set out in the document 'Planning for Watercourses in the Urban Environment' (Shannon Regional Fisheries Board) when considering such development proposals.

Existing Developments in a Flood Risk Area

Applications for minor development, such as small extensions to existing houses and most change of use of existing buildings and or extensions and additions to existing commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flow paths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. Since such applications concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. However, a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management facilities. These proposals should follow best practice

Flood Risk Management Objectives

Objective FRM01

To ensure that all development proposals in the plan area comply with the requirements of 'The Planning

System and Flood Risk Management-Guidelines for Planning Authorities (Department of Environment, Heritage and Local Government and Office of Public Works, 2009), as amended by Circular PL2/2014', and any subsequent review or other future update to the Guidelines.

Objective FRM02

To have regard to the flood maps and the Flood Risk Management Plan prepared for Gorey Town and Environs as part of the South-East Catchment Flood Risk Assessment and Management Study (CFRAM) and to ensure that development proposals comply with any relevant requirements set out therein.

Objective FRM03

To require planning applications for development proposals within, incorporating or adjoining areas at moderate (Flood Zone B) to high (Flood Zone A) risk of fluvial flooding to carry out a site-specific and appropriately detailed flood risk assessment. The site-specified flood risk assessment shall be carried out by a suitably qualified and indemnified professional and in accordance with the requirements of the Planning

System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, OPW 2009).

Objective FRM04

To ensure riparian buffer zones are created between all watercourses and any development for a minimum of 10m to mitigate against flood risk. The extent of these buffer zones shall be determined in consultation with a qualified ecologist and following a Flood Risk Assessment. Any hard landscaping proposals shall be located outside of these buffer zones. In considering the appropriate width, the Council will have regard to 'Planning for Watercourses in the Urban Environment Guidelines' (Shannon Regional Fisheries Board).

10.3 Services

The provision of high quality infrastructure and services will enhance the town's economic competitiveness and will contribute to making Gorey Town an attractive place to live, work and visit. While the Council has no statutory role in the provision of much of this infrastructure, it has a regulatory role and recognises its importance for the future development of the town.

The Council, in line with the commitments and objectives in the CDP, will continue to contribute towards the protection of existing and potential water resources including rivers, streams, groundwater and associated habitats and species in accordance with EU Water Framework Directive and other relevant EU Directives and associated national legislation and policy guidelines.

10.3.1 Water and Waste Water

Irish Water has been responsible for the delivery of water and waste water infrastructure in Ireland since the 1st of January 2014.

Gorey Town and Environs is served by the Gorey Town Water Supply System (WSS) which is supplied by Water Treatment Plants at Creagh and Barnadown and a smaller borehole at Ballykale. At present the Gorey Town Water Supply System has limited headroom to meet future needs. The Gorey Regional Water Supply Scheme is included in Irish Water's Capital Investment Programme (2014-2016). It is proposed that the Water Treatment Plant (WTP) at Barnadown will be replaced with a new WTP with a design capacity of 8MLD. This will

provide headroom in the Gorey Town Water Supply System of 3.55 MLD (approximately 28,400 Population Equivalent PE) based on an estimated 125 litres/person/day) for the whole WSS area. The existing Creagh WTP will reduce its production to operate within its 2.5MLD design capacity.

Gorey Town and Environs is currently served by the Gorey Wastewater Treatment Plant (WWTP) and the Courtown WWTP. The combined design capacity of both treatment plants is 16,500 PE with a current combined load of 17,708 PE and therefore demand/load exceeds current capacities. An upgrade of the Courtown Waste Water Treatment Plant to a design capacity of 35,000 PE commenced in December 2014 and is due for completion by the third quarter of 2016. The existing WWTP at Gorey will be decommissioned and converted to Storm Water Holding only and the upgraded Courtown WWTP will serve both Gorey and Courtown.

The upgrades to the WTP and the WWTP will ensure a sufficient supply of water and waste water infrastructure to serve new development in the plan area. Such infrastructure will be

required to be put in place prior to significant development taking place.

The Council will encourage the owners of existing properties served by private on-site waste water treatment facilities to decommission these facilities and connect the property to the public waste water system in the interests of environmental gain and to maximise the significant investment in this infrastructure in the plan area.

Water and Wastewater Objectives

Objective WW01

To promote and facilitate the provision by Irish Water of adequate water and waste water treatment infrastructure to serve the needs of the existing and future population of the plan area and ensure that such infrastructure is provided prior to, or in tandem with, new development.

Objective WW02

To encourage the decommissioning of existing on-site private waste water treatment facilities and the connection of the subject properties to the public waste water treatment system subject to the compliance with normal planning and environmental criteria and the

standards and requirements set out in EU and national legislation and guidance.

Objective WW03

To implement, in conjunction with Irish Water, the relevant recommendations set out in the EPA (2015) publication 'Urban Waste Water Treatment in 2014' (and any subsequent update).

Objective WW04

The Council, in conjunction with Irish Water, shall have regard to the EPA (2015) publication 'Drinking Water Report 2014' (and any subsequent update) in the establishment and maintenance of water sources in the County.

10.3.2 Sustainable Drainage Systems

The management of surface and storm water is important so as to avoid increased flood or pollution risk in the storm water network, rivers and streams. As previously outlined the Council will require the application of Sustainable (urban) Drainage Systems (SuDS) in new developments, for example through reducing the extent of hard surfacing and using permeable pavements to minimise the risk of

flooding and contamination and protect environmental and water resources.

10.3.3 Telecommunications

The location of masts will be carefully considered by the Planning Authority in accordance the provisions of Telecommunications Antennae and Support Structures – Guidelines for Planning Authorities (Department of the Environment and Local Government, 1996), Circular Letter 07/12 or any updated guidelines published during the lifetime of the Plan and in accordance with the relevant objectives in the County Development Plan. Care will be taken to ensure a balance between the provision of telecommunications infrastructure for social and economic progress and sustaining residential amenity and environmental quality.

10.3.4 Broadband

The delivery of high speed broadband in the town is a priority. Gorey Town is included in Phase 1 of SIRO's²⁴ plans to deliver a 100% fibre-to-the-building broadband network, with speeds of up to 1,000Mbps. This will play a crucial

²⁴ SIRO is a joint venture company between ESB and Vodafone to deliver a 100% fibre-to-the-building broadband network, with speeds of up to 1000Mbps, for the first time in Ireland.

role in attracting new businesses to the town, especially those in the area of ICT.

Under the Schools Broadband Programme all second level schools had 100Mbps connectivity installed during 2014. This will facilitate an important change to the way teaching and learning takes place in the classroom and will equip students with the digital skills necessary to compete for jobs in the digital economy.

Objective TC01

To facilitate the delivery of high-capacity telecommunications and broadband infrastructure in the town.

Objective TC02

To facilitate the provision of an accessible and free WiFi zone in the town centre.

Objective TC03

To require services, including electricity, telephone and TV cabling, to be located underground unless it is demonstrated to the satisfaction of the Planning Authority that this is not feasible and to encourage the progressive undergrounding of existing overhead cables and associated

equipment in association with any other underground works being carried out.

10.4 Environmental Management

The sustainable and effective management of the environment is essential for good quality of life, human health, wildlife and supporting ecological systems. It is also important for economic development, in particular, tourism. The Council will continue to protect and enhance the environment in the plan area through the protection of water quality and the control of air quality, noise and light pollution

The Council will continue to facilitate appropriate waste management facilities in the plan area. It currently operates a Household Recycling Facility in the Gorey Business Park at Ramstown. There are also a number of recycling banks provided within the plan area. The provision of additional waste management facilities will be supported where there is an identified need.

There are no operational landfills or historic landfills within or adjoining the plan area.

Environmental Management

Objectives

Objective EM01

To promote the preservation of best ambient air quality compatible with sustainable development in accordance with the EU Ambient Air Quality and Cleaner Air for Europe (CAFE) Directive (2008/50/EC) and ensure that all air emissions associated with new developments are within Environmental Quality Standards as out in the Air Quality Standards Regulations 2011 (SI No. 180 of 2011) (or any updated/superseding documents).

Objective EM02

To ensure that adequate soil protection measures are undertaken where appropriate. Adequate and appropriate investigations shall be carried out into the nature and extent of any soil and groundwater contamination and the risks associated with site development work, where brownfield development is proposed. The EPA's publication *Code of Practice: Environmental Risk*

Assessment for Unregulated Waste Disposal Sites (2007) shall be taken into account as relevant by proposals for development within or adjacent to old landfill sites.

Objective EM03

To ensure the implementation of the specific guidance on radon prevention measures for new homes as contained within the existing Building Regulations (including any updated/superseding regulations that may be published within the lifetime of this Plan).

Table 21 Climate Change, Flood Risk Management and Services Objectives-Wexford County Development Plan 2013-2019

This table sets out some of the relevant sections and objectives in the Wexford County Development Plan 2013-2019 that will relate specifically to Climate Change, Flood Risk Management and Services			
Section	Objective	Heading	Summary
5	CC07	Awareness	Raise awareness of climate change and its potential impacts and encourage businesses, local communities and people to be as self-sustaining as possible.
	CC08 EN21, EN22 EN23	Energy efficiency	Encourage improved energy efficiency of existing building stock and promote energy efficiency and conservation in the design and development of all new buildings and in residential in particular.
	CC09	New Development	Location, layout and design of new development to militate against and adapt to the impacts of climate change.
	EN24	Electric vehicles	Promote the development and use of electric vehicles and facilitate the provision of appropriate infrastructure, such as electric charging points, at appropriate locations.
13	FRM04	Guidelines	All development proposals to comply with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG and OPW, 2009).
	FRM06	SuDS	Require the use of Sustainable Urban Drainage Systems (SuDS).
	FRM07	Floodplains	Protect flood plains as 'green infrastructure'.
	FRM08 FRM09	Flood protection	Facilitate the provision of necessary flood risk management infrastructure by the OPW, the Local Authority or private developers and ensure that the rivers, streams and watercourses and natural and cultural heritage are protected and enhanced.
	FRM11 FRM12	Mitigation	Require appropriate mitigation measures to be put in place and ensure residual risks can be managed to acceptable levels. New development should not increase flood risk elsewhere.
9	WS01,WC02, WS03,WS04, WC02, WC03	Water	Protect existing and potential water resources; ensure a safe, adequate and reliable drinking and public water supply; promote water conservation.

	WW01, WW02, WW03	Wastewater facilities	Ensure all wastewater generated is collected, treated and discharged after treatment in a safe and sustainable manner. Facilitate the provision and improvement of adequate wastewater facilities in the town.
	SWM01, SWM02, SWM03, SWM04	Storm water	Sustainable Urban Drainage Systems, disposal to surface water systems.
	TC01, TC02, TC04, TC05, TC06, TC07	Telecommunications	Facilitate the delivery of high-capacity of telecommunications at appropriate locations. Have regard to the Telecommunications Guidelines for Planning Authorities. Demonstration of need for the masts. Adoption of a presumption against the erection of antennae in close proximity to residential areas, schools and community facilities. Avoid, where possible, masts and antennae in specific locations. Location of structures to minimise and/or mitigate any adverse impacts on communities, the natural and built environment and public rights of way.
	BB01, BB02, BB03	Broadband	Encourage and facilitate the co-ordinated development and extension of broadband infrastructure in Larger Towns, support the roll out of the National Broadband Scheme. Ensure ducting for broadband fibre connections provided during the installations of services in all new commercial and housing schemes and during the carrying out any works to road or rail lines.
10	WQ01, WQ04, WQ05	Water quality	Protect water resources and water quality, ensure that developments comply with the Water Framework Directive,
	AQ01, AQ02, AQ03, AQ04	Air Quality	Maintain and improve air quality.
	N01, N02, N03, N04, N05	Noise	Ensure that new development does not cause an unacceptable increase in noise levels.
	L01, L02	External Lighting	Ensure that external lighting and lighting scheme are designed so that light spillage is minimised.
	WM02, WM05, WM07, WM08	Waste management/facility	Increased public awareness Support the development of appropriately sited waste recycling and recovery facilities including bring centres, civic amenity centres, waste transfer stations. Encourage the development of new alternatives and technological advances. Support the provision of composting infrastructure and other forms of recycling for bio-waste

Section 11 Land Use Zoning and Matrix

11.1 Background

The purpose of land use zoning is to promote the orderly development of the plan area, to establish an efficient basis for investment in public infrastructure and facilities and to avoid potential conflict between opposing land uses. It also identifies for property owners, developers and the public the types of developments and uses that the Planning Authority considers most appropriate on lands within the plan area.

The land use zoning objectives, which are identified on Map 11, have been formulated having regard to the following:

- The existing pattern of development.
- The need to promote the proper planning and sustainable development of Gorey Town and Environs in accordance with national, regional and local policies.
- The need to zone sufficient lands at appropriate locations to

accommodate the population allocation and to facilitate economic and enterprise development.

- The protection of the environment and biodiversity and flood risk management.
- The location, accessibility and availability of land for development.
- The existing and future provision of essential infrastructure (water, sewerage and roads) and the need to ensure the efficient use of this infrastructure.
- The location and adequacy of existing social infrastructure (for example schools, childcare facilities and sport facilities)
- The character of the area with regard to the scale and pattern of development.
- The physical features and amenities of the area.

Where a discrepancy arises between proposals in the UDS and/or the NFPs and the overall land use zoning identified on Map 11, the land use zoning map will take precedence.

11.2 Land Use Zoning Objectives

Residential (R)

'To protect and enhance the residential amenity of existing and developed communities and to provide for new residential development, associated residential services and community facilities'

The purpose of this zoning is two-fold. Firstly, with regard to residential lands that are fully or partially built on, the purpose of the zoning is to identify uses that may be compatible while maintaining a predominant residential use and to provide for infill residential development at a density that is considered suitable to the area. While infill or redevelopment proposals would be acceptable in principle, careful consideration will be given to protecting residential amenity.

Secondly, with regard to undeveloped residential land, the purpose of this zoning is to provide for new residential development and associated uses. While housing is the primary use in this zone, recreation, education, childcare facilities, community buildings, sheltered housing and local services will also be considered

subject to the preservation of neighbouring residential amenity. Limited convenience shopping facilities may be considered to serve the needs of local residents in accordance with Section 7 Retail and the Retail Strategy in the CDP.

Long Term Residential/Open Space (LR)

'To provide lands for future residential and open space and amenity development and amenity over the period of the next plan'

The purpose of this zoning is to reserve land for residential and open space and amenity development for the next plan period. The inclusion of these lands will not in any way infer a prior commitment on the part of Wexford County Council regarding their future zoning. Such a decision will be considered within the framework of national and regional population targets applicable at the time and the proper planning and sustainable development of the area. No development will be permitted on these lands during this plan period.

Community and Education (CE)

'To protect and provide for community, educational and ecclesiastical facilities'

The purpose of this zoning is to protect and improve existing community, educational and institutional facilities and to ensure their future provision. Residential uses will not normally be permitted, however community or public nursing homes/sheltered accommodation is open for consideration.

Central Business Area (CBA)

'To provide a mix of uses, primarily business, services, residential, civic and recreational'.

The purpose of this zoning is to continue to enhance the vitality and viability of this area through the development of under-utilised land and brownfield sites and by encouraging the mix of uses which make a town centre an attractive place to visit, shop and live in. The character of the area shall be protected and enhanced. It is an objective to encourage the full use of buildings and backlands; in particular the full use of upper floors in buildings, preferably for residential use. Retail uses will be subject to be subject to Section 7 of this LAP and the Retail Strategy in the County Development Plan.

Retail Core (RC)

'To provide for retail uses and to protect and strengthen the vitality and viability of the area'.

For the purposes of this LAP 'retail core' has the same meaning as Town Centre or Retail Area in the Retail Planning Guidelines for Planning Authorities 2012. It is the part of the Town Centre or central business that is primarily devoted to shopping.

A distinction is made between the retail core and the central business area. The retail core is the preferred location for retail development. The central business area land use zoning covers a wider area and it is envisaged that the town centre will contain a more diverse range of uses including retail, business, civic administration and residential. Where reference is made to the 'centre' or town centre in the RPGs or Retail Strategy of the CDP 2013-2019 it refers in the case of Gorey to the Retail Core as defined on Map 6.

Open Space and Amenity (OS)

'To protect and provide for recreation, open space and amenity areas'.

The objective of this zoning is to retain and protect all existing open spaces, both passive and active. Development

that would result in a loss of established open space or lands zoned for open space and amenity will not normally be permitted. An exception may be made to this restriction where compensatory provision is made elsewhere in the town at an appropriate location.

Leisure and Amenity (LA)

‘To provide for water compatible leisure and amenity uses’

The purpose of this zoning is to provide for amenity and open space, however as the areas may be subject to flooding certain specific developments are excluded. While this area is generally intended to be open in character some water-compatible developments as set out in Table 3.1 Classification of Vulnerability of Different Types of Uses of The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG and OPW, 2009). Such uses include water-based recreation and tourism (excluding sleeping accommodation), amenity open space, outdoor sports and recreation and essential facilities such as changing rooms.

Business and Technology Park (BTP)

‘To provide for a Business and Technology Park’

The purpose of this zoning is to provide for the development of business and technology related development in a high quality campus style environment. The layout and design must deliver individual buildings of a high quality modern design surrounded by highly landscaped areas, pedestrian ways, cycle ways, areas of passive open space and landscaped buffer zones along public roads. Car parking shall be provided in screened areas to ensure minimum visual impact. An integrated approach to signage will also be required.

Industry (I)

‘To provide for industrial uses’

The purpose of this zone is to provide for the needs of industry and transport uses. Industry includes all industrial manufacturing, processing and storage.. It is envisaged that factories, manufacturing premises, ancillary warehouses, hauliers and logistics and ancillary services will be located in this zone. Light industry will also be permitted in this zone. Where there are existing retail uses on site, proposals

for extensions will be assessed on a case by case basis.

Commercial (C)

'To provide for a mix of commercial uses'

The purpose of this zoning is to provide for a range of commercial and other uses. Such uses may include office developments, technology/research facilities and light industry (provided that it is compatible with the surrounding uses and is of a high quality design).

A high quality design and layout will be required for the undeveloped commercial zoned lands on the Courtown Road and at Ballytegan on the R772 so as to deliver individual buildings of modern design surrounded by landscaped areas, pedestrian ways, cycle ways, areas of passive open space and landscaped buffer zones along public roads. Car parking shall be provided in screened areas or underground to ensure minimum visual impact. An integrated approach to signage will also be required.

General Business Use (GBU)

'To provide for business and employment uses'

The zoning relates to Gorey Business Park. The purpose of this zoning is allow to for a mix of business and employment related uses including offices, light industry and warehousing.

Tourism and Leisure (TL)

'To provide for the development of tourism and leisure facilities'

The purpose of this zoning is to allow for the additional leisure developments beside Gorey Cinema which will add to the tourism and leisure product for both the town and the north Wexford area. Appropriate leisure/recreation developments which would extend the tourist season will be encouraged.

Transition Zone (TZ)

'To provide a transition zone between potentially conflicting land uses'

The purpose of this zoning is two-fold. Firstly, it will provide for a transition zone between conflicting land uses, assisting the integration of land uses by diluting the negative effects that one use may have over another use. Secondly, it is important to avoid abrupt transitions in scale and use in the boundary areas of adjoining land uses, for example residential and industry. Accordingly, particular attention should be paid to the uses, scale, density and appearance of

development proposals and to landscaping and screening proposals in order to protect the amenities of adjoining residential areas. The types of developments that will be open for consideration in transition zones will include car parking, open space, light industry and office type development.

Strategic Reserve

‘To provide lands for the future development of the area over the period of the next plan’

The inclusion of these lands will not in any way infer a prior commitment on the part of Wexford County Council regarding the nature of zoning. Such a decision will be considered within the framework of national and regional population targets applicable at the time, the need for additional zoned lands and the proper planning and sustainable development of the area. The development of these lands is considered a key to the completion of the Inner Relief Route which includes a section of the road and a bridge over the railway line and the R772.

11.3 Land Use Zoning Matrix

The land use zoning matrix is intended as a general guideline in assessing the acceptability or otherwise of

developments proposed in each zone. This matrix is a guideline and the listed uses are not exhaustive. The indication that a use would be ‘permitted in principle’ or ‘open to consideration’ relates to the acceptability in principle of the use only. Factors such as density, height, traffic generation, environmental factors and design criteria are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area (guidelines and standards on these matters are set out elsewhere in the LAP or in the development management standards in the CDP).

P= Permitted in Principle

A use which is ‘Permitted in Principle’ is generally acceptable subject to complying with the relevant policies, objectives, standards and requirements set out in the LAP and the CDP

O=Open for Consideration

An ‘Open for Consideration’ use is one which the Council may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with the

permitted uses and conforms with the proper planning and sustainable development of the area. Particular attention will be given to the nature and scale of the development when assessing compatibility. When considering whether any given development is appropriate in any zone, the Planning Authority will have regard to the objectives of the relevant chapter/strategy (e.g. for proposed office development, regard will be had to the objectives in the economic chapter and the Retail Strategy).

N= Not Normally Acceptable

Development that is classified as 'Not Normally Acceptable' in a particular zone is one that will not be permitted by the Council, except in exceptional circumstances. This may be due to its effect on existing and permitted uses, its incompatibility with the objectives contained within this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

Change of Use and Extensions of Existing Buildings

Change of use and extensions to existing buildings will generally be required to be consistent with the zoning matrix. Exceptions to uses not

normally permissible in the zoning matrix will be considered where:

- a) the Planning Authority is satisfied that the use or extension would not conflict with the land use zoning
- b) the use or extension would not negatively impact on the amenity of the area
- c) the use or extension would not give rise to additional planning considerations above those for the existing/previous use.

LAND USE ZONING MATRIX N not normally acceptable, O open for consideration, P permitted in principle

USES	R	LR	CBA	RC	CE	OS	LA	BTP	I	C	GBU	TL	TZ	PU	SR
Agricultural Merchants	N	N	O	O	N	N	N	N	N	O	O	N	N	N	N
Allotments	O	N	N	N	O	O	O	N	N	N	N	N	N	N	N
Financial institutions/ facilities	N	N	P	O ⁴	N	N	N	O ⁷	N	O ⁷	O ⁷	N	N	N	N
Betting office	N	N	O	O ⁴	N	N	N	N	N	N	N	N	N	N	N
Car park	O ¹	N	P	O ⁴	O ¹	O ¹	O ¹	O	O	O	O	O ¹	O	N	N
Childcare facilities crèche/nursery	O	O	P	O ⁴	P	N	N	O ¹⁰	O	O ¹⁰	N	O	O	N	N
Civic amenity/ recycling centre	O	N	P	N	O	O	N	N	P	O	P	N	O	N	N
Civic buildings	O	N	P	P	P	O ²	N	O ¹⁰	O	O ¹⁰	O	O	O	N	N
Culture, recreation & leisure	O	N	P	P	P	O ²	O ²	N	N	O ¹⁰	N	O	O	N	N
Education	O	O	P	O ⁴	P	N	N	O ¹⁰	O	O ^{3 10}	O ³	O ³	O	N	N
Enterprise centre	N	N	P	O ⁴	N	N	N	P	O	P	P	N	O	N	N
Garden centre	N	N	O	O ⁴	N	N	N	N	N	O	N	O	N	N	N
Industry (general)	N	N	N	N	N	N	N	O	P	N	N	N	N	N	N
Industry (light)	N	N	N	N	N	N	N	P	P	O	P	N	O	N	N
Hotel	O	N	P	O ⁴	N	N	N	N	N	O	N	O	N	N	N
Hostel	N	N	P	O ⁴	N	N	N	N	N	N	N	O	N	N	N
Medical and related consultants	O	N	P	O ⁴	O	N	N	N	N	O	N	N	N	N	N

USES	R	LR	CBA	RC	CE	OS	LA	BTP	I	C	GBU	TL	TZ	PU	SR
Motor sales showroom	N	N	N	N	N	N	N	N	N	O	O	N	N	N	N
Nightclub	N	N	O	O ⁴	N	N	N	N	N	N	N	N	N	N	N
Office	O	N	P	O ⁴	N	N	N	P	O	P	O	N	O	N	N
Park and ride facility	O	N	O	N	O	N	N	O	O	O	O	N	O	N	N
Petrol station	N	N	O	N	N	N	N	N	N	O	O	N	N	N	N
Place of worship	O	N	P	O ⁴	P	N	N	N	N	N	N	N	N	N	N
Public house	N	N	P	O ⁴	N	N	N	N	N	N	N	N	N	N	N
Public utilities	O	O	O	O ⁴	O	O ²	N	O	O	O	O	O	O	P	O
Residential	P	N	P	O ⁴	O ^{5 9}	N	N	N	N	N	N	N	N	N	N
Restaurant	N	N	P	O ⁴	O ⁶	N	N	O ⁶	N	O	O ⁶	O	N	N	N
Retail (convenience)	O ⁴	N	O ⁴	P	N	N	N	N	N	N	N	N	N	N	N
Retail (comparison)	N	N	O ⁴	P	N	N	N	N	N	N	N	N	N	N	N
Retail warehousing bulky goods	N	N	O ⁴	P	N	N	N	N	N	N	N	N	N	N	N
Storage/transport depot	N	N	N	N	N	N	N	N	P	N	O	N	N	N	N
Service garage	N	N	O	N	N	N	N	N	O	O	N	N	N	N	N
Take-away	N	N	O	O ⁴	N	N	N	N	N	N	N	N	N	N	N
Warehousing	N	N	N	N	N	N	N	O	P	N	O	N	O	N	N
Waste management facilities ⁸	N	N	N	N	N	N	N	N	P	N	N	N	N	N	N

Footnotes:

- O¹ A car park will be considered where it is ancillary to the main use.
- O² Where the subject lands have a possible flood risk the proposed use must be a water-compatible development in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG and OPW, 2009).
- O³ A training centre will be considered but a purpose built school will not be considered on the Tourism and Leisure zoned lands at Raheenagureen East.
- O⁴ It is particularly important to consult with Section 8 Retail with regard to the uses that are 'open for consideration' and what it means in this case.
- O⁵ Only nursing home/sheltered housing type developments will be open for consideration.
- O⁶ To serve the needs of uses in the zone
- O⁷ These facilities must not be open to the public.
- ⁸ Waste management facilities include waste transfer stations, material recovery facilities, waste recovery facilities, waste to energy and authorised treatment facilities for end-of-life vehicles
- O⁹ Residential development will be open for consideration on the Community and Education zoned land at Knockmullen subject to the following proviso:
(a) An appropriately located 0.8ha quantum of land is to be provided elsewhere within the same overall landholding at this location in Knockmullen and such land shall be located so as to provide optimal integration with, and utility for this land parcel (G8 in Gorey South Neighbourhood Framework Plan).
Subject to this proviso a planning application for residential development on the Community and Education zoned lands will not constitute a material contravention of the local area plan.
- O¹⁰ Highly vulnerable uses will not be open for consideration within Flood Zone B on Business and Technology Park lands and Commercial lands in accordance with the Planning and Flood Risk Management Guidelines for Planning Authorities (OPW and DECLG, 2009).