

Appendix B Summary of Submissions

The submissions summarised in Appendix B exclude the following:

- The submission from the Office of the Planning Regulator (OPR)
- Submissions from Prescribed and Public Bodies.
- Submissions that received individual summaries and CE responses in the CE Report (i.e. Sections 5.5, 6.1 & 6.2)

Ref	Name	Summary
1	N/A -Test	
2	Neville Homes Ltd	<p>See Section 5.1 of the Chief Executive's Report.</p> <p>This submission supports the plan-led response to revised housing growth requirements and the recognition of Wexford Town as a principal growth centre within the County. The uplift in allocation to Wexford Town, the alignment of housing delivery with infrastructure capacity, and the emphasis on compact and sustainable growth are welcomed.</p> <p>Allocation of Additional Housing to Wexford Town The submission welcomes the allocation of 4,939 dwellings to Wexford Town but notes that the Proposed Variation does not spatially identify lands capable of delivering this allocation. In addition, no definitive timeframe is specified for preparation and adoption of the Urban Area Plan for Wexford Town. The submission states that additional spatial clarification within the Proposed Variation would assist in supporting consistent implementation of the Core Strategy and the incorporation of an Interim Land Use Zoning Map for Wexford Town as part of the Variation would provide greater clarity in how the Core Strategy is to be implemented.</p> <p>Compact Growth and Delivery Framework The submission states that it is important that the delivery framework:</p> <ul style="list-style-type: none"> • Supports a balanced mix of brownfield, infill and appropriately located greenfield lands; • Facilitates development within the defined settlement boundary; • Avoids unintended barriers to activation where infrastructure capacity exists; • Provides sufficient flexibility to ensure the allocation can be delivered within the plan period.

		<p>It also states that clarity in relation to the overall delivery framework is essential to ensure that compact growth objectives can be practically implemented.</p> <p>Infrastructure Alignment The submission states it would be helpful if the final Variation clarified whether the identified wastewater capacity figure incorporates existing headroom and any programmed or phased infrastructure upgrades necessary to accommodate the revised Core Strategy allocation.</p> <p>Density, Apartment Delivery and Viability It is requested that the final Variation clarify that the 35 units per hectare assumption for Wexford Town represents a strategic modelling parameter rather than a mandatory maximum/minimum density requirement to be applied uniformly across all sites. Clarity in this regard would assist in ensuring consistent interpretation, avoid inflexible application of density expectations, and support delivery across a range of site typologies. Delivery of 4,939 units within a compact growth framework will require higher densities, including apartment development, in appropriate locations. In this context, it is important that density expectations are realistic and consistent with market conditions, that apartment delivery remains economically deliverable, and that development management requirements are applied proportionately in the context of delivering the revised allocation. Ensuring that density objectives are supported by a clear and practical planning approach will be essential to delivering the revised allocation in full.</p>
3	Jane Mythen	<p>See Sections 5.2 to 5.4 of the Chief Executive's Report.</p> <p>This submission welcomes increased housing within Enniscorthy but outlines a number of concerns which can be summarised as follows:</p> <ol style="list-style-type: none"> 1. Anti-social behaviour - Creation of housing estates with no amenities and lack of sufficient green space for the residents lends itself to anti-social behaviour. 2. Employment opportunities - Enniscorthy has the highest social deprivation rate and unemployment rate in County Wexford and there is no apparent focus on growing enterprise to reduce the social deprivation index. There are insufficient opportunities for employment for the current population. There is a significant amount of shops vacant in the town centre. The risk of flooding is too high for businesses to prosper beside the river.

		<ol style="list-style-type: none"> 3. River- The river should be used more as a natural amenity mimicking areas such as Graiguenamanagh with options of safe walks along it. The area at Edermine could be developed to include public changing facilities as it is used by many that enjoy water sports. 4. Roads & Transport - The road network is currently creating bottle necks at most junctions, particularly during school hours and work hours. Some of the roads which are currently two-way cannot facilitate two cars going in opposite directions. There is insufficient parking in the town centre with the current population. Increasing the population will increase demand on road use creating further problems. The local link services / town service is not currently sufficient. Also, consideration needs to be given to those with reduced mobility and young families with buggies for appropriately sized, level and safely gradient pathways. Due to the narrow roads in housing estates, town etc. cars are often parked inappropriately blocking access for these users. Irregular times for train / bus use make it difficult for people within the town to rely on same. 5. Childcare & Education facilities - Increasing the population of Enniscorthy will require additional facilities for childcare. Currently, there are many issues within the childcare sector that is making it unattractive for private ownership. The main schools in town are already at capacity in terms of space for rezoning and increasing the size of the building while preserving green space which is essential for children to promote activity and reduce obesity. What is the proposal from the county council to ensure there are appropriate education facilities in the town? 6. Local Amenities - The lack of access to amenities is affecting children's development. New children's amenities in the town including the learn to cycle area, public playground at the fair green & the prom & the new Astro pitch are so widely spread apart that it makes it difficult for people to access. They are also closely located to busy roads and a river which is a safety risk with small children. Providing a similar amenity to Min Ryan Park in Wexford would offer a safe space for all age groups to utilize. 7. Access to medical care - Increasing the population means increasing demands on an already under resourced healthcare system. Access to GP care and hospital care is essential for all and needs to be addressed before increasing the population further. 8. Address current issues – It would be concerning to focus on increasing the population within a town that is already socially deprived. Perhaps working towards reducing that should be the main agenda before growth?
4	Linda Codd	See Sections 5.2 and 5.4 of the Chief Executive's Report.

		<p>This submission states that the plan to increase housing along Milehouse and Still roads in Enniscorthy is not supported by infrastructure and will increase the build-up of traffic in and out both roads daily. It states that this applies to all main roads in and out of Enniscorthy and that consideration should be given that for every zone of development on the hinterlands there should be provision for a supermarket, cafes, creche, green areas, GP surgery, playgrounds and schools similar to Australia zonal area or blocks of housing developments. The submission further requests that the road around Pettitts and the Duffry should be revised to a one-way system to accommodate the increased flow of traffic to these areas.</p>
5	Transport Infrastructure Ireland (TII)	See Section 4 of the Chief Executive's Report.
6	Paul Flood	See Sections 5.5 and 6.1 of the Chief Executive's Report.
7	Mairéad Kehoe	This is a letter requesting an extension of time for public consultation.
8	James & Margo Kehoe	This is a letter requesting an extension of time for public consultation.
9	Brock McClure	<p>See Sections 5.1 & 6.3 of the Chief Executive's Report.</p> <p>This submission argues that there are core issues in the approach taken by Wexford County Council in response to the 'NPF Implementation: Housing Growth Target Guidelines' published in July 2025 and states that the Variation, in its current form, does not fully realise the opportunity to provide a robust, spatially balanced deliverability-led and county-wide response to the Section 28 Guidelines.</p> <p>The submission requests that the Planning Authority:</p> <ol style="list-style-type: none"> 1. Review the housing yield allocations for the Core Strategy and ensure that the analysis is accurate and evidence based in accordance with the latest population growth and housing yield projections of the NPF and the NPF Implementation: Housing Growth Target Guidelines. 2. Identify and zone sufficient lands to deliver on housing projection forecasts and address the shortfall of residentially zoned land. 3. Allocate their client's land holding at Riverchapel, Courtown an appropriate residential zoning to delivery housing which can then come forward without any further policy obstruction.

The submission requests that immediate action be taken to release additional lands and to facilitate residential development on serviced lands, and that the reliance on only the towns of Enniscorthy and New Ross for the delivery of housing is not considered consistent with national policy or the urgent need to accelerate housing delivery.

The submission notes that while the Core Strategy tables have been amended to reflect the revised housing targets, the re-zoning response is confined to Enniscorthy and New Ross and does not extend to other settlements within the hierarchy. This selective approach, it argues, is not supported by any comparative capacity or deliverability assessment and lacks an adequate evidential basis. It argues that the Proposed Variation cannot be regarded as a fully justified or proportionate response to the NPF Implementation Guidelines, as it does not provide a coherent, evidence-based strategy for the activation of housing supply across the settlement hierarchy.

The submission notes that Proposed Variation No. 1 does not allocate any additional residentially zoned lands to Riverchapel-Courtown and argues that this represents a clear disconnect between up-to-date demographic evidence, housing occupancy rates and the spatial planning response set out in the Variation.

Over-Zoning and Deliverability Risks in Enniscorthy

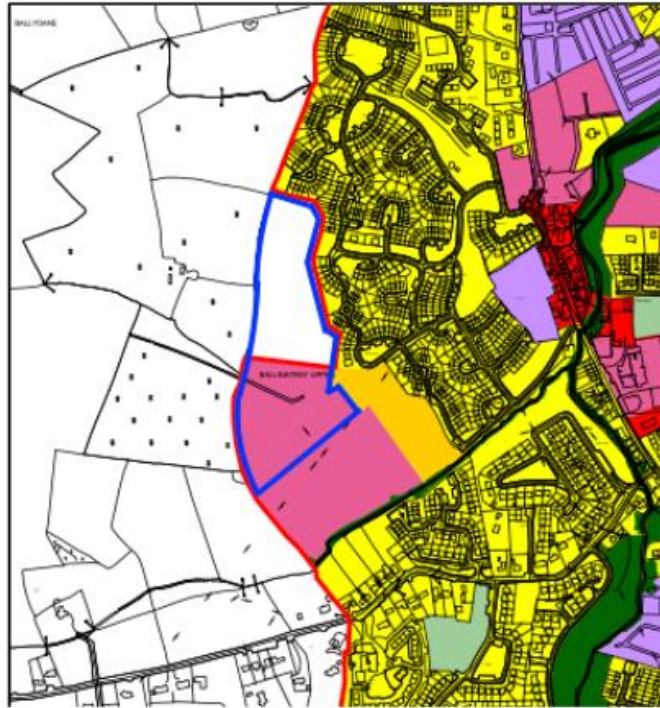
The submission notes that the Variation proposes approximately 255 hectares of residential zoning in Enniscorthy against a calculated requirement of 133 hectares for the period 2026–2034. It states that the inclusion of a large quantum of Tier 2 lands with substantial infrastructural delivery requirements within the residential land supply for the purposes of meeting short-to medium-term housing targets is not consistent with the intent of the NPF Implementation: Housing Growth Requirements Guidelines and NPO 101, which require the application of a tiered zoning methodology that prioritises serviced lands capable of immediate or early delivery. The submission further argues that the Development Plan, as varied, will not provide a sufficient supply of serviced and serviceable lands in the locations most capable of delivering housing in the short to medium term which undermines the credibility of the Core Strategy and exposes the Plan to a risk of under-delivery against national housing targets.

Rezoning Request

The submission requests that approx. 6.58 ha of land at Riverchapel, currently partially unzoned and zoned for Community and Education use, be brought within the development boundary of Riverchapel-Courtown and zoned New Residential. The submission provides information about the location and suitability of the lands,

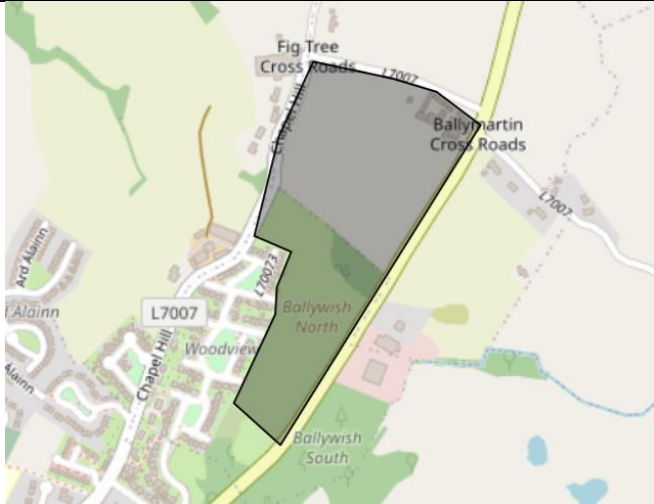
outlines the strategic policy context and further outlines details in relation to their client's track record in housing delivery. It is submitted that the subject site is serviceable and ideally placed and suited for immediate housing provision and is an obvious extension to the footprint of the Courtown and Riverchapel settlement LAP boundary. It further states that in regard to the existing Community and Education zoning there is no demand for such facilities at present and there are sufficient community facilities in this location.

The submission includes supporting architectural and engineering reports pertaining to the site. It also includes an assessment of existing zoned residential lands within the settlement and states that there is inadequate to meet the housing needs of the area. Its states that there are minimal of vacant properties for sale.



10	Colm Neville Construction	See Section 5.1 of the Chief Executive's Report.
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		Same content as Submission No. 2 (Neville Homes Ltd) above.
11	Marine Area Regulatory Authority (MARA)	See Section 4 of the Chief Executive's Report.
12	Health and Safety Authority (HSA)	See Section 4 of the Chief Executive's Report.
13	Samuel O'Rourke	<p>See Section 6.3 of the Chief Executive's Report.</p> <p>This submission refers to approx. 14ha. of land at Ballywish and Ballymartin in Castlebridge (see map below). Mr. O'Rourke requests that the settlement boundary be expanded to include these lands and that they are zoned 'Residential' or 'Mixed Use'. He states that developing these lands represents a logical, sequential extension of the existing built-up footprint of Castlebridge and that the frontage onto the R741 Gorey to Castlebridge Road allows for a high-quality "gateway" development as well as the potential for a relief road or improved pedestrian/cycle connectivity for the village. He considers that these lands are Tier 1 Serviced Land and the scale of the site would allow for a Master-planned approach providing the Council with an opportunity to secure not just housing, but vital community infrastructure such as a potential school site, public parkland (15%+), and creche facilities, which smaller infill sites cannot deliver. This would also support the National Planning Framework (NPF) goals of "Compact Growth" and the delivery of housing in sustainable "Level 3" service settlements like Castlebridge.</p>

			
14	Seamus Barron	See Section 6.2 of the Chief Executive’s Report.	
15	Office of Public Works (OPW)	See Section 4 of the Chief Executive’s Report.	
16	James Millar Developments Ltd.	<p>See Sections 5.1 & 6.3 of the Chief Executive’s Report.</p> <p>This submission argues that there are core issues in the approach taken by Wexford County Council in response to the ‘NPF Implementation: Housing Growth Target Guidelines’ published in July 2025 and states that the Variation, in its current form, does not fully realise the opportunity to provide a robust, deliverability-led and county-wide response to the Section 28 Guidelines.</p> <p>The submission requests that the Planning Authority:</p> <ol style="list-style-type: none"> 1. Review the housing yield allocations for the Core Strategy and ensure that the analysis is accurate and evidence based in accordance with the latest population growth and housing yield projections of the NPF and the NPF Implementation: Housing Growth Target Guidelines. 2. Identify and zone sufficient lands to deliver on housing projection forecasts and address the shortfall of residentially zoned land. 3. Allocate their client’s land holding at Borleigh, Court an appropriate residential zoning to meet further population growth and deliver housing which can then come forward without any further policy obstruction. 	

The submission requests that immediate action be taken to release additional lands and to facilitate residential development on serviced lands, and that the reliance on only the towns of Enniscorthy and New Ross for the delivery of housing is not considered consistent with national policy or the urgent need to accelerate housing delivery.

The submission notes that while the Core Strategy tables have been amended to reflect the revised housing targets, the re-zoning response is confined to Enniscorthy and New Ross and does not extend to other settlements within the hierarchy. This selective approach, it argues, is not supported by any comparative capacity or deliverability assessment and lacks an adequate evidential basis. It argues that the Proposed Variation cannot be regarded as a fully justified or proportionate response to the NPF Implementation Guidelines, as it does not provide a coherent, evidence-based strategy for the activation of housing supply across the settlement hierarchy.

Over-Zoning and Deliverability Risks in Enniscorthy

The submission notes that the Variation proposes approximately 255 hectares of residential zoning in Enniscorthy against a calculated requirement of 133 hectares for the period 2026–2034. It states that the inclusion of a large quantum of Tier 2 lands with substantial infrastructural delivery requirements within the residential land supply for the purposes of meeting short-to medium-term housing targets is not consistent with the intent of the NPF Implementation: Housing Growth Requirements Guidelines and NPO 101, which require the application of a tiered zoning methodology that prioritises serviced lands capable of immediate or early delivery. The submission further argues that the Development Plan, as varied, will not provide a sufficient supply of serviced and serviceable lands in the locations most capable of delivering housing in the short to medium term which undermines the credibility of the Core Strategy and exposes the Plan to a risk of under-delivery against national housing targets.

Quantum of Residential Land Identified for Gorey

The submission states that 45 hectares of residential zoned lands are available in Gorey which does not meet the target of 128 hectares in revised housing growth targets for the town. In compliance with Section 28 Guidelines, the 45 hectares of zoned lands with a shortfall of 83 hectares of lands, Gorey does not have an adequate supply of residential land to meet its Core Strategy allocation within the plan period

		<p>Rezoning Request</p> <p>The submission states that approx. 1.64 ha of land which makes of additional 49 housing units at Borleigh Court, is ready to be zoned for Residential use. As stated, this land is Tier 1 ready serviceable with existing infrastructure networks comprising water supply, wastewater management, surface water drainage, gas, and electricity available through adjoining developments. The development of this land would align with ministerial direction and the national housing delivery targets, without Wexford County Council immediately identifying new, appropriately located, serviceable, and immediately deliverable residential lands.</p> <p>The submission requests that lands located at Borleigh Court, Gorey, be rezoned from Open Space and Amenity to Residential to allow residential development on lands to come forward without any further policy obstruction. The submission provides detailed information about the location and suitability of the lands, outlines the strategic policy context and further outlines details in relation to their client's track record in housing delivery. It is submitted that the subject site is serviceable without environmental and heritage constrains and ideally placed and suited for immediate housing provision and is an obvious extension to the footprint of the Gorey settlement LAP boundary.</p>
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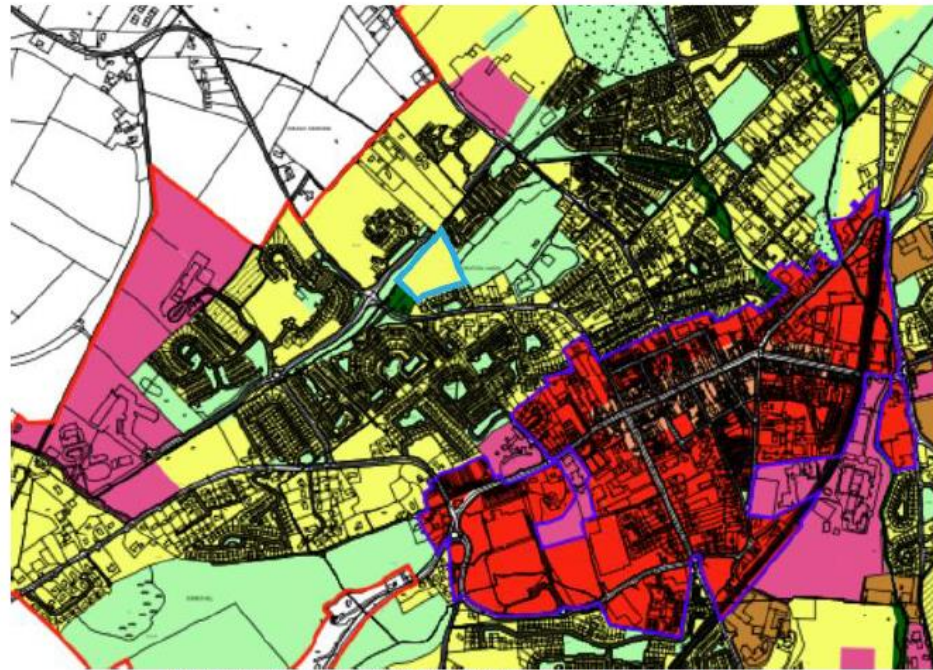


Figure 5 - Gorey LAP: Proposed Residential Zoning at Borleigh Court outlined in Blue

The submission includes supporting engineering report pertaining to the site. It also includes an assessment of existing zoned residential lands within the settlement and states that there is inadequate to meet the housing needs of the area.

17 Ciaran Quigley

See Section 5.1 of the Chief Executive's Report.

This submission welcomes the Proposed Variation as a positive step in aligning the CDP with the NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities (2025) and the revised housing delivery targets for County Wexford.

However, it notes that while Level 4 Large Villages continue to be allocated population growth under the Core Strategy, these villages generally do not benefit from settlement plans or land use zoning and therefore rely primarily on development management policies to facilitate the delivery of housing. The submission states it may

		<p>be beneficial for WCC to provide further clarity regarding Table 4-5 – Scale of Residential Development in Level 4 Large Villages, particularly in relation to how population allocations under the Core Strategy are intended to be delivered.</p> <p>It notes that while the guidance on scheme size is important in protecting village character and ensuring incremental growth, there may be circumstances where appropriately designed and serviced sites contiguous to existing village footprints could accommodate structured or phased residential development, particularly where:</p> <ul style="list-style-type: none"> • the settlement benefits from existing or feasible public water and wastewater infrastructure, • the site is within walking distance of social infrastructure such as schools, sports facilities and community services, and • the development would represent a compact and logical extension of the existing settlement. <p>In such circumstances, allowing development to be considered as part of a coordinated and comprehensively planned site may represent a more sustainable outcome than multiple smaller standalone schemes delivered over time, as it enables efficient infrastructure provision, improved placemaking and better integration with the existing settlement.</p> <p>The submission also notes the changes in CSO settlement boundaries between 2016 and 2022 and that the Proposed Variation references both the original and adjusted population figures. It is suggested that it may be appropriate that population calculations for Level 4 settlements utilise the adjusted 2022 CSO figures which correspond to the 2016 census boundaries, thereby avoiding artificial distortion arising from boundary amendments rather than actual demographic change.</p>
18	Michael & Mary Kehoe	See Section 6.1 of the Chief Executive’s Report.
19	Frank and Caroline Brownrigg	See Section 6.1 of the Chief Executive’s Report.
20	Environmental Protection Agency (EPA)	See Section 4 of the Chief Executive’s Report.
21	An Post	See Section 6.2 of the Chief Executive’s Report.
22	Bill Stedman	See Section 6.1 of the Chief Executive’s Report.

23	Mairéad Kehoe	See Section 6.1 of the Chief Executive's Report.
24	Shane O'Connor	See Section 6.1 of the Chief Executive's Report.
25	O'Loughlin Construction and Civil	<p>See Sections 5.1 & 6.3 of the Chief Executive's Report.</p> <p>This submission argues that there are core issues in the approach taken by Wexford County Council in response to the 'NPF Implementation: Housing Growth Target Guidelines' published in July 2025 and states that the Variation, in its current form, does not fully realise the opportunity to provide a robust, deliverability-led and county-wide response to the Section 28 Guidelines.</p> <p>The submission requests that the Planning Authority:</p> <ol style="list-style-type: none"> 1. Review the housing yield allocations for the Core Strategy and ensure that the analysis is accurate and evidence based in accordance with the latest population growth and housing yield projections of the NPF and the NPF Implementation: Housing Growth Target Guidelines. 2. Identify and zone sufficient lands to deliver on housing projection forecasts and address the shortfall of residentially zoned land. 3. Allocate their client's land holding at Ratheenagurren East, Gorey an appropriate residential zoning to meet further population growth and deliver housing which can then come forward without any further policy obstruction. <p>The submission requests that immediate action be taken to release additional lands and to facilitate residential development on serviced lands, and that the reliance on only the towns of Enniscorthy and New Ross for the delivery of housing is not considered consistent with national policy or the urgent need to accelerate housing delivery.</p> <p>The submission notes that while the Core Strategy tables have been amended to reflect the revised housing targets, the re-zoning response is confined to Enniscorthy and New Ross and does not extend to other settlements within the settlement hierarchy. This selective approach, it argues, is not supported by any comparative capacity or deliverability assessment and lacks an adequate evidential basis. It argues that the Proposed Variation cannot be regarded as a fully justified or proportionate response to the NPF Implementation</p>

Guidelines, as it does not provide a coherent, evidence-based strategy for the activation of housing supply across the settlement hierarchy.

Over-Zoning and Deliverability Risks in Enniscorthy

The submission notes that the Variation proposes approximately 255 hectares of residential zoning in Enniscorthy against a calculated requirement of 133 hectares for the period 2026–2034. It states that the inclusion of a large quantum of Tier 2 lands with substantial infrastructural delivery requirements within the residential land supply for the purposes of meeting short-to medium-term housing targets is not consistent with the intent of the NPF Implementation: Housing Growth Requirements Guidelines and NPO 101, which require the application of a tiered zoning methodology that prioritises serviced lands capable of immediate or early delivery. The submission further argues that the Development Plan, as varied, will not provide a sufficient supply of serviced and serviceable lands in the locations most capable of delivering housing in the short to medium term which undermines the credibility of the Core Strategy and exposes the Plan to a risk of under-delivery against national housing targets.

Quantum of Residential Land Identified for Gorey

The submission states that 45 hectares of residential zoned lands are available in Gorey which does not meet the target of 128 hectares in revised housing growth targets for the town. In compliance with Section 28 Guidelines, the 45 hectares of zoned lands with a shortfall of 83 hectares of lands, Gorey does not have an adequate supply of residential land to meet its Core Strategy allocation within the plan period.

Rezoning Request

The submission states that approx. 6.67 ha of land equating to 200 housing units at Ratheenagurren East, Gorey, is ready to be zoned for Residential use. As stated in the submission, this land is Tier 1 with existing infrastructure networks comprising water supply, wastewater management, surface water drainage, gas, and electricity available through adjoining developments. The development of this land would align with ministerial guidelines and the national housing delivery targets, without Wexford County Council immediately identifying new, appropriately located, serviceable, and immediately deliverable residential lands.

The submission requests that lands located at Ratheenagurren East, Gorey, be zoned Residential to allow residential development on lands to come forward without any further policy obstruction. The submission provides detailed information about the location and suitability of the lands, outlines the strategic policy context

and further outlines details in relation to their client’s track record in housing delivery. It is submitted that the subject site is serviceable without environmental and heritage constraints and ideally placed and suited for immediate housing provision and is an obvious extension to the footprint of the Gorey settlement LAP boundary.

It also includes an assessment of existing zoned residential lands within the settlement and states that there is inadequate to meet the housing needs of the area.

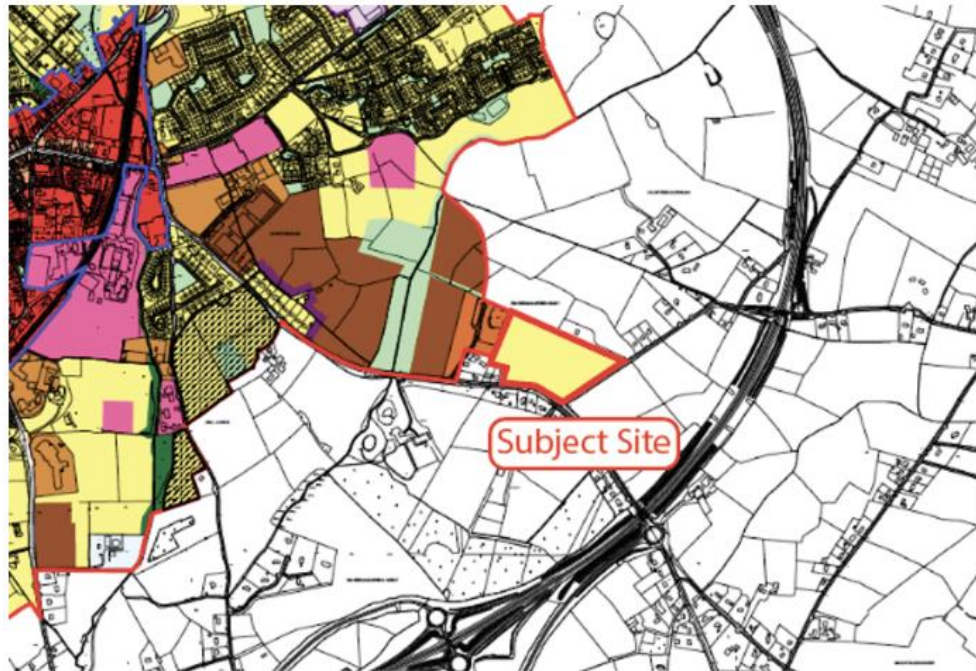


Figure 1 – Gorey LAP: Proposed Residential Zoning at Ratheenagurren East outlined in Red

26	Realmcrest Limited	See Section 6.1 of the Chief Executive’s Report.
27	Uisce Éireann	See Section 4 of the Chief Executive’s Report.
28	FDYS	See Section 5.4 of the Chief Executive’s Report.

		The submission from FDYS supports the plan for Turret Rocks, Enniscorthy and states that the proposed amenities will provide young people with better options and have the potential to offer more healthy and positive pursuits. It states that ensuring these new spaces are safe spaces for all must be considered a top priority. Therefore, FDYS suggest that more detailed consultation with Youth & Community Representatives and with young people in the community be a key component of any next steps.
29	Ger Boland	See Section 6.2 of the Chief Executive's Report.
30	Jonathan O'Connor	See Section 6.1 of the Chief Executive's Report.
31	Casey Enterprises	<p>See Sections 5.1 & 6.3 of the Chief Executive's Report.</p> <p>This submission argues that there are core issues in the approach taken by Wexford County Council in response to the 'NPF Implementation: Housing Growth Target Guidelines' published in July 2025 and states that the Variation, in its current form, does not fully realise the opportunity to provide a robust, deliverability-led and county-wide response to the Section 28 Guidelines.</p> <p>The submission requests that the Planning Authority:</p> <ol style="list-style-type: none"> 1. Review the housing yield allocations for the Core Strategy and ensure that the analysis is accurate and evidence based in accordance with the latest population growth and housing yield projections of the NPF and the NPF Implementation: Housing Growth Target Guidelines. 2. Identify and zone sufficient lands to deliver on housing projection forecasts and address the shortfall of residentially zoned land. 3. Allocate their client's land holding at Ballytegan, Gorey an appropriate residential zoning to meet further population growth and deliver housing which can then come forward without any further policy obstruction. <p>The submission requests that immediate action be taken to release additional lands and to facilitate residential development on serviced lands, and that the reliance on only the towns of Enniscorthy and New Ross for the delivery of housing is not considered consistent with national policy or the urgent need to accelerate housing delivery.</p> <p>The submission notes that while the Core Strategy tables have been amended to reflect the revised housing targets, the re-zoning response is confined to Enniscorthy and New Ross and does not extend to other settlements within the hierarchy. This selective approach, it argues, is not supported by any comparative capacity</p>

or deliverability assessment and lacks an adequate evidential basis. It argues that the Proposed Variation cannot be regarded as a fully justified or proportionate response to the NPF Implementation Guidelines, as it does not provide a coherent, evidence-based strategy for the activation of housing supply across the settlement hierarchy.

Over-Zoning and Deliverability Risks in Enniscorthy

The submission notes that the Variation proposes approximately 255 hectares of residential zoning in Enniscorthy against a calculated requirement of 133 hectares for the period 2026–2034. It states that the inclusion of a large quantum of Tier 2 lands with substantial infrastructural delivery requirements within the residential land supply for the purposes of meeting short-to medium-term housing targets is not consistent with the intent of the NPF Implementation: Housing Growth Requirements Guidelines and NPO 101, which require the application of a tiered zoning methodology that prioritises serviced lands capable of immediate or early delivery.

The submission further argues that the Development Plan, as varied, will not provide a sufficient supply of serviced and serviceable lands in the locations most capable of delivering housing in the short to medium term which undermines the credibility of the Core Strategy and exposes the Plan to a risk of under-delivery against national housing targets.

Quantum of Residential Land Identified for Gorey

The submission states that 45 hectares of residential zoned lands are available in Gorey which does not meet the target of 128 hectares in revised housing growth targets for the town. In compliance with Section 28 Guidelines, the 45 hectares of zoned lands with a shortfall of 83 hectares of lands, Gorey does not have an adequate supply of residential land to meet its Core Strategy allocation within the plan period.

Rezoning Request

The submission states that approx. 2.4 ha of land equating to 72 housing units at Ballytegan, Gorey, is ready to be zoned for Residential use. As stated, these lands are Tier 1 with existing infrastructure networks comprising water supply, wastewater management, surface water drainage, gas, and electricity available through adjoining developments. The development of these lands would align with ministerial guidelines and the national housing delivery targets, without Wexford County Council immediately identifying new, appropriately located, serviceable, and immediately deliverable residential lands.

The submission requests that the lands be rezoned from Open Space and Amenity to Residential to allow residential development on lands to come forward without any further policy obstruction. The submission provides detailed information about the location and suitability of the lands, outlines the strategic policy context and further outlines details in relation to their client's track record in housing delivery. It is submitted that the subject site is serviceable without environmental and heritage constraints and is ideally placed and suited for immediate housing provision and is an obvious extension to the footprint of the Gorey settlement LAP boundary.

The submission includes supporting hydrological assessment and hydraulic comparative analysis report pertaining to the site.

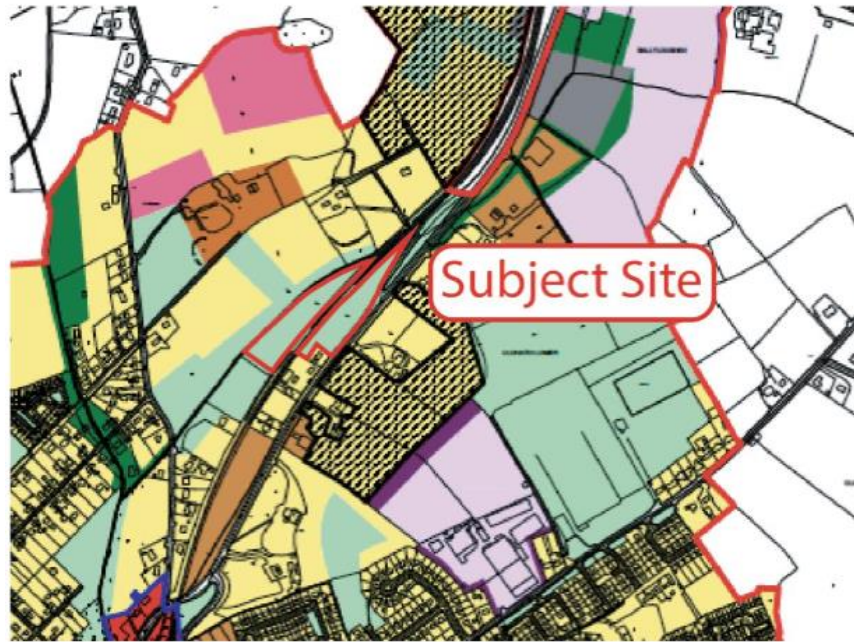


Figure 4 - Gorey LAP Zoning Extract with Site outlined in Blue

32 Garrydaniel Property Ltd.

See Sections 5.1 & 6.3 of the Chief Executive's Report.

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The submission requests that the Planning Authority:

1. Review the housing yield allocations for the Core Strategy and ensure that the analysis is accurate and evidence based in accordance with the latest population growth and housing yield projections of the NPF and the NPF Implementation: Housing Growth Target Guidelines.
2. Identify and zone sufficient lands to deliver on housing projection forecasts and address the shortfall of residentially zoned land.
3. Allocate their client's land holding at Clonatin Lower, Gorey from Commercial to Residential zoning to meet further population growth and deliver housing which can then come forward without any further policy obstruction.

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The submission notes that while the Core Strategy tables have been amended to reflect the revised housing targets, the re-zoning response is confined to Enniscorthy and New Ross and does not extend to other settlements within the hierarchy. This selective approach, it argues, is not supported by any comparative capacity or deliverability assessment and lacks an adequate evidential basis. It argues that the Proposed Variation cannot be regarded as a fully justified or proportionate response to the NPF Implementation Guidelines, as it does not provide a coherent, evidence-based strategy for the activation of housing supply across the settlement hierarchy.

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the intent of the NPF Implementation: Housing Growth Requirements Guidelines and NPO 101, which require the application of a tiered zoning methodology that prioritises serviced lands capable of immediate or early delivery. The submission further argues that the Development Plan, as varied, will not provide a sufficient supply of serviced and serviceable lands in the locations most capable of delivering housing in the short to medium term which undermines the credibility of the Core Strategy and exposes the Plan to a risk of under-delivery against national housing targets.

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The submission states that 45 hectares of residential zoned lands are available in Gorey which does not meet the target of 128 hectares in revised housing growth targets for the town. In compliance with Section 28 Guidelines, the 45 hectares of zoned lands with a shortfall of 83 hectares of lands, Gorey does not have an adequate supply of residential land to meet its Core Strategy allocation within the plan period.

Rezoning Request

The submission states that approx. 1.75 ha of land equating to 50 housing units at Clonatin, Gorey, is ready to be zoned for Residential use. As stated in the submission, this land is Tier 1 with existing infrastructure networks comprising water supply, wastewater management, surface water drainage, gas, and electricity available through adjoining developments. The development of this land would align with ministerial guidelines and the national housing delivery targets, without Wexford County Council immediately identifying new, appropriately located, serviceable, and immediately deliverable residential lands. The submission requests the lands be zoned from Commercial to Residential, to allow residential development on lands to come forward without any further policy obstruction. The submission provides detailed information about the location and suitability of the lands, outlines the strategic policy context and further outlines details in relation to their client's track record in housing delivery. It is submitted that the subject site is serviceable without environmental and heritage constraints and ideally placed and suited for immediate housing provision and is an obvious extension to the footprint of the Gorey settlement LAP boundary.

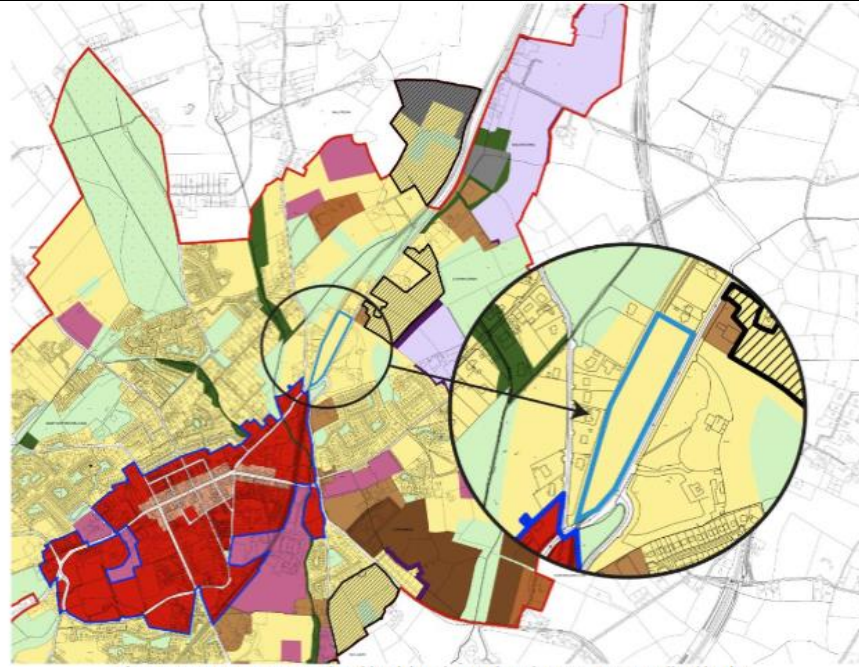


Figure 5 - Gorey LAMP - Proposed Residential Zoning at Clonatin Lower, Gorey outlined in Blue

33

Clarke Molloy Developments Ltd.

See Sections 5.1 & 6.3 of the Chief Executive's Report.

This submission argues that there are core issues in the approach taken by Wexford County Council in response to the 'NPF Implementation: Housing Growth Target Guidelines' published in July 2025 and states that the Variation, in its current form, does not fully realise the opportunity to provide a robust, deliverability-led and county-wide response to the Section 28 Guidelines.

The submission requests that the Planning Authority:

1. Review the housing yield allocations for the Core Strategy and ensure that the analysis is accurate and evidence based in accordance with the latest population growth and housing yield projections of the NPF and the NPF Implementation: Housing Growth Target Guidelines.
2. Identify and zone sufficient lands to deliver on housing projection forecasts and address the shortfall of residentially zoned land.

3. Allocate their client's land holding at Ballown or Ramsfort Park, Gorey an appropriate residential zoning to meet further population growth and deliver housing which can then come forward without any further policy obstruction.

The submission requests that immediate action be taken to release additional lands and to facilitate residential development on serviced lands, and that the reliance on only the towns of Enniscorthy and New Ross for the delivery of housing is not considered consistent with national policy or the urgent need to accelerate housing delivery.

The submission notes that while the Core Strategy tables have been amended to reflect the revised housing targets, the re-zoning response is confined to Enniscorthy and New Ross and does not extend to other settlements within the hierarchy. This selective approach, it argues, is not supported by any comparative capacity or deliverability assessment and lacks an adequate evidential basis. It argues that the Proposed Variation cannot be regarded as a fully justified or proportionate response to the NPF Implementation Guidelines, as it does not provide a coherent, evidence-based strategy for the activation of housing supply across the settlement hierarchy.

Over-Zoning and Deliverability Risks in Enniscorthy

The submission notes that the Variation proposes approximately 255 hectares of residential zoning in Enniscorthy against a calculated requirement of 133 hectares for the period 2026–2034. It states that the inclusion of a large quantum of Tier 2 lands with substantial infrastructural delivery requirements within the residential land supply for the purposes of meeting short-to medium-term housing targets is not consistent with the intent of the NPF Implementation: Housing Growth Requirements Guidelines and NPO 101, which require the application of a tiered zoning methodology that prioritises serviced lands capable of immediate or early delivery. The submission further argues that the Development Plan, as varied, will not provide a sufficient supply of serviced and serviceable lands in the locations most capable of delivering housing in the short to medium term which undermines the credibility of the Core Strategy and exposes the Plan to a risk of under-delivery against national housing targets.

Quantum of Residential Land Identified for Gorey

The submission states that 45 hectares of residential zoned lands are available in Gorey which does not meet the target of 128 hectares in revised housing growth targets for the town. In compliance with Section 28 Guidelines, the 45 hectares of zoned lands with a shortfall of 83 hectares of lands, Gorey does not have an

adequate supply of residential land to meet its Core Strategy allocation within the plan period. The submission also includes an evaluation of existing capacity of existing zoned residential lands within the settlement and states that there is inadequate capacity to meet the housing needs of the area.

Rezoning Request

The submission states that approx. 7.45 ha of land equating to 223 housing units at Ballown or Ramsfort Park, Gorey, is ready to be zoned for Residential use. As stated in the submission, this land is Tier 1 with existing infrastructure networks comprising water supply, wastewater management, surface water drainage, gas, and electricity available through adjoining developments. The development of this land would align with ministerial guidelines and the national housing delivery targets, without Wexford County Council immediately identifying new, appropriately located, serviceable, and immediately deliverable residential lands.

The submission requests the lands be zoned to Residential to allow residential development on lands to come forward without any further policy obstruction. The submission provides detailed information about the location and suitability of the lands, outlines the strategic policy context and further outlines details in relation to their client's track record in housing delivery. It is submitted that the subject site is serviceable without environmental and heritage constraints and ideally placed and suited for immediate housing provision and is an obvious extension to the footprint of the Gorey settlement LAP boundary.

The submission includes a Confirmation of Feasibility for the subject site and a desktop analysis of the existing residential zoned lands within the settlement of Gorey. The desktop analysis examined planning history (historically for each site), Landownership, Development Plan site objectives, Site-specific development constraints, Residential zoned land tax submissions, and Vacant Site Levy appeals. Following on from the Desktop Study, a Traffic Light categorisation system was applied to the assessment of all 'R' zoned lands within Gorey Town and its environs. The 'traffic light' colours of 'red', 'orange' and 'green' have been applied to the parcels of residential zoned land to demonstrate their 'readiness' for residential development / housing provision

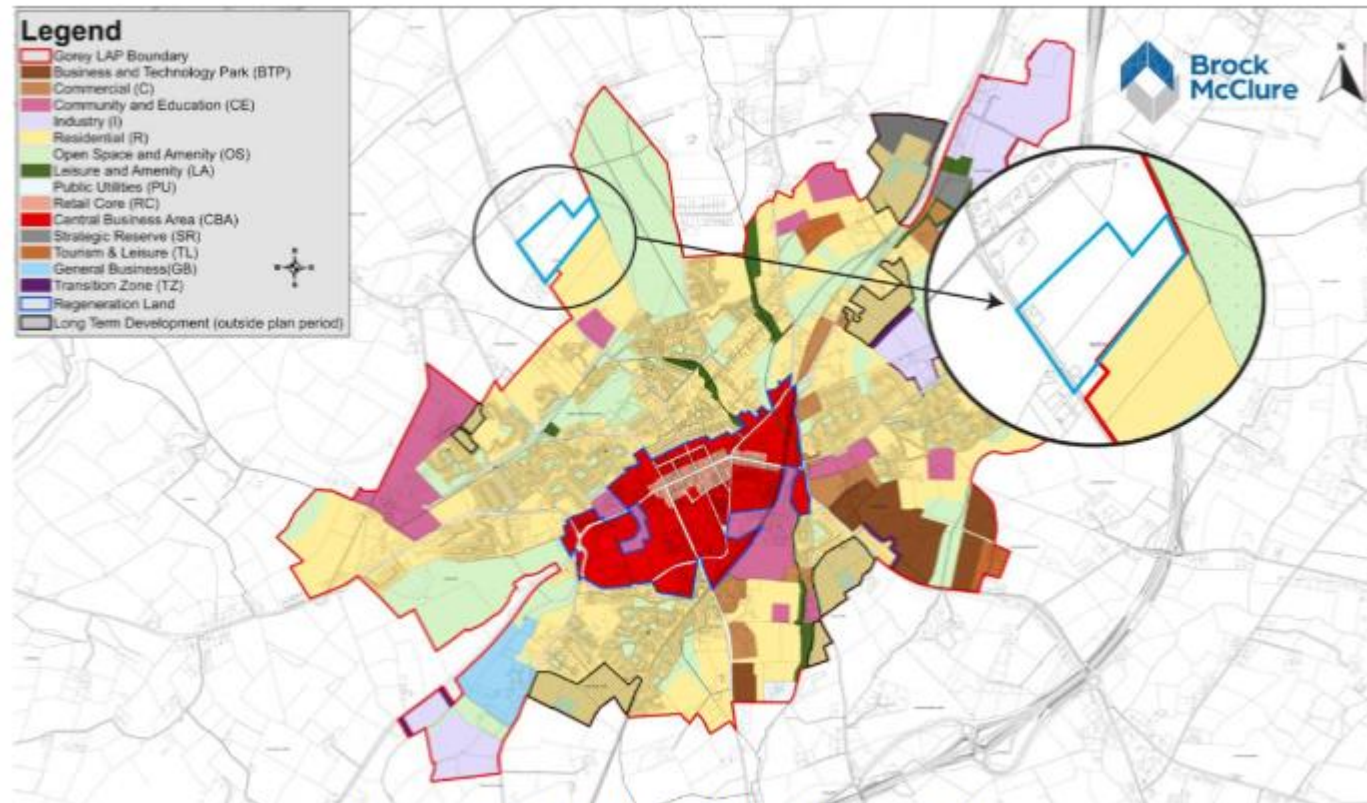
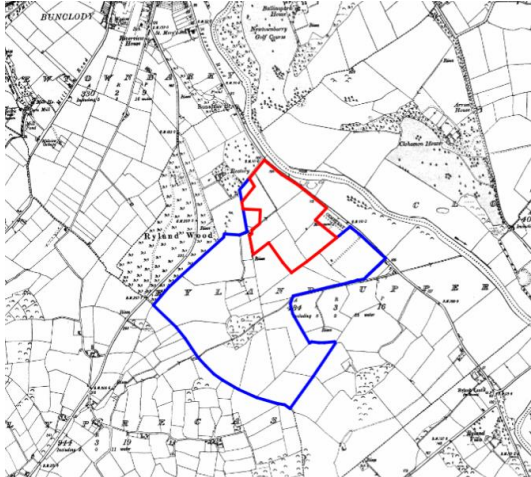


Figure 3 - Gorey LAP Zoning map and subject lands outlined in Blue

34	Nigel Clarke Developments Ltd.	See Section 6.1 of the Chief Executive's Report.
35	Horan Rainsford Architects	See Section 6.3 of the Chief Executive's Report. This submission is made by Horan Rainsford Architects on behalf of Mr. Geoffrey Chapman and relates to lands in Bunclody (see map below). It is stated that while the lands outlined in red are the most suitable for residential zoning, their client would be open to any of the lands outlined in blue for New Residential. The submission states

		<p>that the lands are within 1.1km of Bunclody town centre and less than 500 metres from the local supermarket and nearby shops and cafes, are served by public footpath and are close to Bunclody WWTP.</p> 
36	Iarnród Éireann / Irish Rail	See Section 4 of the Chief Executive's Report.
37	Neville Conroy	See Section 6.1 of the Chief Executive's Report.
38	George Hill	<p>See Section 5.1 of the Chief Executive's Report and Submission 2 above.</p> <p>This submission is from the Construction Industry Federation (CIF). The submission states that CIF welcomes the increased quantum of residential land, the application of 50% headroom, emphasis on aligning growth with infrastructure capacity and the recognition for interim zoning measures. However, it is requested that clarity, spatial certainty and practical implementation mechanisms are essential to ensure that the revised allocation can be delivered within the plan period.</p> <p>In relation to Wexford Town, CIF notes the intention to prepare an Urban Area Plan but states that, until that plan is adopted, there is uncertainty for development management and for the activation of lands required to deliver</p>

the revised allocation. They recommend that the Variation be amended to include the following to ensure that the revised allocation can be delivered without delay:

- An interim land use zoning map for Wexford Town
- Clear identification of lands capable of contributing to the revised housing allocation
- A transitional framework that aligns with the approach taken for other Key Towns

CIF supports the emphasis on compact growth and consolidation within the existing urban footprint but states that the Variation should provide:

- A balanced approach to brownfield, infill and greenfield lands
- Flexibility to activate lands where infrastructure capacity exists
- A clear framework for sequencing development
- Proportionate development managements requirements

It further states that compact growth must be implemented in a manner that is practical, viable and responsive to market conditions.

CIF welcomes the inclusion of infrastructure considerations in the Settlement Capacity Audit but states that clarity is required regarding the following to strengthen confidence in the Core Strategy and support investment decisions:

- The basis for wastewater capacity figures
- Whether existing headroom is included
- The extent to which programmed upgrades are factored into the Core Strategy
- Any phasing assumptions underpinning the revised allocations
- Important that ESB and other utilities' capacity align with the variation

CIF recommends that the variation clarify if the density assumption for Wexford Town and other urban areas in the Core Strategy is a strategic modelling parameter and not a prescriptive density. In this regard, they note that delivering the revised allocation will require higher densities in appropriate locations and flexibility in applying density ranges with proportionate development management standards and recognition of market realities and construction costs.

		<p>CIF recommends:</p> <ul style="list-style-type: none"> • Adoption of an interim zoning framework for Wexford Town • Clear guidance for development management during the transitional period • Annual monitoring of housing delivery and infrastructure progress • A mid-term review mechanism to adjust zoning of phasing if required.
39	Tom & Pat Redmond	<p>See Sections 5.1 & 6.3 of the Chief Executive's Report.</p> <p>This submission argues that there are core issues in the approach taken by Wexford County Council in response to the 'NPF Implementation: Housing Growth Target Guidelines' published in July 2025 and states that the Variation, in its current form, does not fully realise the opportunity to provide a robust, deliverability-led and county-wide response to the Section 28 Guidelines.</p> <p>The submission requests that the Planning Authority:</p> <ol style="list-style-type: none"> 1. Review the housing yield allocations for the Core Strategy and ensure that the analysis is accurate and evidence based in accordance with the latest population growth and housing yield projections of the NPF and the NPF Implementation: Housing Growth Target Guidelines. 2. Identify and zone sufficient lands to deliver on housing projection forecasts and address the shortfall of residentially zoned land. 3. Allocate their client's land holdings at Creagh, Millands and Ramstown, Gorey an appropriate residential zoning to meet further population growth and deliver housing which can then come forward without any further policy obstruction. <p>The submission requests that immediate action be taken to release additional lands and to facilitate residential development on serviced lands, and that the reliance on only the towns of Enniscorthy and New Ross for the delivery of housing is not considered consistent with national policy or the urgent need to accelerate housing delivery.</p> <p>The submission notes that while the Core Strategy tables have been amended to reflect the revised housing targets, the re-zoning response is confined to Enniscorthy and New Ross and does not extend to other settlements within the hierarchy. This selective approach, it argues, is not supported by any comparative capacity or deliverability assessment and lacks an adequate evidential basis. It argues that the Proposed Variation cannot</p>

be regarded as a fully justified or proportionate response to the NPF Implementation Guidelines, as it does not provide a coherent, evidence-based strategy for the activation of housing supply across the settlement hierarchy.

Over-Zoning and Deliverability Risks in Enniscorthy

The submission notes that the Variation proposes approximately 255 hectares of residential zoning in Enniscorthy against a calculated requirement of 133 hectares for the period 2026–2034. It states that the inclusion of a large quantum of Tier 2 lands with substantial infrastructural delivery requirements within the residential land supply for the purposes of meeting short-to medium-term housing targets is not consistent with the intent of the NPF Implementation: Housing Growth Requirements Guidelines and NPO 101, which require the application of a tiered zoning methodology that prioritises serviced lands capable of immediate or early delivery. The submission further argues that the Development Plan, as varied, will not provide a sufficient supply of serviced and serviceable lands in the locations most capable of delivering housing in the short to medium term which undermines the credibility of the Core Strategy and exposes the Plan to a risk of under-delivery against national housing targets.

Quantum of Residential Land Identified for Gorey

The submission states that 45 hectares of residential zoned lands are available in Gorey which does not meet the target of 128 hectares in revised housing growth targets for the town. In compliance with Section 28 Guidelines, the 45 hectares of zoned lands with a shortfall of 83 hectares of lands, Gorey does not have an adequate supply of residential land to meet its Core Strategy allocation within the plan period. It also includes an evaluation of existing capacity of existing zoned residential lands within the settlement and states that there is inadequate capacity to meet the housing needs of the area.

Rezoning Request

The submission refers to three parcels of land measuring approx. 23 ha at Creagh, 3.02 ha at Millands and 7.4 ha at Ramstown that are ready to be zoned for Residential use, which will create an additional 1,003 housing units. As stated, these lands are Tier 1 with existing infrastructure networks comprising water supply, wastewater management, surface water drainage, gas, and electricity available through adjoining developments. The development of this land would align with ministerial guidelines and the national housing delivery targets, without Wexford County Council immediately identifying new, appropriately located, serviceable, and immediately deliverable residential lands.

The submission requests that the lands located at Creagh, Milllands and Ramstown, Gorey be zoned to Residential to allow residential development on lands to come forward without any further policy obstruction. The submission provides detailed information about the location and suitability of the lands, outlines the strategic policy context and further outlines details in relation to their client's track record in housing delivery. It is submitted that the subject site is serviceable without environmental and heritage constraints and ideally placed and suited for immediate housing provision and is an obvious extension to the footprint of the Gorey settlement LAP boundary.

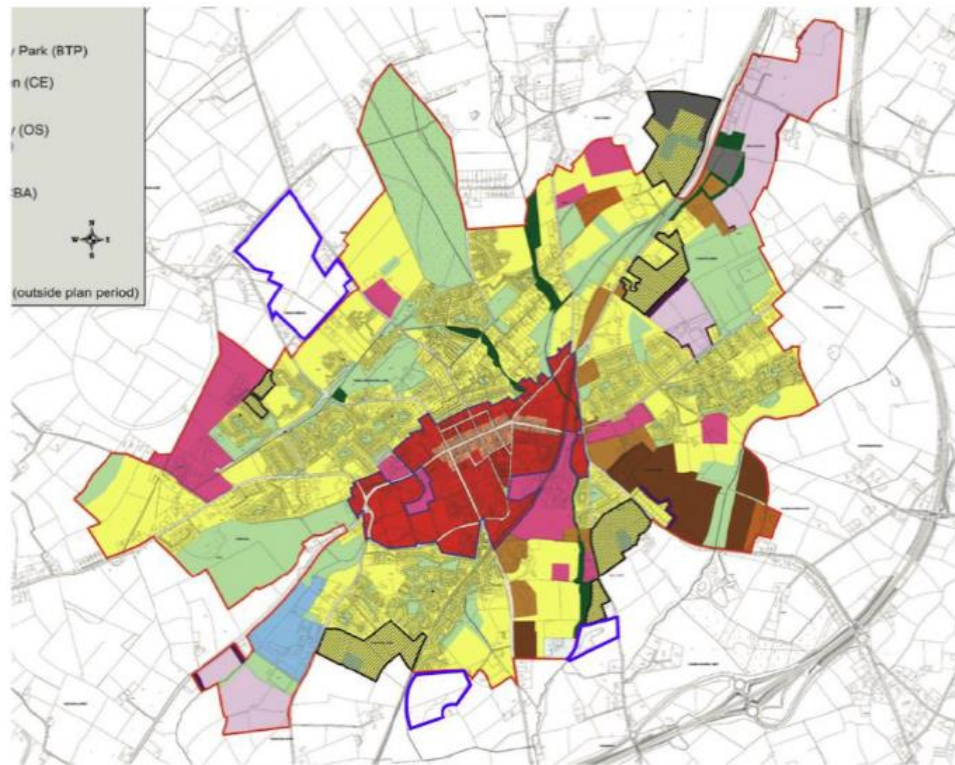


Figure 6 - Gorey LAP Zoning map and subject lands outlined in Blue

		It is also noted that this submission includes a desktop analysis of the existing residential zoned lands within the settlement of Gorey. The desktop analysis examined planning history (historically for each site), Landownership, Development Plan site objectives, Site-specific development constraints, Residential zoned land tax submissions, and Vacant Site Levy appeals. Following on from the Desktop Study, a Traffic Light categorisation system was applied to the assessment of all 'R' zoned lands within Gorey Town and its environs. The 'traffic light' colours of 'red', 'orange' and 'green' have been applied to the parcels of residential zoned land to demonstrate their 'readiness' for residential development / housing provision
40	Brigid Murphy	See Section 6.1 of the Chief Executive's Report.
41	Office of the Planning Regulator (OPR)	See Section 3 of the Chief Executive's Report.
42	Emma Hannigan	See Section 6.1 of the Chief Executive's Report.
43	James and Margo Kehoe	See Section 6.1 of the Chief Executive's Report.
44	PMC Bonding & Logistics Ltd.	See Section 6.1 of the Chief Executive's Report.
45	Department of Education and Youth	See Section 4 of the Chief Executive's Report.
46	Office Public Works	See Section 4 of the Chief Executive's Report.
47	Nonlah Developments	See Section 6.3 of the Chief Executive's Report. This submission relates to lands approx. 1.5 ha at Ballytegan Park, Gorey. This submission requests that the Planning Authority rezone their client's subject land at Ballytegan, Gorey (c.0.1ha) from leisure and amenity to new residential to deliver a limited number of housing units in Gorey.




Figure 3 Extract of permitted Site Layout Plan under Wexford County Council Reg Ref 2024/1267



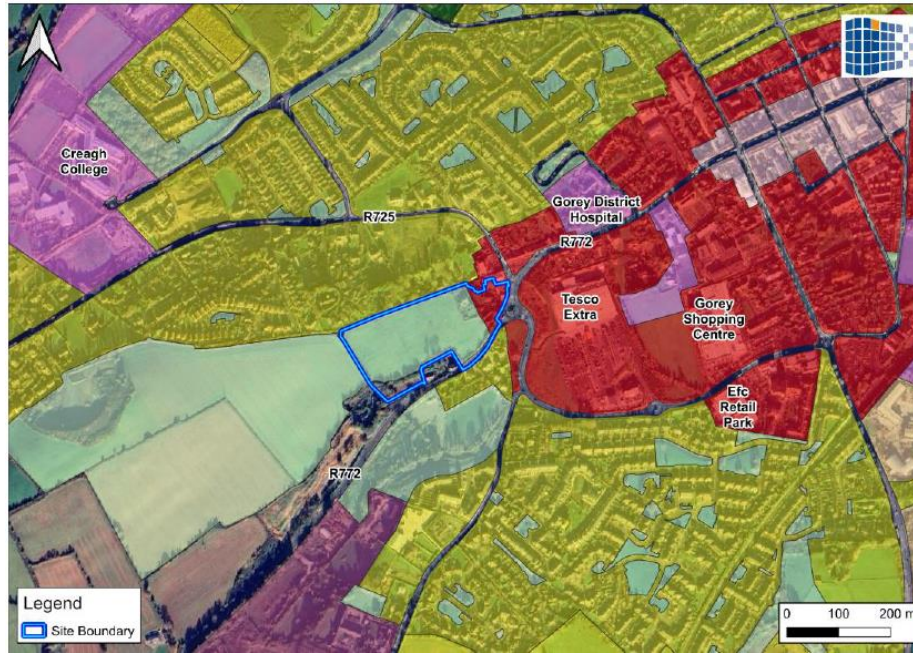
Figure 4 Previously Permitted Development (Reg Ref 2017/0576)

Rezoning Request

The submission requests that approx. 0.1 ha of land located at Ballytegan, Gorey be zoned to residential use to further 10 units where the landowner intends to make an application for a small residential development on same, completing the courtyard development permitted under Reg Ref. 2024/1267. In reference, Geoenvironmental have provided preliminary feedback by submission of a site-specific flood risk assessment layout on the proposed 10-unit development, informed by the 2024 Site Specific Flood Risk Assessment (SSFRA) undertaken for the site. It further states that the development of this land would align with ministerial guidelines and the national housing delivery targets, without Wexford County Council immediately identifying new, appropriately located, serviceable, and immediately deliverable residential lands.

		
48	Creedon Group Ltd.	See Section 6.1 of the Chief Executive's Report.
49	Nolan Transport	See Section 6.2 of the Chief Executive's Report.
50	Seamus Donohue	See Section 6.2 of the Chief Executive's Report.
51	Paula Galvin	<p>See Section 6.3 of the Chief Executive's Report.</p> <p>This submission relates to lands approx. 4 ha at Gorey Hill, Gorey and requests that the Planning Authority rezone their client's land holdings at Gorey Hill, Gorey from Central Business Area and Open Space to New Residential zoning to meet further population growth and deliver a limited number of housing units in Gorey.</p> <p>The submission provides information about the location and suitability of the lands, outlines the strategic policy context, national context, ministerial guidelines and further outlines details in relation to their client's track record in housing delivery. It is submitted that the subject site is serviceable without environmental constraints and</p>

ideally placed for immediate housing provision and is an obvious extension to the footprint of the Gorey settlement LAP boundary.



52 Wexford Local Development (WLD)

See Section 5.4 of the Chief Executive’s Report.

WLD welcomes the proposed new zoning of land for residential development in Enniscorthy and New Ross but notes the creation of neighbourhoods and communities must be the primary goal of the Council. The submission argues that rezoning decisions must be conditional upon the concurrent provision of adequate social and community infrastructure for both existing and future residents of both towns.

The submission refers to national and local policy which establishes that residential development must be aligned with community needs including:

- *Delivering Homes, Building Communities (2025)*
- *Sustainable Residential Development and Compact Settlements Guidelines (2024)*
- *Sustainable, Inclusive and Empowered Communities*

- *Wexford County Development Plan 2022-2028 - Chapter 15: Sustainable Communities and Social Infrastructure Strategy*
- *Section 10(2) of the Planning and Development Act 2000 (as amended)*
- *Wexford Local Economic and Community Plan 2024-2029*

The submission states that as both towns expand through new residential zoning, existing community infrastructure such as community centres, sports centres, childcare facilities, youth spaces, and multi-purpose community meeting spaces, will come under severe pressure. It notes that Enniscorthy already has the highest concentration of socio-economic disadvantage in Co. Wexford and New Ross Urban is also classified as disadvantaged. WLD, and other key stakeholders, including the Local Community Development Committee (LCDC), are actively working to address both the structural causes and the symptoms of marginalisation and poverty in these areas.

The submission states that new residential areas, particularly those on greenfield sites on the outskirts of these towns, risk becoming socially isolated communities if they are not physically and socially connected via adequate community infrastructure. Residents, especially younger families, ethnic minorities, older people and those at risk of poverty, require local amenities to foster a sense of belonging and to access essential services and family supports.

The submission includes a number of recommendations and requests for specific objectives, including:

1. **Infrastructure Audits Prior to Zoning** - A detailed audit of existing community facilities within a 10–15 minute walking radius should be conducted before any land is rezoned for residential use. This audit should identify deficits in both current and future capacity.
2. **Land Use Zoning for Community Purposes** - In tandem with rezoning for housing, the Council should identify and zone land for "Community Infrastructure" (Objective CO 1-5 as per Chapter 15) within or immediately adjacent to new development areas.
3. **Phased Delivery of Facilities** - Planning conditions attached to new developments must mandate the phased delivery of community facilities. The first phase of housing should not be occupied without a commensurate investment in on-site or nearby community spaces. A developer contributions scheme should be ring-fenced specifically for social infrastructure in the area where the development occurs, rather than being pooled county-wide.

		<p>4. Design Standards for "Placemaking" - New residential layouts must adhere to the design principles of the 2024 Guidelines. This includes designing streets and public realms that facilitate casual social interaction and providing public open spaces that are functional and well-maintained.</p> <p>5. Provisions for Enniscorthy and New Ross LAPs - As the Council prepares the new Local Area Plans for these towns, a specific chapter or objective should be included titled "Social Infrastructure Delivery Plan," which maps out exactly where and when new community centres and facilities will be built to serve the expanded population.</p>
53	Electricity Supply Board	See Section 4 of the Chief Executive's Report.
54	Kilkenny County Council	See Section 4 of the Chief Executive's Report.
55	National Transport Authority	See Section 4 of the Chief Executive's Report.
56	Michael & Mary Kehoe	This is a letter requesting an extension of time for public consultation.
57	Kathleen and Mervyn Minion	This is a letter requesting an extension of time for public consultation.
58	Denis Kavanagh	This is a letter requesting an extension of time for public consultation.
59	FSL	See Section 6.1 of the Chief Executive's Report.
60	Aidan Kavanagh	See Section 6.1 of the Chief Executive's Report.
61	Chris Kavanagh	See Section 6.1 of the Chief Executive's Report.
62	Niall Holohan	See Section 6.1 of the Chief Executive's Report.
63	Conor Shanley	<p>See Sections 5.1 & 6.3 of the Chief Executive's Report.</p> <p>This submission outlines there are issues in the approach identifying the available wastewater treatment capacity and in the population allocation for Rosslare Strand. It is stated the Combined Assessment carried out by RPS Group on behalf of Wexford County Council identified a theoretical headroom of 1541 PE while noting that the Variation states a more conservative figure of 774 PE. The submission highlights that the availability of</p>

		<p>wastewater treatment capacity exists to facilitate additional development within Rosslare Strand, yet no population allocation or growth framework is proposed for Rosslare Strand as part of this Variation.</p> <p>The submission also states that the National Planning Framework emphasises the efficient use of existing infrastructure and serviced land, cognisant of key policy principles:</p> <ul style="list-style-type: none"> • Consolidation and growth of existing settlements • Efficient utilisation of existing infrastructure investment • Delivery of housing and development in serviced locations <p>The submission states that in light of the above, it is requested the Planning Authority recognise the available wastewater treatment capacity serving Rosslare Strand and provide a clear allocation or growth framework for the settlement within the revised Core Strategy.</p> <p>The submission identifies that the lands identified in the submission at Rosslare Strand represent a strategically located opportunity to facilitate coordinated residential and tourism development in this settlement.</p>
64	Michael Malone and Sean Scully	See Section 6.2 of the Chief Executive’s Report.
65	Jana Construction	<p>See Section 5.1 of the Chief Executive’s Report.</p> <p>The submission welcomes the increased population capacity proposed in Variation No. 1, but highlights concern about policy consistency and clarity, particularly in relation to existing provisions of Chapter 4 and Table 4.5 of same of the Development Plan. The submission highlights the settlements of Castlebridge and Bridgetown.</p> <p>Regarding Castlebridge, the submission supports the recognition of additional population capacity but considers the proposed allocation to be modest when compared with other Level 3(a) settlements. It highlights strong housing demand, proximity to Wexford Town, regular public transport and additional wastewater treatment capacity. The submission emphasises the need for a Local Area Plan for Castlebridge, stating that its absence creates uncertainty regarding appropriate growth areas, infrastructure planning and settlement structure.</p> <p>The submission highlights that Bridgetown, although a designated Level 3(b) settlement performs a wider rural service role. The submission outlines that Bridgetown has additional physical and supporting infrastructure to</p>

		<p>accommodate additional growth. In light of this, the submission outlines that further consideration is warranted for Bridgetown in the context of population growth capacity, potentially to a greater extent than other settlements within the Level 3(b) category.</p> <p>Concerns are raised in the submission regarding the potential inconsistency between the revised Core Strategy and the provisions of Chapter 4 of the County Development Plan, particularly the percentage-based growth caps in Table 4.5. The submission notes that these caps have been cited in refusals and argues that retaining them without clarification risks undermining the purpose of the Variation. It requests the Planning Authority to amend or clarify Table 4.5 to ensure alignment with the updated Core Strategy, either by removing the caps or by confirming that they are indicative rather than prescriptive.</p> <p>The submission requests that, in preparing the Chief Executives Report on submissions received in relation to the proposed Variation, consideration be given to amending or clarifying the provisions of Chapter 4, including Table 4.5 so that the Development Plan presents a clear, consistent and interpretable strategy for settlement growth.</p>
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