

Conservation and Heritage

11.1 Introduction

Heritage as defined in the Heritage Act 1995 includes monuments, archaeological objects, heritage objects, architectural heritage, flora, fauna, wildlife habitats, landscapes, wrecks, seascapes, heritage gardens and parks, geology and inland waterways. Our heritage, therefore, can be considered as including three main aspects:

- Archaeological Heritage,
- Architectural Heritage, and
- Natural Heritage.

The overall form and structure of the town is important from both an architectural and archaeological perspective and as such is included in its own section entitled Historic Urban Form, 11.2 below. Similarly the town walls and Graveyards are not adequately described with reference to either archaeology or architecture and have thus been included under Sections 11.3 and 11.4 below.



Above: Three-storey terrace (c.1825) Priory St.

11.2 Historic Urban Form

The origin of New Ross, like many other towns in Ireland, is attributed to a religious foundation. The town has had many influences over its 800 year history, including the Celts, the Vikings, and the Anglo-Normans. Over the centuries, the town has expanded and developed as a river port. The principle route of the town is South Street, which is elongated by both John Street and North Street. The main dissection on this is at its junction with Quay Street and Mary Street. There are a number of other streets that run off this thoroughfare, which lead to the River Barrow and towards the site of the town wall. There are lanes off the main thoroughfare also that generally run towards the waterfront. The surviving medieval remains of the town include parts of the town wall and the ruins of St. Mary's Parish Church.

The street pattern is relative simple with a grid pattern prevalent, particularly in the oldest part of the town near the port. The waterfront and the quays have remained as one of the principle features of the town.

New Ross Town has a well defined core area. The line of the town wall still forms the effective edge of the town centre area. Outside the old town wall are many older residential areas, the most notable of which is the Irishtown. The town's buildings include mills, port related commercial buildings, civic and religious buildings of the nineteenth century, some fine Georgian houses, late Victorian and Edwardian terraces.

Historic Urban Form

It is the **policy** of the Councils:

- UF01 To ensure the medieval layout of the town's street pattern, public spaces and laneways, is retained and preserved in any future developments, and to protect and seek to maintain the remaining sections of the town wall.
- UF02 To ensure the preservation of historic urban spaces in the town centre, retain traditional building lines and heights around their edges so as to maintain their 'sense of enclosure'.



Above: New Ross OS Map 1841



Above: New Ross - current street layout.

11.3 The Town Walls

The existing town wall is one of the most important historic structures within New Ross Town which serves as a physical link to the town's eventful history. The first historical reference to a town wall dates back to 2nd February 1265. With the construction of the town wall in 1265, the town began to take on a new meaning and a distinction between those living 'within' and 'without' the walls materialised.

The wall has suffered greatly over the centuries. Various wars and conflicts have taken their toll on the structure and there are only six upstanding remnants of the town wall that prevail today. Of these remnants, there are only two parts of the wall that are particularly prominent visually and within the minds of the people of, and visitors to, New Ross Town - Three Bullet Gate and Maiden Gate (Fairgreen).

NRTC and The Heritage Council have produced the "New Ross Town Walls Conservation Plan" in conjunction with the Town Wall Steering Group and Alastair Coey Architects. The content of this Plan is considered to be of such significance and importance that its policies, aims and objectives are now incorporated into this Development Plan and the Conservation Plan is included in the appendices.

Town Walls

- It is the **policy** of the Councils:
- TW01 To protect, conserve and enhance access to the Town Wall in accordance with the "New Ross Town Walls Conservation Plan".
 - TW02 No further demolition of nineteenth century, or earlier, property built against, overlooking, or opening onto the Town Wall should be permitted unless a compelling case is presented to demonstrate that the outcome will be to the ultimate benefit to the Town Walls.
 - TW03 Within new developments means shall be devised to indicate the location of the Town Walls and the Town Wall Gates where such structures no longer exist or where sections remain below ground.

New Ross Town and Environs Development Plan 2011-2017

Town Walls



Above: White Tower - the only surviving mural tower in the town wall circuit.

11.4 New Ross Graveyards

The importance of historic burial grounds as a primary physical source for the history of the town is significant. The graveyards could, through careful management, provide additional passive amenity spaces as well as contributing to the heritage tourism potential of New Ross Town.

The primary role of any cemetery is to provide a place to bury and commemorate the dead, and to provide a focal point for mourning and religious observance. However, because they provide green oases within built-up areas, cemeteries are also places for rest and contemplation in a more general sense, offering opportunities for fresh air and exercise, or simply a place for quiet communion with nature. The interweaving of architecture, sculpture, landscape, wildlife and poetry is like no other place in the historic environment.

In conserving and managing these landscapes there is a need to take into account all of their special meanings and characteristics, and also the dynamics of the working cemetery receiving new burials.

Graveyards

It is the **policy** of the Councils:

GY01 To preserve and enhance the town's graveyards through improved management and access.
To provide historical information at each location and promote the unique character of each of the burial grounds to the surrounding residents and property owners.



Above: St. Mary's Church, Church Street.



Above: Newly opened section of St. Stephen's Cemetery, Irishtown.

11.5 Archaeological Heritage

New Ross has a rich and diverse archaeological heritage. The Councils will ensure that features or items of archaeological interest and recognised areas of archaeological potential are suitably safeguarded from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites. The archaeological heritage of New Ross includes structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts and moveable objects, situated both on land and underwater.

The main document dealing with archaeological potential and sites is the Record of Monuments and Places (RMP) of County Wexford which identifies archaeological individual sites known as 'Recorded Monuments' within the town and also a large central area known as the 'Zone of Archaeological Potential'. These areas/monuments are protected under the National Monuments (Amendment) Act 1994. The maps (i.e. the Sites and Monuments Record for County Wexford) are subject to regular updating, thus the most recent edition should be consulted. The RMP is not an exhaustive list of all archaeology in existence.

Archaeological Heritage

It is the **policy** of the Councils:

- AH01 To have regard to the Record of Monuments and Places (RMP), and the Urban Archaeological Survey prepared for New Ross Town when dealing with planning applications for development or threats to recorded items. Development shall be controlled in the vicinity of a recorded feature where it detracts from the setting of the feature or where it is a feature seriously injurious to its cultural or educational value. In all such cases the Councils shall consult with the National Monuments Section of the Department of Environment, Heritage and Local Government.
- AH02 To protect and preserve archaeological sites which have been identified subsequent to the publication of the Record of Monuments and Places.
- AH03 To have regard to the Zone of Archaeological Potential within New Ross Town when dealing with planning applications for all development, including public sector development. 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.
- AH04 To recognise that under the National Monuments Acts 1930-1994 all underwater archaeological structures, features and objects are protected and ensure that any development proposals within or along the banks of the River Barrow with the potential to impact on the river will require consultation with the Heritage and Planning Division of the Department of the Environment, Heritage and Local Government.
- AH05 To require an archaeological assessment for development that may, due to its size, location or nature, have a significant affect upon archaeological heritage and to take all appropriate measures to safeguard this archaeological heritage. In all such cases the Planning Authority shall consult with the National Monuments Section of the Department of the Environment, Heritage and Local Government. Any such assessments shall be carried out by a licensed archaeologist.
- AH06 To promote a presumption in favour of “preservation in situ” of archaeological remains and settings when dealing with proposals for development that would impact upon archaeological sites and/or features.
- AH07 To protect and record heritage objects such as walls, bridges and street furniture within the town.
- AH08 To protect the burial grounds within New Ross Town identified in the Record of Monuments and Places, in co-operation with the National Monuments Section of the Department of the Environment, Heritage and Local Government.

11.6 Architectural Heritage

New Ross has a distinctive and valuable architectural heritage. There are two main mechanisms - Protected Structures and Architectural Conservation Areas – for giving protection to and enhancing this architectural heritage. The Convention for the Protection of the Architectural Heritage of Europe (The Granada Convention), drawn up by the Council of Europe and signed at Granada in 1985, was ratified by Ireland in 1997. As a result, comprehensive and systematic legislative provisions for the protection of the architectural heritage were introduced by the Government as part of the Planning Code, with the implementation of the Planning and Development Acts 2000-2010 and the Architectural Heritage (National Inventory) & Historic Monuments Act, 1999.

11.6.1 Protected Structures

In relation to a Protected Structure or a proposed Protected Structure, the meaning of the term includes the interior of the structure, the land lying within the curtilage of the structure, any other structure lying within the curtilage and their interior, all fixtures, fittings and features which form part of the interior or exterior of that structure. The protection also extends to the attendant grounds and any structure therein. Protected Structures are shown on Map 20 and are listed in Appendix III.

The effect of protected structure status is to ensure that any changes or alterations to the character of a structure are carried out in such a way that the existing character is retained and enhanced. Works which would, in the opinion of the Planning Authority, have a material affect on the character of the structure will require planning permission.



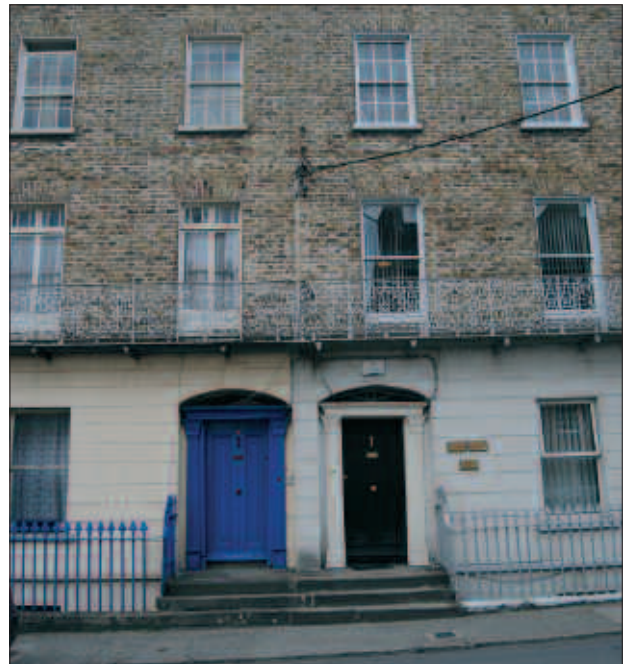
Above: Former Convent, South Street.



Above: Shopfront, South Street.



Above: No. 1, Priory Street.



Above: 3 storey terrace, South Street.



Above: Pubfronts, North Quay.



Above: Rosslaw House, South Street.

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 to an ordinary structure may require planning permission when carried out to a Protected Structure. 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 considers would or would not materially affect the character of the structure and consequently, which works would or would not require planning permission.

11.6.2 Change of Use and Extension of Protected Structures

Sympathetic reuse and/or development of structures, including appropriate contemporarily designed additions to Protected Structures, can allow our architectural heritage to continue to offer aesthetic, environmental and economic benefits for future generations. It is often necessary to permit new extensions to a Protected Structure so as to adapt it to modern living or to make it economically viable. Proposals for new structures or extensions need careful consideration and the new development should seek to avoid adverse affects on the character of the structure. Historic buildings often present an opportunity to provide accommodation in upper floors above ground floor shops and offices. Mixed uses also provide variety and vibrancy to an area whilst preventing a building from falling into dereliction.

11.6.3 Traditional Fabric

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

There is a guidance document available from NRTC and WCC for owners/occupiers of protected structures titled 'Conservation & Restoration', which indicates best practice approaches that should be adopted when proposing to undertake work to a protected structure.

11.6.4 Protection of Elements of Architectural Heritage Merit

Many non-structural elements, such as historic gardens, stone walls, ditches and street furniture make a positive contribution to our built heritage. Non-structural elements can make an important contribution to the character of an area and help to create a distinctive sense of place. Carelessness and a lack of awareness can result in the loss of these elements.



Above: Water Pump and Post Box

Architectural Heritage

It is the **policy** of the Councils:

- BH01 To protect the architectural heritage of New Ross Town and to include structures considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the Record of Protected Structures.
- BH02 To protect the curtilage of Protected Structures or proposed Protected Structures from any works which would cause loss of or damage to the special character of the structure and loss of or damage to, any structures of heritage value within the curtilage or attendant grounds of the structure.
- BH03 To encourage development within the curtilage of a protected structure that is compatible with its character in terms of siting, building lines, proportions, scale, massing, height, roof treatment and materials. This does not preclude putting forward innovative contemporary designs that respect the context of the protected structure.
- BH04 To promote the maintenance and appropriate reuse of Protected Structures and older buildings of architectural heritage merit that make a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the county and town.
- BH05 To promote the retention of original or early building fabric including timber sash windows, stonework, brickwork, joinery, render and slate. Likewise the Councils will encourage the re-instatement of historically correct traditional features.
- BH06 To encourage the retention of those elements that give a protected structure its special interest where the structure has suffered damage by fire or other accidental causes and where those elements have survived either in whole or in part.
- BH07 To ensure that applications in relation to Protected Structures include an architectural heritage assessment/architectural impact assessment report. This report should assess the implications of the development on the character of the structure and the area in which it is located. This should be prepared in accordance with appendix B of the "Architectural Heritage Protection, Guidelines for Planning Authorities".
- BH08 To ensure that all applications for Protected Structures will be assessed by taking into consideration the advice contained in "Architectural Heritage Protection, Guidelines for Planning Authorities" (December 2004), and any subsequent drafts.
- BH09 To encourage the repair and retention of traditional timber, rendered and/or tiled shop fronts and pub fronts, including those, which may not be Protected Structures.
- BH10 To facilitate the retention of older buildings the Planning Authority will give consideration to the relaxation of car parking and other Development Management requirements in appropriate circumstances.
- BH11 To ensure that elements of the architectural heritage of the town, such as historic gardens, stone walls, ditches and street furniture that make a positive contribution to the built heritage, are retained.

Architectural Heritage

It is the **objective** of the Councils:

- BH01 To investigate the possibility of New Ross being designated as a 'Heritage Town'.
- BH02 To seek and support the development, for the purposes of culture and tourism, of a Museum encompassing all aspects of the history of New Ross Town.

11.6.5 Architectural Conservation Areas

Part IV of the Planning and Development Act 2000, as amended requires that Development Plans shall include objectives to preserve the character of places, areas, groups of structures or townscapes that are of:

- a) Special architectural, historical, archaeological, artistic, cultural, social or technical interest or value;
- b) Contribute to the appreciation of Protected Structures.

These areas are described as Architectural Conservation Areas (ACAs). Where such an area is considered to be of special importance to civic life, or architectural, historical, cultural or social character of the town, a planning scheme may be prepared with the objectives of:

- Promoting higher standards of civic amenity and design
- Preserving and protecting the architectural, archaeological and natural heritage,
- Providing for the renewal, preservation, conservation and development of streetscape, layout and building pattern,
- Providing for the control of design and layout of structures and space,
- Provide for the promotion of the redevelopment of vacant or derelict sites and of the maintenance and repair of structures.

New Ross has a distinctive town centre in terms of scale and composition of streetscapes, buildings of different periods and style and detailed layout of streets that merits consideration for designation as an ACA.

Architectural Conservation Areas

It is the **policy** of the Councils:

- ACA01 To consider designating Architectural Conservation Areas within New Ross Town Centre, as illustrated on Map 7.
- ACA02 To preserve the special character of the Architectural Conservation Areas and to ensure that all future development will enhance this character and contribute to the creation of a distinctive sense of place.
- ACA03 To review the boundaries, aims and objectives of the proposed Architectural Conservation Areas within the life time of the Development Plan. Prepare detailed statements for the area, in consultation with stakeholders and local interest groups, including guidance regarding new development and exempted development relevant to the specific character of the area.
- ACA04 To ensure that all proposed developments are carried out to the highest architectural standards within designated areas.
- ACA05 To ensure a high standard of urban design within proposed Architectural Conservation Areas.
- ACA06 To promote improvements to the streetscape and the spaces between buildings to enhance the quality of these areas.

11.7 Natural Heritage

A range of different sites have been designated or are proposed for designation under the EU Habitats and Birds Directives. These include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), which together form part of the Natura 2000 network of sites of highest biodiversity importance for rare and threatened habitats and species across the EU. Under the Wildlife (Amendment) Act, 2000 Natural Heritage Areas (NHAs) are also being designated to conserve species and habitats of national importance and sites of geological interest. The Barrow River Estuary (Site Code 000698) is a proposed NHA and the River Barrow and River Nore (Site Code 002162) is a designated SAC. The pNHA and SAC are shown on Map 19.

Article 10 of the Habitats Directive requires Member States to endeavour to improve the ecological coherence of the Natura 2000 network through land use planning and development policies and to encourage the management of features such as rivers with their banks, traditional field boundaries and ponds or small woods which are essential for the migration, dispersal and genetic exchange of wild species which are of major importance for wild fauna and flora.



Above: Oaklands Lake and Forest.

Natural Heritage

It is the **policy** of the Councils:

- NH01 To secure the conservation and the sustainable use of natural heritage in New Ross Town and Environs and ensure that it is taken into account at the earliest possible stage in the development process.
- NH02 To conserve and protect the ecological integrity of designated sites of international and national importance and sites proposed for designation, in particular, European sites (including Natura 2000 sites), Ramsar sites, NHAs and statutory nature reserves.
- NH03 To carry out an Appropriate Assessment, in accordance with 'Appropriate Assessment of Plans and Projects in Ireland: Guidelines for Planning Authorities' (DEHLG, 2010), for any plan or project which has the potential to damage the integrity of the River Barrow River Nore SAC.
- NH04 To protect riparian zones and natural land drains by maintaining an appropriately sized buffer zone (minimum 5-10m) along all watercourses and land drains, with no infilling or removal of vegetation within these buffer zones.

- NH05 To retain, where possible, and protect traditional field boundaries, ponds or small woods which provide important ecological networks.
- NH06 To protect and enhance surface water and groundwater resources and to ensure the highest water quality into the future, as set out in the Water Framework Directive, with the aim of achieving “good status” by 2015.
- NH07 Implement the Programme of Measures and strive to achieve the objectives of the South Eastern River Basin Management Plan 2009-2015 to achieve high water quality status for the River Barrow and River Nore SAC and to support the favourable conservation status of habitats and species contained within this designated site.
- NH08 To ensure the continued reduction in pollution of the New Ross Port and Barrow Nore Estuary Upper waterbodies through the Pollution Reduction Programme, to improve water quality in this area of the River Barrow and River Nore SAC and ensure protection of the designated Waterford Harbour Shellfish Area downstream of New Ross through compliance with the Quality of Shellfish Waters Regulations 2006.
- NH09 To ensure full compliance with the requirements of Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment and the associated Planning and Development (Strategic Environmental Assessment) Regulations, 2004.
- NH10 To work with the relevant authorities in developing and implementing any Oil Spill Contingency Plan for the protection of the River Barrow, designated areas and the general environment.

Natural Heritage

It is the **objective** of the Councils:

- NH01 To implement the policies and objectives of the National Biodiversity Plan and any Local Biodiversity Plan and/or Heritage Plan that is adopted for the County.

11.8 Landscape

‘Landscape’ means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. The European Landscape Convention (ELC), ratified by Ireland in 2002, provides for the protection, management and planning of landscapes. It recognises that landscapes are an essential component of people’s surroundings, an expression of the diversity of their shared cultural and natural heritage, and a foundation of their identity. The ELC recognises the importance of all landscapes and not just protected areas. It acknowledges that landscapes are constantly changing (e.g. increased urbanisation) and that people’s perceptions of them change over time.

The ELC notes that landscape has the following qualities:

- It has an important role in the cultural, ecological, environmental and social fields;
- It constitutes an economic resource and its protection, management and planning can contribute to job creation;
- It is a basic component of natural and cultural heritage, and contributes to human well-being;
- It is an important part of the quality of life for people in both urban and rural areas, in their everyday lives.

Each nation who signed the ELC is required to adopt policy for the protection, management and planning of their landscape. The National Landscape Strategy, which is currently being prepared by the DEHLG, will provide the first step in fulfilling Ireland’s obligations under the Convention. This Development Plan will be varied, if required, to take account of any ministerial guidelines which affect the plan area.

11.8.1 Urban Landscape

The urban landscape is perceived differently by everybody but it encompasses rivers and aquifers, roads and bridges, streets and boreens, buildings, church spires and electricity pylons, railings and gateposts, parks and the relationship between all of these discrete elements. The landscape within New Ross Town comprises a mix of natural, semi-natural and built-up areas. Natural areas include the River Barrow, the woodland area at Craywell and the floodplain at Annefield while the Town Park forms a semi-natural area. A large proportion of the built-up area is located on steeply sloping hills rising up from the River Barrow, which itself forms a sensitive landscape. The Councils will endeavour to enhance this landscape where possible, in accordance with the principles of sustainable development and the provisions of the ELC.

Urban design can affect the quality of our everyday lives in the way we perceive our surrounding environment. In recent years there has tended to be a piecemeal approach to the design and planning of our environment, with building design often taking precedence over the design of place and space. Future design should integrate good spatial layout, high quality landscape design and green infrastructure linkages in the retrofitting of under-functioning landscapes and in the design of new places. The onus shall be on the developer to satisfactorily demonstrate that new development can be adequately absorbed into its surrounding landscape with a positive visual impact.

Landscape

It is the **policy** of the Councils:

- L01 Seek to enhance the landscape character, quality and distinctiveness of New Ross and ensure that new development will contribute to scenic vistas.
- L02 Recognise landscape as an essential component of people's surroundings, an expression of the diversity of their shared cultural and natural heritage, and as a foundation of their identity.
- L03 Raise awareness of the values of landscapes and actively involve the public in all policy decisions affecting the landscape.
- L04 Require a landscape-centred approach to new development with good spatial layout, high quality landscape design and green infrastructure linkages.
- L05 Identify and protect historic landscapes.

Landscape

It is the **objective** of the Councils:

- L01 Implement the impending National Landscape Strategy and any Ministerial Guidelines concerning the protection, management and planning of the landscape.
- L02 Require that any necessary assessments, including visual impact assessments, are made when undertaking, authorising or approving applications for significant development.

11.9 Protected Views

Due to the topography of the town there are certain aspects and views which contribute to its unique character. From the Rosbercon side of the town the Church Spires and Quayfront to the east of the river provide important views. There are also views towards Rosbercon Castle to the west of the river. It is important that, as the town is developed, certain views and vistas are protected and enhanced where possible. New development should not negatively impinge upon the views or character, in particular the riverscape, quayfront and the general architectural heritage of the town.

Protected Views

It is the **policy** of the Councils:

- PV01 To ensure that important views and vistas are protected and enhanced where possible.

Section 12

Major Accidents Directive

12.1 Background

The Seveso II Directive (96/82/EC), which is extended by Directive 2003/105/EC, was transposed into Irish law through the European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2006 and the Planning and Development Regulations, 2001. The Directive aims to prevent major accidents involving dangerous substances and chemicals and to limit the consequences for man and the environment. The Directive applies to industrial establishments where dangerous substances are present in quantities exceeding certain thresholds. There are two Seveso sites within the plan area, namely Esso Ireland Ltd. Joint Fuels Terminal and Barrow Storage Co. Ltd. T/A Campus Oil. Both sites are located at Marshmeadows and are shown on Map 10.

12.2 Land Use Requirements

Unlike the earlier Seveso I Directive (82/501/EEC), the Seveso II Directive includes provisions in relation to landuse planning. Article 12 of the Directive requires Member States to ensure that the objectives of preventing major accidents and limiting the consequences of such accidents are taken into account in landuse policies and/or other relevant policies. These objectives will be pursued through controls on the following:

- The siting of new Establishments.
- Modifications to existing establishments.
- Development within the vicinity of an establishment, which, by virtue of its type or siting, is likely to increase the risk or consequences of a major accident.

Article 12 of the Directive also provides that appropriate consultation procedures must be put in place so as to ensure that, before decisions are taken technical advice is available to planning authorities in respect of relevant establishments.

Major Accidents Directive

It is the **policy** of the Councils:

MA01 To co-operate with the Health and Safety Authority and to have full regard to technical advice received from that organisation.

Major Accidents Directive

It is the **objective** of the Councils:

MA01 To consult with the Health and Safety Authority when any development, referred to in Schedule 8 of the Planning and Development Regulations 2001, is proposed within 300m of the ESSO Joint Fuels Terminal.

MA02 To consult with the Health and Safety Authority when any development, referred to in Schedule 8 of the Planning and Development Regulations 2001, is proposed within 400m of the Campus Fuels Terminal.

MA03 To consult with the Health & Safety Authority when any development, referred to in Schedule 8 of the Planning and Development Regulations 2001, is proposed within a distance specified by the Health and Safety Authority of any future Seveso sites in or adjacent to the plan area.

Zoning Objectives & Masterplan Areas

13.1 Land Use Zoning

The primary purpose of land use zoning is to promote the orderly development of the plan area, to establish an efficient basis for the 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 Councils consider most appropriate on lands within the plan area.

The formulation and distribution of the 12 land use zoning objectives has regard to the following:

1. The need to promote the proper planning and sustainable development of the plan area in accordance with national, regional and local policies,
2. The need to zone sufficient lands at appropriate locations to accommodate the projected growth in population and facilitate economic and retail development,
3. The existing development area and trends in development since 2004,
4. The land use zoning objectives contained the New Ross Town and Environs Development Plan 2004,
5. The location, accessibility and availability of land for development,
6. The existing and future provision of essential infrastructure; water, sewerage and roads and the need to ensure the efficient use of this infrastructure,
7. The location and adequacy of existing social infrastructure (schools, community facilities, et cetera),
8. The character of the town with regard to the scale and pattern of development, and
9. Physical features and amenities of the town

13.1.1 Zoning Objectives

Town Centre (TC)



Map Colour

'To provide for, protect and strengthen the vitality and viability of the town centre through consolidating development, maximising the use of lands and encouraging a mix of uses'.

The purpose of this zoning is to enhance the vitality and viability of the town centre through the development of under-utilised land and brownfield sites and by encouraging a mix of uses to make the town centre an attractive place to visit, shop and live in. The character of the town centre 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.

Existing Residential & Infill (R)

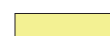


Map Colour

'To protect and enhance the residential amenity of existing and developed communities'.

This zoning relates to existing residential lands. The purpose of this zoning is to preserve existing residential uses and to provide for infill residential development at a density that is considered suitable to the area. While infill or re-development proposals would be acceptable in principle, careful consideration will be given to protecting residential amenities.

New Residential (NR)



Map Colour

'To provide for new residential development, associated residential services and community facilities'.

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 convenience shops will also be considered subject to the preservation of neighbouring residential amenity. Limited shopping facilities will be considered to serve the needs of local residents. New residential areas should be developed within the framework of a masterplan detailing the layout of

services, roads, links to existing facilities and landscaping of open space. New residential lands are zoned for either medium density residential development (RMD) or low density residential development (RLD). The indicative densities are identified in Table 12 in Section 15.5.1.

Neighbourhood Centre (NC)

 Map Colour

'To provide for a Neighbourhood Centre and associated facilities'.

This zoning provides for the development of a neighbourhood centre. It is intended to serve the needs of the local working and resident population and complement, rather than compete with the established town centre. A mix of retail, community and recreational development is sought. Only limited residential development sufficient to ensure the viable and satisfactory working of the neighbourhood centre will be considered in this zone. Medical clinics and professional offices, workshops, a crèche, small convenience stores, cafés are all envisaged in this zone.

Community & Education (CE)

 Map Colour

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

The objective of this zoning is to protect and improve existing community, educational and institutional facilities and to safeguard their future provision. Residential uses will not normally be permitted.

Open Space and Amenity (OSA)

 Map Colour

'To provide for, protect and improve the provision, attractiveness, accessibility and amenity value of public open space and amenity areas'.

The objective of this zoning is to retain and protect all existing open spaces. The Councils will not normally permit development that would result in a loss of established open space or lands zoned for open space and amenity. An exception may be made to this restriction where compensatory provision is made elsewhere in the town's environs.

Natural Amenity (NA)

 Map Colour

'To retain and protect this area of high natural amenity'.

The objective of this zoning is to retain and protect this area due to its high natural amenity value.

Industry (I)

 Map Colour

'To provide for industry, transport and utility providers'.

Industrial uses include all industrial manufacturing, processing and storage outside of the definition of light industry. The purpose of this zone is to provide for the needs of industry and the transport uses which have larger space requirements than that provided for in the average industrial unit. It is envisaged that factories, manufacturing premises, ancillary warehouses, hauliers and logistics and ancillary services will be located in this zone.

Port Related Activities (PRA)

 Map Colour

'To provide for Port-Related Activities'.

The purpose of this zone is to provide for the needs of New Ross Port, port related activities and the established industrial development on these lands.

Light Industry and Office (LIO)

 Map Colour

'To provide for light industry and office related developments'.

The objective of this zoning is to provide for light industry and office related employment. Light industry is defined as any 'industrial building in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit'. Campus style developments to facilitate science and technology based industry and research will be encouraged on these lands.

Mixed Use (MU) **Map Colour***'To make provision for mixed uses'.*

The objective of this zoning is to encourage the development of under utilised and brownfield lands with a view to consolidating and adding vitality to these areas and ensuring the efficient use of urban lands. A mix of uses such as residential, commercial, community, tourism and recreation are envisaged. Any retail development proposed shall comply with the requirements of the Development Plan's Retail Strategy.

Commercial (C) **Map Colour***'To make provision for commercial developments'.*

The objective of this zoning is to provide for commercial uses that do not have to be located in the town centre or in the retail park zoning.

Retail Park for Bulky Goods (RP) **Map Colour***'To provide for a retail park for the sale of bulky goods only'.*

The purpose of this zoning is to facilitate retail warehouses which given their size requirements and the need for good car parking facilities and servicing facilities do not fit easily into the town centre. Retail warehousing is defined as a large single-level store specialising in the sale of bulky household goods.⁴ Bulky goods are defined as goods generally sold from retail warehouses where DIY goods or goods such as flatpack furniture are of such a size that they normally be taken away by car and not manageable by customers travelling by foot, cycle or bus, or that large floor areas would be required to display them e.g. furniture in room sets, or not large individually, but part of a collective purchase which would be bulky e.g. wallpaper, paint.⁵

Transition Zone (TZ) **Map Colour***'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 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.

⁴ Retail Planning-Guidelines for Planning Authorities (DEHLG, January 2005), p43.

⁵ Retail Planning-Guidelines for Planning Authorities (DEHLG, January 2005), p41.

13.2 Land Use Zoning Matrix

The land use zoning matrix (see opposite) is intended as a general guideline in assessing the acceptability or otherwise of developments proposed in each zoning. 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, physical environmental factors, design criteria et cetera 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 in Section 15, Development Management Standards). These factors will be assessed during the application stage for each individual development proposal.

Non-Conforming Uses

Existing established uses will not be affected by the zoning; however the zoning provisions will apply to large scale extensions to existing non-conforming uses. Consideration will be given to allowing reasonable extensions to these developments. All such cases, where legally established by continued use for the same purpose prior to October 1st, 1964 or by a planning permission, shall not be subject to legal proceedings under the Acts in respect of the continued use. Where extensions to or improvements of premises accommodating these uses are proposed, each shall be considered on its merits.

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 Plan.

O=Open for Consideration

An Open for Consideration use is one which the Councils may permit where they are 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.

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 Councils, except in exceptional circumstances. This may be due to its effect on existing and permitted uses, its incompatibility with the policies and objectives contained within this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

13.3 Masterplan Areas

The implementation of the Core Strategy and the associated land use spatial strategy will be underpinned by the use of masterplan areas. The overall plan area has been divided into seven individual areas. This development approach aims to facilitate contiguous development where demand arises whilst maintaining an overall coordinated approach to achieving the Core Strategy.

New Ross Town and Environs Development Plan 2011-2017

Land Use Zoning

Land Use
Zones

Map 9

Zoning Matrix Table

| USES | R/NR* | TC | NC | CE | OSA | NA | PRA | I | LIO | MU | C | RP | TZ |
|-------------------------------------|-------|----|----|----|-----|----|-----|---|-----|----|---|-----|----|
| Amusement / Arcades | N | O | O | N | N | N | N | N | N | O | N | N | N |
| Financial Institutions/ Facilities | N | P | P | O | N | N | N | N | O | O | O | N | N |
| Betting Office | N | P | P | N | N | N | N | N | N | O | O | N | N |
| Car Park | O | P | O | O | O | N | O | O | O | O | O | O | P |
| Car park multi storey | N | P | P | N | N | N | O | O | O | O | O | O | N |
| Childcare facilities crèche/nursery | O | P | P | P | N | N | N | O | O | P | P | O | O |
| Bring Recycling Centre | O | O | P | P | N | N | O | P | O | O | O | O | P |
| Civic Buildings | O | P | P | P | O | N | N | O | O | O | O | O | P |
| Culture, Recreation & Leisure | O | P | P | P | O | O | N | N | O | O | O | O | P |
| Education | O | P | P | P | N | N | N | N | O | O | O | N | O |
| Enterprise Centre | N | O | O | P | N | N | N | O | O | O | O | N | P |
| Garden centre | N | O | O | N | N | N | N | N | N | O | O | P | N |
| Industrial | N | N | N | N | N | N | O | P | N | N | N | N | N |
| Hotel | O | P | P | N | N | N | N | N | N | O | O | O | N |
| Hostel | O | P | P | N | N | N | N | N | N | O | O | O | N |
| Light Industry | N | N | O | N | N | N | O | P | P | N | O | N | N |
| Medical and related consultants | O | P | P | O | N | N | N | N | N | O | O | N | N |
| Motor sales showroom | N | O | O | N | N | N | O | O | O | O | O | P | N |
| Night-Club | N | P | N | N | N | N | N | N | N | N | N | N | N |
| Office | O | P | O | O | N | N | O | O | P | P | P | N | O |
| Park and ride facility | P | O | P | O | N | N | O | O | O | O | O | O | O |
| Place of worship | O | P | P | P | N | N | N | N | N | O | O | N | P |
| Port Related | N | N | N | N | N | N | P | N | N | N | N | N | N |
| Post Office | O | P | P | O | N | N | N | N | N | O | O | N | N |
| Public house | N | P | P | N | N | N | N | N | N | O | O | N | N |
| Refuse transfer station | N | N | N | N | N | N | O | P | N | N | N | N | N |
| Residential | P | P | P | N | O** | N | N | N | O** | P | O | O** | N |
| Restaurant | N | P | P | N | N | N | N | N | N | O | O | O | N |
| Retail (convenience) | O | P | P | O | N | N | N | N | N | O | O | N | N |
| Retail (comparison) | N | P | O | N | N | N | N | N | N | N | N | N | N |
| Retail Warehousing Bulky Goods | N | O | N | N | N | N | N | N | N | N | O | P | N |
| Retirement Home / Villages | P | P | P | O | N | N | N | N | N | O | O | N | N |
| Warehousing | N | N | N | N | N | N | O | P | O | N | N | N | N |
| Storage/Transport depot | N | N | N | N | N | N | O | P | O | N | N | N | N |
| Service garage | N | N | O | N | N | N | N | O | O | O | O | N | N |
| Take-away | N | P | O | N | N | N | N | N | N | O | O | N | N |

Notes

- * In relation to the land use zoning matrix it should be noted that the 'Existing Residential and Infill (R)' and 'New Residential (NR)' land use zoning objectives are both covered by column R/NR.
- ** Residential development will only be open for consideration on these lands in the following circumstance:
Where there is an established residential use on these lands the provision of a residential dwelling unit for occupation by the landowner or an immediate member of the landowner's family will be open for consideration on the proviso that it does not conflict with the overall zoning objective for the lands.

Map 9: Land Use Zoning

New Ross Town and Environs Development Plan 2011-2017

Master Plan Areas

The overall plan area has been divided into seven individual areas. The physical characteristics of each area have been examined, as have the opportunities offered by its location or the constraints that exist. Having regard to this, the most appropriate land uses for each zone were determined. In the following pages each zone is accompanied by a statement outlining the type of land use that the Councils consider most appropriate, urban design criteria, access and linkages, infrastructural requirements for development and phasing if necessary. It is anticipated that the use of this micro planning approach will contribute to a high quality built environment which is a key consideration for any business or individual deciding to locate there. The seven Masterplan areas are as follows:

- Area 1:** Town Centre
- Area 2:** Rosbercon
- Area 3:** Castlemoyle/Mountgarrett/Knockavilla
- Area 4:** Irishtown
- Area 5:** Portersland and Butlersland
- Area 6:** Southknock
- Area 7:** Marshmeadows

