

Taghmon Local Area Plan 2009-2015



**Wexford County Council
Forward Planning**

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The Draft Taghmon Local Area Plan 2009-2015 shall be read in conjunction with the Wexford County Development Plan 2007-2013. In particular, regard shall be had to Section 10 - Development Standards and Guidelines, which will be applied to any development proposal within the Local Area Plan boundary.

Part 1



Section 1 - Introduction

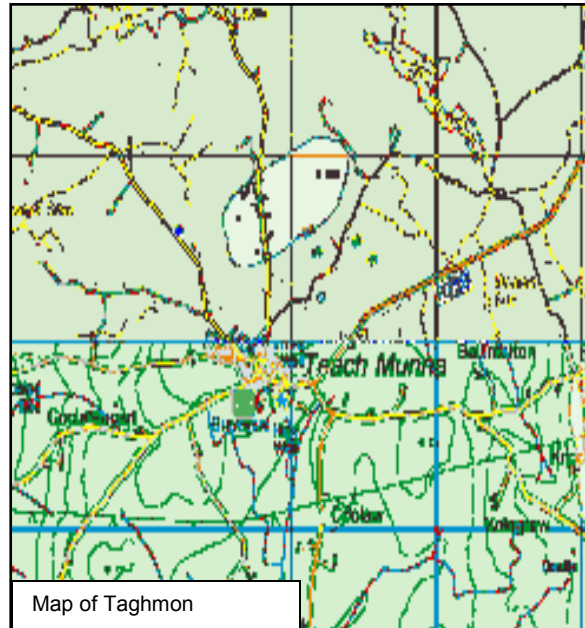
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Section 1 Introduction

1.1 Location & Background

Taghmon is located approximately 14 km southwest of Wexford Town and some 24 km east-southeast of New Ross. The village is located adjacent to the R378 just south of the main Wexford to New Ross National Primary road (N25), which is one of the main traffic routes serving the south-east of the country. Given its proximity to Wexford Town, Taghmon acts as an important settlement serving a large rural hinterland.



Many Irish place names are topographically descriptive, and Taghmon is no exception. From the western side of Forth Mountain, as it slopes down towards Ballintlea, a succession of gradual hills and valleys undulate their way across this part of County Wexford towards Camross, Bree and Carrigbyrne Hills. It is on one of these hills or ridges that the village of Taghmon is situated. The name Taghmon '*Teach Munna*' in Irish means *House of Munn*. St. Munn also known as



St. Fintan founded a monastery in Taghmon in 634 AD. It can be established, from historical records, that the area now comprising the village of Taghmon has been inhabited since at least as early as 595 AD.

1.2 Legal Status of the Plan

The Taghmon Local Area Plan 2009-2015 has been prepared under Sections 18, 19 and 20 of the Planning and Development Acts 2000-2007 and the Planning & Development Regulations 2001-2008. This Plan sets out the vision that will guide the development of Taghmon for the next six years and is consistent with the objectives of the Wexford County Development Plan 2007.

1.3 Purpose of the Plan

Having regard to the settlement hierarchy contained in Section 2.3 of the Wexford County Development Plan 2007, Taghmon is listed as a District Growth Area. These areas are designated because they provide an important range of service facilities and employment to a large surrounding hinterland. To ensure that these areas continue to fulfill their role, it is a stated objective of the County Council to prepare a Local Area Plan for each of them. Having regard to this, the local area plan has been prepared to formulate a long term view of the future development of Taghmon in order to manage change in the village's physical environment and provide for new development that contributes to, and enhances the existing qualities of the village. This shall be achieved by ensuring that development is planned in a comprehensive and co-ordinated manner. Though the development policies and objectives set out in this Plan are for the next six years, the Development Strategy provides the foundations that will shape the future development of the Taghmon area beyond 2015.

The **aim** of the Taghmon Local Area Plan 2009-2015 is to:

“Facilitate the planned, integrated economic and sustainable development of Taghmon by balancing the needs of the community and preserving and enhancing the natural and built environment”.

1.4 Plan Area

Wexford County Council has established a development area boundary for the village following consideration of the following factors:

- The stated aim of this plan;
- Consistency with strategic policies at National, Regional and Local level;
- Anticipated population target;
- The existing urban structure of the village;
- The proper planning and sustainable development of the area;
- Likely future development needs; and
- Availability of existing and proposed services.

1.5 Planning Context

Village Function

Taghmon is typical of a village settlement located in a predominantly rural area. The village performs an important civic and service function with a concentration of civic amenities including churches, school, crèche and a community centre.



These provide services not only for the resident population but also for a much wider rural and parish based population. The village provides a relatively high concentration of urban dwellings in a compact area, and services such as



pubs, small retailers and local economic activity concentrated along its Main Street. The economy of the village is based on the provision of local services and facilities, such as Irish Pride and a bank supporting mainly the village's resident population and the wider surrounding rural area. As indicated in Section Two of this Plan, it is important to acknowledge that Taghmon will accommodate a certain growth in its natural population and surrounding areas to give people an alternative to single rural housing.

Physical Setting and Appreciation

Situated between Wexford Town and New Ross, Taghmon is located on a low-lying area of relatively undulating land within a large agricultural hinterland. Taghmon is essentially a linear town with development having taken place off the radial routes to the north and south of Main Street. The Market Square, Taghmon Castle and the traditional streetscape are all important elements that contribute to the village's physical appearance.

1.6 Relationship with other Plans and Strategies

National Spatial Strategy 2002-2020 and the Regional Planning Guidelines 2004:

The National Spatial Strategy (NSS) and the Regional Planning Guidelines (South East Region) are the two primary strategies which the review of the Taghmon LAP has had regard to.

Wexford County Development Plan 2007-2013

In the context of the Settlement Strategy set out in the County Wexford Development Plan 2007 Taghmon is identified as a one of 13 District Growth Areas in the County. In addition to good transport links these settlements also provide good infrastructural facilities, employment opportunities and services combined with a good population base to maintain them. Appropriate forms of

development will be considered in these settlements including medium density developments. The plan area relates to that of the town and immediate environs located within the functional area of Wexford County Council. The village of Taghmon is located within the Local Authority Administrative Area of Wexford County as set out in the County Development Plan 2007-2013.

The Wexford County Housing Strategy

The Housing Strategy for 2007-2013 sets out current and future housing requirements within the County and the requirement for social and affordable housing. Wexford County Council owns approximately 10 acres of land in Taghmon, 2 acres of which have been zoned amenity, leaving a remaining 8 acres for residential use.

Wexford County Retail Strategy

The County Retail strategy as outlined in the Wexford County Development Plan 2007-2013 classifies Taghmon as a District Growth Area. This means it serves a varying catchment ranging from a local area to a wider catchment. Retail functions and expansion of the village centre functions will be encouraged by the County Council to allow Taghmon to facilitate its role as a district growth centre for the County.

Town Renewal Schemes

Urban Renewal Schemes were produced for a number of settlements in 1999, including Taghmon, with the aim of improving the built environment of these towns by reusing, restoring and converting existing buildings and enhancing the general appearance of the towns. Specific sites were designated in each of the areas which qualified for incentives. As a rural settlement, Taghmon, was noted as having important strategic value.

1.7 Strategic Environmental Assessment (SEA)

In accordance with EU Strategic Environmental Assessment Directive 2001/42/EC and the Planning and Development (Strategic Environmental Assessment) Regulations 2004, it was necessary to screen for a Strategic Environmental Assessment (SEA) of this Plan.

The SEA screening process decides whether a particular Plan, other than those for which SEA is mandatory, would be likely to have significant environmental effects and thus warrant an SEA. Following the carrying out this screening process and consultation with the designated Environmental Authorities; the Environmental Protection Agency, The Department of Environment, Heritage and Local Government and the Department of Communications, Marine and Natural Resources, it was determined that an SEA was not required for the Taghmon Local Area Plan.

Section 2 Strategic Assessment

2.1 Population

In the period 1991 – 1996, the population of Taghmon village decreased by 8.4% from 676 to 619. The population decline was reversed in 2002 – 2006 census period when Taghmon increased in population by 7.8% from 625 to 674. The total Electoral Division (ED) of Taghmon in the 2006 census has a population of 1124 which is an increase of 8.3% from 2002 census.

2.2 Population projections 2009-2015

The following population projections were calculated taking into account natural increase in the village’s population, the village’s role as a district growth area and the availability of wastewater treatment capacity and potable water supply.

Table 2.1 – Population Projections for LAP Area

Census	2002	2006	2015
Taghmon	625	674	741

The 2015 figure was calculated using three different growth scenarios based on high, medium and low levels. It is anticipated that given the current economic climate, the medium growth scenario would be most likely. These figures are illustrated in the following table.

Table 2.2 – Population Projection 2015

Year	Low (5%)	Medium (10%)	High (20%)
2015	711	741	809

2.3 Age Profile

The age profile of Taghmon DED shows that the population is relatively young with 38% of the residents under the age 24 years. This contrasts significantly with this age profile for County Wexford (30%). This has important implications in terms of both housing and employment provision during the life of the Plan with many people in the area approaching the age of first time buyer and entering the workforce. With regards to employment, it is likely that many younger people will look to gain full-time employment in the near future and be faced with the decision to either move from, or commute from the area. There is also a high representation of people in the demographically vital age group of 25-40 which is the group most likely to sustain the population into the future, as this group is more likely to be wage earners.

2.4 Employment

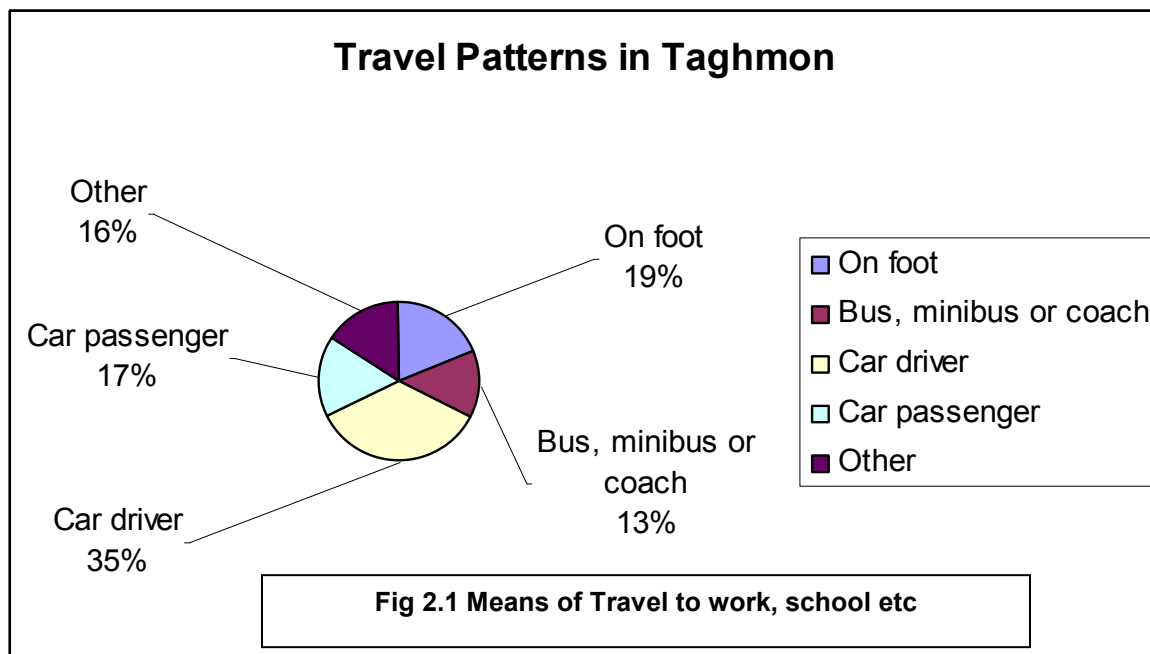
Approximately 6.75% of Taghmon's workforce was registered as unemployed at the time of the 2006 Census. This represented a slightly higher level than the national average which at that time was 5% (CSO 2006). In 2006, 38.9% of the workforce was employed in the Manufacturing and Construction, 13.28% in Sales and 8.78% in the Services sector. There were quite low numbers employed in the Professional, Administrative and Transport sectors. Few people were employed in agriculture despite Taghmon's rural background.

According to CSO figures released in January of 2009 the Live Register figure has now surged by more than 80% over the past 12 months. This seasonally adjusted figure means unemployment now stands at 11 % nationally. Due to the high percentage of people from Taghmon employed in the the Manufacturing and Construction sector it not unreasonable to suggest that unemployment has grown to over 13% approximately in Taghmon.

The development of new employment opportunities within the village is therefore an important objective of the Local Area Plan and essential to the future sustainability of Taghmon.

2.5 Travel Patterns

In the 2006 Census, 669 people in Taghmon were surveyed on travel patterns and the results are demonstrated in Figure 2.1. The position of Taghmon with good connections to Wexford town is reflected in these figures as they show that 29.59 % of students and workers travelled between 10 to 24 kilometres to reach their school or work place, the most likely destinations being Wexford town or New Ross.



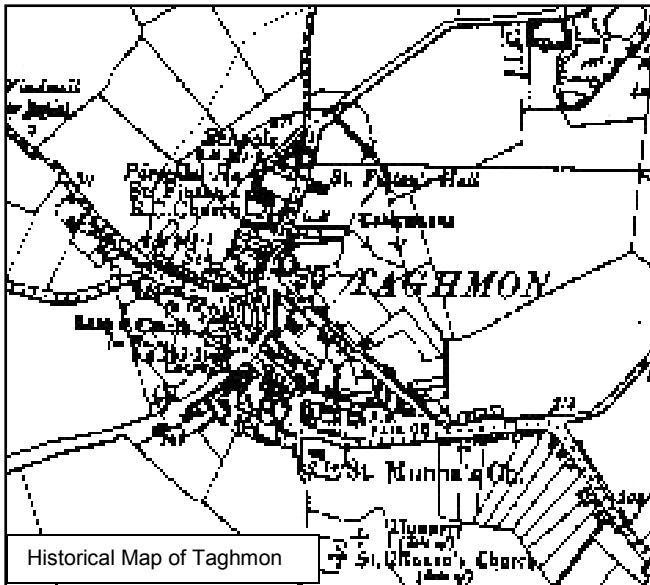
The main mode of transport to work or education is the private car (51.6%). This high level of car usage is probably due to the proximity of Wexford town (12.5km) and New Ross (24.6 km) and the lack of a well developed public transport system. Of those surveyed 15% traveled less than 2km to their place of employment/education. It is likely that a significant portion of this figure consists of school runs given the relatively young age profile of the village (12% of the

town's population is aged between 4 and 12 years of age). The 'distance travelled' figure illustrates the opportunity for encouraging non car travel through improving both permeability and legibility of the urban structure. The next most popular mode of travel is foot with 19% of those surveyed choosing this mode.

Section 3. Urban Character Assessment

3.1 Historical Development

From historical records, it can be established that the area now comprising the village of Taghmon has been inhabited since 595 AD. St. Fintan was granted land there, c.597 AD, by a chieftain, whose name has passed down through the annals. Dimma Mac Hugh, with his followers, was residing in the area then known as 'Achadh Liathdrom', which translates as 'the grey field on (or near) the ridge of a hill'.



Taghmon is an example of a small Anglo Norman Borough and a significant feature of the village is the castle which was built there in the 15th century. It has become an important architectural element of the village. The village's importance was highlighted in the 16th century when an Act of Parliament was passed to build

towers to defend it, though no remains are discernible today.

In the 17th century the village went into decline after been burned by the Kavanaghs in 1600. It continued to exist through the Middle Ages but with limited dwellings and much in ruins. Later several schools were built and also in 1818 the Board of Fresh Fruits gave a grant for a church to be built.

Its development as a village during the early nineteenth century depended largely on its location on a public thoroughfare from Wexford to New Ross. Later in that century it was by-passed by a new road and the village became dependent on its fairs and markets. The village's other source of economy was based on the domestic manufacture of flax and wool.

Taghmon's historical relationship with the development of an early Christian Monastery and the 15th Century Castle has resulted in a small village of rich archaeological significance. The village's early remains consist of a Tower House/Castle (a four floored tower house with an angle turret and bartizan rising above the parapet), the site of St. Munna's Church, the site of two other Churches, two wells and the site of a Nunnery. Little survives of the village's burgage plot pattern or of its earlier defences.

3.2 Urban Character Assessment

The extent of the Plan boundary for Taghmon has been determined by the pattern of the existing urban development and the need to consolidate and enhance existing urban structure and provide greater connectivity between component areas of the village.

Taghmon consists chiefly of two parallel streets, Stream Street and Main Street which converge to the east of the village. Each of these streets is intersected obliquely on the west side of the village centre. The commercial heart of Taghmon is centered on the network of this interconnecting street pattern.

The commercial core of Taghmon though small displays a diverse range of shop types catering for most of the basic needs of the village and its surrounding hinterland. Most of these shops front onto Main Street and this has resulted in a series of service yards and backland areas fronting onto Stream Street. This gives Stream Street a looser urban form and a less attractive appearance than Main Street.



St Fintan's Catholic Church in Taghmon

The surrounding streets are predominantly residential in character. North of the village there is a significant public/institutional component provided by the location of the Roman Catholic Church and the National School opposite. Other community uses in the village include a Garda Station, the Health Board, a community hall and the old Church and Graveyard sites. Industry and enterprise units are located to the southwest of the village in Taghmon Business Park. The Irish Pride Bakery is the village's major industry provider.

Most recent residential developments have occurred to the north and south of the village centre at Monastery Avenue and Cul Caislea respectively. These developments comprise of low density housing estates with two storey semi detached buildings of uniform types.



Castle Court in Taghmon

The established land use pattern has resulted in a general urban structure that has largely developed along an east/northeast-west/southwest axis in keeping with the predominant road pattern. Within this structure there remains a significant pocket of, brownfield sites and under-utilised lands within the village centre resulting in gaps in the streetscape. Taghmon's traditional role as a market town has left a rich legacy in terms of the built environment.

3.2.1 Distinctive Features of the Streetscape

The most distinctive features of Taghmon's Streetscape include –

- The village's Main Street which rises from the east to the west in a curvilinear fashion.
- The terraced housing and older cottages lining Stream Street, Castle View and Cottage Row.
- Civic spaces such as the Square which is situated in the village centre on the southwestern end of Main Street.
- The narrow lanes leading horizontally off Main Street which provide access to backlands.
- The approach road into the village from the southern side presents a relatively poor image with some neglected and vacant buildings on Cottage Row, leading onto Main Street.
- The village centre has a more established streetscape with older residential dwellings setback from the road edge.
- Taghmon Castle and St Munn's Church located in the village centre rise above the roof tops and occupy key focal positions within the town fabric.



3.2.2 Buildings in the Town

The majority of the village's building stock is of Nineteenth and early Twentieth Century origin. There are a number of notable buildings, particularly along Main Street such as the Veterinary Surgery, Anne's clothes shop, a number of attractive shop fronts and traditional looking public houses, Taghmon castle and the Church of Ireland.



View of Taghmon castle and St Munn's Church.

Taghmon Castle and St Munna's Church are situated in close proximity to each other in the centre of the village and command an elevated position. This makes them visible from several approach roads into the village and both represent some of the more important townscape features.

On the edge of the village there are some notable buildings which due to their prominence make them important local landmarks. The Health Care centre, the Community Hall located on the site of Taghmon/Camross GAA grounds and the Catholic Church on the northeastern site of the village area examples of such buildings/landmarks.



Taghmon-Camross GAA complex and Community Centre



O'Sullivan's Bar, Main Street, Taghmon .

The village displays a number of very fine and attractive townhouses. Many with original features such as decorative fanlight windows over doors and traditional timber sash windows, still in tact. Notable examples include local public houses such O Sullivan's, Jacksie's, Alice Brady's and the Fountain Bar, all of which are located along Main Street.

3.2.3 The Interrelationship between Buildings and Spaces

The buildings along the edge of a street or square define much of its character. The traditional building form along Main Street together with Market Square creates a sense of enclosure which defines the space in between as the village centre.

1. The Squares:

The Market Square, which is a feature of many Irish towns, is the principal focal public space in the village. Such built features provide greater connectivity between component areas of the town and are important in highlighting the unique heritage and character of the town. There are two public squares in Taghmon. The first of these squares is known locally as the Memorial Square. It forms an entrance feature to the village located at the bottom of Main Street on the main approach road from Wexford. It forms an enclosed square bounded by a small concrete wall.

A row of one and two storey terraced houses bounds the Square to the north while some residential and commercial premises face onto it from the east and west. The Square is located at a road junction, which is very open and expansive and could be enhanced further by some soft landscaping. There is a potential to create a more significant public open space in this area.



Memorial Square in Taghmon

Market Square is the village's second public square. It is located in the inner core area of Taghmon at the junction of Main Street and Ross Road. It is an open area with a fountain as its focal piece. Several residential and commercial buildings face on to the Square. Traditionally this was the area where trading of livestock on market days occurred.



Market Square in Taghmon

2 Castle Alley and Castle Court



Castle Alley

The Castle and the Church act as two strong architectural features in this area. A stone wall which runs parallel to the streetscape defines an area that is used for public car parking. The Irish Pride Bakery is also on this street. A number of properties aligning this street have frontage onto Main Street.

The rear of these properties display a number of sheds and outbuildings of various types and there are gaps in the streetscape that detract significantly from the visual appearance and character of the area.



Taghmon Castle and St Munn's Church

Castle Court residential estate, which comprises of a number of two storey semi detached houses, is located behind the Church. A detached three storey apartment block is located opposite the Castle and Church. It is recommended

that any new developments should create a more uniform and coherent building form. Soft landscaping and upgrading of properties would also benefit the streetscape in this area.

3 Main Street

Main Street runs from the New Ross Road, Joseph Street and Green Garden Street junction to the junction with Cottage Row and runs parallel to Stream Street. It slopes gradually upwards and curves to the right up as far as the junction with Joseph Street and Green Garden Street



The buildings along Main Street display a range of heights from one to three storeys and are mainly characterised by residential and commercial uses. This variation in building heights creates a distinctive rhythm to the streetscape. However, some existing shops and the service station, due to their set back from the street front, break this rhythm. The buildings located to the north of Main Street are not of the standard of traditional design that is seen elsewhere on Main Street.

4 Stream Street

Stream Street runs parallel to Main Street and slopes gently upwards in a straight line towards the junction of Chapel Street, Joseph Street and Green



Garden Street. Single and Two storey stone terraced houses line the street and a new housing development is underway at the bottom of the street on the eastern side.



The road junctions at either end of Stream Street are quite broad and open resulting in an incoherent definition of space and could be enhanced by landscaping or some focal feature at either end.

5 Ross Road & Joseph Street

The buildings aligning Ross Road and Joseph Street define their relevant areas. The combination of old one and two storey terraced housing on the Ross Road combined with an existing old wall lining the western side of the street creates a secure environment and pleasant surroundings. Joseph Street is well defined by two storey stone terraced houses which line the street until its junction with Stream Street.

6 Urban Form and Plot Dimensions

Generally Main Street has a tighter urban grain or form than the rest of Taghmon, whereas the appearance of Stream Street is comprised of a looser form consisting of a fragmented building line containing sheds, storage facilities and a solid wall. Opposite this are a few groups of houses from the first half of this century.

Most of the commercial properties front Main Street but those located between Main Street and Stream Street have plot depths that tend to run the width of this urban block. This has resulted in the business shops fronting Main Street having a backland or service rear entrance off Stream Street.

7 Infill Development Opportunities

There are a number of opportunity sites throughout the village which would benefit from infill developments. Many of these relate to areas where the traditional building lines have been eroded (due to dereliction and/or demolition and new build).

8 Vacant Buildings

Though the majority of Taghmon's buildings are well maintained there are several vacant structures throughout the village. These buildings can have a negative effect in terms of visual amenity, urban design and the overall character of the town. Policies to address this issue will be developed in Section 5 of this Local Area Plan.



Vacant building

9 Other Urban Design Elements

A uniform design approach or some element of continuity is required to create harmony. In a traditional streetscape this can be achieved through similar building heights, façade widths, materials, building lines etc. Contemporary design solutions, where appropriate, would also be welcome.

On the edge of villages where this continuity of design and sense of place is easily lost it can be counteracted by simple design elements such as common boundary treatment for example standard stone wall treatments.

3.3 SWOT Analysis

From a review of the existing available data and literature and consultation with the public the main strengths, weaknesses, opportunities and threats are identified as follows:

Strengths:

- Local Heritage and History
- Landscape & Setting - Taghmon castle and surrounding hinterland
- Village is traditional centre of rural hinterland
- Good range of local services (i.e. pubs, shops, post office, etc.)
- Good accessibility to nearby larger towns –The village is located adjacent to the R378 just to the south of the main Wexford to New Ross National Primary Road (N25), which is one of the main traffic routes serving the south east of the country. It is also close to the N11 providing connections to Enniscorthy/Dublin etc
- Small village with all the forms of community services and facilities that a typical villages possesses
- Compact village centre
- Strong community representation and organisation.
- On street parking availability in village centre.

Weaknesses:

- Traffic congestion and pedestrian safety.
- Lack of quality public spaces.
- Lack of off street parking availability in village.
- Lack of accommodation for visitors and tourists.
- Connectivity between housing estates and the village centre.

Opportunities:

- Consolidate expansion of the village.
- Develop amenity areas and walks.
- Backland development opportunities.
- Attractive village that could be improved.
- Conserve and enhance built environment.
- Linkages in village.
- New road connections and opportunity for development on same.
- Provide physical and social infrastructure linked to development.
- Tourism opportunity –promotion of Taghmon’s historical and cultural heritage.
- Regeneration of derelict buildings and/or Infill Sites;
- Land available for development Greenfield sites available.

Threats:

- Incoherent growth of village resulting in fragmented urban structure.
- Development on the periphery of the village with poor connectivity.
- Inaccessibility to back lands.
- Problematic circulation of traffic.
- Space for expansion and employment related use.
- Poor building design.

To ensure the sustainable development of Taghmon, the strengths and opportunities outlined above need to be encouraged, protected and developed. The threats and weaknesses need to be addressed and monitored. The above SWOT analysis has been used to help formulate the plans and objectives for the Plan.

Part 2

Section 4 Core Strategy



Section 5 Policies and Objectives

Section 4 Core Strategy

4.1 The Vision for Taghmon

The proposed development strategy as put forward in this Local Area Plan is to ensure that Taghmon village develops as a sustainable balanced settlement with appropriate amounts of residential, commercial, industrial, tourism and recreational development while also protecting its archaeological and built environment.

Vision for Taghmon:

To build on Taghmon's current strengths and develop the Plan area, this will be achieved by:

- Facilitating the planned, integrated and sustainable development of the village by balancing the needs of the community and preserving and enhancing the natural and built archaeological environment.
- Developing a desirable place to live with an adequate mix of housing;
- Protecting the Archaeological Heritage of the area;
- Promoting the village as a tourism destination.
- Ensuring convenience for the local community in relation to provision of services and ancillary requirements;
- Promoting a vibrant and unique community;
- Promoting a walkable and pedestrian friendly environment;
- Encouraging a degree of self sufficiency;

With reference to the Council's Settlement Strategy contained in the Wexford County Development Plan 2007-2013, Section 2.3.4 defines Taghmon along with twelve other villages within the County as a District Growth Area. The LAP builds upon this strategy by supporting and promoting the sustainable development of Taghmon 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 in order to achieve this, Taghmon must offer living and working conditions, educational, recreational and community opportunities of the highest quality in an attractive urban environment.

4.2 Masterplan

The plan area has been divided into 4 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 an appendix to the plan.

4.3 Development Proposals

It is the policy of the Council to consider development proposals that:

- 1 Are located within the Plan boundary as defined on the land use zoning map 1,
- 2 Provide high quality development in accordance with the DoEHLG Planning Guidelines on Sustainable Residential Development in Urban Areas and its companion document the Urban Design Manual December 2008,
3. Comply with the Development Management standards in the Wexford County Development Plan 2007-2013.

4. Protect and enhance the village's physical character and natural environment,
5. Do not significantly affect the residential amenities of neighbouring properties and those of the surrounding area,
6. Do not create traffic hazards;

The Council will encourage developments that contribute to the revitalisation of the village and in a manner that is sympathetic to its character and surroundings by:

- Promoting the redevelopment of derelict, obsolete and brownfield sites.
- Encouraging the development of backlands where it strengthens the streetscape and continuity of the urban form.
- Supporting the role of the village centre as the principal commercial area.

4.4 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 most appropriate in each zone and to give guidance to the criteria used by the Planning Authority to assess planning applications. In this context, the zoning objectives allow the developer to plan proposals with some degree of certainty, subject to other conditions and requirements as set out in this Plan and the relevant Wexford County Development Plan. In the control of development, zoning seeks to avoid competing and incompatible uses thus promoting greater environmental quality and rationalising the land use pattern of the village.

Low-Medium Residential

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. While housing is the primary use in these zones, recreation, education, crèche/playschool, clinic/surgery uses 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. Residential development shall only take place in conjunction with the provision of the necessary physical, social, community and recreational services/facilities.

Under this new residential zoning the following densities apply.

Zoning Density	Maximum Dwelling units per		Indicative appropriate locations
	Hectare	Acre	
Super Low Density Residential	2.5 - 10	1-4	Outer edge of the Urban – Rural transition (the indicated higher density on these lands will be allowable dependant on services in the area)
Low - Medium Density	10 - 17	4 - 7	Green Field/ Edge of Village
Medium – High Density Residential	17 - 25	7 - 10	Existing built up area

Village Centre Uses

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

Generally two and three storey buildings will be preferred, depending on the character of the surrounding buildings. Retail, commercial and office based industry will be encouraged in the village centre. Warehousing and other industrial uses will not be permitted in the village centre.

Open Space & Amenity

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

The purpose of this zoning is to protect and provide for recreation, open space and amenity; to protect and maintain public space; to preserve private open space and to provide recreational facilities. The areas covered by this zoning include both private and public open space throughout the Plan area. The LAP includes designations for both existing and planned new open space. The Council will support developments that will provide playgrounds, parks and other areas of outdoor activities, sports centres, sports pitches, outdoor recreation training centres and landscaped areas. The Council will not normally permit development that would result in the loss of open space within the Plan Area.

Enterprise & Industry

Zoning Objective: This zoning provides for enterprise, industrial, office/business park type uses.

Mixed Use & Residential

Zoning Objective: To provide mixed use development and residential uses for the future consolidation of the village centre while also providing for district type centres in other areas.

A mix of residential, commercial, retail and community uses will be considered acceptable in principle subject to the amenity of adjacent premises being preserved. Other permissible uses include retail service type outlets, small scale office uses and community uses.

Transition Zone

Zoning Objective: This zoning provides for a transition zone between conflicting land uses so as to protect the amenities of more sensitive land uses. This transition zone may also be used as a visual break between different land uses, for example, the proposed transition zone on the R738 entrance road to the village.

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 both 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.

Community & Education Uses

Zoning Objective: To provide for new and extensions to existing community, social and educational uses.

The objective of this land use zoning will be to ensure the provision of adequate community and education facilities including health centre/clinic; place of worship/graveyards; cultural uses; school; nursing home; community hall; sports club; recreational building and park/playground.

Public Utilities

Zoning Objective: to provide for and improve Public Utilities in Taghmon

The purpose of this zoning is to provide for and preserve land mainly in the ownership of the Council or other bodies charged with the provision of services such as electricity, telecommunications, water, waste and wastewater etc. as well as car parking in the village.

Exclusion Zone

Zoning Objective: To provide a 100 metre exclusion zone around the existing wastewater treatment plant until such time as the treatment plant is decommissioned. This treatment plant shall be decommissioned pending the upgrading of the waste water treatment facilities in the village.

4.5 Land Use Zoning Matrix Table

The following land use matrix provides general guidance in assessing the acceptability or otherwise of development proposals.

Y – Permitted in Principle

Land uses designated under each zoning objective as ‘Permitted in Principle’ are generally acceptable, subject to compliance with the relevant policies, standards and requirements set out in his Plan.

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 the proposal will not conflict with the policies and objectives for the zoning and the permitted or existing uses.

Furthermore, the proposal should be in the interests of the proper planning and sustainable development of the area.

N - Not Permitted

Land uses indicated as ‘Not Permitted’ in the Land Use Zoning Matrix will not be permitted.

Figure 4.1- Land Use Zoning Matrix Key

Land Use Zoning Matrix Table Key

L-M	Low to Medium Residential
VC	Village Centre
OS&A	Open Space & Amenity
E&I	Enterprise & Industry
TZ	Transition Zone
MU&R	Mixed use and Residential
C&E	Community & Education Uses
PU	Public Utilities
EZ	Exclusion Zone

Figure 4.2- Land Use Zoning Matrix Table

	L-M	VC	E&I	OS &A	C &E	MU &R	PU	TZ	EZ
Advertising	N	O	O	N	O	O	O	O	N
Amusement Arcade	N	O	N	N	N	O	N	N	N
Bank	O	Y	N	N	N	Y	N	O	N
Car Parking	O	Y	Y	O	Y	O	Y	O	Y
Car Sales/Repair	N	O	Y	N	N	O	N	O	N
Childcare Facilities	Y	Y	O	N	Y	Y	N	P	N
Discount Food stores	O	Y	Y	N	N	Y	N	N	N
Graveyard	N	N	N	Y	Y	N	N	O	Y
Indoor Leisure facilities	O	Y	N	O	O	Y	N	N	N
Community Uses Hall/Centre/Church	O	Y	N	N	Y	Y	N	N	N
Guesthouse/Hostel	O	Y	N	N	N	Y	N	N	N
Hair Dressing Salon	O	Y	N	N	O	Y	N	N	N
Health Centre	O	Y	N	N	O	Y	N	N	N
Hotel	O	Y	N	N	N	Y	N	N	N
General Industry	N	N	Y	N	N	N	N	N	N
Light Industry	N	O	Y	N	N	O	N	O	N
Recreation/ Open Spaces	O	O	N	Y	Y	O	N	O	N
Nursing Home	Y	Y	N	N	Y	Y	N	O	N
Office	O	Y	Y	N	O	Y	N	N	N
Play Ground	Y	O	N	Y	Y	O	N	P	N
Petrol Station	N	O	O	N	N	O	N	N	N
Public House	N	Y	N	N	O	Y	N	N	N
Recycling Centre	Y	Y	Y	N	Y	Y	Y	O	N
Residential	Y	Y	N	N	N	Y	N	N	N
Restaurant	O	Y	N	N	N	Y	N	N	N
Retail Warehousing/ Wholesale/Warehousing	N	N	O	N	N	O	N	N	N
Retail Comparison	O	Y	O	N	N	Y	N	N	N
Retail Convenience	O	Y	O	N	O	Y	N	N	N
School	Y	Y	N	N	Y	O	N	N	N
Take Away	O	Y	N	N	N	Y	N	N	N
Tourist – Holiday Home Dev/Camping/Caravan	N	N	N	O	N	N	N	Y	N

Section 5 Development Management Policies & Objectives

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

5.1 Population and Zoned land

In order continue to expand on its role as a district growth area, a key policy of this plan is to encourage the strategic growth of Taghmon village and the surrounding area and to ensure that the village is as far as possible self-sufficient in terms of employment and housing. The concurrent delivery of services and facilities with new developments is also an important factor in achieving balanced development. In order to achieve the above, a population base is necessary and accordingly it is a policy of this plan to encourage and facilitate population growth within the plan area.

In the 2006 Census the population of Taghmon was 674 persons. It is projected that the population will grow to a minimum of 741 by 2015. This Local Area Plan provides sufficient levels of residentially zoned land to cater for the predicted housing demands of this population projection and also additional population growth that may occur above this level. Additional lands have also been zoned to ensure that the plan area has an adequate quantum of such zoned land so as to allow choice in the market and to provide an alternative to rural housing. This will ensure that the availability of zoned land will not be a constraining factor in the housing market and that there will be sufficient choice available for both the developer and purchaser.

Population & Zoned Land Policy

It is the **policy** of the Council to:

- 1 Zone sufficient lands for future development consistent with the Wexford County Development Plan 2007-2013

Population & Zoned Land Objective

It is an **objective** of the Council to:

PZL1- Seek to facilitate the release of new residential lands 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 village centre being developed first.

5.2 Housing

Sufficient land should be zoned to meet the different housing needs of the existing and future population. A variety of housing needs and types will be required and the Council must ensure that these can be accommodated over the plan period and that an



Cul Caisleán in Taghmon

undue shortage will not arise. The Wexford County Housing Strategy 2007 – 2013 which covers the entire County of Wexford including Taghmon village has duly informed the housing policies and objectives of this plan.

5.2.1 Housing land supply based on population projections



The requirement for new housing is estimated from the projected increase in households for the area and the role of the village in the County's settlement strategy. It is estimated that the population of Taghmon will grow naturally by approximately 85 persons within the lifetime of this plan.

By applying the national household size of 2.8 persons per household^[1], it is estimated that a minimum of 30 residential units will be required to facilitate this natural growth during the plan period. The majority of the lands zoned for residential development will be developed at a low-medium density which is defined as between 10-17 units per ha. Based on an average density of 13.5 units per hectare, and incorporating a factor of two to acknowledge the fact that not all lands identified for development will be developed over the plan period, it is estimated that 4.5ha^[2] will be required for new housing to cater for the predicted natural population growth of the village over the next six years.

In recent years, residential development and associated population growth was prevented by the absence of sewage treatment capacity. Taghmon will be allocated a 3,000 PE from the Wexford wastewater treatment system. It is considered that this will give Taghmon an opportunity to attract development. The Council will also encourage residential development in the village to develop a population base sufficient to fulfill and sustain its role as a district growth area.

The location of these new residential lands was carefully considered to allow for the sequential development of lands close to the village centre and also within

^[1] The average household size for Wexford County – Average Household Size - CSO 2006

^[2] $30 / 13.5 = 2.24 \times 2 = 4.5\text{ha}$ This figure incorporates a factor of two to acknowledge the fact that not all land identified for development will be developed during the lifetime of the plan.

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

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 then new residential development on green fields will be considered.

5.2.2 Existing and future residential

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

Existing & Future Housing Policies

It is the **policy** of the Council's 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 village.
3. 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.

4. Permit appropriate densities in residential developments in accordance with the 'Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities' DoEH&LG December 2008.

Housing Objectives

It is an **objective** of the Council to:

H1 - Ensure the implementation of the Council's Housing Strategy and to integrate housing provided under Part V of the Planning and Development Act 2000-2006 into private development in a layout that prevents segregation and promotes good design and layout.

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.

5.2.3 Social Affordable & Voluntary Housing

All the lands identified on the Land Use Zoning Map as *Residential, Village Centre or Mixed Use* will be subject to the requirements of Part V of the Planning and Development Acts 2000-2007 in relation to the provision of social and affordable housing. Prior to lodging a planning application, developers will be required to engage in discussions with Council to negotiate details of their Part V agreement.

Social Affordable and Voluntary Housing Policies

It is the **policy** of the Council to:

1 Require that 20% of land zoned for residential development or for a mix of residential and other uses, shall be made available for the provision of social and affordable housing. This figure may be modified in line with any revision of the Housing Strategy carried out during the period of the plan.

Social and Affordable Housing Objectives

It is an objective of the Council to:

SA1 - acquire land in the interest of providing additional public sector housing and to assist local initiatives providing community housing, shared housing and social housing.

SA2 - Regenerate the Council's current housing stock as required.

5.2.4 Residential Density & Housing

The 'Sustainable Residential Development in Urban Areas-Guidelines for Planning Authorities' DoEH&LG December 2008 outlines the Government's policy of encouraging more sustainable

Ariel view of Castle Court in Taghmon



urban development by the avoidance of excessive suburbanisation and the promotion of higher residential densities in appropriate locations. Developers should therefore take account of the advice contained in these guidelines. This will result in sustainable developments of sufficiently high design quality that will facilitate the granting of planning permission.

5.2.5 Infill Housing & Development of Backlands

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

Infill Housing & Backland Development Policy

It is the **policy** of the Council to:

InBd - Encourage infill housing and backland developments on appropriate sites where the proposals respect the existing scale and character of the area.

5.2.6 Special Needs Housing

The Planning Authority is committed to providing a range of house designs to meet the housing requirements of people with disabilities. While the Planning Authority recognises that Part M of the Building Regulations has led to improved visitor accessibility, there is a significant need to ensure a variety of housing types to provide accommodation for people who have disabilities. The Council will seek to ensure that adequate provision for people with special needs is incorporated within new housing developments.

Special Needs Housing Policy

It is the **policy** of the Council to:

1 Facilitate the provision of housing for those with special needs, such as the elderly and those with disabilities, including sheltered housing. The integration of such housing into developments located near services and community facilities will be encouraged.

Special Needs Housing Objective

It is an objective of the Council to:

SNH 1- Provide the necessary accommodation facilities in suitable locations in proximity to the village centre.

5.2.7 Traveller Accommodation

Wexford County Council has adopted a Draft Accommodation Programme for the Traveller Community 2008-2013 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 the **policy** of the Council to:

- 1 Facilitate the provision of appropriate accommodation for the local traveller community in Taghmon in accordance with the Draft Traveller Accommodation Programme 2008-2013 adopted by Wexford County Council.
- 2 Ensure the design and layout of accommodation has regard to The Housing (Travelling Accommodation) Act, 1998 and reflect the “Guidelines for Accommodating Transient Traveller Families”.

5.3 Sustainable Development

The vision for the Taghmon LAP is based on the need to ensure the sustainable planning and development of the village. It will provide for a village with a balanced community, high quality standards in the provision of housing, employment, social and community facilities, transport, recreational amenities and the natural environment.

The Council is committed to encouraging more sustainable development through efficient energy use and increasing the use of renewable energy in new building projects. It will have regard to the Building Energy Rating (EU Directive) which came into effect on the 1st January 2007. This is an energy performance rating for all housing in relation to insulation and energy performance.

Sustainable Development Policy

It is the **policy** of the Council that:

1. All new residential building developments will be required to meet low energy performance targets. Each building's energy performance as calculated by the Building Energy Rating (BER) will have a minimum energy efficiency rating of B1. New buildings should incorporate renewable energy technologies in order to help achieve the B1 rating required.

Sustainable Development Objective

It is an **objective** of the Council to:

SUS 1 - Ensure new development is contained within the settlement boundary and that it employs a high quality energy efficient design.

SUS2 - Support sustainable means of transport by providing safe and high quality pedestrian and bicycle links between residential areas and the retail, recreational and educational facilities in the village.

5.4 Village Centre

Taghmon village centre is a vibrant location, with many commercial uses and facilities. The Council will seek to protect and enhance this quality and ensure that proposals for development within the village centre area respect the general height, scale, building line, plot width and village streetscape.



Corner Building – Alice Brady's Bar Main Street Taghmon

Village Centre Policies

It is a **policy** of the Council to;

1. Maintain the mixed use character of the village centre.
2. Encourage the integration of residential areas with the village centre.
3. Provide for anticipated car parking and commercial delivery demands

- within the village centre.
4. Encourage amenity and environmental improvements in the village centre, so as to reinforce and enhance the special character of Taghmon.
 5. Ensure that proposals for development within the village centre area respect the general height, scale, building line, plot width, architectural quality and streetscape.
 6. Encourage refurbishment and in-fill development such that the existing character of the streetscape is maintained.
 7. Strictly control advertising and encourage the removal of signage which is visually obtrusive or out of scale with the character of the Village.

Village Centre Objectives

It is an **objective** of the Council to:

VC1 - Encourage residential use of upper floor space within the village centre.

VC2 - Encourage uses that support pedestrian activity along the Main Street, and adjoining side streets.

VC3 - Discourage office use at ground floor level on the Main Street.

5.5 Retail and Commercial



The County Retail Strategy classifies Taghmon as a District Growth Area. Taghmon therefore acts as a local service centre for a wide catchment area. Retail and commercial services are located primarily in the core retail area of the village. This is situated between lower Main Street and

upper Main Street, with developments such as the new 'Spar' supermarket located on Main Street and McGee's 'Quick Pick' store, serving the convenience needs of the village and immediate hinterland.

Local shops form part of the economic life of the village as well as playing an important part in the everyday social and community life of the residents. Such shops also reduce the need to travel. For a village of its size Taghmon is well catered for in terms of services with hairdressers, a bank, accountants, restaurants, pharmacy and a post office to name but a few of its local services.

To fulfil its role as a district growth centre for the County, the Council will encourage the protection and enhancement of existing retail services and the expansion of the village centre to increase its retail and commercial strength.

Retail and Commercial Policies:

It is the **policy** of the Council to:

1. Maintain and foster the role of Taghmon as an important service centre for the surrounding rural hinterland.
2. Encourage the expansion of retail and commercial services and facilities to meet the needs of the existing and future population
3. Ensure that the retail development proposals conform to the requirements of the Retail Planning Guidelines 2005 and those of 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.

Retail and Commercial Objectives:

It is an **objective** of the Council to:

RC1 –Encourage development of infill sites and backland sites within the village centre for retail and commercial uses, having regard to the surrounding

building uses in the area.

RC2-Facilitate the expansion and diversification of the village’s commercial core having regard to the protection of the scale and character of the streetscapes in terms of plot width, height and roof pitch.

RC3-Provide greater linkages through the village centre to provide access to opportunity sites.

RC4-Allow for the development of certain larger retail/commercial services uses on lands zoned for mixed use and industrial lands providing it is suitably demonstrated that other sites closer to the village centre are not available.

5.6 Employment and Economic Activity

Taghmon’s strategic location within the county, its proximity to major towns such as Wexford, and New Ross together with its role as a service provider and existing employment location, affords the village a significant opportunity for inward investment and economic growth.



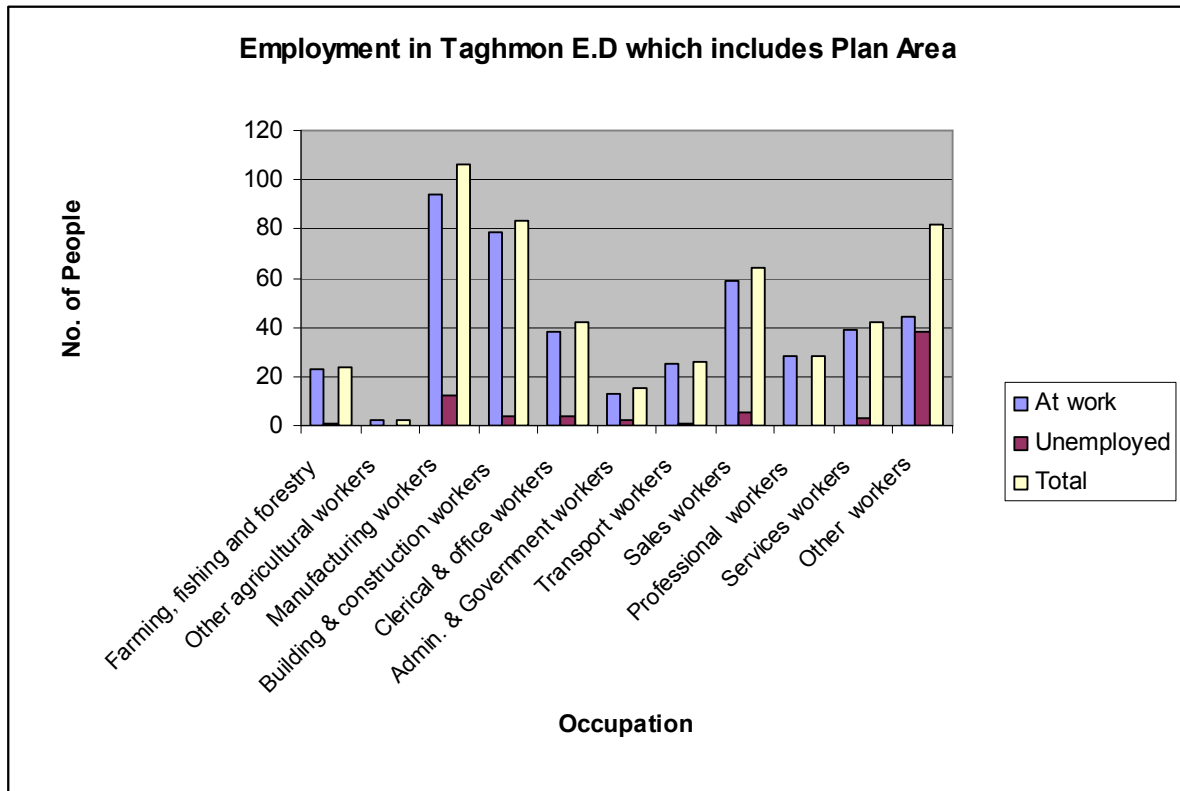
Irish Pride Bakery, Taghmon

Alongside the central commercial area, employment is provided in Taghmon Business Park which is located on the western end of the village on the Baldwinstown Road. The Bakery, which is one of the largest bakery companies in Ireland, is also an important employer in the village. The promotion of economic activity will be encouraged by the provision of suitable sourced land to facilitate the consolidation of existing industry & development of new industry.



Taghmon Business Park

Figure 5.1



Employment and Economic Activity Policy

It is the **policy** of the Council to:

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

Employment and Economic Activity Objectives

It is an **objective** of the Council to:

EM1 – Promote economic development in the village and facilitate the development of 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 area and areas of sensitive environmental character are safeguarded from inappropriate new or expanded employment uses.

5.7 Education

The existence of adequate education facilities can lead to the increased attractiveness of an area for location of businesses and families and increased development and prosperity. Taghmon is currently served by one primary school, ‘St Fintan’s’. This school is located in the north of village on Chapel Street. It has the capacity to cater for an additional 20 pupils. Table 5.1 shows the growth in pupil numbers from 2004 – 2009.



St Fintan's NS, Chapel Street, Taghmon

School	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	Capacity
Pupil Numbers	196	190	185	187	198	218

The secondary level education needs of the local population are catered for by schools in the towns of Wexford and New Ross. There are a number of Adult

Education and FÁS courses run in Taghmon Action Group Centre on Joseph Street.



This LAP has made provision 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.

As highlighted above there is currently sufficient capacity in the existing primary school to allow for some future expansion. However, taking cognisance of the anticipated population growth, provision has been made for further expansion on this site by zoning lands to the rear of the primary school for community and education uses.

The Council is committed to ensuring that future schools will be located on suitable sites within sustainable walking distances from nearby residential areas. The Council will also endeavour to ensure safe walking access and cycling access is achievable to these locations.

Education Policies

It is the **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. The Council shall restrict new developments adjacent to the existing school where such development may have the potential to interfere with the expansion of that school.

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 village. These appropriate sites can be seen on the accompanying Zoning Map (Community & 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 ensure 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.

5.8 Childcare Facilities

The Department of the Environment, Heritage and Local Government's guidelines on Childcare Facilities emphasise the importance of local assessment of the need to provide such facilities at the local area plan preparation stage having particular regard to the existing provision of such facilities in the area. The guidelines recommend that the location of childcare facilities should be easily accessible for parents, and that the facility may be combined with other appropriate community uses.

There are currently two childcare facilities in Taghmon namely 'ABC Childcare', located on Chapel Street lane which caters for up to 30 pre



New Family Resource centre in Taghmon

school children and Taghmon Family Resource Centre located on Joseph Street, which provides an after school service for up to 55 children from the village and surrounding hinterland. Taghmon Action Group is developing a community childcare centre on a site on the Foulkesmills county road. This facility is currently under construction and once operational will cater for up to 100 children from pre-school to after school care. This facility is being built on land provided by Wexford County Council.

The Council will seek to ensure that there is an adequate provision of childcare places and facilities in Taghmon to cater for the needs of the local population and surrounding hinterland. It will also support any proposals to improve current facilities in the village. This will be facilitated through the planning process.

Childcare Policies

It is a **policy** of the Council to:

1. Require the provision of appropriate childcare facilities in accordance with the Department of the Environment, Heritage and Local Government 'Childcare Facilities-Guidelines for Planning Authorities', 2001 and 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 the demand arises subject to satisfying applicable planning and engineering criteria.
- CH2:** Ensure the provision of appropriate childcare facilities on sites in or within close proximity to new developments with convenient and safe access for all. Where possible these facilities shall be located adjacent to or close by other facilities, that is, employment or neighbourhood centres.

5.9 Amenity and Open Space

For a village the size of Taghmon, the availability of and ease of access to recreation and amenity facilities is an important factor in creating an attractive and quality place to live. It is important that all members of the local community, particularly children, the elderly and the disabled have access to public open space and sports facilities in order to enhance their quality of life.

The recently issued guidelines for Planning Authorities- 'Sustainable Residential



Public Open Space Seating Area in Taghmon.

Development in Urban Areas' December 2008 indicate that 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.

Taghmon has a strong rural character and its natural environment represents an important part of the village's attractiveness as a place to live and work. This natural environment is significant and extends beyond the plan boundary to a wider landscape setting which includes the River Aughnagroagh. Both individual trees and groups of trees also contribute to the environmental quality of the village as does the existing hedgerow patterns on the approach roads to the village and in the surrounding rural landscape. It is an objective of the Local Area Plan to protect and improve the existing provision of open spaces both passive and active within the Village.

Open spaces

There is a lack of quality public open space/park within the plan boundary. Existing open space areas are located within the various housing estates. They are generally underutilised due to their



Playground in Taghmon

location and poor maintenance and as a result do not deliver their full potential as quality open space. There is a playground located to the west of the village at the entrance to the Ard Munna Residential Estate.

This plan has identified two locations that could be developed as areas of quality public open space. The first site is located in 'Area 1' on lands to the rear of Chapel Street and Stream Street at the northern end of the village. It is envisaged that this area would develop as a public park and incorporate features such as a walking track, a green area, children's playground and seating areas set within a well landscaped area. The development of a safe and well lit pedestrian link from this park to the village centre is important as it would increase the level of accessibility and thereby make it more attractive for public use. There is also an opportunity to develop a public open space in an area of land at the 'gateway' to the village adjacent to Taghmon Business Park at the eastern end of the village.



Existing areas of public open spaces throughout the plan area should also be improved.

Sports Grounds

The GAA club and its grounds, which are located to the east of the village on the Baldwinstown road, forms an integral part of the social fabric of the village contributing both to the amenities and the sense of community.



Taghmon United FC is another strong sporting organisation. Its grounds are currently located 3km from the village centre on the Baldwinstown road. The club has expressed interest in moving closer to the village. Other active clubs and societies in the village include an athletics club, a riding school, a golf society, and a badminton club. There is a handball alley located at the top of Chapel Street to the northwest of the village. Planning permission has recently been granted for a 5 a side Astroturf pitch adjacent to the community childcare centre on the Foulksmills Road.

Having regard to the above the following policies and objectives have been formulated to assist in the development and enhancement of open space and amenity facilities in the village. It will be important for new developments to identify adequate open space, recreational and children's play facilities as an integral part of development proposals.

Open space and Amenity

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;
- 2 Have regard to the open space standards as set out in the Guidelines for Planning Authorities 'Sustainable Residential Development in Urban Area' DoEHLG, December 2008.

- 3 Ensure that public open spaces identified within the Land Use Zoning Map are protected and if required sensitively developed.
- 4 Seek to explore the provision of additional open space and amenity areas within the local area plan boundary.

Open space and Amenity 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 do not detract from the character of the surrounding area, particularly residential areas.

ARO2 – In partnership with the relevant landowners, seek to develop a public park and children’s play area on lands to the rear of Chapel Street and Stream Street at the northern end of the village.

ARO3- In partnership with the relevant landowners, seek to develop a quality public open space area on lands at the ‘gateway’ to the village adjacent to Taghmon business park at the eastern end of the village.

5.10 Community Facilities

The provision of community facilities plays an essential role in the planning of villages and new residential areas. The development of and access to such facilities is important in creating a



local identity and sense of place by providing the local community with opportunities to meet and interact. Community facilities include religious, recreational and sporting facilities and community support services such as health centres. There are a number of active organisations in the village, such as Taghmon Action Group, the Historical Society, Youth Club, football club and the GAA club. It is a key objective of the LAP to ensure that the community is

provided with and has access to community facilities. Any future expansion of the village shall be accompanied by a corresponding expansion of community facilities.

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 and social facilities, nursing homes and sheltered housing.
3. Encourage the development of youth centre facilities.
4. Facilitate the provision of health services in Taghmon at suitable locations.

5.11 Tourism

The historical and architectural heritage of Taghmon together with its attractive natural environment and setting has the potential to make tourism a key economic function of the village, a resource that is currently underdeveloped. These features include historic buildings and structures and the traditional form and appearance of many buildings within the village. It is considered that through co-ordination with other relevant bodies, the role of Taghmon as a tourism destination could be enhanced. The following policies are designed to strengthen the tourism role of Taghmon while protecting and improving the quality of all available resources.

Tourism Policies

It is a **policy** of the Council to:

1. Develop and maximise the tourism potential of Taghmon by facilitating the provision of visitor accommodation, the promotion of new environmentally

sustainable tourism products and co-operating with the relevant bodies in the marketing and promotion of tourism in the area.

2. Facilitate the development of tourism activities including eco-tourism, fishing, horse-riding, walking, cycling and facilities that relate to the special qualities of the surrounding natural environment.

3. Preserve, protect and enhance the natural, built and cultural heritage features that form the basis of local attractions for Taghmon.

5.12 Protected Views

There are a number of important views within or on the main approach roads into the village that contribute to the character and visual amenity of Taghmon as shown on map no 5. These views are mostly along the approach roads into the village and have a special landscape and heritage context within the village. Views of landmark buildings such as Taghmon Castle and St Munna's Church are of particular importance in terms of appreciating the special architectural and historical significance of the buildings.

Protected Views Policies:

It is the **policy** of the Council to:

- 1 Safeguard the views shown on Protected Views Map No. 5. There will be a presumption against any development that would adversely affect the views of the village or would be detrimental to the visual amenity of the area.

5.13 Transportation & Infrastructure

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

5.13.1 Access and Movement

Taghmon village is located adjacent to the R378 just south of the main Wexford to New Ross National Primary road (N25), which is one of the main traffic routes serving the southeast of the country. Taghmon's rural location means that it is dependent on road transport, primarily



View from East Main Street, Taghmon

the private car. The majority of vehicular movement in the village occurs through Main Street and at the junctions intersecting Main Street. There are also a number of local roads leading into the village serving the rural area in the vicinity. Traffic congestion occurs in certain locations during peak times, for example along Chapel Street and Main Street.

Access to the village centre and keeping it congestion free to ensure ease of access for all, is a critical factor in relation to Access and Movement in Taghmon. The Local Area Plan will support and facilitate the implementation of the traffic management measures in the village 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 village generally through a variety of measures aimed at improving the pedestrian and vehicular environment.

On street parking is available on the main streets and side streets in the village centre. This should remain as it not only brings life to the village centre but also acts as a natural traffic calming measure.

Public transport services for the village are limited. A private bus company provides a daily school bus service to and from Wexford. While Bus Eireann and the Rural Transport Programme provide invaluable daily services, the frequency

of services should be increased to provide the local community with an alternative.

Transport and infrastructure

It is the **policy** of the Council to:

1 Work closely with public transport providers to enhance the provision of public transportation services and to support and facilitate rural community transport initiatives where possible, aimed at providing new services through the village and enhancing and expanding existing services through existing and new housing estates.

2 Seek to facilitate junction improvements on the R738 where the Wexford Road meets the Baldwinstown Road.

5.13.2 Pedestrian Accessibility

While there are many footpaths within the village centre, the quality and quantity diminish on the roads away from the village centre. There are no formal pedestrian crossings on Main Street and as a result pedestrian movements can be erratic. Road ramps have recently been installed as a traffic calming measure on Main Street and on Chapel Street adjacent to St Fintan's National School, to reduce the speed of vehicles coming through the village.

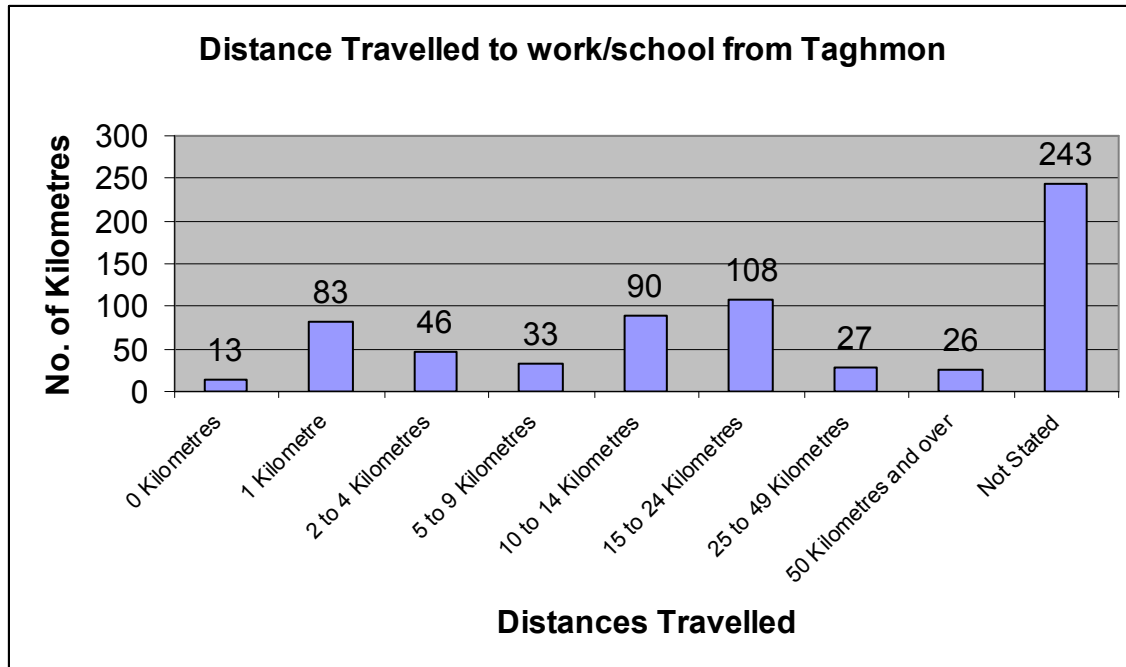


Fig 5.2 - Distance Travelled to work/school from Taghmon.

As can be seen from Figure 2.1 (page 13) 19% of those surveyed walk to work or school, this accounts for 129 of the total survey number and if figure 5.2 is examined it can be seen the reason why such a large proportion of the survey number walk is because the 96 people only have to travel up to 1 km. This equates to almost 14.5% of the local population. The Council will seek to support these sustainable travel patterns through the pedestrian accessibility policies and objectives.

Pedestrian Accessibility Policies

It is a **policy** of the Council to;

1. Seek to improve pedestrian facilities of the village core.
2. Seek to ensure that footpaths are provided as a connected network within the village.
3. Seek to improve road safety for all road users by improving road and footpath surfaces, markings and lighting, and relieving traffic congestion in the village.
4. 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.
5. Ensure that the location of street furniture does not obstruct footpaths.
 6. Ensure that pedestrian links between existing and new developments to local services are direct, have adequate street lighting and passive surveillance.

5.13.3 Car parking

There is ample on street car parking throughout the village centre. This should remain as it not only brings life to the village centre but also acts as a natural traffic calming measure. Any new developments will be required to



provide adequate off-street car parking in line with the car parking standards required by the Wexford County Development Plan 2007-2013.

Car parking policy

It is a policy of the Council to:

1. Ensure that sufficient car parking is provided to meet the requirements of the village over the next six years.
2. Seek to explore the provision of additional village centre car parking.

Car parking objectives

It is an **objective** of the Council to;

- CP1** – Facilitate the development of additional car parking facilities at suitable locations
- CP2**- Encourage new off-street parking wherever practicable and facilitate

improvements to the existing off-street parking in the village centre.

CP3-Ensure that new development provides for adequate off-street parking in accordance with the parking standards contained in the Wexford County Development Plan.

5.14 Wastewater Treatment & Water Supply

In order to accommodate future population and economic growth, it will be necessary to upgrade both the existing wastewater and water supply facilities serving the village.

The existing treatment plant in Taghmon village was built in the 1950's and is currently operating at capacity. It is proposed to decommission this plant and pump foul sewage from Taghmon into the Wexford Town Sewerage Network. This proposal will provide an additional capacity which will cater for a total population equivalent of 3,000. This scheme will meet the immediate and longer term needs of Taghmon and will open up the village for development opportunities.

Taghmon is currently serviced by two water sources; a borehole in the village and a surface water abstraction source from the River Aughnagroagh at the Crooked Bridge. Approval has been received from the DoEHLG to decommission these existing water sources and link into the Wexford Town Water Supply Scheme. This will be achieved by constructing a link water main from Barntown village to Taghmon with two new service reservoirs at Shelmalier Commons and Knockbroad. The scheme will have an ultimate capacity of 1000 cubic metres per day (approximately 220,000 gallons).

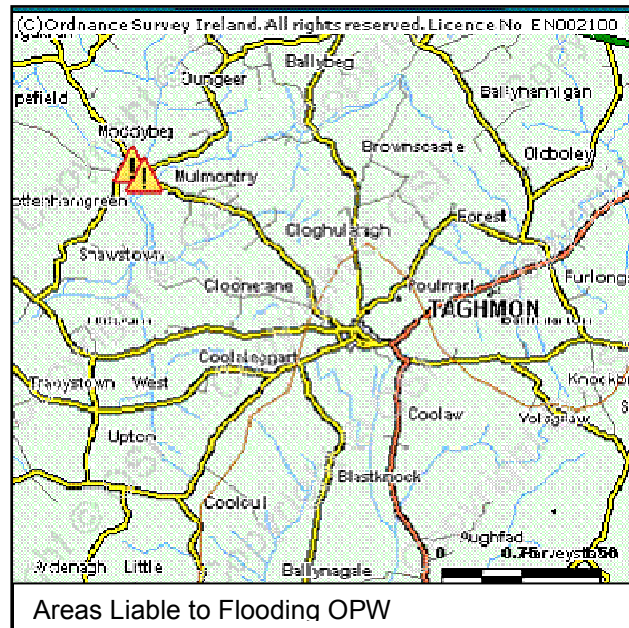
Wastewater Treatment & Water Supply Policies

It is a **policy** of the Council to;

1. Protect existing groundwater aquifers and surface waters from pollution;
2. Ensure that development proposals provide adequate water and wastewater infrastructure to Taghmon

**5.15 Flooding / Climatic Factors
Flood Risk Management**

Development will not be encouraged in areas historically prone to flooding. Where development proposals are made for such areas the Council will require that a suitably qualified engineer carry out a flood risk / catchment analysis for the development. The nature of the development will be considered and high risk developments will be restricted. High risk areas are those where the flooding would cause an unacceptable risk to public safety or are likely to cause unacceptable levels of pollution or contamination.



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. While the OPW do not identify any specific flood points or multiple/recurring flood points within 2.5km of Taghmon village centre. Wexford County Council has identified lands adjacent to Taghmon Business Park as being prone to flooding.

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' September 2008 in regard to any new development.
2. Ensure that sustainable and environmentally friendly drainage systems such as Sustainable Urban Drainage Systems (SUDS), are incorporated into larger developments.

5.16 Broadband

Broadband connectivity is considered a necessity for any village in attracting new industries and new residents. The Council will support the continued expansion and rollout of broadband services throughout county Wexford.

Broadband policy

It is the **policy** of the Council to:

- 1 Seek to facilitate where possible a broadband service for Taghmon so as to enhance the development potential of Taghmon as a local service and employment sector

5.17 Waste Management

Taghmon currently has a recycling facility that caters for the existing demand for re-cycling glass and cans. This service will need to be expanded to accommodate the additional waste recycling needs for an increased population.

Waste Recycling Facility, Taghmon



Waste Management

It is the **policy** of the Council to:

- 1** Require the provision of recycling facilities and adequately screened waste storage areas for new residential and commercial developments;
- 2** Continue to promote recycling and the minimisation of waste and work with the community in the maintenance and provision of refuse disposal services and recycling facilities;
- 3** Encourage the recycling of materials from all waste sources and promote the principles of waste prevention and minimisation with local businesses, schools and residents' associations.

5.18 Development Management Standards & Guidelines

The Wexford County Development Plan 2007-2013 contains development management standards and recommendations for development within the Council's administrative area. These development management standards will be applicable throughout this LAP 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 complimentary to the overall development strategy and the individual objectives of the relevant development plans.

Part 3



Section 6 Architectural, Archaeology and Nature Conservation

Chapter 6 Conservation Proposals

6.1 Introduction

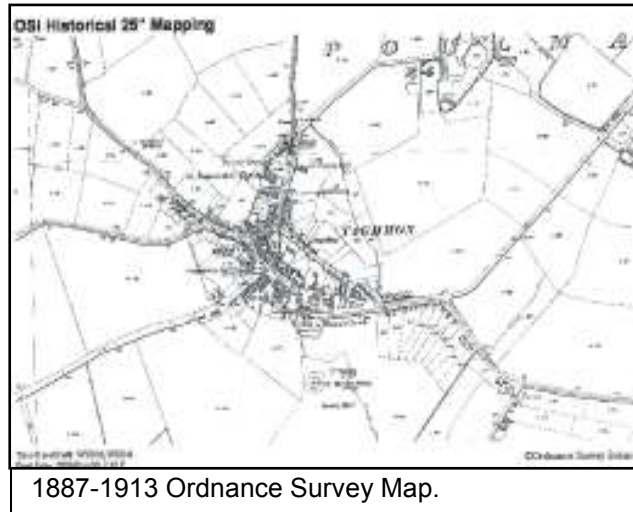
Historic character and built heritage are an expression of our culture and our identity and contribute significantly to the quality of our lives. Taghmon has long been recognised for its historical character and sites of archaeological significance. The aim of this local area plan is to protect the special character and distinctive built and archaeological heritage of Taghmon and to ensure that future development will enhance the character and contribute to a distinctive sense of place.

6.2 Historical Development

It can be established, from historical records, that the area now comprising the village of Taghmon has been inhabited since at least as early as 595 AD. The urban fabric of Taghmon has remained intact to a large extent from that of the 19th and 20th centuries. Taghmon was, by the early 19th century a sizeable village of some several hundred inhabitants. The village was centrally situated, positioned as it was then on the main route from Wexford to New Ross.



The 1887 -1913 Map illustrates that the village has retained its compact settlement form from the previous map save for some linear development on the eastern and western approaches to the village. However, the architectural and villagescape qualities of the historic settlement remain intact. Public buildings and spaces as depicted on the 1887-1913 map



comprise of the St Munn's Church, the school and St Fintan's hall along Chapel Street, the constabulary Barracks, the Market Square and fair green located off Main Street

Review of the Ordnance Survey Map Series to the present day indicated that the historic form of the village in terms of street patterns, building alignments and plot sizes has remained largely intact. More recent residential developments have occurred to the east and west and south of the village centre.

6.3 Archaeological Heritage

Within the Taghmon Local Area Plan boundary there are 10 sites listed as National Monuments protected under the National Monuments (Amendment) Act 1994. Following consultation with the Archaeology Section of the Department of the Environment, Heritage and Local Government, the following list identifies the most important monuments within the plan boundary.

Significant archaeology sites within the Plan boundary:

SMR (Sites & Monument Record) No.	Classification
WX041:00801,	Towerhouse
WX041:00802,	St Munn's Church and high cross
WX041:00803	St Munna's Church (site of) and Graveyard.
WX041:00804,	Nunnery, (site of)
WX041:00807,	Lady's Church and graveyard
WX041:007,	Field System
WX02057	Nunnery Well
WX02058	St Munna's Well

The Planning Authority recognises the value of these archaeological sites and monuments as areas of archaeological importance. Where a development site coincides with an area of archaeological potential, the planning application will be referred to the following prescribed bodies; the Department of Arts, Heritage, Culture, Gaeltacht and the Islands and the Department of Environment , Heritage and Local Government as well as the other relevant bodies. Their views, together with the views and concerns of other interested bodies, will be taken into account when assessing the planning application.

In cases where it is deemed that archaeology would be affected by a development, the Planning Authority will require archaeological investigations to

be carried out either prior to a decision on a planning application or prior to commencement of development on site. Developers are also advised of additional requirements under the National Monuments (Amendment) Act, 1994.

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

Archaeological Heritage Policies

It is a **policy** of the Council to;

1. Have regard to the Record of Monuments and Places (RMP) and the Sites and Monuments Record (SMR) when assessing planning applications for development or threats to recorded items.
2. Have regard to the Zone of Archaeological Potential within the village when dealing with planning applications for development or threats to recorded items. (See Map No. 9)
3. Control development in the vicinity of a Recorded Monument to ensure that it does not detract from the monument's setting or seriously injure its cultural or educational value. In all such cases the Council shall consult with the National Monuments Section of the Department of Environment, Heritage and Local Government (DoEHLG).
4. Promote public awareness of the rich archaeological heritage in the area.

6.4 Natural Heritage

There are no designated nature conservation sites, that is, Special Protection Areas (SPAs), Special Areas of Conservation (SACs), or Natural Heritage Areas (NHAs), within the Taghmon Local Area Plan boundary.

Natural Heritage Objectives

It is a policy of the Council to;

NH1 – Protect the character, appearance and quality of the habitats and natural features that exist within the plan area

NH2 - Protect undeveloped sections of rivers and streams by maintaining an adequate buffer zone (minimum 5-10m back from the riverbank) along all watercourses, with no infilling or removal of vegetation within these buffer zones.

6.5 Architectural Heritage

The Record of Protected Structures (RPS) contained in Wexford County Development Plan 2007-2013 is legislated for under Section 51 of the Planning and Development Acts 2000-2007. The structures are protected because of the contribution they make to our architectural heritage for reasons relating to special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

In the Wexford County Development Plan 2007 - 2013 there are 6 protected structures in the Taghmon area. These are:

Record of Protected Structure Reference No	Description
WCC0828	Catholic church-mid 19 th Century gothic revival
WCC0829	Church of Ireland Church
WCC0830	Three-storey house dated 1836
WCC0831	'Whelan's'-a three bay three storey house
WCC0832	Five bay 2-storey house with round headed door case dated 1777.
WCC0833	Taghmon Castle

The designation of a property as a protected structure ensures statutory protection for the building, its interior as well as the curtilage of the protected structure and any other structures contained within that curtilage.

Architectural Heritage Policies

It is the **policy** of the Council to:

1. Protect the integrity and features of the Protected Structures set out in the Wexford County Development Plan by encouraging development which contributes to and enhances the setting, integrity and character of a Protected Structure.
2. 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 Village.

It should be noted that protected structures as listed in the Wexford County Development Plan 2007-2013 will not benefit from exempted development rights under the Planning and Development Regulations 2001-2007. Section 57 of the Planning and Development Acts 2000-2007 relates to exempted development works to a protected structure. This section allows for the owner or an occupier of a protected structure to make a written request to the Planning Authority to issue a declaration on the type of works which it considers would or would not materially affect the character of the structure. Where it is deemed by the Planning Authority that the works will materially alter the character of the structure, the said works will require planning permission.