

Core Strategy

4.1 Strategic Vision

The Council's Strategy for Gorey Town and Environs is to ensure that this area develops as a sustainable balanced settlement with appropriate amounts of residential, economic, tourism and recreational development. The Council will aim, through the local area plan, to provide a strong and coherent town structure in which land uses are organised in a manner which is attractive, efficient, and which facilitates ease of movement and protects the amenities of its residents.

Vision for Gorey:

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

- A desirable place to live with an appropriate mix of housing;
- Provision of adequate services and facilities to serve the local community;
- A vibrant and unique community;
- A pedestrian and cyclist friendly environment;
- A degree of self sufficiency;
- Protection of the built and natural environment.

The Local Area Plan builds upon the strategy of the Wexford County Development Plan 2007-2013 by supporting and promoting the sustainable development of Gorey as a self-supporting community, enjoying a good standard of life in terms of housing, employment, amenities, transport and natural environment. The Council recognises that the town must offer living and working conditions, educational, recreational and community opportunities of the highest quality in an attractive urban environment.

4.2 Development Proposals

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

1. Are located within the settlement boundary as defined on the Land Use Zoning Map;
2. Provide high quality development in accordance with the DoEHLG's Planning Guidelines on Sustainable Residential Development in Urban Areas and its companion document the Urban Design Manual;
3. Comply with the Development Standards set out in the Wexford County Development Plan 2007-2013;
4. Protect and enhance the town's physical character and natural environment;
5. Do not significantly detract from residential amenities;
6. Do not increase the risk of flooding; and
7. Do not create a traffic hazard.

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

- Promoting the redevelopment of derelict, obsolete and brownfield sites;
- Encouraging the development of infill sites and backlands where this strengthens the streetscape and continuity of the urban grain;
- Supporting the role of the town centre as the principal commercial area.

4.3 Purpose of Land Use Zoning

The purpose of land use zoning is to indicate to property owners, developers and the general public, the types of development that are considered appropriate in each zone and to give guidance to the criteria used by the planning authority in assessing planning applications in each of these zones. In this context, the zoning objectives allow the developer to plan proposals with some degree of certainty, subject to other conditions and requirements set out in this Plan and the County Development Plan. Land use zoning seeks to avoid competing and incompatible uses so as to promote greater environmental quality.

Residential

Zoning Objective: To protect and improve residential amenities.

This zoning provides for the protection and improvement of existing residential amenity and the provision of new and improved ancillary services. Infill residential development will be encouraged at a density that is suitable to the area. While infill or re-development proposals would be acceptable in principle, careful consideration would have to be given to proposals adjoining existing residential developments.

Long Term Residential (Low Density)

Zoning Objective: To provide for new residential development.

This zoning provides for new residential development and associated local shopping and other services incidental to residential development. Residential development shall only take place in conjunction with the provision of the necessary physical, social, community and recreational services/facilities being provided. While housing is the primary use in these zones, recreation, education, crèche/playschool, clinic/surgery uses and sheltered housing are also permitted in principle. Permission may also be granted for home based economic activity within this zone subject to the preservation of residential amenity and traffic considerations.

Under this New Residential Zoning the following categories are included:

Zoning Density	Maximum Dwelling units per		Indicative Appropriate Locations
	Hectare	Acre	
Low-Medium Density	15 - 20	6 - 8	Green Field/ Edge of Town
Medium-High Density Residential	20 - 35	8 - 14	Existing built up area
Higher Density Residential	> 30	> 12	At strategic locations including the town centre, neighbourhood centres and transport nodes

In relation to the super low densities it has been determined that up to 4 houses per acre could be accommodated where appropriate services are available.

Town Centre Uses

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

It will be the objective of the Council to encourage the full use of buildings and backlands especially the full use of upper floors, preferably for residential purposes. Certain uses are best located away from the principal shopping streets because of their extensive character and their need for large-scale building forms and space requirements e.g bulky goods.

Neighbourhood Centre

Zoning Objective: To provide for new Neighbourhood Centre and associated facilities.

This zoning provides for the development of a new neighbourhood centre to serve the needs of residential areas. A mix of retail, community and recreational development is sought in this zone. Only limited residential development sufficient to ensure the viable and satisfactory working of the neighbourhood centre will be considered in this zone. This centre is intended to serve the immediate needs of the local working and residential population and complement, rather than compete with the established town centre. Medical clinics and professional offices, workshops, a crèche, small convenience stores, or cafés are all envisaged in this zone. Generally, single shop units should not be greater than 1500 sq. m., gross floor area. This threshold shall be monitored over the period of this Development Plan.

Community & Education Uses

Zoning Objective: To provide for and improve local neighbourhood, community, ecclesiastical, recreational and educational facilities.

This zoning relates to improving local neighbourhood, community, ecclesiastical, recreational and educational facilities. The purpose of this zoning is to provide for the broader community type uses which could also include uses such as post office, chemist, convenience shop and civic uses. The overall aim is to cater for improvement in facilities in predominantly residential areas where there can be a lack of community facilities provided for. A community workshop type facility will be permissible within this zoning. Where existing facilities are so zoned, it is the intention of the Council to ensure the retention of the use.

Commercial & Mixed Uses

Zoning Objective: To make provision for commercial and mixed uses.

The purpose of this zoning is to provide for commercial and office developments. The Council will consider residential type developments where it can be demonstrated that they do not conflict with commercial/ industrial development.

Retail Park

Zoning Objective: To provide for retail park.

The purpose of this zoning is to provide for retail parks for comparison/bulky goods. All proposed development should have regard to the Retail Planning Guidelines 2005. Ancillary office accommodation will be considered where it is ancillary to the main use.

Business & Technology Park

Zoning Objective: To provide for Business & Technology Park.

The purpose of this zoning is to provide for enterprise and office type developments, to provide attractive locations for employment generating uses which are accessible to the town's population.

Industry & Warehousing

Zoning Objective: To provide for industrial and warehousing development.

The purpose of this zone is to provide for heavy/light industrial development. Such development should not detract from residential amenity in adjacent zones. Office development will be considered where it is ancillary to the main use.

Transition Zone

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

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

Recreation, Amenity & Open space

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

This zoning relates to public and private open space dispersed throughout the plan area. The Council will not normally permit development that would result in a loss of established open space within the town except where specifically provided for in this development plan.

4.4 Land Use Zoning Matrix Table

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

P – Permitted in Principle

Land uses which are indicated as 'Permitted in Principle' under a zoning objective are generally acceptable in that zone, subject to compliance with the relevant policies, standards and requirements set out in this Plan.

N - Not Normally Permitted

Land uses which are indicated as 'Not Normally Permitted' in a particular zone are those which will not be considered by the Council except in exceptional circumstances.

O- Open for Consideration

Land uses in this category may or may not be acceptable and proposals in this category will be considered by the Planning Authority on their individual merits. Land uses shown as 'Open for Consideration' may be acceptable in circumstances where they are compatible with the policies and objectives for the zone, will not conflict with the existing and permitted uses, and conform with the proper planning and development of the area.

Land Use Zoning Matrix Table Key

	R	Residential
	TC	Town Centre
	NC	Neighbourhood Centre
	CE	Community & Education Uses
	CM	Commercial & Mixed Uses
	RP	Retail Park
	BTP	Business & Technology Park
	IW	Industry & Warehousing
	TZ	Transition Zone
	AOS	Amenity & Open Space

Figure 4.1 - Land Use Zoning Matrix Table

	R	TC	NC	CE	CM	RP	BTP	IW	TZ	AOS
Advertising	N	O	O	N	O	O	O	O	O	N
Amusement/Arcades	N	O	N	N	N	N	N	N	N	N
Bank/financial institutions	N	P	P	N	O	N	O	N	O	N
Bed & Breakfast	O	P	P	N	N	N	N	N	N	N
Betting Office	N	P	P	N	O	N	N	N	N	N
Car Parking	O	P	P	O	P	O	P	P	P	O
Car Parking multi storey	N	P	O	O	P	O	O	N	O	N
Childcare Facilities (creche/nursery)	O	P	P	P	P	O	O	O	O	N
Civic and amenity recycling centre	O	P	P	P	P	O	O	P	P	O
Civic Buildings	O	P	P	P	O	O	O	O	P	O
Culture, Recreation & Leisure	O	P	P	P	O	O	O	O	O	P
Education	O	P	P	P	O	P	P	O	O	O
Enterprise Centre	N	O	O	O	O	P	P	O	P	N
Funeral Home	O	O	P	O	O	N	N	N	O	N
Garden Centre	N	O	O	N	O	O	N	N	O	N
General Industrial uses	N	N	N	N	N	N	N	P	N	N
Health Centre	O	P	P	O	O	N	N	N	O	N
Home-based activity	O	O	O	O	O	N	N	N	O	N
Hotel	O	P	O	O	O	O	N	N	N	N
Hostel	O	P	O	O	O	N	N	N	N	N
Light Industry	N	O	N	N	O	N	O	P	O	N
Motor sales showrooms	N	O	O	N	O	O	N	N	O	N
Nightclub	N	O	O	N	N	N	N	N	N	N
Office	O	P	O	O	P	O	O	O	O	N
Park and ride facility	P	O	P	O	O	O	O	O	O	N
Petrol Station	N	O	O	N	O	N	N	N	O	N
Place of Worship	O	O	O	O	O	N	N	N	N	N
Public House	N	O	P	N	O	N	N	N	N	N
Refuse Transfer Station	N	N	N	N	N	N	N	O	N	N
Residential	P	P	P	N	O	N	N	N	N	N
Restaurant	N	P	P	N	P	N	N	N	N	N
Retail Comparison	N	P	P	N	N	P*	N	N	N	N
Retail Convenience	O	P	P	O	O	N	N	N	N	N
Retirement home/villages	O	O	O	O	N	N	N	N	N	N
Service Garage	N	O	O	N	O	N	N	O	O	N
Storage/Transport Depot	N	N	N	N	O	N	N	P	O	N
Take Away	N	P	P	N	O	O	N	N	N	N

* Bulky Goods only

Section

5

Development Management Policies and Objectives

This section of the Plan contains detailed development strategy policies and objectives which will govern the future development of the Gorey Town and Environs Area. The policies and objectives together with the Core Strategy will be used to make consistent decisions on planning applications in the Plan area.

5.1 Population and Zoned Land

The key policy of the Council is to encourage the strategic growth of the town and the surrounding area and to ensure that the town is as far as possible self-sufficient in terms of employment, housing, and also to ensure the concurrent delivery of services and facilities with new developments within the town boundary. This local area plan zones sufficient housing land to provide for the predicted housing demands based on population figures with sufficient scope to cater for sites that may not come forward for development in the life time of the Local Area Plan. The population of the Gorey Town and Environs area according to the Census 2006 was 7,193 with a projected increase to 8,404 by 2016.

The lands zoned for development will ensure that a sustainable rate of town growth can be accommodated, with provision for expected expansion of services and facilities. The aim is to assist the integration of new and existing communities whilst maintaining the natural and built environment, and enhancing the townscape, natural heritage and character of the town.

Population and Zoned Land Policy

It is a policy of the Council to:

1. Zone sufficient lands for future development consistent with the Wexford County Development Plan 2007-2013 and the Regional Planning Guidelines.

Population and Zoned Land Objective

It is an objective of the Council to:

PZL Seek to facilitate the release of new residential development, giving priority to locations that enhance the existing urban structure (sequential test) and which can be integrated into existing public services. Development of greenfield sites will therefore be encouraged to occur in a sequential manner with the lands nearest the town centre being developed first.

5.2 Housing

The Council has a statutory obligation to ensure that sufficient land is zoned for all types of housing to meet the town's projected housing requirements over the Plan period and to ensure that an undue shortage will not arise. One of the main aims of this plan is to promote balanced social, physical and economic development. The Wexford County Housing Strategy 2007 – 2013 is drawn up for the entire County of Wexford including Gorey town.

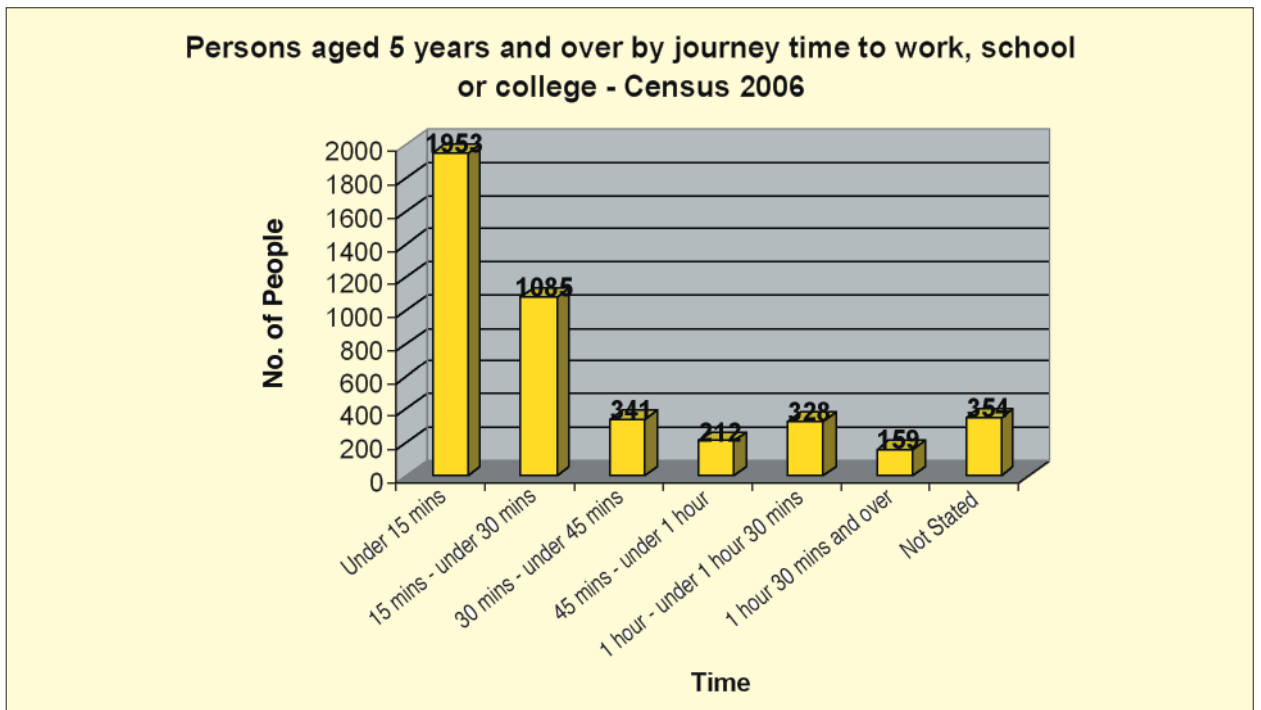
5.2.1 Housing land supply based on population projections

A substantial amount of new residential development has been undertaken in recent years, especially on the outskirts of the town. The greatest concentration of new development has been on the east/northeast side (Arklow/Coutown) and on the north and south westerns sides with different pockets of new housing development.



Table 5.1 below demonstrates the travel times of persons aged five years and over to work, school or college in the Gorey town and Environs area. By studying this it can be seen that approximately 30% of people surveyed travel half an hour to one and a half hours and over to their destinations. It could therefore be inferred that persons working in the greater Dublin area make up a large proportion of the housing market in Gorey with between approximately 30% and possibly 40% of the residents of these new housing estates commuting to work in the greater Dublin area.

Table 5.1 - Journey times to work, school or college (CSO 2006)



It is evident Gorey's housing market has been largely dependant on Dublin for employment. Section 2.3.2 of the Wexford County Development Plan 2007-2013 outlines the fact that unsustainable commuting and reliance on Dublin will continue in the short to medium term but that as the population continues to expand, a critical mass will be achieved in Gorey which will facilitate and sustain the provision of its own services and industry thereby reducing its dependence on Dublin in the long term.

The requirement for new housing is estimated from the projected increase in households for the area. It is estimated that the population of Gorey will grow naturally by approximately 1,211 persons since the last Census in 2006 to the end of this plan period 2016. By applying the population projections from the 2009 estimated population figures (8,145) onwards the Gorey Town and Environs area is expected to grow by 259 people within the plan period up to 2016. Therefore based on the national household size of 2.7¹⁴ approximately 96 new dwellings will be required over the lifetime of the Local Area Plan to cope with demand. By adding a supplementary 6-12% to allow for additional unexpected growth approximately 108 dwellings will be required.

As discussed in Section 2.6, based on an average density of 10 units per acre (medium density), and incorporating a factor of 1.5¹⁵ to acknowledge the fact that not all lands identified for development will be developed over the Plan period, it is estimated approximately 16.5 acres of residential lands would be required to accommodate the demand for new housing to cater for the predicted population growth of the town over the next six years. 482.43 acres of zoned residential land still remains from the 2002 Plan, the Council therefore believe an excessive amount of land is currently zoned for residential development and in the interest of the proper planning and sustainable development of the town that de-zoning to an appropriate amount should take place.

Housing Land Supply Policies

It is a policy of the Council to:

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

The housing capacity of this land will depend on varying factors including density and topography etc. In addition to the lands zoned for new residential development, some element of residential development may also occur on brownfield sites, sites zoned for town centre uses or on sites with mixed use zoning.



Above: Housing development off the Fort Road.

¹⁴ Average household size for Gorey Area – Average Household Size – CSO 2006

¹⁵ An additional 50% or a total zoning of 1.5 times the original estimate (11 X 1.5=16.5acres)

5.2.2 Existing and Future Residential

The type of residential development existing in the town is typical of any similar sized Irish town. It varies from one off housing on the outskirts of the town, to ribbon development on the road approaches, to housing estates of varying design and densities.

Existing and Future Housing Policies

It is a policy of the Council to:

1. Provide sufficient and suitably located land to meet the housing target and satisfy local housing needs.
2. Encourage a mix of housing type, tenure and size in order to meet changing household size and composition and to provide a social and demographic balance in the town.
3. Require that in the case of Wexford County Council 20% of land zoned for residential development or for mix of residential and other uses, shall be made available for the provision of social and affordable housing, or other agreement with Wexford County Council in accordance with the Planning and Development Acts 2000-2007.
4. To consolidate the existing settlement pattern by encouraging a sequential approach whereby new developments in close proximity to the existing built-up area are developed through in-fill development having regard to the need also to provide open space, car parking and other appropriate planning and environmental criteria.
5. To permit appropriate higher densities in residential developments in accordance with the 'Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities' DoEH&LG December 2008.

Existing and Future Housing Objectives

It is an objective of the Council to:

- | | |
|----|---|
| H1 | Ensure the implementation of the Housing Strategy and to integrate housing provided under Part V of the Planning and Development Acts 2000-2007 into private development in a layout that prevents segregation and promotes good design and layout. |
| H2 | Carry out the Council's responsibilities under the Housing Acts and to provide Local Authority dwellings, affordable units, voluntary co-operative housing and private sites as the need arises and as finances permit. |
| H3 | Ensure the necessary infrastructural investment to facilitate the overall level of housing output required to meet the current and anticipated levels of demand in a planned and coherent fashion. |
| H4 | Actively promote the provision of community, educational, social and recreational facilities in parallel with future housing development. |
| H5 | Ensure any mature hedgerow, trees or old stone walls are retained insofar as possible in new developments. |

5.2.3 Residential Density and Housing

The 'Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities' DoEH&LG December 2008 set out the Government's policy to encourage more sustainable urban development by the avoidance of excessive suburbanisation and the promotion of higher residential densities in appropriate locations.

5.2.4 Infill Housing and Development of Backlands

Where appropriate, infill housing in the existing built up areas of the town will be encouraged. Development of backland areas within the town will also be encouraged.

Infill Housing and Backland Development Policy

It is a policy of the Council:

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

5.2.5 Traveller Accommodation

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

Traveller Accommodation Policy

It is a policy of the Council to:

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

5.3 Retail and Commercial

Gorey acts as an important retail centre for a large surrounding hinterland, including the neighbouring seaside resorts of Ballymoney and Courtown. The range of commercial facilities available in the town provide for the day to day needs of the residents.

Due to the considerable increase in population, retail facilities in the town have grown significantly since the last Plan in 2002 with new discount stores opening as well as several convenience stores and comparison retail outlets.

The town's commercial activity has expanded eastward down Esmonde Street and also out the secondary side streets in recent years. This expansion has provided new opportunities for retail activity still within easy walking distance of the available car parks and the main street. The recent development of the Gorey Shopping Centre located at the southern side of the Avenue provides an important source of higher order shopping facilities such as national chain stores both in convenience and comparison shopping. Also located close to this location are several bulky goods and white goods providers such as 'Homevalue Hardware'. The Main Street is developed along the R772 regional route which gives rise to a strong conflict between its role as part of a local service centre and as an important regional route. The opening of the Gorey bypass has reduced the traffic levels on the street somewhat but it still remains a busy thoroughfare.



Above: Esmonde Street

Retail and Commercial Policies:

It is a policy of the Council to:

1. Promote Gorey as the leading shopping centre in North Wexford.
2. Encourage the expansion of retail and commercial services and facilities sufficient to meet existing and proposed local needs.
3. Ensure that the retail development proposals conform to the requirements of the Retail Planning Guidelines 2005 and the Wexford County Retail Strategy.
4. To ensure that new retail/commercial developments are designed to the highest standard and located to ensure safe, sustainable and convenient access.
5. Improve pedestrian access to and within the town centre.
6. Maintain and promote the vitality and viability of the town centre shopping area and to ensure adequate provision of local facilities elsewhere in the town.

Retail and Commercial Objectives:

It is an objective of the Council to:

- RC1 Encourage development of infill sites and backlands within the town centre and adjoining area as locations for retail, commercial and residential uses, having regard to the surrounding building uses in the area.
- RC2 Control the provision of non-retail uses at ground floor level in the principle shopping streets of the town.
- RC3 Prevent the loss of retail uses on the Main Street by discouraging inappropriate development of non retail uses such as bars, cafes, fast food takeaways, financial institutions, betting offices and estate agents.



**Above: Tesco on the Courtown Road
Left: Gorey Shopping Centre, off the Avenue.**

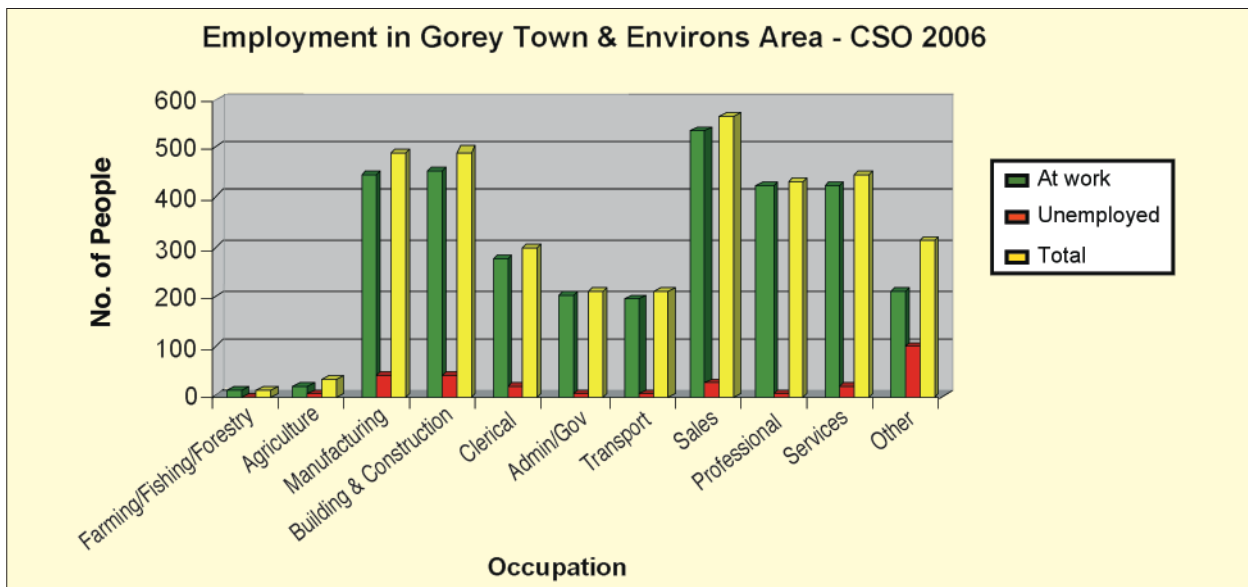
5.4 Employment and Economic Activity

The role of Gorey as a service provider and employment location, its strategic location within the county and its proximity to major towns such as Arklow, Enniscorthy and the main urban centres of the east including Dublin, all provide a significant opportunity for inward investment and growth of the area.

The Local Authority can ensure that an adequate amount of land is made available for employment and economic activities. However this will not guarantee that it will be developed or generate employment, but it is nonetheless a precondition to economic activity. In this regard the plan will ensure that there are sufficient lands available in the right locations for various types of economic activity.

Accessibility will remain an important criterion and for this reason the zoning allocation has considered the relationship of industrial and business park lands to the by-pass, the railway line and to residential districts that might accommodate the homes of future employees and employers.

Table 5.2 – Employment in Gorey Town & Environs



Above: View of St. Michael's Road.

Employment and Economic Activity Policy

It is a policy of the Council to:

1. Facilitate and encourage the setting up of small and medium sized enterprises in close proximity to the town centre and the expansion of existing businesses.
2. Co-operate with state and semi-state employment agencies and local organisations in promoting Gorey as a location for employment activities.
3. Ensure that future development does not comprise the viability of existing facilities.
4. To provide sufficient and suitably located zoned land to promote economic activity in the area.
5. To facilitate the expansion/improvement of broadband in Gorey.

Employment and Economic Activity Objectives

It is an objective of the Council to:

- EM1 Promote economic development in the town and facilitate the development of office based and light industry such as information technology and research and development in co-operation with relevant agencies and organisations.
- EM2 Facilitate home-based employment activities subject to the protection of the amenities of residential areas.
- EM3 Ensure that existing residential areas and areas of sensitive environmental character are safeguarded from inappropriate new or expanded employment uses.
- EM4 Ensure that the roll-out of broadband infrastructure is facilitated.

5.5 Green Infrastructure/Community Facilities

The provision of adequate community facilities is an essential element of sustainable and balanced development. Community facilities include educational, religious, health, recreational and sporting needs and activities. Gorey is extremely well represented in terms of the diverse range of social clubs and sports clubs that are present. Social organisations in the town include the Youth Needs Group, Gorey Unemployment and Information Centre, Social Welfare Services, South Eastern Health Board.

Sporting clubs include boxing, rugby, athletics, badminton, soccer, tae-kwon-do, tennis and the G.A.A. form part of the important social infrastructure of the town.

The town also has an important health role with the Gorey District Hospital located in the centre of the town as well as a health centre and a number of private surgeries dispersed throughout the town.

Other community facilities include Gorey Library and Courthouse, a garda station, a fire station, a post office, a tourist information office, information and unemployment centre, a day care centre and an adult education and training centre.



Above: Gorey Town Park

There are also three churches (Catholic, Church of Ireland and Methodist) and three graveyards located in the town.

A key objective of the LAP is to ensure that the community needs of residents, both new and existing, can be provided and that expansion of the town will be accompanied by a corresponding expansion of community facilities.



Above: Gorey District Hospital
Right: Gorey Post Office

Green Infrastructure/Community Facility Policies

It is a policy of the Council to:

1. Facilitate and co-operate with other organisations in the provision of services for the community including, in particular, schools, crèches and other education and childcare facilities in parallel with future housing.
2. Facilitate the provision of health services and social facilities, nursing homes and sheltered housing at suitable locations in the town.
3. Promote local self-sufficiency and participation in developing the community through co-operation with statutory and voluntary bodies responsible for the provision of new community facilities and civic facilities and services.
4. Promote the continued development of the arts and cultural diversity in Gorey and to facilitate infrastructural improvements that assist in the development of the arts and culture.

5.6 Education

The existence of adequate education facilities can lead to the increased attractiveness of an area for the location of businesses, families and increased development and prosperity. Educational facilities in the town comprise of 5 primary schools and one secondary school.

5.6.1 Primary Schools

Gorey is served by 5 primary schools, namely C.B.S - St. Joseph's, Gorey Central School, Loreto Abbey Primary School, the new Gorey Educate Together national school and the Gaelscoil.

Primary Schools	2006/2007	2007/2008	2008/2009	2009/2010	Capacity
C.B.S. St. Joseph's	269	286	288	269	At Capacity
Gorey Central School, Church of Ireland	140	155	178	196	Close to Capacity
Loreto Abbey, Railway Road	566	584	592	604	At Capacity
Gorey Educate Together N.S	73	126	183	245	Capacity of 450
Gaelscoil Mhoshiolog	98	140	165	199	At Capacity



Left: Gaelscoil Mhoshiolog.
Below: Loreto Primary School.



5.6.2 Secondary Schools

Gorey Community School was established in 1993, following the amalgamation of the Loreto, Vocational and CBS schools. Gorey town has experienced enormous growth in recent years causing overcrowding in the school. Gorey Community School was originally planned to cater for a maximum of 900 students, but because of the fast growth of the town it now has over 1600 students.

Secondary Schools	2006/2007	2007/2008	2008/2009	2009/2010	Capacity
Gorey Community School	1551	1565	1571	1622	Over Capacity

The Department of Education and Science is expected to construct a new 1000 student post primary school within the life of this Plan. The proposed site is situated to the rear of the current Educate Together Primary school.

5.6.3 Education Facilities Policies and Objectives

The Local Area Plan will provide for the future educational needs of the community through appropriate land use designations that will cater for any additional requirements in respect of the existing and future populations. The Council is committed to ensuring that future schools will be located in suitable sites within walking distances from nearby residential areas. The Council will also endeavour to ensure safe walking and cycling access is achievable to these locations.

Education Policies

It is a policy of the Council to:

1. Facilitate the development of educational facilities and any additional specialist accommodation to meet the required needs of both current and future populations in co-operation with the Department of Education and Science and local school management boards.
2. Facilitate new developments adjacent to existing schools that are compatible with existing educational uses.
3. Facilitate educational developments that are consistent with the Department's guidelines 'The Provision of Schools and the Planning System: A code of practice for Planning (Department of Education and Science DoEH&LG - July 2008)'.

Education Objectives

It is an objective of the Council to:

- E1 Ensure the provision of additional school facilities on appropriate sites within the town. These appropriate sites can be seen on the accompanying Land Use Zoning Map (Community and Educational Uses).
- E2 Ensure new sites maximise opportunities to walk or cycle to school and also ensure that post primary schools (which may serve larger catchment areas) are within walking distance of a bus route and that adequate pedestrian access and safe routes to school are available.
- E3 No substantial residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development.

5.7 Childcare Facilities

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

There are currently 9 childcare facilities in Gorey¹⁶ which have been registered with Wexford County Childcare Committee. These provide both sessional and full day-care facilities with some also providing the option of after school care. The majority of these childcare services are located within existing housing estates, therefore providing easy access for local residents and a quiet environment for the users. The majority of the facilities are near capacity¹⁷.

Childcare Policy

It is a policy of the Council to:

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

Childcare Objectives

It is an objective of the Council to:

- CH1 Facilitate the development of childcare facilities where demand arises subject to satisfying applicable planning and engineering criteria.
- CH2 Ensure the provision of appropriate childcare facilities on site or within close proximity to new developments with convenient and safe access for all. Where possible such facilities should be located adjacent to or close by other facilities i.e. employment or neighbourhood centres.

¹⁶ 1. Erika's Montessori/Playschool – Castlerock. 2. Giant Steps, Charlotte Row. 3. Gorey Sr. Clemens Community Playgroup. 4. St. Aidan's Centre, C.I.L.A 5. Higgy's House Crèche, Ramsgate. 6. Nicola Murphy Crèche, Courtown Road. 7. Ms. Sarah Kane Crèche, Carnew Road. 8. Clonattin Crèche & Nursery. 9. Okey Dokey Childcare Centre, Ramstown.

¹⁷ This information was retrieved from a phone survey carried out in September 2009 of capacity in these facilities.

5.8 Amenity, Recreation and Open Space

Gorey is situated in an attractive undulating agricultural landscape, of which there are views and vistas from various locations throughout the town. The most significant of these include the views of Tara Hill to the north and the views of Gorey Hill, immediately to the south. To the west of the town, the area known as Creagh also rises significantly.

The proximity of these areas to the town creates an interesting inter-relationship between town and country. In particular, the proximity of Gorey Hill, immediately to the south of the town is distinctive in this regard. As the town and environs grows and develops it is imperative that it respects the underlying topography and landscape character, for it is this factor, perhaps more than any other, which will ensure Gorey remains distinctive in its character and form.



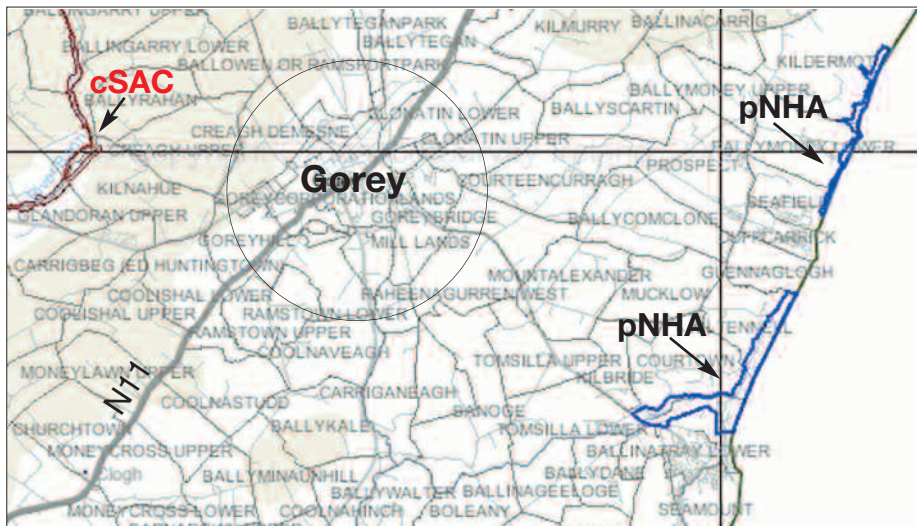
Above: View east from Gorey Hill with Tara Hill in the distance.

5.8.1 Natural Amenities

Though the town and environs lacks any European environmental or landscape designations, it displays a number of landscape features and natural amenity areas that are worthy of protection and integration into future development patterns. The retention of these features will contribute to the town's visual and environmental quality in a number of ways, by maintaining bio-diversity, tempering the impact of development patterns, acting as buffers between contrasting land uses and by enhancing future areas of public open space. Watercourses, including streams and ponds are also shown - the most significant of these is the Banoge River. All of these areas should be acknowledged and where possible be retained or incorporated into future developments.

There are three designated sites in proximity to the town. The closest, the Slaney River Valley candidate Special Area of Conservation (cSAC), is located approximately 2km to the west of the town boundary.

The two other nature sites, both proposed Natural Heritage Areas (pNHA) are located approximately 5km to the east of the town in the Courtown direction. These are the Courtown Dunes and Glen and also Ballymoney Strand.



Above: Map demonstrating Slaney River Valley cSAC outlined in red and the proposed NHA Ballymoney Strand and Courtown Dunes and Glen outlined in blue.



Above: Courtown Beach.
Right: Ballymoney Strand.



5.8.2 Recreation

The Gorey Town and Environs area holds a wide variety of sports grounds and facilities. The Naomh Eanna GAA club and its grounds are located to the east of the town centre in Clonattin. Gorey RFC is also located in Clonattin. Gorey Celtic and Gorey Rangers football clubs are located on the urban fringe.

Gorey possesses the only skate park in County Wexford. The skating area is located in the Gorey Town Park to the northwest of the town centre.

The town itself possesses many other sports facilities including a tennis club located in the town centre off Esmonde Street, a driving range and a number of gyms and private swimming pools. A pool is available for public use approximately 4km from the town in Courtown; this pool and its associated gym facilities provide an affordable alternative to the members only clubs within Gorey town.



Above: Gorey Rugby Club playing grounds. Bottom left: Naomh Eanna GAA Clubhouse. Bottom right: Gorey Skate Park in Gorey Town Park.

5.8.3 Open Spaces

Open spaces in the town are comprised predominantly of incidental open spaces in residential areas and a number of sports facility grounds throughout the town, including the G.A.A grounds, rugby grounds and the show grounds. In addition there is a town park (Gorey Town Park) to the west of the town beside North Parade Street. There are also a number of smaller green areas such as Páirc Pobail.

The guidelines for Planning Authorities ‘Sustainable Residential Development in Urban Area’ published by the DoEH&LG in December 2008 states it will be necessary for planning authorities to take a more flexible approach to quantitative open space standards and put greater emphasis on the qualitative standards.

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

Amenity, Recreational and Open Space Policies

It is a policy of the Council to:

1. Co-operate with sports clubs, schools and community organisations in the provision of sports and recreational facilities and to encourage the development of Youth Clubs and Organisations in the town.
2. Have regard to the open space standards as set out in the guidelines for planning authorities ‘Sustainable Residential Development in Urban Area’, DoEH&LG December 2008.
3. Ensure that the public open spaces identified within the Land Use Zoning Map are protected and if required sensitively developed.
4. Secure the protection of significant views into and out of the settlement through the strict control of development on the urban fringe with particular regard to the vistas formed by historic street patterns, and traditional building alignments.
5. Preserve an undisturbed edge or buffer zone between new developments and streams and rivers, so as to maintain the natural functions of existing ecosystems and associated floodplains.

Amenity, Recreational and Open Space Objectives

It is an objective of the Council to:

- ARO1 Ensure that proposals for new recreational facilities provide good accessibility to local residents, pedestrians, cyclists and those affected by reduced mobility and to ensure that facilities enhance the character of the surrounding area, particularly residential areas.

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



5.9 Tourism

The Council's aim is to focus on the Gorey area as a quality tourist destination. Gorey's proximity to the coastal resort areas, such as Ballymoney and Courtown, means that it is ideally located to tap into the area of arts, crafts, theatre, music and other cultural activities as a means of supporting the economic, physical and social development of the town. These activities can support community development, lead to local employment and help enhance the overall image of the town. There are several well established hotels and guesthouses in the town which offer a range of services and facilities, two of the larger hotels include gyms and swimming pools.

The Gorey tourist information office located on the main street provides information on tourist activities available in the area.

The policies and objectives of this plan are designed to strengthen the tourism role of Gorey while protecting and improving the quality of all available resources. A comprehensive tourism package needs to be established through partnership with the various agencies and the local community.

Tourism Policies

It is a policy of the Council to:

1. Develop and maximise the tourism potential of Gorey.
2. Facilitate tourism activities including eco-tourism, health centres, fishing, horse-riding, walking and cycling and facilities that relate to the special qualities of the surrounding natural environment.



Left: The Ashdown Park Hotel
Below: Gorey Little Theatre



5.10 Town Centre

Gorey town centre is a vibrant location that functions as an important commercial centre for the wider hinterland. There is a concentration of service/retail facilities in Gorey's Town Centre, with Main Street forming the main commercial spine of the town. There has been some expansion of commercial activity into secondary and side streets in the town, though these streets are less active and the level of commercial activity is less intense.

There are three large convenience goods stores in the town, one on Main Street (Pettit's Supervalu), and the others consisting of edge-of-centre developments on the Courtown (Tesco) and Wexford Road (Dunnes Stores). Two discount stores are also located in this edge of centre area with Aldi on the Coach Road and Lidl on the Arklow Road. Esmonde Street to the north of Main Street has also displayed a noticeable growth of commercial activity in recent years.

The Council will seek to protect and enhance the townscape quality and ensure that proposals for development within the town centre area respect the general height, scale, building line, plot width, architectural quality and town streetscape.

Town Centre Policies

It is a policy of the Council to;

1. Maintain the mixed use character of the town centre.
2. Provide for anticipated car parking and commercial delivery demands within the town centre.
3. Encourage amenity and environmental improvements in the town centre, so as to reinforce and enhance the special townscape of Gorey.
4. Encourage refurbishment and in-fill development so that the existing character of the streetscape is maintained, or enhanced.
5. Ensure strict control of advertising and encourage the removal of signage which is visually obtrusive or out of scale with the character of the town.
6. Encourage residential use of upper floor space within the town centre and discourage office use at ground floor level on the Main Street.
7. Encourage uses that support pedestrian activity on the Main Street and adjoining side streets.

Town Centre Objectives

It is an objective of the Council to:

- TC1 Ensure that proposals for development within the town centre area respect the general height, scale, building line, plot width, architectural quality and streetscape.
- TC2 Ensure sensitive and appropriate design within the proposed Architectural Conservation Area.
- TC3 Prepare a Public Realm plan for Gorey and, particularly, the town centre during the life of this local area plan.



Above: View down The Avenue towards Main St. junction.



Above: New medical centre on The Avenue.



Above: Retail units opposite the Little Theatre.



Above: Main St. viewed from Arklow Road/Esmonde St. junction.



Above: Gorey Railway Station



Above: Section of the M11 Gorey bypass.

5.11 Transportation and Infrastructure

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

The first section of the new N11 Arklow to Gorey scheme opened in July 2007 and was given motorway status in August 2009. The complete length of the 22km stretch of road has alleviated much of the traffic congestion problem from the town centre itself. It was estimated at the time of the opening of the bypass that approximately 10,000 vehicles a day would be removed from the town centre.

5.11.1 Access and Movement

The majority of vehicular movement in the town occurs on the R772 also the Main Street of the town. Several other regional routes attach to this route namely the R725 Carnew road from the northeast, the R741 Ballycanew Road from the southeast and the R742 Courtown Road from the east. There are also a number of local roads leading into the town serving the rural area in the vicinity.

The bypass has undoubtedly had a positive effect in terms of both reducing the amount of through-traffic entering the town and opening up access to lands to the east and south of the town. The route not only provides easy access to Gorey town, but also to the tourist areas along the coast, particularly Courtown.

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

Movement and Access Policies

It is a policy of the Council to:

1. Promote local access routes and pedestrian movement corridors that encourage a strong network of linkages and enhanced permeability in the town.
2. Encourage the development of a safe and efficient movement and accessibility network that will cater for the needs of all users and to encourage priority for town centre access, walking and cycling, public transport provision and accident reduction.
3. Reduce traffic in the town centre by providing alternative routes and constructing new distributor roads and link roads around the town.
4. All roads within the development boundary should allow for expansion of roads and provision of footpaths and lighting.

Movement and Access Objectives

It is an objective of the Council to:

1. Ensure a Transport Assessment shall be carried out for all new road linkages within the Local Area Plan area. These assessments will address land use and access proposals/options as well as any other issues that may arise at planning application stage.
2. Ensure the provision of cycle lanes or paths along all major routes within housing estates and residential areas.
3. Carry out an assessment of the roads and facilities within the Plan area with a view to improving cyclist safety, comfort and activity within Gorey Town & Environs.

5.11.2 Public Transport and Pedestrian Accessibility

A range of public transport facilities are currently in operation in the town. A rail service currently operates through Gorey, with the main station located within walking distance of the town centre. The Gorey to Dublin service runs 8 trains a day to Dublin with an early morning service and 6 trains a day from Dublin to Gorey. A frequent bus service by Bus Eireann (hourly buses) links the town with Dublin to the north and Rosslare to the south. There are also a number of private operators, Wexford Bus and Ardavan Bus, that run frequent services to Dublin.

As can be seen also from Table 5.5 – the highest proportion 1840 or 40% of those surveyed drive to their destination. This would suggest that Gorey is very car dependant. This usage may have increased since the last census as a result of the opening of the Gorey bypass in 2007. 1275 of those surveyed walk to work or school. This accounts for 28% of the total survey number and if figure 5.6 is examined it can be seen the reason why such a large proportion of the survey number walk is because the majority of people only have to travel 1 km. Gorey Town is unique in that the majority of residential areas are no further than a maximum of 2km from the town centre. The Council hope to encourage sustainable methods of transport in this area through improvements to footpaths and cycleways in the town.

Table 5.5 - Means of Travel to Work, School or College

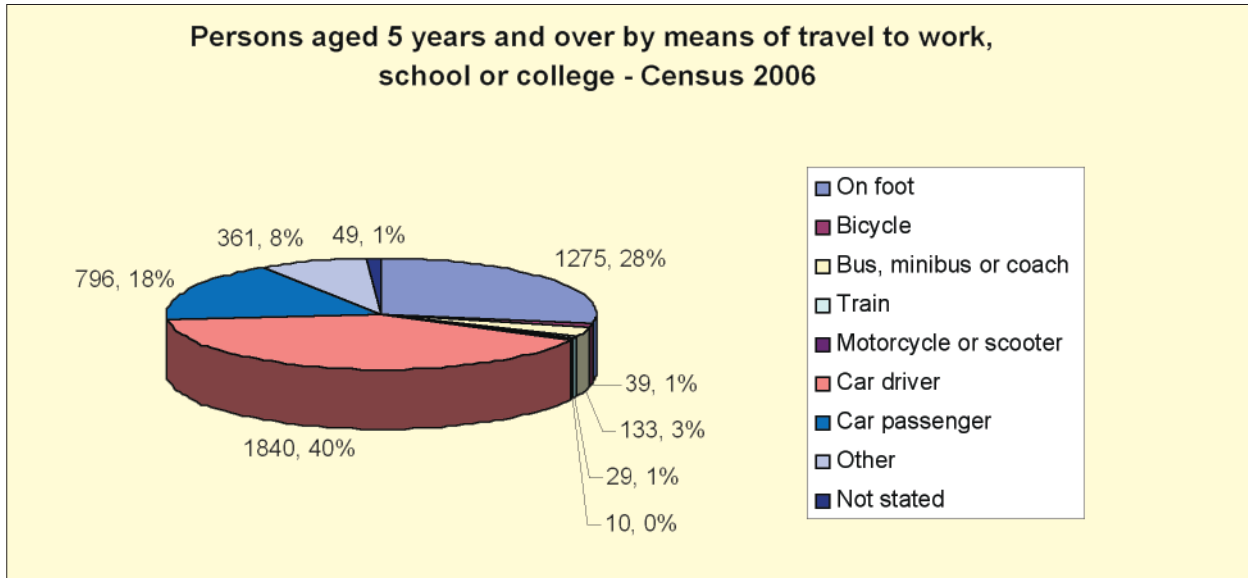
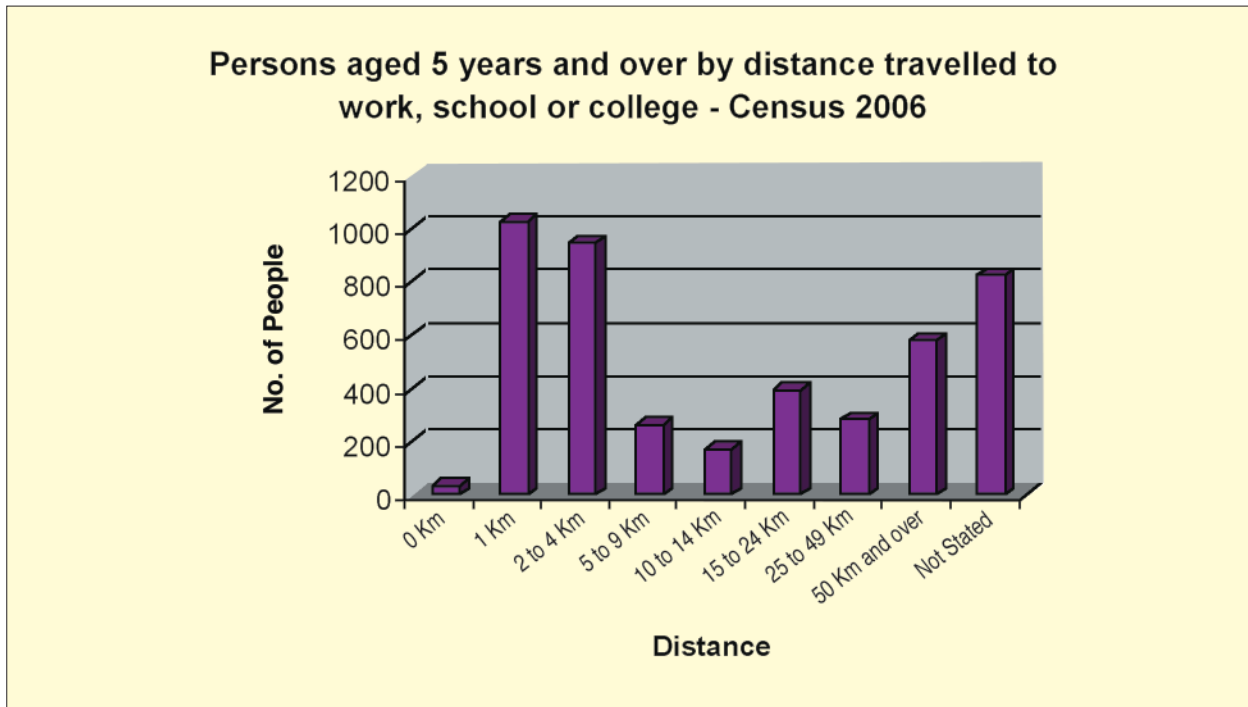


Table 5.6 - Distance Travelled to Work, School or College



Public Transport and Pedestrian Accessibility Policies

It is a policy of the Council to:

1. Seek to ensure that footpaths are provided as a connected network within the town.
2. Seek to improve road safety for all road users by improving road and footpath surfaces, markings and lighting, and relieving traffic congestion in the town.
3. Ensure that all footpaths have ramps at kerb corners for pram and wheelchair access and tactile ground indicator tiles for vision impaired pedestrians at crossing points.
4. Ensure that the location of street furniture does not obstruct footpaths.
5. Ensure that pedestrian links from and between existing and new developments to local services are direct, have adequate street lighting and passive surveillance.
6. Work with public and private transport operators, and any other relevant bodies, in the improvement of the public transport system in Gorey and, in particular, to seek an integrated public transport system for rail, bus, taxis and bicycles at the railway station.
7. Seek to carry out an accessibility audit of the routes identified on Map No.17 - Accessibility Routes in order to identify a scheme of required works, carry out required works and maintain these routes thereafter.

5.11.3 Car parking

On-street parking is provided on most of the streets in the town centre, including Main Street, Esmonde Street and Wexford Street and the adjacent side streets. The parking habits displayed in Gorey focus around convenience, with people trying to park as close as possible to their desired destination. The intensity of car parking usually decreases significantly in a sequential manner from the centre out to the more peripheral areas. Gorey is well served with car parking facilities to cater for the needs of its users. Large car parks are located outside major convenience stores close to the town centre such as Tesco, Supervalu and Dunnes. Although the majority of town centre parking incurs a small cost, with metres along the Main Street, side streets and also in purpose built car parks to the south and east of the town, certain car parks such as Supervalu offer free parking to its users.



Above: New car park at Gorey Train Station.

Car Parking Policy

It is a policy of the Council to:

1. Retain all existing car parking facilities in the town centre during the life of the plan in conjunction with the town's Traffic Management Plan.
2. Seek additional parking of 20% above the County Development Plan requirements on undeveloped greenfield sites in the town centre and suitably zoned industrial, commercial, or neighbourhood centre lands.

Car Parking Objectives

It is an objective of the Council to:

1. Facilitate the development of additional car parking facilities at suitable locations.
2. Encourage new off-street parking wherever practicable and facilitate improvements to the existing off-street parking in the town centre.
3. Ensure that new developments provide for adequate off-street parking in accordance with the parking standards contained in the Wexford County Development Plans for the area.

5.12 Wastewater Treatment Capacity and Water Supply

Having regard to the extent of the plan area, the Plan will require additional resources in terms of wastewater treatment and water supply. The lands are capable of being serviced by both public water supply and foul and surface water drainage systems.

The existing town treatment plant is at capacity (5,500PE). The wastewater flow in excess of this capacity is currently pumped to the Courtown wastewater treatment plant. There are proposals to upgrade the wastewater treatment system. The upgraded treatment system will serve both Gorey and Courtown and will cater for a 35,000 PE. The plant will be located in Courtown with an outfall to sea. As this plan is for at least a 6 year period and based on the upgrading works to the treatment plant, it is envisaged that the majority of development will occur in the later years of the Plan.

Wastewater Treatment and Water Supply Policies

It is a policy of the Council to:

1. Encourage sustainable and environmentally friendly drainage systems such as Sustainable Urban Drainage Systems (SUDS) into larger developments.
2. Protect existing groundwater aquifers and surface waters from pollution and also ensure the protection of associated habitats and species in the Plan area.
3. Protect and improve the water quality of the River Owenavarragh and River Banoge to ensure that the water quality of the rivers achieve a satisfactory level in accordance with the EU Water Framework Directive.
4. Encourage the introduction of lifetime water consumption minimisation methods in buildings by the fitting of low-water use equipment and grey water recycling and also promote the installment of rainwater harvesting mechanisms in both new and existing residential areas, to accommodate individual residential units and group schemes.

Wastewater Treatment and Water Supply Objectives

It is an objective of the Council to;

- WW1 Upgrade the existing wastewater treatment facilities for both Gorey and Courtown to cater for an ultimate capacity of 35,000 PE.
- WW2 Assist in the development of a water leak detection programme. The use of a strategic metering system to aid in leak detection shall be considered.

5.13 Flooding/Climatic Factors

Regard will be had to the government guidelines 'The Planning System and Flood Risk Management' November 2009 and any subsequently adopted flooding guidelines. The principles of the sequential approach and justification test within these guidelines are applied through the land use zoning and development strategy in the Plan.

Development will not be encouraged in areas at risk of flooding. Where development proposals are made for such areas the Council will require that a suitably qualified engineer carry out a Flood Risk Assessment for the development.

In consideration of the potential consequences of flooding, Wexford County Council recognises the need for a precautionary approach to development in flood risk areas in accordance with the principles of sustainable development and the likely impacts of climate change. The Council will therefore strive to minimise flood risk by aiming to ensure that new developments are not susceptible to flooding or cause or exacerbate flooding.

The OPW identify 3 specific flood points in Gorey town, all located within close proximity to the town centre. The exact locations include, the Arklow Road railway bridge, Garden City, and Esmonde Street. The Council have implemented measures including the installation of new piping systems, improved drainage systems and road raising, which all have assisted in alleviating the flooding problems.

It is acknowledged that developments, if not properly managed, have the potential to give rise to storm water and surface water run-off issues that may result in flooding or increased overflows from combined sewers. The Council will ensure that all proposed drainage systems are consistent with Sustainable Urban Drainage Systems (SUDS)¹⁸. Map No.18 in the Appendix of this Plan identifies areas presently at risk of flooding.



Areas Liable to Flooding
Source: Office of Public Works - OPW

¹⁸ SUDS can be defined as a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than conventional techniques.

Flooding/Climatic Factors Policies

It is a policy of the Council to:

1. Ensure that development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. Developers and the planning authority will have regard to the new government guidelines for planning authorities 'The Planning System and Flood Risk Management', and of any subsequent guidelines in regard to new development.

5.14 Masterplan

The Plan area has been divided into 8 smaller area zones. The purpose of this approach is to provide more detailed information on the proposed land uses, main issues and physical setting of each area. It will inform the local community, landowners, and prospective developers on how the Planning Authority envisages each area developing. This information is provided as a written statement with each zone in the appendices to this plan.

5.15 Development Management Standards and Guidelines

The current Wexford County Development Plan 2007-2013 establishes development management standards within the Council's administrative area. The development management standards in the Wexford County Development Plan are applicable throughout the Gorey Town and Environs Local Area Plan area. These standards are intended to give an indication of the criteria the Council will take into account when assessing applications for new developments. These standards and guidelines are complementary to the overall development strategy and the individual objectives of the relevant development plans.