



# Wexford County Development Plan 2022-2028

**Chief Executive's Report on the Submissions  
Received on Proposed Variation No. 1**

April 2026

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## Acronym Glossary

AA	Appropriate Assessment
ABP	An Bord Pleanála
ABTA	Area Based Transport Assessment
A-ISRR	All-Island Strategic Rail Review
CDP	County Development Plan
CFRAM	Catchment Flood Risk Assessment & Management Programme
CE	Chief Executive
CSO	Central Statistics Office
DHLGH	Department of Housing, Local Government & Heritage
DMURS	Design Manual for Urban Roads and Streets
DoEY	Department of Education and Youth
EPA	Environmental Protection Agency
ESB	Electricity Supply Board
FDYS	Ferns Diocesan Youth Service
FFL's	Finished Floor Levels
HSA	Health and Safety Authority
JT	Justification Test
KCC	Kilkenny County Council
LAWPRO	Local Authority Waters Programme
LTP	Local Transport Plan
MAC	Maritime Area Consent
MARA	Maritime Area Regulatory Authority
MASP	Metropolitan Area Strategic Plan
NBS	Nature Based Solutions
NDP	National Development Plan
NIFTI	National Investment Framework for Transport in Ireland
NIR	Naura Impact Report
NPF	National Planning Framework
NPO	National Policy Objective
NRA	National Roads Authority
NSO	National Strategic Outcome

NTA	National Transport Authority
OPR	Office of the Planning Regulator
OPW	Office of Public Works
PPP	Public Private Partnership
PMA	Proposed Material Alteration
RPO	Regional Policy Objective
RPS	Record of Protected Structures
RSES	Regional Spatial and Economic Strategy for the Southern Region
RZLT	Residential Zoned Land Tax
SCA	Settlement Capacity Audit
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SSFRA	Site Specific Flood Risk Assessment
SLA	Serviced Lands Assessment
SuDS	Sustainable Drainage Systems
TII	Transport Infrastructure Ireland
UAP	Urban Area Plan
UÉ	Uisce Éireann
UWWTD	Urban Wastewater Treatment Directive
WCC	Wexford County Council
WLD	Wexford Local Development
WWTP	Wastewater Treatment Plant

## 1.0 Introduction

Proposed Variation No. 1 of the Wexford County Development Plan 2022-2028 was placed on public display from 11<sup>th</sup> February 2026 to 12<sup>th</sup> March 2026 inclusive.

The Proposed Variation comprises:

- Revisions to the Core Strategy to align with the National Planning Framework (NPF) Implementation: Housing Growth Requirements Guidelines for Planning Authorities (2025);
- Introduction of interim Land Use Zoning and Objectives for Enniscorthy Town;
- Introduction of interim Land Use Zoning and Objectives for New Ross Town;
- Additional objectives with regard to the control of developments to which the SEVESO III Directive applies.

The Proposed Variation is accompanied by a number of reports including a Strategic Environmental Assessment (SEA) Environmental Report, a Natura Impact Report (NIR); and a Strategic Flood Risk Assessment (SFRA).

This Report relates to the issues raised in the submissions received following the publication of the Proposed Variation No. 1 of the Wexford County Development Plan 2022-2028 and the associated documents. The Report is being furnished to the Elected Members of Wexford County Council for their consideration.

## 1.1 Legislative Requirements

In accordance with Section 58(11) of the Planning and Development Act 2024 the Chief Executive (CE) is required to prepare a report on the submissions received and submit the report to the Elected Members for their consideration. The Report must include the following information:

- (i) list the persons who made submissions,
- (ii) provide a summary of any -
  - (I) recommendations and submissions made by the Minister,
  - (II) recommendations and submissions made by the Office of the Planning Regulator (OPR),
  - (III) submissions made by the Regional Assembly and the National Transport Authority (NTA), and
  - (IV) submissions made by any other persons in relation to the proposed variation (and the report may, for this purpose, group and summarise the issues raised in different submissions on a thematic basis),
- (iii) give the response of the Chief Executive to the issues raised in the submissions, taking account of the proper planning and sustainable development of the area, the statutory obligations of the planning authority

- and any relevant policies or objectives for the time being of the Government or of any Minister of the Government,
- (iv) set out the recommendations of the Chief Executive as to how any recommendations made by the Minister and the Office of the Planning Regulator in any submissions made by them should be dealt with, and
  - (v) where required, include the assessment of the Chief Executive of the proposed variation for the purposes of strategic environmental assessment or appropriate assessment (AA), taking into account the submissions received under this section.

## 1.2 Public Consultation

Proposed Variation No. 1 of the Wexford County Development Plan (CDP) 2022-2028 and the accompanying documents were placed on public display from Wednesday 11<sup>th</sup> February 2026 to Thursday 12<sup>th</sup> March 2026 inclusive. The documents were displayed at the offices of the Planning Department at County Hall, Carricklawn, Wexford, at the offices of the Municipal Districts of Enniscorthy and New Ross, and on the County Council's dedicated online public consultation portal at: [Home | Wexford County Council Online Consultation Portal](#)

The Notice was published in the local newspaper, Wexford People, and on the Council's website on 11<sup>th</sup> February 2026. The notice was also circulated to Prescribed Authorities and other relevant infrastructure providers and stakeholders inviting submissions during the four-week consultation period.

Public consultation events were held in New Ross on 24<sup>th</sup> February and in Enniscorthy on 26<sup>th</sup> February. The consultation events were in the form of a drop-in evening where members of the public could view the Proposed Variation and speak with staff from the Forward Planning Team.

A total of 64 submissions were received during the consultation period.

## 1.3 Reading the Variation

This document shall be read in conjunction with Proposed Variation No.1 (<https://consult.wexfordcoco.ie/en/consultation/proposed-variation-no-1-wexford-county-development-plan-2022-2028>) and the Wexford County Development Plan 2022-2028. Where the Chief Executive recommends an amendment to either document the amendment (identified with a PMA Number) is included at the end of the relevant submission or section (a consolidated version is also at the end of the document). The relevant page number has been given where the proposed amendment is an amendment to the CDP. For amendments to the Proposed Variation, the section number and page number are given. Associated map changes are identified on the maps contained at the rear of the document.

Where changes are proposed to the text, existing text remains in black, the Chief Executive's recommended deletions to the Proposed Variation No. 1 are shown in ~~strikethrough red~~ and recommended new text is shown in green.

## 1.4 Layout of Report

The Chief Executive's Report is set out, as follows:

- Section 1: Introduction to the Chief Executive Report (this section)
- Section 2: List of persons or bodies who made submissions or observations
- Section 3: Recommendation and Submissions from the Office of the Planning Regulator
- Section 4: Submissions from the National Transport Authority (NTA) and other Prescribed Authorities and Public Bodies
- Section 5: Submissions from Other Persons or Bodies Grouped by Theme
- Section 6: Submissions from landowners relating to requests for re-zoning of land, land use zoning objectives and specific objectives maps
- Section 7: Composite List of Chief Executive's Recommended Material Alterations to the Proposed Variation
- Section 8: Assessment of the Chief Executive of the Proposed Variation for the purposes of Strategic Environmental Assessment and Appropriate Assessment having regard to the submissions received

Appendix A: Strategic Flood Risk Assessment (including Proposed Material Alterations)

Appendix B: Summary of Individual Submissions Received

Appendix C: Screening Report for SEA and Determination

Appendix D: Screening Report for AA and Determination

## 1.5 Next Steps

Following consideration of the Chief Executive's Report and the Proposed Variation, the Elected Members may, by resolution, make the Variation or a modified version of the proposed variation. Where the Elected Members make a modified version and the modification constitutes a material alteration to the proposed variation, a further public consultation period will ensue.

## 2.0 List of Persons/Bodies Who Made a Submission

During the public consultation period a total of 64 submissions were received. The list of persons, prescribed bodies, groups and stakeholders who made valid submissions are listed in Table 1.

**Table 1 List of Persons/Bodies who made a Submission**

Ref.	Author
WXF-C324-2	Neville Homes Ltd
WXF-C324-3	Jane Mythen
WXF-C324-4	Linda Codd
WXF-C324-5	Transport Infrastructure Ireland
WXF-C324-6	Paul Flood
WXF-C324-7	Mairéad Kehoe
WXF-C324-8	James & Margo Kehoe
WXF-C324-9	Brock McClure
WXF-C324-10	Colm Neville Construction
WXF-C324-11	The Maritime Area Regulatory Authority
WXF-C324-12	Health and Safety Authority
WXF-C324-13	Samuel O Rourke
WXF-C324-14	Seamus Barron
WXF-C324-15	Office of Public Works
WXF-C324-16	James Millar Developments Ltd.
WXF-C324-17	Ciaran Quigley
WXF-C324-18	Michael & Mary Kehoe
WXF-C324-19	Frank and Caroline Brownrigg
WXF-C324-20	EPA
WXF-C324-21	An Post
WXF-C324-22	Bill Stedman
WXF-C324-23	Mairead Kehoe
WXF-C324-24	Shane O Connor
WXF-C324-25	O'Loughlin Construction and Civil
WXF-C324-26	Realmcrest Limited
WXF-C324-27	Uisce Éireann
WXF-C324-28	FDYS
WXF-C324-29	Ger Boland
WXF-C324-30	Jonathon O Connor
WXF-C324-31	Casey Enterprises
WXF-C324-32	Garrydaniel Property Ltd.
WXF-C324-33	Clarke Molloy Developments Ltd.

<b>WXF-C324-34</b>	Nigel Clarke Developments Ltd.
<b>WXF-C324-35</b>	Horan Rainsford Architects
<b>WXF-C324-36</b>	Iarnród Éireann / Irish Rail
<b>WXF-C324-37</b>	Neville Conroy
<b>WXF-C324-38</b>	George Gill
<b>WXF-C324-39</b>	Tom & Pat Redmond
<b>WXF-C324-40</b>	Brigid Murphy
<b>WXF-C324-41</b>	Office of the Planning Regulator
<b>WXF-C324-42</b>	Emma Hannigan
<b>WXF-C324-43</b>	James & Margo Kehoe
<b>WXF-C324-44</b>	PMC Bonding & Logistics Ltd
<b>WXF-C324-45</b>	Department of Education and Youth
<b>WXF-C324-46</b>	Office Public Works
<b>WXF-C324-47</b>	Nonlah Developments
<b>WXF-C324-48</b>	Creedon Group Limited
<b>WXF-C324-49</b>	Nolan Transport
<b>WXF-C324-50</b>	Robert and Mary Quinn
<b>WXF-C324-51</b>	Paula Galvin
<b>WXF-C324-52</b>	Wexford Local Development
<b>WXF-C324-53</b>	Electricity Supply Board
<b>WXF-C324-54</b>	Kilkenny County Council
<b>WXF-C324-55</b>	National Transport Authority
<b>WXF-C324-56</b>	Michael & Mary Kehoe
<b>WXF-C324-57</b>	Kathleen and Mervyn Minion
<b>WXF-C324-58</b>	Denis Kavanagh
<b>WXF-C324-59</b>	FSL Ltd.
<b>WXF-C324-60</b>	Aidan Kavanagh
<b>WXF-C324-61</b>	Chris Kavanagh
<b>WXF-C324-62</b>	Niall Holohan
<b>WXF-C324-63</b>	Conor Shanley
<b>WXF-C324-64</b>	Michael Malone and Sean Scully
<b>WXF-C324-65</b>	Jana Construction Ltd

### 3.0 Recommendation and Submission from the Office of the Planning Regulator (Submission No. 41)

In accordance with Section 58(11)(c)(ii) of the Planning and Development Act 2024, the recommendations and submissions made by the Office of the Planning Regulator (OPR) are detailed in this section of the report. The Chief Executive's response in relation to the issues raised by the OPR and recommendations in relation to the Proposed Variation are also detailed below.

#### **Issue Raised**

##### **Role of the OPR**

The submission acknowledges the proposed Variation and outlines the OPR's role in the assessment of statutory plans. It notes that *recommendations* issued by the OPR further to Section 58(9) of the Act relate to clear breaches of the relevant legislative provisions, of the national or regional policy framework and/or of the policy of Government. Planning authorities are requested to implement or address any recommendation(s) made to ensure consistency with the relevant policy and legislative provisions.

*Observations* issued by the OPR pursuant to Section 546 of the Act may take the form of a request for further information or justification on a particular matter, or clarification regarding particular provisions of a plan on issues that are considered necessary to ensure alignment with policy and legislative provisions. Planning authorities are requested by the OPR to action an observation.

##### **Chief Executive's Response**

The comments of the OPR are noted and welcomed.

##### **Chief Executive's Recommendation**

No amendment required.

#### **Issue Raised**

##### **Overview**

The OPR welcomes the proposed variation and in particular the land use zoning for Enniscorthy and New Ross where plans had expired. Noting that Enniscorthy has benefitted from significant infrastructural investment recently and that it is an emerging Key Town with a Local Transport Plan (LTP) in development. The OPR looks forward to the inclusion of the key measures from the LTP in the CDP as soon as the separate LTP process is complete.

The OPR is supportive of the objectives with regard to flood defence works in Enniscorthy but notes that no consultation was carried out with OPW prior to the proposed variation and that has resulted in a significant number of issues which must now be addressed.

The OPR note that an extensive quantum of land is proposed to be zoned for General Industrial use to the north of Enniscorthy before a supporting evidence-base to justify same has been put forward. The OPR states that planning authorities would usually engage in consultations with UÉ, TII, NTA, as well as Enterprise Ireland, the Industrial Development Agency and the enterprise sector before bringing forward such extensive zonings and that this would appear to not have taken place. It is considered that it is pre-emptive pending the development of an employment lands strategy as part of the forthcoming review of the CDP.

### **Chief Executive's Response**

The comments of the OPR with regard to the development of land use zoning plans for Enniscorthy and New Ross are welcomed.

With respect to the comments on the Draft LTP, please see response to Recommendation 4 below.

With respect to flooding, preliminary consultations with the OPW took place with regard to New Ross Town, however it was decided to carry out further consultation through the statutory consultation process in order to expediate the Proposed Variation in line with the Ministerial Letters received which emphasised the importance of proceeding with the Variation with urgency having regard to the national housing crisis. Further consultations with the OPW have now taken place. See also response to Recommendation 3 below.

With respect to the General Industry land use zoning, please see response to Recommendation 2 below.

### **Issue Raised**

#### **Residential**

The OPR notes that in order to zone sufficient land for residential development to meet the housing growth requirements for Enniscorthy to 2034, it is necessary to zone 132 ha of land. However, the Planning Authority proposes to zone 255 ha of land, almost double what is considered necessary without a clear rationale. It is stated that the proposed residential lands will serve Enniscorthy to the end of 2034 and far beyond.

Attention is drawn to Section 3.1 of the Housing Growth Guidelines which states that there should be 'a particular focus on the likelihood that the lands identified for residential development within the plan will come forward for development within the remaining period of the plan'. This is also reflected in Section 6.2 of the Development Plans, Guidelines for Planning Authorities (2022) which states that when zoning lands for residential purposes, sites should be identified 'with realistic capacity for development during the plan period, including infrastructural requirements and housing yield potential'.

Notwithstanding the above, the OPR considers that where lands are serviced or serviceable and were previously zoned, such zonings are acceptable at this time but should be revisited again as part of the imminent review of the County Development Plan and in the wider county context.

Having regard to the extent of New Residential zonings proposed and the need to progress significant housing delivery in the interim, the inclusion of further Long-Term Development sites as indicated on the Enniscorthy Land Use Zoning map (No. 6) and the Enniscorthy Objectives map (No. 7) has not been justified by reference to the Housing Growth Guidelines above.

Furthermore, the retention of such long-term development sites, which are outside the Central Statistics Office (CSO) boundary but are within the development plan settlement boundary, would also lead to an undesirable and unsustainable pattern of development and would be likely to pose difficulties in relation to servicing in a coherent manner.

Attention is also drawn to the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities which state that net site area would generally be between 65 and 80 percent (approximately) of the gross area. It is noted that while a 75% net density has been attributed to Enniscorthy which is satisfactory, 65% has been attributed to New Ross as a Large Town when a higher percentage would be expected. The OPR does not expect any changes to the quantum of proposed zoning arriving from a higher net density as it is considered that the proposed lands can reasonably deliver additional housing yield.

#### **OPR Recommendation 1 -**

Having regard to the need for compact growth, sequential and sustainable development, and in particular to:

- NPO 9 of the NPF (compact growth);
- NPO 43 of the NPF (prioritising homes in sustainable locations);
- Section 3.1 of the NPF Implementation: Housing Growth Requirements (2025) (delivery of residential development);
- Section 3.2.1 of the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) (Compact Settlements Guidelines) (net densities); and
- Section 6.2 of the Development Plans, Guidelines for Planning Authorities (2022) (delivery of residential development),

the Planning Authority is recommended to:

- (i) reduce the settlement boundary so that the following lands are omitted from map No. 6 (Land Use Zoning) and map No. 7 (Objectives Map) for Enniscorthy; a) lands to the northwest of Enniscorthy that have no

- associated land use zonings; and b) all lands identified as Long Term Development; and
- (ii) attribute a higher net density for New Ross to reflect its Level 2 Large Town designation in the core strategy while taking due account of section 3.2.1 of the Compact Settlements Guidelines.

### **Chief Executive's Response**

The comments of the Office are noted. In recognition of the housing emergency, the Planning Authority were conscious that it was necessary to include a wide choice of serviced and serviceable zoned lands to ensure that land is brought forward and housing can be delivered immediately. All lands proposed for zoning for residential use have been assessed in terms of available services and where appropriate the services that they will require have been identified and objectives included to ensure that the required infrastructure is delivered in tandem with development.

The Planning Authority has also considered whether the lands were previously zoned and the majority of lands which are proposed for zoning were previously zoned. The CE welcomes the OPR's statement that where lands are serviced or serviceable and were previously zoned, such zonings are acceptable at this time but should be revisited again as part of the imminent review of the County Development Plan and in the wider county context and undertakes to revisit land use zoning in Enniscorthy as part of that process. In this regard, it is noted that the lands to the east of the town at Clonhaston and the north-east at Blackstoops were previously zoned primarily for New Residential/Medium Low density and Mixed Use respectively and as such it is considered appropriate to retain these lands as zoned for 'Long-term Development'.

With respect to the lands to the north-west of the town at Moyne Middle and Upper/Greenville/Ballyorrl/Killegan, the west of the town at Forgelands or Fairfields and the south-east of the town at Brownswood, the intention of zoning these lands for Long-term development<sup>1</sup> was to protect them from inappropriate development which might prejudice the delivery of specific strategic infrastructure and ensure the coordinated and consolidated development of the area over the longer term. However, having regard to the remaining duration of the CDP, there is no objection to contracting the plan at Moyne Middle/Enniscorthy Rural and Moyne Upper/Greenville/Ballyorrl/Killegan and Brownswood and removing these land use zonings from the plan area. It will be necessary to also remove the associated objectives from Map No.7 to reflect the revised plan boundary, however it is proposed to include arrows at the Lyre and The Moyne to indicate that it is a long-

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<sup>1</sup> The OPR refer to lands to the north as having no land-use associated with them, however it should be noted that these lands were also proposed to be zoned for a Long-term Development.

term intention that road infrastructure will connect from this general area. With respect to the lands at Forgelands or Fairfields and a portion of the lands at Moyne Middle/Enniscorthy Rural it is proposed to retain these lands within the plan boundary zoned for Long-term development in order to deliver important infrastructure with the former containing objectives for roads upgrades, footpaths and lighting and the latter important for the delivery an arterial route (with associate active travel and public transport infrastructure) that is the subject of a live funding application.

The OPR's comments with regard to increasing the net density in New Ross from 65% net density to 75% net density is noted and the Core Strategy has been amended accordingly. There are a number of other changes that have been required to the Core Strategy Table (listed below at PMA 4). This has also had consequent changes to Table 1 Settlement Capacity Audit in Appendix 1 which are listed at PMA 5.

## **Issues Raised**

### **Employment**

The OPR note that a significant element of the proposed variation is to zone an extensive area of lands (c.211 ha) for General Industry use stretching 3km from the edge of Enniscorthy northwards towards the N30/N80. It is stated that on the one hand these lands occupy a strategic location in the County and could accommodate development at scale to support a self-sustaining economic progress for County Wexford. On the other hand, given the scale of development there is a need to consider i) the off-site infrastructural requirements and ii) having regard to Section 6.2.5 of the Development Plan Guidelines, the evidence base required to underpin the zoning for employment purposes.

The OPR consider that the development of the lands could be carefully managed by an objective to ensure that any development would be subject to a detailed masterplan, which would take account of and support the emerging Local Transport Plan. The Masterplan would be informed by an evidence-based employment strategy which will be prepared as part of the forthcoming review of the CDP. The planning authority is advised to liaise with the relevant enterprise and infrastructure providers in developing the strategy and in optimising the positioning of the lands in Enniscorthy in that context. Reference is made to the OPR Practice note titled Planning for Employment Growth – The Development Plan and Employment Lands which can assist planning authorities in assessing employment lands.

Reference is also made to the fact that while the majority of lands front onto the R722, the N30, N80 and M11 are all located in close proximity to the lands and the planning authority should address the Spatial Planning and National Roads Guidelines for Planning Authorities (2012) which states that:

*planning authorities must exercise particular care in their assessment of development/local area plan proposals relating to the development objectives and/ or zoning of locations at or close to interchanges where such development could generate significant additional traffic with potential to impact on the national road.*

## **OPR Recommendation 2 - Employment**

Having regard to the location, extent and serviceability of the proposed lands for General Industry to the north of Enniscorthy and in particular to

- NPO 19 of the NPF (the identification of locations for strategic employment);
- NPO 93 of the NPF (integration of land-use and spatial planning to support active and sustainable transport modes);
- NPO 103 of the NPF (serviceability of lands within the life of the Plan);
- RPO 151 (a), (c) and (d) of the RSES (integration of land use and transport);
- RPO 154 of the RSES (integration of transport and land use planning);
- RPO 62b of the RSES (employment and accessibility);
- RPO 163a of the RSES (effective integration of land-use and transport planning);
- Objective ED06 of the Wexford County Development Plan 2022-2028 (County Development Plan) (ensuring that employment lands are serviced);
- Objective ED58(ii) of the County Development Plan (location of economic development in accessible locations);
- Section 6.2.5 of the Development Plans, Guidelines for Planning Authorities (2022) (providing an evidence-based rationale for employment zoning); and
- Section 2.7 of the Spatial Planning and National Roads Guidelines for Planning Authorities (2012) (National Roads Guidelines) (the zoning of locations at or close to interchanges),

the Office recommends that the Planning Authority:

- (i) includes an objective in the proposed Variation No. 1 to bring forward an evidence-based employment strategy for County Wexford as part of the forthcoming review of the County Development Plan and a detailed masterplan for the General Industry lands north of Enniscorthy that would take account of and support the implementation of the emerging Local Transport Plan for Enniscorthy;
- (ii) as part of the evidence-based employment strategy, include an infrastructure assessment to inform the manner and pattern of development of employment lands in Enniscorthy particularly, and to ensure that the progressive development of any proposed lands are:
  - a) capable of being supported by the provision of enabling physical infrastructure such as water services;

- b) easily accessible by sustainable modes of transport, both existing and proposed;
- c) compatible with the safe and efficient operation of the adjacent road network (both regional and national) taking due account of Section 2.7 of the National Roads Guidelines in particular, related to the zoning of locations at or close to interchanges; and
- d) consistent with sustainable planning principles including compact growth and sequential development.

The Planning Authority is strongly advised to liaise with both the National Transport Authority and Transport Infrastructure Ireland in relation to items (ii) b) and (ii) c) above.

### **Chief Executive's Response**

The comments of the OPR are noted and concerns with regard to the quantum, location and servicing of lands are acknowledged. The response to submission No. 05 Transport Infrastructure Ireland (TII) provides full details of the evidence base used to inform the zoning of these lands in terms of their suitability for employment related uses and their strategic importance in terms of providing for the self-sustaining economic development of Enniscorthy Town and County Wexford.

Notwithstanding, The Council are happy to incorporate objectives relating to the development of an evidenced-based employment strategy for the County as part of the forthcoming review of the County Development Plan. As requested, the objective can incorporate a masterplan for the General Industry lands in Enniscorthy that would take account of and support delivery of services/infrastructure and the emerging Local Transport Plan. The Council will liaise with the relevant enterprise and infrastructure agencies/bodies during the preparation of the strategy and masterplan.

The OPR concerns with regard to proximity of the General Industry lands to the N30, N80 and M11 are noted. In response to this, and to Submission No. 05 from TII, it is proposed to set back the General Industry land use zoning from the junction to the north. The Council are also happy to incorporate, as part of the objective related to the development of the masterplan for the lands zoned for General Industry, an objective to ensure that the development of the area is compatible with the safe and efficient operation of the adjacent road network.

### **Issues Raised**

#### **Flood Risk Management**

While the OPR notes and welcomes the Phase 1 flood relief works for Enniscorthy in particular, a number of queries and concerns have arisen related to flood risk management for both Enniscorthy and New Ross, including: the extent of the flood zones relative to the proposed land use zonings; the location of past flood events;

the approach to sustainable urban drainage systems; the consideration of watercourses and the potential flood risk in Enniscorthy and the extent to which land use zonings have been informed by the proposed flood relief scheme for the town; the types of development that are permissible on Flood Zone A lands; and details around a flood relief scheme constructed by the Planning Authority. The Office considers that a number of the issues outlined in Recommendation 3 below could have been appropriately addressed by the Planning Authority through consultation with the OPW prior to the publication of the proposed Variation. Consequently, Recommendation 3 now includes a wide range of issues that will need to be addressed as part of the variation process.

### **OPR Recommendation 3 – Flood Risk Management**

Having regard to the need to manage flood risk, and in particular to:

- NPO 78 of the NPF (flood risk management);
- NPO 79 of the NPF (sustainable drainage systems);
- RPO 114 of the RSES (flood risk management);
- RPO 116 of the RSES (inappropriate development in areas at risk of flooding);
- RPO 119 of the RSES (flood relief schemes);
- RPO 122 of the RSES (sustainable drainage systems); and
- the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009),

the Planning Authority is recommended to:

- (i) clearly show Flood Zones A and B on the land use zoning maps for both Enniscorthy and New Ross;
- (ii) clearly show the location of past flood events for both Enniscorthy and New Ross;
- (iii) set out how climate change will be managed on lands not currently at risk of flooding in both Enniscorthy and New Ross, but that could potentially be at risk of flooding in the future as shown within the future scenario flood extents;
- (iv) update the Strategic Flood Risk Assessment (SFRA) to provide guidance on Sustainable Urban Drainage Systems at a strategic level rather than site-by-site, taking due account of the Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas and the Implementation of Urban Nature-based Solutions guidance documents;
- (v) determine whether Stage 3 flood risk assessments are required to inform land use zonings related to a number of small watercourses in the plan area including:
  - a) to the north of Enniscorthy (in the vicinity of the proposed General Industry, District Centre and Existing Residential and Infill land use

- zonings);  
and  
b) to the southeast of Enniscorthy (in the vicinity of the proposed New Residential and Existing Residential and Infill land use zonings);
- (vi) clarify the extent to which land use zonings in Enniscorthy have been informed by the proposed flood relief scheme for the town;
  - (vii) include a specific objective to ensure that zoning and development proposals support and do not impede or prevent the progression of flood relief scheme measures;
  - (viii) clarify that less vulnerable development will not be permitted in Flood Zone A, noting the SFRA which states 'new or infill less vulnerable development within Flood Zone A, FFLs should meet the requirement of Table 2-4' (in the case of Enniscorthy) and Table 3-2 (in the case of New Ross);
  - (ix) include a key flood risk infrastructure register for the flood relief scheme constructed by the Planning Authority in New Ross, noting details of the defences, standard of protection and the body responsible for the maintenance of those elements. The location of defences shall also be clearly indicated on an appropriately scaled map;
  - (x) specify which scheme elements of the defended areas for the flood relief scheme in New Ross have an allowance for climate change already;
  - (xi) clarify for the New Residential zoning in New Ross (proposed within the defended area extents and within the high-end future scenario extents to the west of the River Barrow, immediately adjacent and to the west and north-west of the R723), how any potential increase in risk identified might be managed or mitigated;
  - (xii) clarify if Objective NRT20 is only relevant to the lands outlined in blue to the south of New Ross. All site-specific flood risk assessments should consider flooding from all sources including pluvial; and
  - (xiii) include a specific objective to reflect the SFRA to state that no new or infill highly vulnerable development shall be permitted within Flood Zone A or Flood Zone B prior to completion of the Flood Relief Scheme.

The Office strongly advises the Planning Authority to meaningfully engage with the Office of Public Works with regard to all of the above items.

### **Chief Executive's Response**

The concerns of the OPR with regard to flood risk management are noted. These concerns are also outlined in the submission of the Office of Public Works (OPW) on flood risk management. In some instances that submission contains more context and detail and, in these cases, it is considered that it is more appropriate to respond under that submission however the responses apply equally to the concerns of the OPR and are repeated in summary below.

With respect to item (i) the request to clearly show Flood zones A and B on the land use zoning maps for both Enniscorthy and New Ross, it is proposed to provide large scale maps within Appendix A Strategic Flood Risk Assessment (SFRA). With respect to item (ii) it is proposed to show the location of past flood events for both Enniscorthy and New Ross within the SFRA also.

With regard to climate change, the Council's approach has been to avoid incompatible zoning lands that could potentially be at risk of flooding in future due to climate change as far as possible. The climate change outline is shown on the large-scale Flood zone map referred to above. Where avoidance was not considered appropriate or possible, mitigation has been included.

With regard to Sustainable Urban Drainage Systems and nature-based solutions (NBS), objectives are included in Volume 1 of the CDP. It is proposed to amend Objective FRM14 to make clear that a strategic and networked approach to rainwater management and NBS will be required by the Council and to make reference to new guidelines issues since the adoption of the CDP.

The Council have examined the unmapped watercourses in Enniscorthy including a) to the north (in the vicinity of the proposed General Industry, District Centre and Existing Residential and Infill land use zonings); and b) to the southeast (in the vicinity of the proposed New Residential and Existing Residential and Infill land use zonings) and have determined that these form part of the surface water network and are not fluvial and as such do not have associated flood zones and therefore Stage 3 flood risk assessment is not required. Further detail on these watercourses and measures with respect to their management will be added to the SFRA (see Appendix A). The Council has decided to add a riparian buffer at these locations, zoning them as Open Space and Amenity to ensure that no vulnerable or less vulnerable development takes place in these areas. See also submission No.15 below OPW. In examining drainage in this area additional information was sourced with regard to flooding and associated measures in Shingaun and this information will be added to Section 2.2.3 of the SFRA.

With regard to item (iv), land use zonings in Enniscorthy have been formulated assuming that the proposed flood relief scheme for the town is not in place. They have also been formulated to ensure that the proposed zoning will not interfere with the implementation of the scheme.

With regard to the request to include a specific objective to ensure that zoning and development proposals support and do not impede or prevent the progression of flood relief scheme measures, the Council is satisfied that the proposed zonings will not impede the proposed flood relief scheme. It is proposed to add an objective to

the Enniscorthy Flooding Section of the Variation to state that the Council will ensure, through the development management process, that when details of the scheme are available, that no development takes place which will interfere with the implementation of the flood relief scheme.

With respect to item (viii) the request to clarify that less vulnerable development will not be permitted in Flood Zone A, noting the SFRA which states 'new or infill less vulnerable development within Flood Zone A, Finished Floor Levels (FFLs) should meet the requirement of Table 2-4' (in the case of Enniscorthy) and table 3-2 (in the case of New Ross), the Council notes that new less vulnerable development will only be permitted where the Justification Test has been passed.

With respect to item (ix), the request to include a key flood risk infrastructure register for the flood relief scheme constructed by the Council in New Ross it is considered that it is not appropriate to include it in the SFRA as defences may change over time. However the Council commit to holding a register for the scheme and propose to include an objective to prepare this register in the Proposed Variation.

With respect to the flood relief scheme in New Ross and climate change it is proposed to include an amendment to Section 3.1.2 of the SFRA to provide details of the climate considerations that were integrated into the scheme.

With respect to the New Residential zoning in New Ross proposed within the defended area extents and within the high-end future scenario extents to the west of the River Barrow, Section 3.2.2 and Appendix B2 of the SFRA specify that FFLs must incorporate climate change and freeboard above the 0.5% AEP tidal level, and a site specific flood risk assessment will be required for any future development. IN response to the Submission No.15 OPW below further detail will be added to section 3.1.4 to ensure that defended parts of New Ross take account of climate change for mitigation.

With respect to Objective NRT20, it is acknowledged that all Site-Specific Flood Risk Assessments should account for pluvial flooding. This area has been specifically highlighted as it is subject to pluvial flooding and a wider-area based response is required. Additional wording will be added to clarify this and to specify that it should be managed by a networked approach to sustainable and nature-based solutions.

With respect to the request to include a specific objective to state that no new or infill highly vulnerable development shall be permitted within Flood Zone A or Flood Zone B prior to completion of the Flood Relief Scheme (to reflect the SFRA) in the document, it is proposed to include an objective in the Flooding Section for Enniscorthy Town to cover this.

## **Issues Raised**

### **Transportation**

The OPR welcome that a Local Transport Plan (LTP) is being prepared for Enniscorthy but that the LTP has not yet been finalised and as such has not informed the Variation. It is stated that there is an opportunity for the land use zoning map and objectives to be revisited once the LTP is finalised. It is considered that site specific objectives for land parcels affected by the LTP could be included to set out a clear vision of how these parcels would develop in terms of sustainable travel, permeability and public realm proposals. Objective E07 supports active travel but there are no details relating to the same. The OPR note that some of the objectives for transportation (Arterial and Link Roads) relate to the lands outside the plan period (Long-term Development lands). The OPR have concerns about the integration of land use and transport planning.

### **OPR Recommendation 4 – Transport**

Having regard to the need for a low carbon and climate resilient society including the reduction of greenhouse gas emissions and the need for appropriate land use and transport infrastructure, and in particular to:

- NPO 69 of the NPF (reducing our carbon footprint);
- NPO 93 of the NPF (improved air quality);
- RPO 157 of the RSES (Local Transport Plans);
- RPO 163a of the RSES (effective integration of land-use and transport planning);
- the Climate Action Plan 2025 (to reduce vehicle kilometres travelled);
- the Climate Action and Low Carbon Development Act 2015, as amended (mandatory target to reduce greenhouse gas emissions by 51%);
- the National Sustainable Mobility Policy (2022) (to reduce vehicle kilometres travelled);
- Objective TS02 of the Wexford County Development Plan 2022-2028 (County Development Plan) (minimising the generation of greenhouse gases by the transport sector); and
- Objective TS73 of the County Development Plan (prevention of new or intensifying any existing access points onto regional roads),

the Office recommends that the Planning Authority:

- (i) includes any priority active travel measures for Enniscorthy and New Ross in consultation with the National Transport Authority and Transport Infrastructure Ireland;
- (ii) identifies the timeframes of the priority transport projects included at (i) above;
- (iii) includes an objective to require that the transport measures identified in the Local Transport Plan (LTP) for Enniscorthy, once finalised, relating specifically to the sustainable transport measures in the County Development

- Plan through a Variation, the process for which will be initiated no later than six months after the completion of the LTP; and –
- (iv) as part of the variation process relating to (iii) above, identify land parcels affected by measures arising from the LTP. Site specific objectives should be prepared for each of the identified land parcels relating to the vision for the development of these lands with respect to:
- a. the layout, design and height of buildings and the spaces between them;
  - b. current/ future access arrangements;
  - c. existing/ proposed pedestrian, cycle and public transport connections;
  - d. flood risk considerations (where applicable);
  - e. public realm proposals; and
  - f. where relevant, proposed densities and indicative housing yield.

### **Chief Executive's Response**

The Council have endeavoured, insofar as possible, to include active travel proposals in the Variation insofar as they are agreed/approved to date. The LTP for Enniscorthy is an ongoing and iterative work, currently undergoing consultation with stakeholders. The plan will also have a public consultation stage in Q2 of 2026. It is considered premature to include the measures in advance of that consultation. The timing of the respective processes will allow the Draft LTP to be informed by the land use zoning proposals and to include appropriate measures. In response to specific concerns raised in Submission No. 05 by Transport Infrastructure Ireland (TII), it is proposed to amend and extend Objective E12 to serve the General Industry lands to the north of Enniscorthy and make explicit that this route type includes active travel and public transport infrastructure (as shown in Figure 6-1 in Volume 2 of the CDP). It is not possible to give a timeframe for the delivery of these routes as their development will be contingent on the development of the lands.

With regard to the identification of priority active travel measures for Enniscorthy, along with the amendment to Objective E12, a number of immediate priorities have been identified and are included in an additional objective below. A significant number of objectives are also included in the Town Centre First Plan for Enniscorthy.

For New Ross, Objective NRT08 provides for a significant active travel scheme on the R723 in New Ross. Objective NRT29 supports the continued development of the South-East Greenway which will serve active travel and amenity functions. It is proposed to add a number of additional objectives for active travel measures for New Ross in the Transport and Active Travel measures Section and also an additional objective for an intra-town greenway loop in the Environmental, Landscape and Recreation Management Section.

The request to prepare a Variation to the CDP to include the proposals which arise from the finalised LTP is noted, however having regard to available resources and

priorities<sup>2</sup> it is considered appropriate to include these objectives as part of the forthcoming review of the CDP or preparation of a Urban Area Plan (UAP) for the town. Similarly, the request to identify land parcels affected by measures arising from the Draft LTP and prepare detailed site-specific objectives is noted, however it is not possible to carry out this work at this time. Notwithstanding, the Council will address these matters as part of the forthcoming review of the CDP or the proposed UAP for Enniscorthy. It should be noted that details are provided in the Town Centre First Plan for a number of central sites. See also response to Observation No.1 below.

### **Chief Executive's Recommendation**

#### **Issues Raised**

The OPR note that the objectives for Enniscorthy and New Ross relating to regeneration sites refer to the Town Centre First Plans, but no details have been included in the proposed Variation. It is stated that the objectives should include more details as outlined in the Observation below.

#### **OPR Observation 1 – Regeneration**

Having regard to the need for the integration of regeneration with the town centres of both Enniscorthy and New Ross, and in particular to:

- RPO 152 of the RSES (permeability and sustainable modes of transport);
- RPO 154 of the RSES (integration of transport and land use planning); and
- Section 4.2 of the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) (high quality urban design and place making),

the Planning Authority is advised to:

- (i) include specific details relating to the vision for the regeneration and masterplan sites in both Enniscorthy and New Ross with respect to:
  - a) the layout, design and height of buildings and the spaces between them;
  - b) current/ future access arrangements;
  - c) existing / proposed pedestrian, cycle and public transport connections (including any emerging Local Transportation Plan measures);
  - d) flood risk considerations (where applicable);
  - e) public realm proposals; and
  - f) where relevant, proposed densities and indicative housing yield; and
  
- (ii) remove the reference to Proposed Masterplan Sites on the legend of the proposed Enniscorthy Objectives map 7 and the proposed New Ross

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<sup>2</sup> The Council's resources are focused on the phased implementation of Variations to the CDP to implement the requirements of the revised housing targets included in the Housing Growth Requirements, Guidelines for Planning Authorities.

Objectives map 9, retaining the references to the proposed objectives in brackets in each case.

### **Chief Executive's Response**

With regard to Enniscorthy Town, the vision and significant detail for the regeneration sites have been provided in the Town Centre First Plan:

<https://www.wexfordcoco.ie/sites/default/files/content/FinalEnniscorthyTCFPlanDEC23.pdf>

Regeneration Packages 1-3 are the priority packages and work is ongoing on the development of schemes for these. The remaining packages will be developed at later stages as resources allow. The Council will include further details on these sites as part of the future UAP or forthcoming CDP.

With respect to New Ross, the Council will endeavour to carry out this work as part of the preparation of the forthcoming CDP. The Council want to give detailed consideration to the future vision for these sites, and this cannot be completed within the time available.

Reference will be removed to masterplan sites from Map 7 and 9.

### **Issues Raised**

The OPR considers it appropriate that the Planning Authority develops and implements a monitoring programme for all key objectives that form part of the proposed Variation with a particular focus on measuring outcomes with respect to compact growth, infrastructure delivery and sustainable transport measures.

### **OPR Observation 2 – Implementation and Monitoring**

Having regard to the need to ensure the integration of housing and infrastructure delivery over the term of the plan period to 2034 and in particular to;

- NPO 106 of the NPF (implementation and monitoring of compact growth);  
and
- NPO 108 of the NPF (implementation and monitoring),

the Planning Authority is advised to set out a detailed systematic approach to monitoring the implementation of key objectives of the proposed Variation No. 1 to the Wexford County Development Plan 2022-2028, including in relation to the delivery of New Residential development and the delivery of infrastructure including the sustainable transport measures in the Local Transport Plan, when finalised. The approach should include meaningful engagement with stakeholders including

landowners and prescribed bodies in order to ensure that any identified barriers to the delivery of development can be overcome in a timely manner.

### **Chief Executive's Response**

The Council is committed to the implementation and ongoing monitoring of the key objectives of Variation Number 1. As outlined above, the CDP or future UAP (for Enniscorthy) will include the key objectives arising from the LTP. The Council undertakes to set out a monitoring and implementation schedule for housing and key infrastructure for Enniscorthy and New Ross (including that arising from the LTP for Enniscorthy) ensuring that infrastructure is provided in tandem with new development. This will be included in the CDP or UAP.

### **Issues Raised**

The OPR note that it is important to reflect the most recently published material as part of any updates to development plans. The OPR notes that the 2016 Census and the Planning and Development Act 2000 are both referenced throughout the proposed Variation material.

### **OPR Observation 3 – Updates to Data and Legal Context**

The Planning Authority is advised to update the proposed Variation material to reflect both the 2022 Census and the Planning and Development Act 2024.

### **Chief Executive's Response**

Reference to the Planning and Development Act 2000 (as amended) only relate to actions that were performed or policies formulated under the Act of 2000 (as amended), for example guidelines that were issued under that Act and it is not appropriate to change these references.

With regard to the Census figures, while these have been updated in the Core Strategy Table, they have not been updated in the remainder of the Chapter as it was considered that it would be inconsistent to amend the census figures in this location and not in the remainder of the plan/chapter. Census 2022 will be used to inform the forthcoming CDP.

### **Chief Executive's Recommendation**

It is recommended that the following Proposed Material Alterations are made:

#### **PMA1**

Amend Map 6 Enniscorthy Land Use Zoning as follows:

- to contract the plan boundary to the north-west and south

- to remove the 'Long-term Development' Land Use zoning in these locations

## **PMA2**

Amend Map 7 Enniscorthy Objectives Map as follows:

- to contract the plan boundary to the north-west and south
- to remove all objectives in these locations
- to revise the Indicative Arterial Road at The Moyne amending it to show arrows into the lands which were previously zoned Long-term Development.

## **PMA3**

Amend Table 3-4 Core Strategy Population Allocations, Dwellings and Housing Land 2026-2034 in Section 3.8.4 (Pg. 13) (overleaf):

- to account for revised residential zonings arising from submissions
- Typographical errors (incorrect figure for New Ross total zoned land and total figure)
- Revised net density for New Ross Town

## **PMA4**

Amend Table 1 Settlement Capacity Audit (SCA) in Appendix 1 of Proposed Variation to reflect the changes to Table 3-4 (Pg. 23)

Table 3-4 Core Strategy Population Allocation, Dwellings and Housing Land 2026-2034

Settlement	Settlement Typology	2022 Population	Population and Housing Target 2026 to 2034 (% of County Target)	Population Target Additional Population 2026 - 2034	Housing Target Additional Population-Dwellings 2026 - 2034	Units to be delivered within the built-up area <sup>1</sup>	Average Units per HA <sup>5</sup>	Residential Zoned Land Requirements (HA) <sup>2</sup>	Residential Zoned Land Requirements (HA) assuming 75 / 65% of site will be developed <sup>3</sup>	Total Residential Zoned Land Requirements (HA) including 50% Additional Provision
Wexford Town	Level 1 - Key Town	22417	33.8%	13,433	4939	1482	35	141	188	282
Gorey Town		11593	15.3%	6085	2237	671	35	64	85	128
Enniscorthy Town (to be designated Key Town in RSES)	Level 2 - Large Town	12366	15.9%	6318	2323	697	35	66	88	132 / <del>255</del> 244 <sup>4</sup>
New Ross Town		8540	6.6%	2619	963	289	35	28	<del>42</del> 37	<del>63</del> 55/53 <sup>4</sup>
Bunclody Town	Level 3A - Service Settlements	2097	2.1%	820	302	90	25	12	19	28
Castlebridge		2016	0.7%	286	105	32	25	4	6	10
Courtown and Riverchapel		4365	0.1%	36	13	4	25	1	1	1
Ferns		1421	0.2%	75	28	8	25	1	2	3
Rosslare Harbour and Kilrane		2248	2.7%	1060	390	117	25	16	24	36
Rosslare Strand		1749	0.0%	0	0	0	25	0	0	0
Bridgetown, Campile, Clonroche, Coolgreany, Kilmore Quay, Kilmuckridge, Taghmon, Wellingtonbridge	Level 3B - Strategic Settlements	3745	2.55%	1013	372	112	n/a	n/a	n/a	n/a
Adamstown, Ballaghkeen, Ballycanew, Ballycullane, Ballindaggin, Ballyhack, Ballyhogue, Ballymurn, Ballywilliam, Barntown, Blackwater, Bree, Camolin, Carrig on Bannow, Craanford, Clongeen, Duncannon, Fethard, Kinninerin, Murntown, Oilgate, Oulart, Piercestown, Ramsgrange, Tagoat	Level 4 - Large Villages	7786	6.32%	2509	922	277	n/a	n/a	n/a	n/a
<b>Settlements Total</b>	-	80343	86.3%	34,254	12593			332	<del>466</del> 450	<del>487</del> 675 (785 <sup>6</sup> )
<b>Level 5-7 and Rural Area</b>		83576	13.7%	5440	2000					
<b>County</b>		<b>163919</b>		<b>39694</b>	<b>14593</b>					

1 Assuming the 30% of all units will be delivered within the built-up area.

2 & 3 Section 3.2.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities state that a general rule of thumb is that net site area would be 65-80% of the gross site area. In calculating total land required therefore, the allocated housing units for each settlement has been multiplied by 35/25 units per hectare to give gross area and then this has been assumed to be 75% of the area required for Key Towns and Large Towns (including Enniscorthy proposed Key Town) and 65% for other settlements.

4 Note that Enniscorthy has been allocated a Housing Growth Target of 2,323 housing units or 133ha based on the Core Strategy allocation but ~~255~~ 244ha has been zoned for residential use. ~~and 62ha have been zoned in New Ross.~~ New Ross has been allocated a Housing Growth Target of 963 housing units or 55ha based on the Core Strategy allocation but 53ha has been zoned for residential use.

5 Final density (and thus zoned land) will be decided on a site-by-site basis in accordance with the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) when planning applications are being considered and land use zoning in individual settlements.

6 Including land proposed to be zoned in Enniscorthy as part of variation number 1 which is additional to the housing growth target allocation

Table 1` Settlement Capacity Audit Table

Level	Settlement	Revised Core Strategy 2026 - 2034			Potential Yield - Housing Units from Residential Zoned Land 2026 - 2034		Potential Population Equivalent Existing / Proposed Zone Land 2026 - 2034	Capacity - Wastewater Capacity (PE)
		Additional Population Target	Additional Dwellings 2026 - 2034	Total Residential Zoned Land Requirements (HA) including 50% Additional Provision <sup>7</sup>	Existing Plans / Proposed Variation No 1*/Future Plans/Variations		Existing Plans / Proposed Variation No 1*/Future Variatitons	
Level 1 Key Town	Wexford	13,433	4,939	282	9,870		26,846	11,257
	Gorey	6,085	2,237	128	4,480 <sup>9</sup>		12,186	11244 <sup>11</sup>
Level 2 Large Town	Enniscorthy (to be defined as a Key Town)	6,318	2,323	133/ <del>255</del> 244 <sup>8</sup>	<del>8,925</del> -8540*		<del>24276</del> -23,228	10,903
	New Ross	2,618	963	<del>63</del> -55 / 53 <sup>8</sup>	<del>2,205</del> 1,855*		<del>5998</del> 5,046	4,986
Level 3A	Bunclody	820	302	28	700 <sup>9</sup>		1907	3,627
	Castlebridge	286	105	10	250		680	<sup>14</sup>
	Courtown and Riverchapel	36	13	1	25 <sup>10</sup>		68	11,244
	Ferns	75	28	3	75		204	460 <sup>12</sup>
	Rosslare Harbour and Kilrane	1,060	390	36	900 <sup>9</sup>		2,448	6,665
	Rosslare Strand	0	0	0	n/a	n/a	-	774 <sup>13</sup>

<sup>7</sup> Section 3.2.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities state that a general rule of thumb is that net site area would be 65-80% of the gross site area. In calculating total land required therefore the allocated housing units for each settlement has been multiplied by 35/25 units per hectare to give gross area and then this has been assumed to be 75% of the area required for Key Towns (including Enniscorthy proposed Key Town) and 65% for other settlements. Additional provision of 50% was added in accordance with the Guidelines.

<sup>8</sup> Note that Enniscorthy has been allocated a Housing Growth Target of 2,323 housing units or 133ha. based on the Core Strategy allocation but ~~255~~ 244ha. has been zoned for residential use. **New Ross has been allocated 55 ha and 53 ha has been zoned**

<sup>9</sup> There is existing zoned land of 45ha in Gorey, 12ha in Bunclody, 1.87ha in Courtown and Riverchapel and 13.13ha. in Rosslare Harbour and Kilrane

<sup>10</sup> This represents a reduction from the current Courtown and Riverchapel Local Area Plan.

<sup>11</sup> Connected to Courtown Town wastewater treatment plant.

<sup>12</sup> Amber on Wastewater Capacity Register

<sup>13</sup> Amber on Wastewater Capacity Register

<sup>14</sup> Connected to Wexford Town wastewater treatment plant.

## **PMA5**

Insert a new Economic Objective in Volume 1 of the CDP

### **ED03A**

As part of the review of the County Development Plan and formulation of the new Development Plan for the County to:

- (i) Develop an evidence-based employment strategy for County Wexford
- (ii) Incorporate within that strategy a detailed masterplan for the General Industry lands located to the north of Enniscorthy that takes account of, and supports, the implementation of the emerging Local Transport Plan for Enniscorthy;
- (iii) To include as part of the evidence-based employment strategy, an infrastructure assessment to inform the manner and pattern of development of employment lands in Enniscorthy particularly, and to ensure that the progressive development of any proposed lands are:
  - a) capable of being supported by the provision of enabling physical infrastructure such as water services;
  - b) easily accessible by sustainable modes of transport, both existing and proposed;
  - c) compatible with the safe and efficient operation of the adjacent road network (both regional and national) taking due account of Section 2.7 of the National Roads Guidelines in particular, related to the zoning of locations at, or close to, interchanges; and
  - d) consistent with sustainable planning principles including compact growth and sequential development.

## **PMA6**

Map No. 6 Enniscorthy Land Use Zoning General Industry zoning to the west of the R772 to step it back from the N30/N80 national road junctions with the R772.

## **PMA7**

Include large scale maps in Appendix A SFRA to show Flood zone A and B, climate change and flood events over the land use zoning for Enniscorthy and New Ross.

## **PMA8**

Amend objective FRM14 in Volume 1 of the County Development Plan as follows:

To require the use of sustainable drainage systems (SuDS) and nature-based solutions (NBS) to minimise and limit the extent of hard surfacing and paving and require the use of sustainable drainage and nature-based techniques

where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks, to improve water quality, enhance biodiversity and green infrastructure and contribute to climate mitigation and adaptation. The Council will ensure that rainwater management and pluvial flooding is considered at a strategic level having regard to the importance of continuous networks for both rainwater management and biodiversity. In designing such measures and networks, designers and the Council will have regard to the guidance documents titled Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (DHLGH 2022) and Implementation of Urban Nature-based Solutions Guidance Document for Planners, Developers and Developer Agents (LAWPRO, 2025) and any subsequent guidance produced by the Council.

#### **PMA9**

Amend Map 7 Land Use Zoning Enniscorthy to change lands along unmapped water courses to Open Space and Amenity to ensure that no vulnerable or less vulnerable development takes place in these areas.

#### **PMA10**

Include Objective in the Flooding Section of Section 1.3.1 (Pg. 22) Enniscorthy Land Zoning and Specific Objectives as follows:

EXX

The Council will ensure through the development management process that, when details of the scheme are available, that no development takes place which will interfere with the implementation of the flood relief scheme.

#### **PMA11**

Insert Objective in the Flooding Section of Section 1.3.2 (Pg. 38) New Ross Land Zoning and Specific Objectives:

NRTXX

To prepare a flood risk register for the flood relief schemes constructed by the Council. The register will provide details of the defences, standard of protection and the body responsible for the maintenance of those elements. It shall specify which scheme elements of the defended areas for the flood relief scheme in New Ross have an allowance for climate change already.

#### **PMA12**

Amend the Strategic Flood Risk Assessment as follows (see amended SFRA in Appendix A attached):

- a) Amend Section 2.2.1 and 2.2.3 of Strategic Flood Risk Assessment to incorporate known details of the unmapped surface water management

systems and associated measures and additional information about flooding and associated measures in the Shingaun area.

- b) Amend Section 3.1.2 to include details of climate change considerations for the New Ross Flood Relief Scheme
- c) Amend Section 3.1.4 to ensure defended parts of New Ross also take account climate change for mitigation
- d) Insert book of maps

### **PMA13**

Amend Objective NRT20 Section 1.3.2, New Ross Land Zoning and Specific Objective (Pg. 47) as follows:

To require, for development proposals in the lands identified on Map 9, a site-specific Flood Risk Assessment to an appropriate level of detail, which includes all sources of flooding and including an assessment and analysis of pluvial flooding in the area. ~~The p~~Proposals for this ~~site/area~~ will ~~include a plan to~~ address pluvial flooding ~~over the wider area of the objective and shall take a networked approach to the management of pluvial flooding~~ incorporating sustainable and nature-based solutions. All existing pluvial channels shall be identified, retained and protected by a sufficient set back/riparian zone in accordance with the requirements of Section 11.12 of Volume 1 and the guidance contained in 'Planning for Watercourses in the Urban Environment' (Inland fisheries Ireland, 2020). Culverted channels will be daylighted where feasible.

### **PMA14**

Include Objective in the Flooding Section of Section 1.3.1 Enniscorthy Land Zoning and Specific Objectives (Pg. 31) as follows:

**EXX**

No new or infill highly vulnerable development shall be permitted within Flood Zone A or B prior to the completion of the Flood Relief Scheme.

### **PMA15**

Insert an additional Objective in the Transportation and Active Travel Section of Section 1.3.1 Enniscorthy Land Zoning and Specific Objectives (Pg. 28) as follows:

**EXX**

To implement:

- Pedestrian upgrades and parking regulation on The Shannon from Springvalley to the Train Station/Swimming Pool to improve pedestrian safety for schools and the public and alleviate traffic congestion
- Pedestrian priority measures on Abbey Square and Market Square
- Pedestrian priority measures on Mill Park Road to serve Enniscorthy CBS and the general public
- Junction improvement at intersection of Bohreen Hill and R772

**PMA16**

Insert additional Objectives in the Transport and Active Travel Section of Section 1.3.2 New Ross Land Zoning and Specific Objectives (Pg. 43) as follows:

NRTXX

To implement an advisory cycle lane along the R700 from Kent's Cross to Mannion's Cross.

NRTXX

To implement the permitted changes to O'Hanrahan Bridge to include enhanced pedestrian infrastructure and a cycleway.

NRTXX

To provide shared space along the Quays from the O'Hanrahan Bridge to Oaklands Roundabout subject to appropriate assessment and appropriate consents.

**PMA17**

Insert Objective in Section Environmental, Landscape and Recreation Management of Section 1.3.2 New Ross Land Zoning and Specific Objectives (Pg. 50) as follows:

NRTXX

To investigate the feasibility of providing an intra-town greenway loop connecting the green way to the town centre subject to appropriate assessment and appropriate consents.

**PMA18**

Remove reference on map to masterplan sites on Maps No. 7 and No. 9

## 4.0 Submissions from the National Transport Authority and other Prescribed Authorities and Public Bodies

During the public consultation period, 12 submissions were received from Prescribed Authorities and Public Bodies (in addition to the OPR). Table 3 lists the Prescribed Authorities and Public Bodies who made a submission.

It should be noted that submissions were not received from the Minister for Housing, Local Government and Heritage or the Southern Regional Assembly.

**Table 3 List of Submissions from Prescribed Authorities and Public Bodies**

<b>Submission No.</b>	<b>Prescribed Authority/Public Body</b>
05	Transport Infrastructure Ireland (TII)
55	National Transport Authority (NTA)
15	Office of Public Works (OPW)
11	Maritime Area Regulatory Authority (MARA)
12	Health and Safety Authority (HSA)
20	Environmental Protection Agency (EPA)
27	Uisce Éireann
36	Iarnród Éireann
45	Department of Education and Youth
46	Office Public Works
53	Electricity Supply Board (ESB)
54	Kilkenny County Council

## **Submission No. 05 – Transport Infrastructure Ireland (TII)**

### **Issues Raised**

TII's submission draws attention to national and regional policies including the National Planning Framework (NPF) National Strategic Outcome (NSO) 1 in relation to Compact Growth, NSO 2 to maintain the strategic capacity and safety of the national roads network and NSO 4 to maintain and enhance land transport connections to major ports including enhanced road connectivity.

The submission notes that the above requirements are also reflected in the National Investment Framework for Transport in Ireland (NIFTI) and the National Sustainable Mobility Policy as well as existing Statutory Section 28 Ministerial Guidelines 'Spatial Planning and National Roads Guidelines for Planning Authorities' (DoECLG, 2012). The Regional Spatial and Economic Strategy (RSES) outlines further objectives which support existing national planning and transport policy as they relate to national roads.

The submission refers to the significant Exchequer investment in the National Development Plan (NDP) in delivering NSO1, NSO2 and NSO4, including the opening of the M11 Gorey to Enniscorthy PPP Scheme and construction of sections of the M11, N30 and N80 link roads. It states that this scheme has improved accessibility across the region and has increased opportunities for access to education, health, wider markets and improved public transport links. Most critically, the M11 Gorey to Enniscorthy PPP Scheme has enabled WCC's ability to meet NSO 1 Compact Growth by the removal of national road traffic from Enniscorthy Town Centre.

### **Enniscorthy Enterprise and Employment Land Use Zoning(s) in proximity to R772/ N30/N80 Junctions**

TII is concerned about the proposed extensive new Enterprise and Employment zonings to the Northwest of the town in the vicinity of the N30/N80 national road junctions with the R772, with the existing extensive employment lands accessed via "Old Dublin Road" also at this junction. TII highlights that these lands are remote from the town centre and existing and proposed residential catchment areas, appear difficult to serve by active travel measures, and given proximity to the national road junction may lend themselves to continued private car dominated transport.

TII states that rezoning of the lands in question, taken in conjunction with similar existing zoning, do not appear to be consistent with the requirements of the Ministerial Guidelines and do not appear to support RSES Regional Policy Objectives (RPO) 140, 151, 154 and 166 which support the integration of Land Use and Transport and seek to maintain the investment made in schemes such as the M11 Gorey to Enniscorthy PPP Scheme.

TII also highlights that no evidence base has been provided for the zoning in accordance with Section 2.7 of 'Spatial Planning and National Roads Guidelines for Planning Authorities', and it is unclear whether a Local Transport Plan (LTP) process has informed the Proposed Variation.

The submission states that, in the opinion of the Authority, the current zoning of such extensive lands in conjunction with existing similarly zoned lands at the national road junctions with the recently completed M11 Gorey to Enniscorthy PPP Scheme will not assist consolidation of the existing urban area whereby existing investment can be utilised efficiently, will undermine other objectives to deliver compact growth and fails to safeguard the safety, strategic function and levels of investment in the national road network in the area, contrary to the provisions of official national and regional policy. TII therefore recommends that the proposed Enterprise and Employment lands in the vicinity of the N30/N80 national road junctions, shall be omitted.

### **Integration of Land Use and Transport and Local Transport Plan**

The submission states that it would appear the existing and proposed land use objectives located in the vicinity of the M11 Gorey to Enniscorthy PPP Scheme and the R772/N30/N80 Junctions, has not been considered and/nor addressed in the Draft LTP for Enniscorthy (which TII received a draft copy on 5<sup>th</sup> February 2026).

It states that the approach adopted in relation to the preparation and consultation on the future LTP and draft Variation, as well as the approach to land use zoning in the vicinity of national road junctions, does not appear to demonstrate that an integrated approach to the preparation of the complementary processes has been applied.

TII recommends that demonstration and clarification in relation to the phasing and build out of Draft Variation lands with the delivery of active travel measures, the provision of public transport improvements and decarbonisation in the Transport Sector be outlined in the upcoming LTP to support such development.

TII recommends improved consultation with the Authority as a stakeholder with the NTA on Local Transport Plans being prepared by the Council.

TII also reminds the planning and roads authority that any works/designs which interact with the national roads network including assets must be undertaken in consultation with TII and shall be designed in accordance with TII Publications.

### **Chief Executive' Response**

The Council welcomes TII's submission and acknowledges the Authority's concerns in relation to zoned lands in proximity to the junctions of the R772 with the M11, N30, N80, and integration with the LTP.

In terms of the proposed 'General Industry' zoning, it is noted that lands to the east of the R772 were previously zoned in the Enniscorthy Town and Environs

Development Plan 2008-2014 (expired July 2022) as 'Industrial and Commercial and Related Uses'. A number of commercial developments have been permitted and constructed on these lands and are currently operational therefore much of the zoning to the east is reflective of both the current character and the existing situation. Footpaths have also recently been constructed to the front of these premises along the 'Old Dublin Road' as far as the junction with the R772 and N30. It is therefore considered appropriate to retain the 'General Industry' zoning on these lands.

In relation to the lands to the west of the R772 which are proposed to be zoned 'General Industry', section 1.3.1 of the Proposed Variation states:

*"The lands to the north of Enniscorthy occupy a strategic location on the northern approach to the town, benefiting from direct access to the national and regional road network, including the N11/M11 corridor. This level of accessibility makes the lands suitable for employment uses with higher trip generation, operational or servicing requirements, and logistics functions that are not appropriate within the town centre or established residential areas.*

*The location of the industry zoning ensures an appropriate spatial separation from sensitive land uses, including residential neighbourhoods and the historic town core, thereby minimising the potential for land-use conflict. This approach supports the orderly and sustainable development of employment uses, while protecting residential amenity and the vitality and primacy of the town centre."*

The proposed employment lands support compact growth by consolidating economic activity within the Enniscorthy settlement rather than dispersing employment to rural locations. Industrial and logistics uses typically require large development footprints that cannot be accommodated within historic town centres or residential neighbourhoods. Locating such uses at the edge of the settlement ensures compatibility with surrounding land uses while maintaining a compact settlement structure.

A review of the spatial structure of Enniscorthy indicates that opportunities for industrial expansion within the existing urban core are constrained by the River Slaney floodplain, historic urban form, and established residential areas. Land to the east and south of the town is predominantly residential or environmentally sensitive. The northern lands therefore represent the only realistic direction for strategic employment expansion that can provide large, serviced sites and maintain compatibility with surrounding uses.

Section 2.7 of the Spatial Planning and National Roads Guidelines requires planning authorities to ensure that development does not undermine the strategic capacity or safety of the national road network. The proposed employment zoning does not rely on direct access to national roads and development will be required to access the local road network. Any significant development proposals will be subject to

Transport Impact Assessment and consultation with Transport Infrastructure Ireland where appropriate. Accordingly, the zoning safeguards the strategic function of the national road network while enabling appropriate economic development.

The General Industry zoning is considered appropriate to allow for new industry with extensive land requirements and/or locational requirements in proximity to key transport routes and strategic infrastructure and to maximise on the strategic location of the town on the Eastern Economic Corridor.

In accordance with the methodology set out in the OPR practice note 'Planning for Employment Growth – the Development Plan and Employment Lands (PN04)', the suitability of the lands identified to the north of Enniscorthy of Industry having been assessed having regard to accessibility, relationship to existing settlement, infrastructure capacity, environmental consideration and economic development potential, as follows:

<b>Assessment Criteria</b>	<b>Evaluation</b>	<b>Enniscorthy Context</b>
<b>Strategic Accessibility</b>	Strong	Located adjacent to the M11 corridor and N30 connection providing strong regional connectivity and access to Rosslare Europort, Waterford City, Dublin etc.
<b>Relationship to Existing Urban Area</b>	Appropriate	The lands are contiguous with the existing urban boundary and extend the established employment cluster along the Old Dublin Road.
<b>Compatibility with Surrounding Uses</b>	Appropriate	Industrial and enterprise uses are generally compatible with surrounding land uses and are appropriately separated from large/established residential areas and the historic town centre.
<b>Public Transport and Active Travel Potential</b>	Moderate – improving	Future implementation of the Enniscorthy Local Transport Plan will improve active travel connections between the employment lands and the town centre. Footpaths have also recently been constructed to the front of these premises along the 'Old Dublin Road' as far as the junction with the R772 and N30.
<b>Infrastructure Capacity</b>	Capable of servicing	The lands are located within the serviced urban area and are capable of connection to existing water, wastewater and electricity networks.
<b>Environmental Constraints</b>	Limited	No significant environmental constraints have been identified that would preclude employment development.
<b>Economic Development Potential</b>	Strong	The location is suitable for manufacturing, logistics and enterprise uses requiring access to strategic transport infrastructure and larger land parcels.
<b>Sequential Planning Approach</b>	Appropriate	The zoning represents a logical extension of the existing employment cluster rather than a standalone peripheral employment park (discussed in detail above).
<b>National Roads Policy Compliance</b>	Capable of compliance	Zoning has been amended to the northwest to allow a separation from the roundabout. Development proposals will avoid direct access onto national roads and will be required to demonstrate compliance with the Spatial Planning and National Roads Guidelines for Planning Authorities (2012).

In this regard, it is considered appropriate to retain the proposed 'General Industry' zoning. Nonetheless, The Council accepts the concerns of TII with regards to proximity of zoning to major road junctions and therefore consider it appropriate to omit a portion of zoning to the north and to setback the 'General Industry' zoning from the junction (see recommendation under Submission No. 41). Furthermore, any significant development proposals will be managed at Development Management stage and will be subject to Transport Impact Assessment and consultation with TII and NTA where appropriate. The Council will also be preparing a masterplan for the area as part of the CDP or UAP (see response to Recommendation 2 of Submission No. 41).

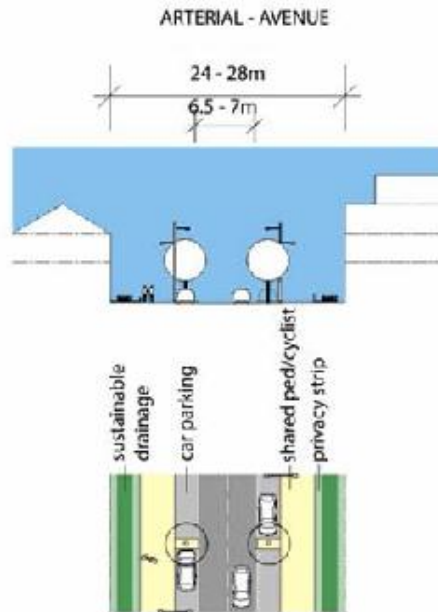
In terms of integration with the LTP, a review of the Draft LTP has been undertaken in conjunction with Variation No. 1 Objectives Map and it is considered appropriate to amend the objectives map to include a number of active travel measures proposed in the Draft LTP emerging preferred strategy.

Objective E12 in the proposed Variation states:

*“To upgrade the R744 and R772 approach roads at Clonhaston and Blackstoops as indicated on Map 7 to ensure a high standard of road quality and safety in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS) or any subsequent guidelines. The roads shall be redesigned as arterial routes as shown in Figure 6-1 in Volume 2 Development Management Manual in so far as possible. The design shall ensure that speed is controlled.”*

It is considered appropriate to amend this objective to extend the upgrade of this road to the junction with the R772, the N30 and the Old Dublin Road and to clarify that this route type includes active travel measures and public transport infrastructure. Figure 6-1 in Volume 2 Development Management Manual shows the indicative layout for an arterial route which includes a shared pedestrian and cycle path.

**Figure 6-1 Indicative Arterial Route**



It is also proposed to include an additional objective relating to a number of priority active travel measures in Enniscorthy and New Ross in response to Submission No. 41. As outlined in response to Submission No. 41, it is considered premature to include all measures from the LTP in advance of the public consultation on the plan however, the Council undertake to include key measures in the future UAP or forthcoming CDP.

As outlined above, in response to Submission No. 41, it is proposed to prepare a masterplan for these lands as part of the new CDP. It will be informed by the LTP when adopted, which will address the concerns about phasing and the build out of the lands, compact growth, sustainable travel and management of impacts on national roads. The timing of the Proposed Variation and emerging LTP are opportune and may allow for alignment subject to funding being made available.

### **Chief Executive's Recommendation**

#### **PMA19**

Amend Map No. 7 - Extend Objective E12 on the R772 (redesign to DMURS arterial route type) to the junction of the N30, R772 and Old Dublin Road.

#### **PMA20**

Reword Objective E12, Section 1.3.1 Enniscorthy Land Zoning and Specific Objectives (Pg. 29) to emphasise that this route type includes Active Travel and Public Transport measures as follows:

**Objective E12**

To upgrade the R744 and R772 approach roads at Clonhaston and Blackstoops as indicated on Map 7 to ensure a high standard of road quality and safety in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS) or any subsequent guidelines. The roads shall be redesigned as arterial routes as shown in Figure 6-1 in Volume 2 Development Management Manual in so far as possible. The design shall ensure that speed is controlled and shall include active travel measures and public transport infrastructure.

## **Submission No. 55 – National Transport Authority (NTA)**

### **Issues Raised**

The NTA outlines its role as the body responsible for public transport service planning and for funding of the National Active Travel Programme and submits the following observations and recommendations for the consideration of the planning authority.

### **Calculation of Residential zoning requirements**

The NTA refer to the approach followed in the Core Strategy which allows for an additional 50% zoning of residential land above the quantum required for housing units as well as a net area calculation of 75% for Enniscorthy and 65% for other settlements. The NTA states that the basis for this additional net area calculation is not clear and does not accord with the provisions of the NPF Implementation: Housing Growth Requirements Guidelines. It further states it is not clear why higher densities were not considered, informed by the central location of sites within settlements or by proximity to public transport services and active travel infrastructure.

The NTA also notes that the zoning requirement for Enniscorthy under this methodology would be 133 ha. of residential zoning, but that it is proposed to zone 255 ha. for residential use. It states that no basis for this additional zoning has been presented and submits that the over-zoning of lands for housing growth would risk undermining key development principles such as Compact Growth by facilitating the development of peripheral sites not well-served by sustainable transport modes.

**NTA Recommendation:** The NTA recommends that the methodology for zoning should accord with the provisions of the Section 28 Guidelines on NPF Implementation: Housing Growth Requirements only and should not include the additional 'net area' calculation. The NTA also recommends that the zoning in Enniscorthy should be in accordance with the Section 28 Guidelines and should not include additional lands beyond those required to fulfil the Core Strategy housing requirements.

### **Identification of sites within Enniscorthy and New Ross**

The NTA notes that the zonings and objectives in Enniscorthy and New Ross are interim until Settlement Plans are prepared. It notes the SCA includes Serviced Land Assessment (SLA) and Spatial Planning Considerations Tables as part of the process of identifying Tier 1 or Tier 2 lands. It states that the tables include road access, footpaths, and proximity to public transport, but the presence of cycle facilities has not been included, and some of the public transport services are regional in nature and are not focused on trip-making at the local level. The NTA is of the opinion that this is an insufficiently robust basis on which to propose residential

zonings and does not accord with the principles set out in the National Investment Framework for Transport in Ireland (NIFTI), which prioritises active travel, then public transport and finally private vehicles in its modal hierarchy.

The NTA further states that, in the absence of adequate public transport services or appropriate active travel infrastructure, the zoning of peripheral sites for residential use is likely to give rise to car use for the majority of trips, including for local trips to education and employment.

The NTA highlights that the Local Transport Plan (LTP) for Enniscorthy, using the Area Based Transport Assessment (ABTA) methodology published by the NTA and TII, is at an advanced stage and represents the most appropriate means of identifying the transport needs of the town and the most appropriate locations for new residential zonings or proposed intensification of residential use on sites in close proximity to public transport services and active travel infrastructure.

The NTA also submits that the proposed Settlement Plan for New Ross should also be accompanied by an LTP, in order to identify sites suitable for residential development in the longer term.

**NTA Recommendation:** The NTA recommends that the Settlement Capacity Audit for both towns should include a more comprehensive assessment of transport provision serving sites proposed for residential development, including active travel infrastructure. The NTA also recommends that, in light of the proposed preparation of Settlement Plans for both towns, the interim zonings should be more limited in extent, sufficient to meet the housing needs in the short term until the completion of the Settlement Plans and should be informed by completed LTPs for each town.

### **Enniscorthy Land Zoning and Specific Objectives**

The NTA is concerned with the proposed zoning of a large tract of land to the north of the town for General Industry. It states that the subject land is removed from the built-up area of the town with direct access to the national and regional road network and is currently not served by public transport or active travel infrastructure, and therefore does not accord with RPO 151 of the RSES, which states, inter alia, that:

‘c. Larger scale, trip intensive developments, such as offices and retail, will be focused into central locations highly accessible by sustainable transport modes;’ and

‘d. New employment and residential development will be consolidated and intensified in a manner which renders it serviceable by public transport and ensures that it is highly accessible, by walking, cycling and public transport.’

The NTA states it has not been demonstrated that these lands could or would be served by sustainable transport modes, and they have concerns that the zoning of

these lands would give rise to unsustainable levels of private car use in the absence of adequate public transport services and active travel infrastructure. The NTA submits that consideration of this zoning proposal requires more detailed scrutiny, ideally as part of the proposed Settlement Plan preparation and informed by the LTP.

The NTA further notes that the development of the proposed school site to the west of the town is dependent on the delivery of new roads infrastructure and, while roads are proposed in the Variation, the requirement for these roads and the basis for their alignment has not been presented. The NTA states that the inclusion of these roads in the Variation without an evidence basis is a matter of significant concern to the NTA, in light of their potential to facilitate car use for local trip-making in the absence of alternative sustainable modes. It is argued that this matter should also be considered in the preparation of an LTP that would inform the proposed Settlement Plan.

**NTA Recommendation:** The NTA recommends that the proposed non-residential zonings proposed for Enniscorthy discussed above should be considered as part of the preparation of the proposed Settlement Plan for the town, should be informed by the preparation of an LTP and should, therefore, be omitted from the subject Variation. The Draft Enniscorthy LTP, which has yet to be finalised, represents the most appropriate mechanism for assessing the suitability of the lands in question for new zoning and the potential land uses that might be considered. If deemed suitable for development, the LTP would also propose transport infrastructure and services to support existing and proposed land uses.

### **Chief Executive's Response**

The comments with regard to the net site area are noted. Section 3.2.1 of the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024) provides that in preparing the Core Strategy, the planning authority will need to account for net and gross areas when calculating land requirements. The guidelines state that the general rule of thumb is that the net site area would be between 65 to 80 percent (approx.) of the gross area but this will depend on the area of land involved and local circumstances. Furthermore, the letter received from the Minister of Housing, Local Government in February reminds Councils to ensure that the net and gross density assumptions of this level are accounted for.

With regard to the quantum of zoned land, please see the response to Recommendation No. 1 of Submission No. 41 - OPR. In recognition of the housing emergency, the Council were conscious that it was necessary to have a wide choice of serviced and serviceable zoned lands available to ensure that land is brought to the market and housing can be delivered immediately.

The comments in relation to the Settlement Capacity Audit and the identification of sites are noted. The presence of cycle facilities has not been included as an assessment criterion as there are currently no cycle lanes in Enniscorthy (except within two new housing estates) and none in New Ross. It was considered unreasonable that this would be used to select lands for development. However, the emerging Local Transport Plan for Enniscorthy will include proposals for a prioritised cycle network, and it will be informed by the zoning proposed in the Variation (subject to available funding). The Variation includes provision for a cycle lane on the R723 in New Ross, and the continued development of the South-East Greenway and further additions are now proposed (see CE Recommendation in Response to Submission No.42 OPR Recommendation 4) for both Enniscorthy and New Ross.

While it is acknowledged that the in tandem development of the LTP and land use zoning would be preferable, it is considered premature to include the proposals in the Variation in advance of the public consultation on the Draft LTP. In response to Submission No. 41, the Council has committed to integrate the key elements identified in the emerging LTP for Enniscorthy in the forthcoming CDP or UAP for Enniscorthy. The Active Travel Section of the Council will continue to review the requirements for active travel and public transport in New Ross and Enniscorthy.

While there are no plans for a local transport plan for New Ross at present, the Council are actively exploring proposals for further active travel measures in the town.

With regard to lands proposed to be zoned for General Industry to the north of Enniscorthy Town, as outlined in response to Submission No. 05 above, the purpose of this land use zoning is to facilitate the development of new industrial development with extensive land requirements and/or locational requirements in proximity to key transport routes and strategic infrastructure and to maximise on the strategic location of the town on the Eastern Economic Corridor. It is proposed to include an amended objective (see recommended amendment to Objective E12 arising from Submission No's 05 and 41) to ensure the development of active and public transport in this area. The Council has also committed to prepare a masterplan for this area in response to Submission No.41 which will address the concerns outlined.

The concerns with regard to the school site to the west of Enniscorthy Town and the necessity for/alignment of roads in the area are noted. These routes will also provide active and public transport access and infrastructure. This matter can be further considered in the LTP and in the forthcoming CDP or UAP. With regard to the alignment of these roads, it should be noted that the alignment is indicative only.

### **Chief Executive's Recommendation**

No change required.

## **Submission No. 11 – Maritime Area Regulatory Authority (MARA)**

### **Issues Raised**

This submission outlines the functions and role of MARA and notes that the Proposed Variation includes Specific Objectives for Enniscorthy and New Ross that may impact on the maritime area. In relation to the Enniscorthy Flood Relief Scheme, it notes that indicative locations have been provided on Map No. 7 of the Variation for the proposed vehicular bridge to replace the Seamus Rafter Bridge and for the location of the proposed pedestrian bridge. MARA highlights that the high-water mark, and subsequently the maritime area, extends as far as the Seamus Rafter Bridge and accordingly, it is noted that these developments are likely to require a Maritime Area Consent (MAC) prior to submitting an application for planning permission.

### **Chief Executive's Response**

Wexford County Council acknowledges and welcomes the submission from MARA and the comprehensive outline of their functions and statutory requirements. The Council is aware of the requirement to obtain Maritime Area Consent prior to submitting a planning application for the proposed bridges and will apply for a pre-application meeting in the coming weeks. It is considered that any further queries or concerns raised by MARA with regards to the Enniscorthy Flood Relief Scheme can be dealt with and addressed as part of Pre-Planning and Development Management.

### **Chief Executive's Recommendation**

No change required.

## **Submission No. 12 – Health and Safety Authority (HSA)**

### **Issues Raised**

The HSA notes the amendments made in the Proposed Variation in relation to COMAH Establishments and the requirement for the Planning Authority to have regard to the HSA's Published Guidance on Technical Land Use Planning Document - Version 2, dated February 2023.

### **Chief Executive's Response**

Noted.

### **Chief Executive's Recommendation**

No change required.

## **Submission No. 15 – Office of Public Works**

### **Issues Raised**

This submission is made specifically concerning flooding and flood risk management. It refers to NPO 78 in the Revised NPF which seeks to “Promote sustainable development by ensuring flooding and flood risk management informs place-making by:

- Avoiding inappropriate development in areas at risk of flooding that do not pass the Justification Test (JT), in accordance with the Guidelines on the Planning System and Flood Risk Management;
- Taking account of the potential impacts of climate change on flooding and flood risk, in line with national policy regarding climate adaptation.”

### **Flood Zone Mapping**

The submission notes the flood zone maps are figures within the SFRA document and requests that Wexford County Council considers larger flood zone maps at a reasonable scale to show the Flood Zones and proposed land use zoning on the same map.

Wexford County Council is also requested to include a map showing the location of past flood events for Enniscorthy and New Ross.

### **Consideration of Climate Change Impacts**

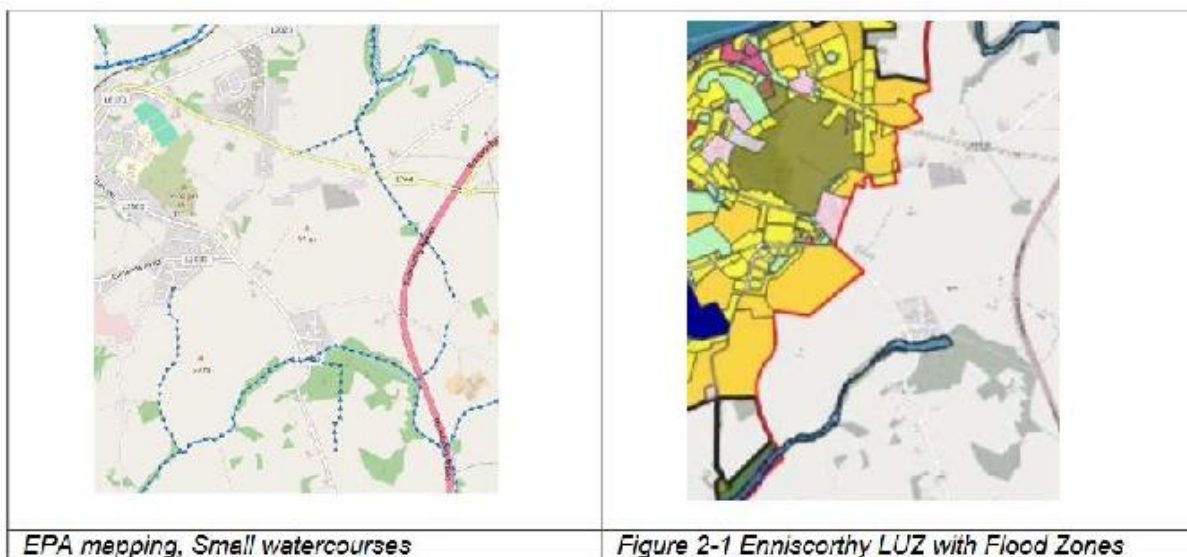
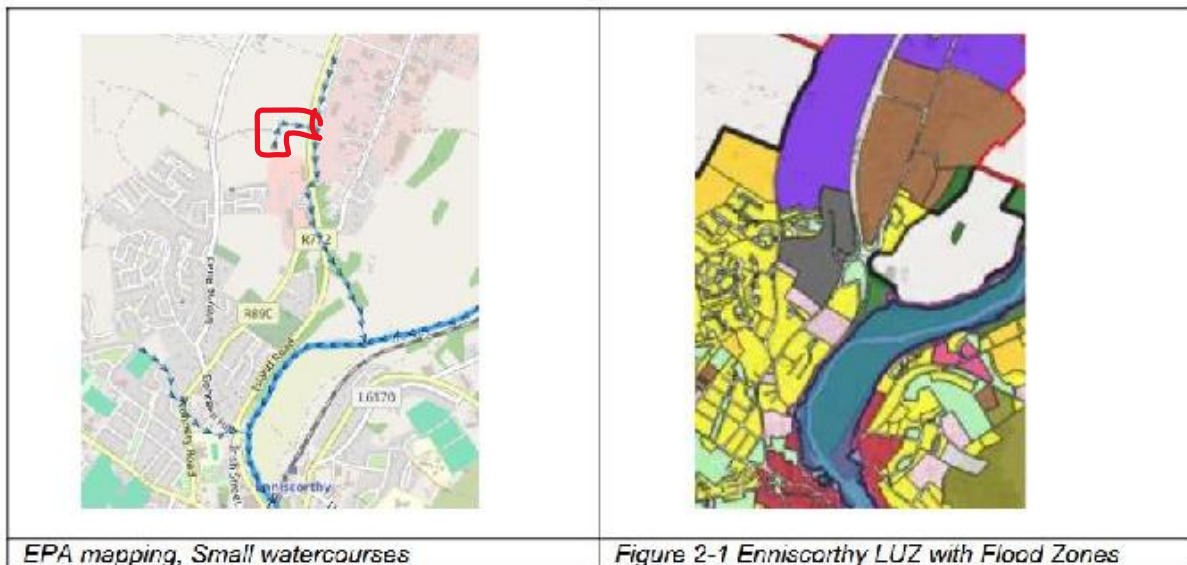
The OPW states that Wexford County Council should set out how climate change is to be managed on lands not currently at risk of flooding but could potentially be at risk in the future as shown within the future scenario flood extents.

### **Nature-based Solutions and SuDS**

The OPW advises that the preparation of development plans should take account of the opportunities for nature-based solutions and refers to Best Practice Guidance which recommend that SFRAs provide guidance on the likely applicability of different SuDS techniques for managing surface water run-off at key development sites, and also identifies where integrated and area based provision of SuDS and green infrastructure are appropriate in order to avoid reliance on individual site by site solutions. The submission notes that there are a number of regeneration sites, masterplan sites and large undeveloped zonings identified in the variation where integrated and area-based provision of SuDS and green infrastructure may be appropriate in this context.

### Enniscorthy - Unmapped Watercourses

The submission notes that there are small watercourses in the plan area that were not included in the National CFRAM programme, and land use zonings including New Residential, General Industry and District Centre are proposed adjacent to these watercourses. The OPW advises that Wexford County Council should review if stage 3 detailed flood risk assessments are required to inform these land use zonings, the SFRA and planning decisions.



### Enniscorthy - Flood Relief Scheme

The submission states that it is not clear if Wexford County Council have considered the proposed scheme in the land use zonings and advises that consideration be given to the ongoing design, planning and implementation of the flood relief scheme

to ensure that zoning or development proposals support, and do not impede or prevent, the progression of these measures. The OPW states that Wexford County Council should include a specific objective in this regard.

The OPW also notes that the proposed scheme only considers existing communities and business and does not consider potential future development. In this regard, they note that there is a large number of proposed regeneration sites in the town centre zoning and that the SFRA states “No new or infill highly vulnerable development shall be permitted within Flood Zone A or Flood Zone B prior to completion of the Flood Relief Scheme”.

### **Enniscorthy - Less Vulnerable Development**

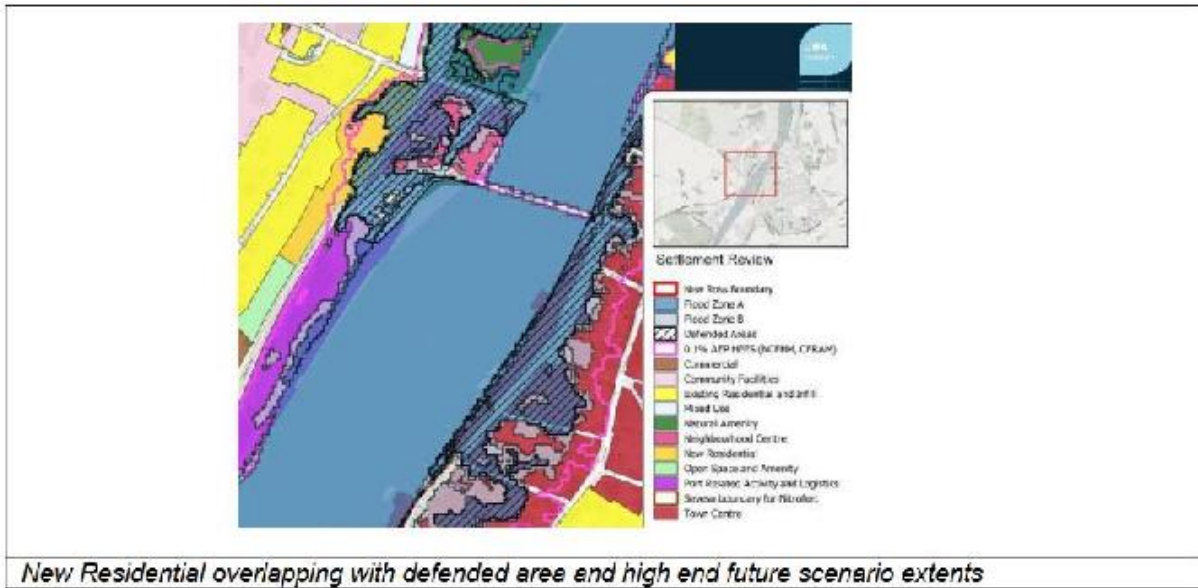
The OPW requests that Wexford County Council clarify the statement in the SFRA which states that for less vulnerable development, “new or infill less vulnerable development within Flood Zone A, FFLs should meet the requirement of Table 2-4”, as this implies that less vulnerable development, which would be inappropriate in Flood Zone A, is permitted.

### **New Ross - Flood Defences**

The OPW outlines that two flood relief schemes have been constructed in New Ross, an OPW scheme in 2009 and a subsequent scheme by Wexford County Council. The OPW states that Wexford County Council should consider including a key flood risk infrastructure register and should consider highlighting the location of defences on a map to ensure they are readily identified and protected from interference or removal.

The OPW states that it is unclear if Wexford County Council have considered the maintenance requirements of the schemes in the proposed zonings and reminds Wexford County Council that the OPW has a statutory duty to maintain flood relief schemes completed under the Arterial Drainage Acts, 1945-1995, while Wexford County Council will also need to maintain any flood relief schemes implemented under its powers.

It is noted from the SFRA that proposed floor levels in defended areas do not require an allowance for climate change to be included if the allowance is in the defence height or adaptation plan for the scheme. The OPW states that it is possible that the existing OPW scheme cannot be adapted to incorporate climate change and proposed developments must ensure that they are protected into the future by their own means and not solely rely on community defences. In this regard, the OPW notes the proposed New Residential zoning within the defended area extents and within the high-end future scenario extents.



The OPW draws attention to the SFRA which states that defended areas have been updated to reflect the location, continuity, and crest levels of constructed flood defences, that this methodology was developed in consultation with the OPW and that the defended area polygons are based on the physical extent of the flood defence infrastructure and its ability to provide a continuous line of protection, rather than on revised hydraulic modelling. In this regard the OPW advises that, considering the defended area mapping is being relied on for land use zonings and setting floor levels, WCC should ensure they are satisfied with the mapping or if revised hydraulic modelling should be undertaken. They further caution that it would be concerning for a development to flood that was granted permission based on it being within the defended area mapping.

### **New Ross - Less Vulnerable Development**

The OPW requests that WCC clarify the statement in the SFRA which states that for less vulnerable development “new or infill less vulnerable development within Flood Zone A, FFLs should meet the requirement of Table 3-2”, as this implies that less vulnerable development, which would be inappropriate in Flood Zone A, is permitted.

### **New Ross – Objective NRT20**

OPW requests that Wexford County Council clarify this objective and if it is only relevant to the lands outlined in blue to the south of New Ross as all site-specific flood risk assessments should consider flooding from all sources including pluvial flooding.

## **Chief Executive's Response**

This submission largely reiterates Recommendation 3 of Submission No. 41 and as such the responses are primarily covered in response to that submission except where additional recommendations or clarifications were included.

With respect to large scale flood mapping, flood events and management of climate change impacts, please see the response and recommendations in response to the OPR submission.

With respect to Nature Based solutions, as outlined in response to the Submission No. 41, it is proposed to amend Objective FRM14 in Volume 1 of the CDP to include a more holistic approach and also to refer to Guidelines issued since the plan was adopted. However, it is not possible at this stage due to time constraints to include in the SFRA details of the likely applicability of different SuDS techniques for managing surface water run-off at key development sites or where integrated and area-based provision of SuDS and green infrastructure are appropriate. Objective FRM14 will ensure the wider context is considered when applications are being assessed. Further consideration will also be given to this issue as part of forthcoming UAPs or Settlement Plans in the forthcoming CDP.

## **Enniscorthy**

With respect to the unmapped watercourses, as outlined in the response to Submission No. 41, the Council have determined that Stage 3 Flood Risk assessment is not required as these are surface water features and not fluvial. See response to that submission and also the recommendations for amendments to the SFRA.

With respect to the Enniscorthy Flood Relief Scheme, the Council have considered the proposed scheme in the land use zonings. As outlined in the response to Submission No. 41, it is proposed to include an objective to ensure that developments do not impact on the proposed flood relief scheme when details are available.

The Council note that the proposed Enniscorthy Flood Relief Scheme only considers existing communities and business and does not consider potential future development. The comments with regard to the existence of the regeneration sites in the flood zone are noted and, in response to Submission No. 41 it is proposed to include an objective in Section 1.3.1 in the section on Flooding, reiterating the text in the SFRA which states that no new or infill highly vulnerable development shall be permitted within Flood Zone A or Flood Zone B prior to completion of the Flood Relief Scheme.

With respect to the statement in the SFRA which states (with respect to Enniscorthy) that for less vulnerable development "new or infill less vulnerable development within

Flood Zone A, FFLs should meet the requirement of Table 2-4”, this is considered appropriate as it has only been applied where the Justification Test has been passed.

## **New Ross**

With regard to the request for a flood risk register, please see response and recommendation in response to Submission No. 41.

With respect to the maintenance requirements of the flood schemes, it is proposed to include an objective in Section 1.3.2 Flooding in New Ross to ensure that development proposals do not interfere with the maintenance requirements of the in-situ flood relief schemes.

The OPW comment that a later adaptation plan may not be able to incorporate climate change is noted. It is proposed to amend the SFRA to ensure defended parts of New Ross also take into account climate change for mitigation.

With respect to the mapping of the defended area, the Council can confirm that they are satisfied with the methodology (which was agreed in outline with OPW in December 2025) and mapping and that no revision is necessary.

With respect to the statement which says that for less vulnerable development “new or infill less vulnerable development within Flood Zone A, FFLs should meet the requirement of Table 3-2” this is the correct approach as it has only been applied where the Justification Test has been applied and passed.

## **Chief Executive’s Recommendation**

### **PMA21**

Include Objective in Section 1.3.2 Flooding (Pg. 46) in New Ross

#### **Objective NRTXX**

**To ensure that development proposals take account of, and do not interfere with, the maintenance requirements of the flood relief schemes.**

**See also PMA7-14 above.**

## **Submission No. 20 – Environmental Protection Agency (EPA)**

### **Issues Raised**

The EPA outlines their role as an SEA Environment Authority under the SEA Regulations and refers to their 'self-service' guidance document [SEA of local authority Land Use Plans - EPA recommendations and resources](#) | which sets out key recommendations for integrating environmental considerations into Land Use Plans.

The EPA states that Wexford County Council should ensure that the Variation aligns with key relevant higher-level plans and programmes and is consistent with the relevant objectives and policy commitments of the NPF and the RSES.

The EPA also reminds Wexford County Council that mitigation measures should be provided to avoid or minimise any likely significant effects identified and that the Monitoring Programme should be flexible to take account of specific environmental issues and unforeseen adverse impacts should they arise and to ensure that appropriate remedial action is taken.

It further states that information and outputs of the previous monitoring programme would be useful to inform how effective the current monitoring programme has been and how it can be improved or further developed to cater for the new plan period.

Wexford County Council are further reminded to screen any future amendments to the Variation for likely significant effects and to prepare an SEA Statement following its adoption.

### **Chief Executive' Response**

The EPA's comments in relation to the requirements for SEA are noted. The SEA Environmental Report prepared as part of the Proposed Variation included mitigation measures which were incorporated into the Proposed Variation and a Monitoring Programme. The proposed material amendments have been screened for SEA and an SEA Statement will also be prepared following adoption of the Variation.

### **Chief Executive's Recommendation**

No change required.

## **Submission No. 27 – Uisce Éireann**

### **Issues Raised**

The submission states that Uisce Éireann (UÉ) will continue to engage with the planning department and will provide updates on their plans and projects as further updates become available. The submission is set out under three headings:

- (i) Availability of Water Services
- (ii) Settlement Capacity Audit and Zoning Maps
- (iii) Additional comments and suggestions on the Proposed Variation text

#### **1. Availability of Water Services**

The submission welcomes the revised Core Strategy population and housing targets and states that UÉ relies on CDP population estimates for assessing the future capacity available in each water resource zone and wastewater treatment plants (WWTP) for settlements.

UÉ notes that the Core Strategy targets go beyond the period covered by UÉ's next Capital Investment Plan (2025-2029). However, it continuously monitors growth in settlements and reviews available water supply and wastewater treatment capacities. The additional capacity created by a capital investment, where a project is planned for completion within the next Capital Investment Plan period (2025-2029), has been considered in the latest Water Supply Capacity Registers and Wastewater Treatment Capacity Registers (published in August 2025). The level of available capacity will need to be revisited should a significant increase in overall demand for water services be experienced in settlements. If required, UÉ can initiate projects to increase capacity, subject to funding in future Capital Investment Plans.

#### **Water Supply**

The latest Water Supply Capacity Register (August 2025) shows that there are currently constraints and Level of Service improvements required in the Water Resource Zones serving the settlements listed in the Core Strategy table, except for Coolgreany and Camolin. UÉ states that the Water Resource Zones will come under increasing pressure should the total requirement be developed within the timeframe indicated (up to 2034); however, UÉ can initiate projects to increase capacity should this be required.

## **Wastewater Treatment**

The latest Wastewater Treatment Capacity Register (August 2025) shows that there are currently constraints in Ferns, Rosslare and Ballaghkeen and there is no capacity at present in Campile, Wellington-bridge, Adamstown, Ballycanew, Ballindaggin, Camolin, Clongeen, Fethard-on-Sea and Killinerin.

Wexford Town WWTP currently has sufficient capacity available during the CDP period (up to 2028). However, the available wastewater treatment capacity headroom will become increasingly constrained towards 2034. If the settlement is growing at a faster rate than expected, UÉ states that they can look at potential upgrade options for the WWTP at an earlier stage.

UÉ notes projects are currently underway at WWTPs at Ferns South, Rosslare Strand, Coolgreany, Wellingtonbridge, Ballaghkeen, Ballycanew, Fethard-on-Sea, Ramsgrange and Tagoat.

## **Water Networks**

The submission states that UÉ and Wexford County Council are continually progressing leakage reduction activities, mains rehabilitation activities, and capital maintenance activities, and will continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required.

## **Wastewater Networks**

The submission states that UÉ and Wexford County Council are continually progressing sewer rehabilitation activities, capital maintenance activities, etc., and will continue to monitor the performance of the networks to ensure that the most urgent works are prioritised as required.

UE highlights that the recast Urban Wastewater Treatment Directive (UWWTD) includes requirements for the preparation of Integrated Urban Wastewater Management Plans for selected agglomerations greater than 10,000 persons based on risk. The recast UWWTD includes obligations for the reduction of pollution load from both wastewater and storm water systems (Storm Water Overflows and Urban Runoff respectively). The submission states that the new UWWTD will require collaboration between UE and local authorities on integrated drainage planning.

## **Chief Executive's Response:**

The comments regarding the capacity registers and availability of water services are noted. The Council note that the capacity registers are updated annually and that the level of capacity available is subject to change and UÉ can initiate projects to

increase capacity where demand is accelerated subject to their funding in a Capital Investment Plan. The Council will continue to engage with UÉ on these matters.

## **2. Settlement Capacity Audit and Zoning Maps**

### **Settlement Capacity Audit**

The submission notes that the Serviced Land Assessment does not include sites zoned for employment or mixed-use developments. UÉ notes that significant new commercial or industrial development has the potential to impact on available capacity and result in the need for infrastructure upgrade and they would be happy to engage with the Council further in relation to the serviceability of these sites as required.

### **Chief Executive's Response**

See Submission No. 41 from OPR in Section 3 and the Chief Executive's Response and Recommendation in relation to employment lands, which recommends that a new objective is inserted in the Proposed Variation to develop an evidence-based employment strategy for the County as part of the review of the County Development Plan. This strategy will include an infrastructure assessment to inform the manner and pattern of development of employment lands in Enniscorthy particularly, ensuring that the progressive development of any proposed lands is capable of being supported by the provision of enabling physical infrastructure such as water services, and are consistent with sustainable planning principles including compact growth and sequential development. The development of the strategy will involve liaison with relevant enterprise and infrastructure agencies/bodies.

### **Zoning Maps**

#### **Wastewater Treatment Plants**

UÉ notes that the WWTPs in Enniscorthy and New Ross are located within the Sterilisation Zone, which includes a buffer area around the WWTP sites, and Public Utilities are 'Open for Consideration' in the Sterilisation Zone as per the zoning matrix. UÉ highlight that the Public Utilities zone provides for public utilities as 'Permitted in Principle', and requests that the WWTP sites are zoned Public Utilities to more accurately describe the nature of the existing and long-term land-use, which in turn would emphasise the critical nature of these facilities.

### **Chief Executive's Response:**

Public Utilities are open for consideration in the Sterilisation Zone subject to Site-Specific Flood Risk Assessment (SSFRA) and Appropriate Assessment (AA), where required. This is considered appropriate in the context of the Enniscorthy WWTP which is located in the Flood Zone (the majority of the WWTP is in Flood Zone B) and adjacent to the River Slaney Special Area of Conservation (SAC). In New Ross, while the WWTP itself is not within the flood zone, the land immediately surrounding it is (the majority in Flood Zone A) and it is adjacent to the River Barrow SAC.

Given the locations of the WWTPs in, and/or adjacent to, flood zones and adjacent to the River Slaney and River Barrow SACs, any future upgrades to the WWTPs will likely require SSFRA and AA. A sterilisation zone is also required between the WWTPs and adjoining land uses. Therefore, it is not considered necessary to amend the proposed zoning.

### **Moyne Reservoir**

UÉ notes that the Moyne Reservoir is an important strategic location for treated water storage in Enniscorthy and is interconnected with the upstream and downstream water supply networks. As an operational site, there is active water supply infrastructure such as pipes to the west and east of the reservoir, which also need to be protected.

The submission states that the proposed General Industry zoning for the area presents a risk to the protection of the existing and future public drinking water supply for Enniscorthy. UÉ therefore requests that the Moyne Reservoir and area surrounding it are zoned Public Utilities which would more accurately describe the nature of the existing and long-term land-use, which in turn would emphasise the critical nature of this facility.

### **Chief Executive's Response:**

The point in relation to protecting the Moyne Reservoir and adjacent lands is noted. Uisce Éireann have subsequently identified the location of the Moyne Reservoir on a map and it is recommended that the zoning of this site is amended from General Industry to Public Utilities.

### **Templeshannon/Old Bridge Wastewater Pumping Station**

UÉ states that it is not clear if the Templeshannon/Old Bridge Wastewater Pumping Station, located to the southeast of Enniscorthy Bridge and adjacent to the River Slaney is zoned.

## Chief Executive's Response:

This relates to a narrow strip of land between the River Slaney and the public road (along the slip way) which is not considered necessary to zone.

### 3. Additional comments and suggestions on the Proposed Variation

UÉ suggests amendments to the wording of objectives E02, E04, E18, E19, NRT02, NRT04, NRT22, NRT23 (see below) and the land use zoning objective for Sterilisation Zone. A further amendment is suggested to the Land Use Zoning Matrix to allow for the necessary delivery of water services infrastructure in all zoned and unzoned areas, including in Natural Amenity and Heritage Landscape zonings.

Section	Comments
	(Suggested additional text in red and deletions in strikethrough)
1.3.1 Enniscorthy Land Zoning and Specific Objectives	
Objective E02	<p><i>We recommend changes to objective E02 as follows:</i></p> <p><i>To facilitate the upgrade of the Wastewater Treatment Plant and wastewater network infrastructure to accommodate future population and employment growth. <del>New development which exceeds the capacity of the current plant will not be permitted.</del></i></p> <p><i>Reason: There may be cases where a project is underway and could be completed within the time a development is given planning permission and constructed. The planning application should contain a Confirmation of Feasibility from Uisce Éireann.</i></p>
Objective E04	<p><i>We recommend changes to objective E04 as follows:</i></p> <p><i>To facilitate the upgrade of the Water Treatment Plant and water network infrastructure to accommodate future population and employment growth. <del>New development which exceeds the capacity of the current plant will not be permitted.</del></i></p> <p><i>Reason: There may be cases where a project is underway and could be completed within the time a development is given planning permission and constructed. The planning application should contain a Confirmation of Feasibility from Uisce Éireann.</i></p>
Objective E18 and E19	<p>Uisce Eireann welcomes objectives in relation to corridors along waterbodies and watercourses this will play an important role in protecting biodiversity and water quality. Notwithstanding this, the CDP should allow for access to and maintenance of existing Uisce Éireann infrastructure. Similarly, provision of new or upgraded assets may be required within riparian buffers in limited instances e.g. new outfalls, subject to proper planning and sustainable development.</p>

1.3.2 New Ross Land Zoning and Specific Objectives	
Objective NR102	<p>We recommend changes to objective NR102 as follows:</p> <p><i>To facilitate the upgrade of the Wastewater Treatment Plant and wastewater network infrastructure to accommodate future population and employment growth. <del>New development which exceeds the capacity of the current plant will not be permitted.</del></i></p> <p><i>Reason: There may be cases where a project is underway and could be completed within the time a development is given planning permission and constructed. The planning application should contain a Confirmation of Feasibility from Uisce Éireann.</i></p>
Objective NRT04	<p>We recommend changes to objective NRT04 as follows:</p> <p><i>To facilitate the upgrade of the Water Treatment Plant and water network infrastructure to accommodate future population and employment growth. <del>New development which exceeds the capacity of the current plant will not be permitted.</del></i></p> <p><i>Reason: There may be cases where a project is underway and could be completed within the time a development is given planning permission and constructed. The planning application should contain a Confirmation of Feasibility from Uisce Éireann.</i></p>
Objective NRT22 and NRT23	<p>Uisce Éireann welcomes objectives in relation to corridors along waterbodies and watercourses this will play an important role in protecting biodiversity and water quality. Notwithstanding this, the CDP should allow for access to and maintenance of existing Uisce Éireann infrastructure. Similarly, provision of new or upgraded assets may be required within riparian buffers in limited instances e.g. new outfalls, subject to proper planning and sustainable development.</p>

1.3.3 Appendix 1 to Volume 3 Land Use Zoning Matrix	
Sterilisation Zone (SZ)	<p>We recommend changes to objective (SZ) as follows:</p> <p>Only an extension to the existing facility will be considered in this zone subject to an appropriately detailed Site-Specific Flood Risk Assessment (SSFRA) and an Appropriate Assessment (AA), <b>where required.</b></p> <p><i>Reason: The suggested additional text is in line with footnote 13 in the Land Use Zoning Matrix.</i></p>
Land Use Zoning Matrix	<p>Uisce Éireann's activities in regard to the provision of public water and wastewater services include access to, operation, maintenance and upgrading of existing assets, and where necessary, the provision of new infrastructure in multiple land use zoning types, as well as lands outside of zoned areas.</p> <p>The land use zoning matrix indicates that Public Utilities are 'Not Permitted' in Natural Amenity and Heritage Landscape zonings. It is important that sufficient provision is made in the CDP to allow for the necessary delivery of water services infrastructure in all zoned and unzoned areas, subject to proper planning and sustainable development.</p>

In relation to the Natura Impact Report (NIR), UÉ notes that the Water Services Strategic Plan 2050 has replaced the 2015 plan.

### **Chief Executive's Response:**

The suggested amendments to text in objectives E02, E04, NRT02 and NRT04 are noted and it is considered that these objectives could be amended to allow for situations where a project is underway.

The suggested amendments to objectives E18, E19, NRT22 and NRT23 are also noted. These objectives relate to areas zoned as 'Natural Amenity' or 'Open Space and Amenity.' The land use zoning objective for Natural Amenity (pg. 60) states that:

*"Essential public infrastructure would be supported within these areas such as public water supply, wastewater treatment, flood defence works and transportation including road and rail bridges subject to an appropriately detailed Site-specific Flood Risk Assessment (SSFRA) and an Appropriate Assessment (AA)."*

Public Utilities are also 'open for consideration' under the Open Space and Amenity land use zoning. Therefore, no amendment is considered necessary in relation to objectives E18, E19, NRT22 and NRT23.

The suggested text amendment to 'Sterilisation Zone' land use zoning objective is also noted, and it is considered appropriate to amend the wording accordingly. It is

also considered appropriate to add similar wording under the 'Natural Amenity' land use zoning objective, in the interests of clarity.

In relation to the suggested amendments to the land use zoning matrix, as discussed above, the land use zoning objective text for Natural Amenity zoning allows for essential infrastructure. Public utilities were not considered appropriate particularly in the context in Vinegar Hill Battlefield Site, however, it may be appropriate to amend the wording of the land use zoning objective to allow for essential infrastructure for areas zoned as Heritage Landscape in certain circumstances/other settlements if it can be demonstrated that any development will not impact on the inherent or protected characteristics of the landscape. In both instances, it is appropriate to amend the land use zoning matrix to state that only essential infrastructure will be permitted. A footnote will be included to ensure that there will not be impacts on the inherent or protected characteristics of the landscape.

### **Chief Executive's Recommendation**

#### **PMA22**

Map No. 6 - Amend the land use zoning at Moyne Reservoir from General Industry to Public Utilities.

#### **PMA23**

Amend the land use zoning objective for Sterilisation Zone (Section 1.3.3, Pg 63 - 64) as follows:

##### **Sterilisation Zone (SZ)**

**Objective:** To maintain a sterilisation zone around the urban Wastewater Treatment Plant.

**Purpose:** The purpose of this zoning is to ensure that an appropriate separation distance is maintained between the urban Wastewater Treatment Plant and adjacent properties. Only an extension to the existing facility will be considered in this zone subject to an appropriately detailed Site-Specific Flood Risk Assessment (SSFRA) and an Appropriate Assessment (AA), [where appropriate.](#)

#### **PMA24**

Amend Natural Amenity land use zoning objective (Section 1.3.3, Pg 60) as follows:

##### **Natural Amenity (NA)**

**Objective:** To retain, restore and protect areas of high natural amenity.

**Purpose:** The purpose of this zoning is to retain, protect and restore, where required, areas of high natural amenity including designated sites, wetlands and Article 10 corridors. Essential public infrastructure would be supported within these areas such as public water supply, wastewater treatment, flood defence works and transportation including rail and road bridges subject to an appropriately detailed Site-Specific Flood Risk Assessment (SSFRA) and an Appropriate Assessment (AA) and/or ecological impact assessment, where appropriate.

## **PMA25**

Amend Heritage Landscape land use zoning objective (Section 1.3.3, Pg 60-61) as follows:

### **Heritage Landscape (HL)**

**Objective:** To protect the historic, cultural, natural heritage and visual amenity value of this landscape.

**Purpose:** The purpose of this zoning is to restrict and limit development to facilities to enhance and manage this high value landscape for its cultural, heritage, natural amenity and visual amenity use. Essential public infrastructure would be considered where it can be demonstrated that the proposed development will not impact on the inherent characteristics of the landscape. Proposed development will be subject to an architectural/archaeological impact assessment (which considers the visual setting) and/or appropriate assessments/ecological impact assessment where appropriate.

## **PMA26**

Amend the Land Use Zoning Matrix (Section 1.3.3, Pg 68 – 69) to make Public Utilities ‘Open for Consideration’ in the Natural Amenity and Heritage Landscape subject to the following footnote:

Essential public utilities will only be considered in these locations where it can be demonstrated that the proposed development will not impact on the inherent characteristics of the landscape. An architectural/archaeological impact assessment (which considers the visual setting) and/or appropriate assessments/ecological impact assessment may be required depending on the protected or inherent qualities of the landscape.

## **PMA27**

Amend Objectives E02, E04, NRT02, NRT04 as follows:

**Objective E02** (Section 1.3.1, Pg 26)

To facilitate the upgrade of the Wastewater Treatment Plant and wastewater network infrastructure to accommodate future population and employment growth. ~~New development which exceeds the capacity of the current plant will not be permitted.~~ Development requiring wastewater services shall only be permitted where it can be demonstrated that sufficient wastewater treatment capacity is available or will be available within a reasonable timeframe, to serve the development, and where it will not result in adverse impacts on the receiving environment. In the absence of such capacity, or where adequate infrastructure delivery is not secured, development shall not be permitted.

**Objective E04** (Section 1.3.1, Pg 26)

To facilitate the upgrade of the Water Treatment Plant and water network infrastructure to accommodate future population and employment growth. ~~New development which exceeds the capacity of the current plant will not be permitted.~~ Development requiring water services shall only be permitted where it can be demonstrated that sufficient water treatment capacity is available or will be available within a reasonable timeframe, to serve the development, and where it will not result in adverse impacts on the receiving environment. In the absence of such capacity, or where adequate infrastructure delivery is not secured, development shall not be permitted.

**Objective NRT02** (Section 1.3.2, Pg 41)

To facilitate the upgrade of the Wastewater Treatment Plant and wastewater network infrastructure to accommodate future population and employment growth. ~~New development which exceeds the capacity of the current plant will not be permitted.~~ Development requiring wastewater services shall only be permitted where it can be demonstrated that sufficient wastewater treatment capacity is available or will be available within a reasonable timeframe, to serve the development, and where it will not result in adverse impacts on the receiving environment. In the absence of such capacity, or where adequate infrastructure delivery is not secured, development shall not be permitted.

**Objective NRT04** (Section 1.3.2, Pg 41)

To facilitate the upgrade of the Water Treatment Plant and water network infrastructure to accommodate future population and employment growth. ~~New development which exceeds the capacity of the current plant will not be permitted.~~ Development requiring water services shall only be permitted where it

can be demonstrated that sufficient water treatment capacity is available or will be available within a reasonable timeframe, to serve the development, and where it will not result in adverse impacts on the receiving environment. In the absence of such capacity, or where adequate infrastructure delivery is not secured, development shall not be permitted.

## **Submission No. 36 – Iarnród Éireann**

### **Issues Raised**

Iarnród Éireann (IÉ) notes that this variation represents the first stage in a series of variations to the CDP 2022-2028 to increase the quantum of land zoned for residential purposes in County Wexford and would welcome further engagement with Wexford County Council on all forward planning proposals to assist with planned rail investment opportunities.

The submission outlines current rail development in County Wexford including the recommendations from the All-Island Strategic Rail Review (A-ISRR) relevant to Wexford:

- re-instatement of the South Wexford Railway and improving rail services within the region (Wicklow –Wexford -Waterford) and to Rosslare Europort.
- introduce an hourly shuttle service between Rosslare Europort and Greystones, with DART services to be extended to Wicklow and that connectivity could be further improved by reinstating the railway between Waterford and Rosslare Strand (including a chord to the south of Wexford) and extending some Dublin – Waterford intercity services to a new station to the south of Wexford O’Hanrahan.
- In the short term, the A-ISRR recommends service frequencies of at least one train per two hours between Greystones - Rosslare Europort.
- In the short term, the A-ISRR recommends the protection of railway boundaries to allow for future expansion such as constructing double tracks or installing passing loops, electrification and realignment to improve speeds.

Iarnród Éireann states it is essential that land use and zoning objectives adjacent to railways shall not impede future rail network improvements. It requests that where land adjacent to the railway is proposed to be designated for development purposes, that zoning objectives shall be applied to adequately protect the railway corridor boundaries and to allow for future expansion and improvement of the railway in consultation with Iarnród Éireann and CIE. It notes that there are railway overbridges and underbridges serving the settlements which are the subject of this proposed variation.

Iarnród Éireann notes the requirements of the NPF to integrate land uses and transport to achieve compact patterns of development and facilitate increase densities in accessible locations, and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities which contain key priorities for growth, including the delivery of sustainable and compact urban extension at scale, at suitable strategic and sustainable development locations close to the existing built-up footprint of the urban area or town and served by existing or proposed public transport. Iarnród Éireann states that it supports Transport Orientated Development around stations in Wexford, to promote sustainable housing development.

Iarnród Éireann also seeks the support of Wexford County Council to improve accessibility in the region by supporting early-stage feasibility studies on the Waterford to Rosslare Strand/Wexford line and support for any proposed improvements on the line.

Further requests are made in relation to structural clearances, widths, heights and geometric constraints associated with railway bridges and associated infrastructure, particularly in relation to vehicular access, road traffic, construction access, and any proposed increase in traffic intensity, and to ensure that zoning and development objectives adjacent to or served via railway bridges do not result in increased safety risk or operational constraint to the railway network. All proposals for development which require vehicular access via, or are otherwise dependent upon, a railway overbridge or underbridge shall demonstrate that safe and appropriate access can be achieved without adverse impacts on the railway structure, railway operations, or public safety.

### **Chief Executive's Response**

The comments in relation to protecting the railway corridor to allow for any future expansion are noted. The railway line in Enniscorthy is mostly located within the built-up area (town centre, existing residential and infill) where public utilities are open for consideration. Parts of the railway to the south and north are located within an area proposed to be zoned Natural Amenity, for which the land use zoning objective states (Section 1.3.1. Pg. 60) that essential public infrastructure including rail and road bridges will be supported. See also response and recommendation under Submission No. 27 above which recommends an amendment to the matrix to allow public utilities as open for consideration in this zoning. A small part of the railway is also located on lands proposed to be zoned Sterilisation Zone, in which public utilities are open for consideration, subject to Site-Specific Flood Risk Assessment and Appropriate Assessment, where required. It is therefore considered that adequate measures are included in the Proposed Variation.

In New Ross, the South East Greenway has been constructed along the railway line. It is not considered necessary to include any further measures in the Proposed Variation.

Outside of Enniscorthy and New Ross, the consideration of zoning objectives to adequately protect the railway corridor boundaries and to allow for future expansion and improvement of the railway will be considered as part of the preparation of future land use plans.

With regard to the Waterford to Rosslare Strand/Wexford line, Objective TS41 in the County Development Plan supports the re-opening of this line:

*“To examine the feasibility of reopening the disused Rosslare Europort to Waterford Railway as a sustainable transport corridor which would accommodate a reopened passenger and freight line and a greenway for active travel and amenity use. The Council will seek appropriate funding to facilitate the development of this important corridor between Rosslare Europort and Belview and Waterford MASP.”*

The All-Island Strategic Rail Review (A-ISRR) recommends the re-instatement of the South Wexford Railway and improving rail services within the region (Wicklow – Wexford -Waterford) and to Rosslare Europort. While the All-Island Strategic Rail Review Rail Project Prioritisation Strategy (2025) does not identify the re-instatement of the South Wexford Railway as a ‘priority project’, it remains an objective and The Council will continue to engage with and support Iarnród Éireann in this regard.

The comment in relation to Transport Orientated Development around stations in Wexford is noted. In this regard it is noted that the County Development Plan includes Objective TS32:

*“To implement the Core Strategy and Settlement Strategy which prioritises population growth and development in towns and villages where it can be served by effective, convenient and economically viable bus and rail public transport services. Within those settlements, the Council will ensure that development takes place at appropriate locations and densities where they are most accessible by sustainable modes and along public transport corridors.”*

In relation to structural clearances, access etc. this will be dealt with on a case-by-case basis though the development management process.

### **Chief Executive’s Recommendation**

No change recommended.

## **Submission No. 45 – Department of Education and Youth (DoEY)**

### **Issues Raised**

The Department notes that Table 3-4 Core Strategy Population Allocations, Housing Units and Housing Land 2026 - 2034 has been amended to include a new Population Target, Additional Population of 39,694 people and a new Housing Target, Additional Population of 14,593 units for the county between 2026 and 2034. It further notes in Section 3.8.3 Future Housing Stock Requirements that 1,622 units per annum would be required in County Wexford up to 2034 and that 722 units per annum would be required in the period 2034 to 2040.

The submission states that if the projected population growth materialises, it will result in substantial additional requirements for school place provision in County Wexford. The Department's preference would be to expand existing facilities where possible and it requests the Planning Authority to examine the potential of protecting a land buffer around each school to enable them to expand further if required.

The submission provides specific comments on the four main towns, and the settlements of Rosslare Harbour and Kilrane and Bunclody which can be summarised as follows:

### **Wexford Town**

- There are 14 schools (eight primary, five post-primary and one special education school)
- The projected growth figures could see a significant increase in primary school place demand and at least one, possibly two additional primary schools may be required.
- The projected growth figures could see an increase in post-primary school place demand, but it is currently expected that this extra requirement could be accommodated by the planned expansion of existing facilities

### **Gorey**

1. There are 9 schools (five primary, three post-primary and one special education school).
2. The projected growth figures could see a significant increase in primary school place demand and an additional primary school may be required.
3. In the context of post primary provision, the projected growth figures could see potential projected increase in school place requirements which could be met by expansion of the existing facilities, if required.

## **Enniscorthy**

- There are 9 schools (four primary, four post-primary and one special education school) located within the Enniscorthy area.
- The projected growth figures could see a significant increase in primary school place demand and an additional primary school may be required.
- The projected growth figures could see an increase in post-primary school place demand, but it is currently expected that this extra requirement could be accommodated by the planned expansion of existing facilities.
- The department notes Map 7 which includes two sites for Proposed Future Schools (E15). The department notes and welcomes Community and Education Facilities Objective E15 to facilitate the expansion of existing schools and the provision of new schools at the locations shown on Map 7 (Quarry Park and the Lyre).

## **New Ross**

- There are 9 schools (four primary and five post-primary schools) located within the New Ross area.
- The projected growth figures could see potential projected increase in primary school place requirements which could be met by expansion of the existing facilities, if required.
- The projected growth figures could see an increase in post-primary school place demand, but it is currently expected that this extra requirement could be by expansion of the existing facilities, if required.
- The department notes and welcomes Objectives NRT16 To facilitate the expansion of existing schools where appropriate, subject to adequate amenity and sports facilities being maintained, NRT17 To facilitate for the expansion of the schools in Rosbercon at the location identified in Map 9, and NRT18 To provide for a new multi school campus at Mount Carmel.

## **Bunclody Town**

- There are 4 schools (two primary and two post-primary schools) located within the Bunclody area.
- The projected growth figures could see a potential projected increase in primary school place requirements which could be met by expansion of the existing facilities, if required.
- The projected growth figures could see an increase in post-primary school place demand, but it is currently expected that this extra requirement could be accommodated by the planned expansion of existing facilities.

## **Rosslare Harbour and Kilrane**

- There are two primary schools located within the Rosslare Harbour and Kilrane area.
- The projected growth figures could see a potential projected increase in primary school place requirements which could be met by expansion of the existing facilities, if required.

In terms of reserving and acquiring sites for future new schools or the relocation of existing schools, the department states that schools should be positioned in the heart of new and expanding sustainable communities, allowing for the maximum benefit to the community inside and outside of school hours. Other community facilities and amenities should also be positioned close to school facilities to allow for all community facilities be complimentary to each other for the benefit of the whole community. It is the department's request that the site identified fits the criteria above and would be grateful if the Council could confirm if this is the case.

Further to this, all enabling infrastructure required to develop and operate school facilities should be provided in advance of the need for such schools. This infrastructure includes road, electricity, water infrastructure, sustainable transport links, active travel networks, road safety measures and safe routes to school facilities.

## **Chief Executive' Response**

The comments from the Department are noted and welcomed, in particular in relation to Enniscorthy and New Ross for Proposed Variation No. 1. The comments in relation to the other settlements will be considered as part of the preparation of Proposed Variation No. 2 for Rosslare Harbour and Kilrane and Bunclody, Proposed Variation No. 3 for Wexford Town and Proposed Variation No. 4 for Gorey Town. They will also be considered as part of the review of the CDP for the whole county.

In relation to the request to examine the potential of protecting a land buffer around each school to enable them to expand, it is noted in New Ross that additional lands have been zoned Community Facilities:

- to the southwest of Our Lady of Lourdes Secondary School and St. Canine's National School in Rosbercon;
- Between St. Mary's Secondary School and Bunscoil Nic Amhlaidh in Irishtown;
- Surrounding Good Counsel College in Irishtown; and
- Around Kennedy College in Stephensland

Mount Carmel Convent in Bishopsland has also been zoned for Community Facilities with a specific objective included (NRT18) to provide for a new multi school campus. Two further objectives are included (NRT16) “to facilitate the expansion of existing schools where appropriate, subject to adequate amenity and sports facilities being maintained” and (NRT17) “to facilitate for the expansion of the schools in Rosbercon at the location identified in Map 9.”

In Enniscorthy, existing school sites have been zoned for Community Facilities. Given that these sites are limited in terms of future expansion, two additional sites have been identified for the future provision of new primary and post-primary schools to meet the existing demand and future population growth. This will be reviewed as the town expands, including as part of the preparation of any future UAP/review of the current CDP.

The Department’s comments in relation to positioning new schools in the heart of the community and close to other community facilities and amenities is noted. In this regard, it should be noted that the Mount Carmel site in New Ross is located within the existing built-up area of the town and in close proximity to a number of other school sites and amenity facilities.

The indicative school site at Quarrypark in Enniscorthy is also within the built-up area and is adjacent to a range of existing and proposed land uses including substantial residential areas.

The indicative school site at the Lyre is positioned within the new residential zoning and in close proximity to zoned Open Space and Amenity and Natural Amenity. The Open Space and Amenity zoning will allow for the future provision of a Hub Park/Neighbourhood Park in accordance with Section 14.5.4 of the CDP.

It is further noted that these school site locations are indicative at present and that future site selection/acquisition of sites for the provision of new schools will be considered in consultation with DoEY. The design of new school facilities is also within the remit of DoEY and the provision of open space/playing pitches should be considered as part of the design of any new school. The development of all appropriate services will be required in tandem with the development of these sites.

### **Chief Executive’s Recommendation**

No change required.

## **Submission No. 46 – Office of Public Work (OPW)**

### **Issues Raised**

This submission outlines the role of the OPW in the care, operation and maintenance of National Monuments in State Care. OPW Heritage Services notes that Vinegar Hill Windmill is a state-owned national monument located 2.5km northeast of Enniscorthy town centre and does not appear on the Land Use Zoning Map. It requests the Local Authority to be mindful of the potential impact of new housing development on views from Vinegar Hill which it states are an important component of the significance of this National Monument.

### **Chief Executive' Response**

The issue raised by the OPW in relation to the potential impacts of new housing development on views from Vinegar Hill is noted. Given the importance of Vinegar Hill as a battlefield site, a national monument, a recreational space and an important tourism asset to the town, it is recommended that an objective is included to address this issue.

### **Chief Executive's Recommendation**

#### **PMA28**

Insert a new objective in Section 1.3.1 under 'Environmental, Landscape and Recreation Management' (Pg 33) as follows:

#### **Objective EXX**

**To protect views from Vinegar Hill National Monument by ensuring that new housing development is appropriately sited and designed and that significant proposals are accompanied by an assessment of visual impact.**

## **Submission No. 53 – Electricity Supply Board (ESB)**

### **Issues Raised**

The submission outlines the role of ESB in the provision of energy transmission and distribution infrastructure and gives an overview of ESB's strategy which includes developing a modern, efficient electricity system that is capable of delivering sustainable and competitive energy supplies to customers in the 'all-islands market.'

The submission also refers to the ESB's renewable energy portfolio, its investment in new technologies, and its objective to develop and connect renewables to decarbonise the electricity system by 2040 and progress towards achieving carbon net-zero operations, consistent with the objectives of the NPF and RSES.

The submission notes that Ireland is embarking on a major expansion of its electricity infrastructure to address critical capacity shortages and support national growth objectives and refers to national investment to enhance grid capacity and resilience.

The submission notes that ESB Networks propose substantial infrastructure investments at all voltage levels, including upgrades to overhead lines, cables, transformers, and substations, to address current constraints while creating headroom for future growth. This will enable faster customer connections, facilitate maintenance and asset replacement, and support the electrification of heat, transport, and industry. These efforts are essential to ensuring a reliable, resilient, and future-proof electricity system that supports Ireland's transition to a Net Zero-ready energy network.

### **Variation No. 1 – Enniscorthy and New Ross Land Use Zoning & Objectives**

ESB supports the Public Utility (PU) Land Use Zoning for its 38kV Knockmullen substation site in New Ross and the General Industry zoning of its ESB Networks Depot in the Moyne Industrial Park, North of Enniscorthy. However, it requests that the land use zoning at the 38kV Bellfield substation be amended from its current status of Existing Residential and Infill to Public Utility. It is stated that appropriate zoning of electricity network infrastructure sites is essential to safeguarding the continued operation, development, and expansion of critical energy assets.

### **Energy Infrastructure - Transmission and Distribution**

ESB notes the amendments to Housing Targets set out in Variation No. 1 and the associated land use zoning changes and requests that Wexford County Council and ESB intensify their coordination efforts to address forthcoming challenges associated with the rapid deployment of essential infrastructure. Closer collaboration will be

necessary to identify and secure suitable sites for the development of key electricity infrastructure.

In addition, ESB requests early engagement at the design stage of key public infrastructure projects, such as new roads, public realm upgrades, and greenways, offers opportunities to incorporate ducting and underground cabling in the most economically efficient way, while minimising disruption to local services.

The submission notes the Wexford 110kV installation is essential for maintaining the resilience and long-term capacity of the grid and the operational lands at this location are indispensable in accommodating future infrastructure requirements, ensuring the continued reliability and growth of the electricity network. However, the grid is presently restricted by insufficient capacity to accommodate additional demand, highlighting an urgent need for significant reinforcement of the transmission and distribution networks within Wexford.

The submission refers to a number of current planned projects in the region which form a strategic pipeline of upgrades aimed at ensuring resilience and sufficient capacity of the local transmission and distribution networks. This includes the planned upgrading works at Great Island which represent a pivotal component of the network reinforcement strategy for the southeast region. The submission states that the replacement of existing transformers at this station poses significant challenges, primarily due to the infrastructural limitations of the local road network and ESB would appreciate the opportunity to convene with the relevant departments within WCC to collaboratively explore potential solutions to facilitate the successful delivery of these critical works.

ESB also notes the recent publication of the Section 28 Guidelines on National Planning Framework Implementation – Housing Growth Requirements (2025), as well as the approval of the Revised National Planning Framework in April 2025 and states that it is committed to proactively engaging with WCC as these updated guidelines are incorporated into the County Development Plan. This collaborative approach will help align development objectives with national housing targets and ensure the timely delivery of essential electricity infrastructure.

### **Energy Infrastructure – Medium and Low Voltage Network**

The submission states that ESB Networks has undertaken a review of the Medium and Low Voltage (MV/LV) network throughout County Wexford which has resulted in identified areas where additional MV/LV substations and upgrades to existing substations are required. In this regard ESB requests that WCC support the recommended energy infrastructure developments set out in this submission, consistent with Power Transmission Objective PT04, which states:

*“To support the upgrade of existing and development of new electricity substations in locations that do not have a significant negative impact on nearby residents and are subject to landscaping screening.”*

To support this, ESB requests that WCC and ESB coordinate closely to identify suitable sites for the delivery of key electricity infrastructure to address capacity issues in the MV/LV network. The proactive identification of suitable sites, along with the inclusion of provisions within the zoning matrix that allow for public utilities permissibility under all zoning objectives, is essential for the timely and cost-effective delivery of infrastructure.

### **Chief Executive’ Response**

WCC welcomes the submission from ESB and acknowledges that significant upgrades to grid infrastructure are critical to ensure a secure and reliable supply of electricity and as part of the transition to a low carbon economy.

WCC will continue to liaise with ESB to address forthcoming challenges associated with the deployment of essential infrastructure and the identification of suitable sites and in the design stage of key public infrastructure projects.

The comments in relation to the substation at Bellefield in Enniscorthy are noted and it is considered appropriate to amend the zoning from existing residential to public utilities.

The ESB’s comments in relation to the inclusion of provisions within the zoning matrix that allow for public utilities permissibility under all zoning objectives is also noted. Please refer to response and recommendation to Submission No. 27.

### **Chief Executive’s Recommendation**

#### **PMA29**

Map No. 6 - Amend land use zoning at Bellefield substation from Existing Residential to Public Utilities.

## **Submission No. 54 – Kilkenny County Council (KCC)**

### **Issues Raised**

The submission states that KCC welcomes the opportunity to comment on the proposed Variation and notes that the future development of Rosbercon is dependent on the co-ordinated efforts of both WCC and KCC over many areas such as economic, social and community development, infrastructural provisions and capacity, protection of the natural and built environment with aligning services to meet the demand of the local community. It states that KCC will support new opportunities in the Rosbercon area that will accommodate additional growth in both population and employment.

KCC are currently in the process of preparing a Variation which will ensure settlements, including Rosbercon, are consistent with the findings of a housing capacity audit carried out in Q4 of 2025 and that adequate lands are available for housing for the coming years.

KCC submits the following comments in relation to the proposed Variation:

### **Settlement Capacity Audit**

- The New Ross Settlement Capacity Audit is noted, particularly with regards to lands in Rosbercon, their status, water and wastewater capacity and where upgrades may be required and this information will be taken considered in the review of Rosbercon by KCC.
- In relation to the old Albatross Site that falls into both Kilkenny and Wexford's functional areas, it is noted that the zoning within the proposed zoning for New Ross is residential, however the lands falling within Kilkenny's jurisdiction are zoned for the purpose of Mixed Use. Following preplanning discussions on this site, Kilkenny will retain the mixed-use zoning as this will accommodate both housing and certain commercial usages which would be beneficial to the development of this expansive brownfield site, and whilst not necessary, it would be preferable that the overall site contains a consistent zoning.

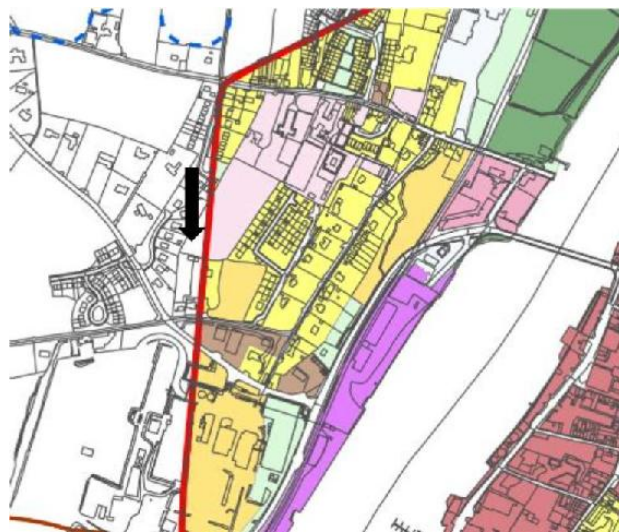
### **Addendum to Flood Risk Assessment**

The content of this addendum is duly noted, with KCC having particular regard to Section 3.2.2 relating to Rosbercon. It is acknowledged that the majority of lands within Flood Zone A and B are behind formal defences and benefit from a reduced probability of flooding, subject to the standard or protection provided and residual risk. Going forward, in relation to new development, SuDS along with the application of area-based solutions for the management of surface water run-off/stormwater is

imperative along with identifying where nature-based solutions would be best utilised.

### **School Expansion in Rosbercon**

It is noted that Objective NRT16 facilitates the expansion of the school in Rosbercon at the location identified in Map 9. KCC note that a section of land within Kilkenny, is zoned as existing residential whereas the remaining field, within the remit of WCC to the rear of the school is zoned for community facilities. Within Variation No. 8B, KCC are proposing a change of zoning to community facilities so as to secure future school expansion at this location.



### **Seveso Site**

KCC note the exclusion zone indicated on both Maps 8 and 9 around the Nitrofert site at Raheen differs from that shown in the Kilkenny CDP and states that they will review this, and any amendments made to this zone, and will have regard to the Health and Safety Authority's Published Guidance on Technical Land Use Planning Document any future amendments.

### **Active Travel**

- It is noted that there are no active travel proposals on the western side of the bridge, on the Rosbercon side of New Ross, however it is hoped that this will be reviewed when proposed measures as outlined in Map 9 are implemented or as housing expands within Rosbercon, especially with future applications on the old Albatross Site.
- KCC supports Objective NRT07, particularly the promotion of new linkages which would improve permeability by walking or cycling in Rosbercon.

## **Road and Footpath Upgrades**

The review of pedestrian arrangements and proposed footpaths in Rosbercon, as outlined in Map 9 of Variation No. 1 and Objectives NRT13, NRT14, are supported by KCC, in particular, the need to continue the footpath, proposed under NRT13 into County Kilkenny which will be assessed as part of the pending Variation 8b of the current Kilkenny City and County Development Plan.

## **South East Greenway**

Objective NRT29 is acknowledged in relation WCC's support for the continued development of the South East Greenway and associated infrastructure such as parking to serve the greenway.

## **Tourism**

Objective NRT28 is fully supported by KCC in maximising the potential of the River Barrow for tourism and recreational purposes by improving access to the river, and this will enhance the New Ross/Rosbercon area as a destination in the South East.

The submission concludes that KCC would welcome continued co-ordination with WCC with regard to the development progression in Rosbercon and would welcome the opportunity to discuss the possibility of a Co-ordinated Area Plan for this area.

## **Chief Executive' Response**

The Council welcomes the submission from Kilkenny County Council.

All-Island Strategic Rail Review has considered the land use zoning on the Albatross site, and it is considered appropriate to amend the zoning from new Residential to Mixed Use (to include residential) to allow for the coherent design and development of the overall site.

The observations in relation to the SFRA, school expansion and proposed community zoning, Seveso consultation zone and road and footpath upgrades, and the impending variation to the Kilkenny CDP to include Rosbercon are noted.

The comments in relation to the provision of SuDs and the application of area-based solutions for the management of surface water run-off/stormwater are noted and will be considered as part of the Development Management process in accordance with the objectives of Chapter 9 Infrastructure Strategy, Chapter 10 Environmental Management and Chapter 11 Landscape and Green Infrastructure of the CDP and best practice guidelines. The identification of suitable areas for nature-based

solutions will also be considered as part of the preparation of any future Settlement Plan for the town and/or as part of the review of the CDP.

With regard to active travel proposals in Rosbercon, this will also be reviewed as the area expands and as part of the preparation of any future Settlement Plan/ review of the CDP and/or any future LTP for the town.

WCC will continue to/looks forward to liaising with KCC in relation to the development of Rosbercon and the possibility of developing a Co-ordinated Area Plan in the future.

### **Chief Executive's Recommendation**

#### **PMA30**

Map No. 8 - Amend land use zoning on the former Albatross site at Rosbercon from New Residential to Mixed Use.

## 5.0 Submissions from Other Persons or Bodies

This Section of the Report groups and discusses issues by themes that were raised in submissions by other persons or bodies (other than zoning requests). The submissions are grouped by themes as follows:

- Amendments to Core Strategy
- Roads and Traffic
- Employment Opportunities
- Community Facilities and Amenities
- Protected Structures

See Appendix B for a more detailed summary of submissions.

### 5.1 Amendments to Core Strategy

#### **Relevant Submissions**

02 Neville Homes Ltd  
09 Brock McClure  
10 Colm Neville Construction  
16 James Millar Developments Ltd.  
17 Ciaran Quigley  
25 O'Loughlin Construction and Civil  
31 Casey Enterprises  
32 Garrydaniel Property Ltd.  
33 Clark Molloy Developments Ltd  
38 George Hill (Construction Industry Federation)  
39 Tom & Pat Redmond  
63 Conor Shanley  
65 Jana Construction

#### **Summary of Issues Raised**

##### **Allocation of Residential Zoned Land to Enniscorthy**

Submission No. 9 (Brock McClure), No. 16 (James Millar Developments Ltd.), No. 25 (O'Loughlin Construction and Civil), No. 31 (Casey Enterprises), No. 32 (Garrydaniel Property Ltd.), No. 33 (Clark Molloy Developments Ltd) and No. 39 (Tom & Pat Redmond) all note that the Variation proposes approximately 255 hectares of residential zoning in Enniscorthy against a calculated requirement of 133 hectares for the period 2026 - 2034. They state 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 submissions further argue 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.

### **Chief Executive's Response**

Enniscorthy is currently designated a Large Town but will be elevated to Key Town status in line with the Programme for Government and as indicated in Action 8.10 of Delivering Homes, Building Communities 2025-2030. The town is strategically located along the Eastern Economic Corridor and has experienced an 8.7% population increase during the 2016-2022 intercensal period. While growth in the town had been held back for some years due to the absence of adequate water supply and waste-water treatment as well as a bypass for the town, it should be noted that both pieces of critical infrastructure are now in place. The provision of this strategic infrastructure will assist in the facilitation of additional housing delivery for the County, in line with national policy. Housing completions have progressed well with 24.8% of the town's Core Strategy allocation being delivered within the first two years of the CDP period. It should also be noted that Enniscorthy town was previously identified for additional growth in an expired Development Plan.

Enniscorthy, due to its strategic location and proximity to the M11 (Dublin/Rosslare) and N30/25 (Waterford), is identified as a key hub to facilitate regional Economic Development and the Council has been proactive in developing Enniscorthy Business and Technology Park to drive economic development in the town and wider region. To further support the growth of Enniscorthy, the Town Centre First Plan will see the regeneration of significant areas of the town which will likely attract additional business and tourism to the area. With the addition of critical infrastructure, coupled with its strategic location and a need for housing delivery, it is considered appropriate to increase the proportion of the County's housing growth allocated to Enniscorthy Town.

This Variation is the first in a series of Variations to the CDP which will address zoning in other settlements in line with the proposed revised Core Strategy allocations.

## **Allocation of Residential Zoned Land to Gorey**

Submission No. 16 (James Millar Developments Ltd.), No. 25 (O’Loughlin Construction and Civil), No. 31 (Casey Enterprises), No. 32 (Garrydaniel Property Ltd.), No. 33 (Clark Molloy Developments Ltd), and No. 39 (Tom & Pat Redmond) all outline that the Variation acknowledges that there are approximately 45 hectares of residentially zoned lands available in Gorey. It also identifies that approximately 128 hectares are required in order to meet the revised housing growth targets for the town. This equates to a shortfall of approximately 83 hectares for a designated Level 1 Key Town. The submissions state that the Variation does not propose any additional residential zoning to address the shortfall.

The submissions further state that when the density assumptions, net-to-gross calculations and the 50% headroom requirement set out in the Section 28 Guidelines are applied, the available 45 hectares does not provide sufficient capacity to accommodate the projected housing demand. The submissions state that this represents a clear misalignment between the Core Strategy and the zoning framework and constitutes a fundamental weakness of the Development Plan. In the absence of additional zoning, Gorey cannot reasonably be expected to fulfil its designated strategic role.

## **Chief Executive’s Response**

While the allocation of land to Gorey in the Core Strategy forms part of the Proposed Variation, the rezoning and zoning of additional lands in Gorey are not part of this Proposed Variation. In this regard, reference is drawn to the Chief Executive’s Report on the First Revision of the National Planning Framework: Implementation of the Housing Growth Requirements – Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) which was submitted to the Elected Members in January 2026. The report recommends that the Wexford County Development Plan 2022-2028 be varied on a phased basis as follows:

- Variation Number 1 - Revisions to Core Strategy and Land Use Zoning and Objectives for Enniscorthy Town and New Ross Town. This Variation will be placed on display in February 2026.
- Variation Number 2 – Amendments to the existing land use zoning for Rosslare Harbour and Kilrane and Bunclody Town
- Variation Number 3 - Land use zoning for Wexford Town in tandem with an Urban Area Plan
- Variation Number 4 - Land Use zoning for Gorey Town

The Chief Executive’s Report and Proposed Variation Number 1 were discussed at a Special Planning meeting of Wexford County Council on Monday, 26th of January 2026 and following consideration of the CE Report, Proposed Variation Number 1 to

the County Development Plan was initiated to revise the Core Strategy and include land use zoning for New Ross and Enniscorthy in the first instance.

## **Interim Zoning for Wexford Town**

### **Compact Growth and Sequential Development and Density**

Submission No. 02 (Neville Homes Ltd), No. 10 (Colm Neville Construction) and No. 38 (Construction Industry Federation) all welcome the uplift in allocation to Wexford Town, the alignment of housing delivery with infrastructure capacity, and the emphasis on compact and sustainable growth. However, they request that an Interim Land Use Zoning Map be incorporated as part of the Variation to spatially identify lands capable of delivering the allocation for Wexford Town. They state that clarity in relation to the overall delivery framework is essential to ensure that compact growth objectives can be practically implemented and is responsive to market conditions. Submission No. 38 from the Construction Industry Federation (CIF) also states that clarity is required regarding any phasing assumptions underpinning the revised allocations to support investment decisions and states it is important that ESB and other utilities capacity align with the variation.

All three submissions request 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.

Submission No. 38 (CIF) also recommends the inclusion of:

- 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.

### **Chief Executive's Response**

In terms of interim zoning for Wexford Town, while the allocation of land to settlements in the Core Strategy forms part of the Proposed Variation, the rezoning and zoning of additional lands in Wexford Town are not part of this Proposed Variation. In this regard, reference is drawn to the Chief Executive's Report on the First Revision of the National Planning Framework: Implementation of the Housing Growth Requirements – Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended), which was submitted to the Elected Members in January 2026. This report examined the development and demographic trends and growth capacity of existing settlements and demonstrates the means by which it is proposed to secure the objectives of the Guidelines and to implement the revised housing targets.

The report recommends that the Wexford County Development Plan 2022-2028 be varied on a phased basis with land use zoning for Enniscorthy Town and New Ross Town first followed by Rosslare Harbour and Kilrane, Bunclody, Wexford Town and Gorey Town (see response to submissions on the allocation of residential zoned land to Gorey above).

Land use zoning in other settlements will be considered as part of the review of the County Development Plan and formulation of the new Development Plan for the County.

In terms of compact growth and sequential development, Chapter 3 Core Strategy and Chapter 5 Design and Placemaking in Towns and Villages of the County Development Plan includes a number of objectives in relation to compact growth, regeneration and sequential development. This will be further considered as part of Variation No. 3 and as part of the preparation of the UAP for Wexford Town.

The point raised in relation to density is noted. A footnote was included in Table 3-4 in the County Development Plan but was inadvertently omitted from the amended table in the Proposed Variation. This footnote will be added for clarity.

The Council is cognisant of the need for utilities capacity to align with housing delivery and will continue to engage with utility providers in this regard. Consultation with utility providers will also take place as part of the preparation of Variation No. 3 for Wexford Town, and as part of the forthcoming review of the County Development Plan and preparation of a new County Development Plan. Refer also to Submission No. 41 OPR in relation to the preparation of an evidence-based Employment Strategy for County Wexford as part of the forthcoming review of the County Development Plan, which will include an infrastructure assessment to ensure that the progressive development of any proposed lands is capable of being supported by the provision of enabling physical infrastructure.

In relation to annual monitoring of housing delivery, annual Core Strategy Monitoring will be carried out and a housing monitoring programme is currently being set up. The Council will examine the potential to include a system to monitor infrastructure provision as part of a later phase of this monitor.

### **Population Allocation/Growth Framework for Rosslare Strand**

Submission No. 63 (Conor Shanley) outlines that there are issues in the approach to identifying the available wastewater treatment capacity and in the population allocation for Rosslare Strand. The submission highlights that the availability of 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. The submission states that in light of the above, it is requested that 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.

### **Chief Executive's Response**

This submission is noted. While a combined assessment has been carried out, Wexford County Council will continue to adopt a precautionary approach to development in the settlement having regard to its importance as a bathing water and tourism amenity.

### **Level 3 and Level 4 Villages**

Submission No. 17 (Ciaran Quigley) notes that while Level 4 Large Villages continue to be allocated population growth in the Core Strategy, they do not benefit from settlement plans or land use zoning and rely on Development Management policies to facilitate housing delivery. In this regard, it states it may be beneficial 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. 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.

The submission also states 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.

Submission No. 65 (Jana Construction) raises concerns 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.

The submission requests that 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.

## **Chief Executive's Response**

Table 4-5 refers to indicative density and scale and in relation to Level 4 settlements states:

*"In general, in villages with a population of <400 people, the scheme size should be no more than 10 - 12 units, and in villages with a population of >400 people, the scheme size should be between 10 - 15 units.*

*In line with the Core Strategy, the population of each Level 4 Settlement is not to grow by more than 30% by 2040. Accordingly, the combined permitted residential development should not increase the population of a settlement by more than 20% of its 2016 population over the period of this Plan."*

In relation to Level 3(b) Settlements, Table 4-5 states:

*"Regarding Level 3 (b) Settlements, the appropriate scale/number of units in each residential scheme will be determined based on the scale and characteristics of the individual settlement.*

*In line with the Core Strategy, and with the exception of Rosslare Harbour and Kilrane, the population of the other Level 3(a) and 3(b) settlements is not to grow by more than 30% by 2040. Accordingly, the combined permitted residential development should not increase the population of a settlement by more than 20% of its 2016 population during the lifetime of this Plan."*

While the comments in relation to Level 3(b) and Level 4 villages, and the consideration of scale of new development in these villages are noted, it is considered that the existing policies are appropriate at this time. They will be examined as part of forthcoming review of the CDP. The CSO 2022 Census boundaries will also be used to inform the calculation of population allocations for settlements as part of that plan (where available).

## **Wastewater Capacity**

Submissions No. 02 Neville Homes Ltd, No. 10 Colm Neville Construction and No. 38 George Gill state that 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.

## **Chief Executive's Response**

In relation to wastewater treatment capacity and headroom, it is noted that the figure in Table 1 Settlement Capacity Audit (Pg 18) in the Proposed Variation gives a figure of 11,257 PE capacity for Wexford Town. This is based on the latest Wastewater

Capacity Register issued by Uisce Éireann in August 2025 which identifies an estimated spare capacity of 11,257 PE for Wexford Town.<sup>3</sup> Refer to submission No. 27 from Uisce Éireann which states that Wexford Town WWTP currently has sufficient capacity available during the CDP period (up to 2028). It is stated that the available wastewater treatment capacity headroom will become increasingly constrained towards 2034. However, Uisce Éireann state that if the settlement is growing at a faster rate than expected, they can look at potential upgrade options for the WWTP at an earlier stage.

### **Chief Executive's Recommendation**

Please refer to Chief Executive's Recommendation under Submission No. 41 OPR in relation to the recommended footnote regarding density in Table 3-4.

## **5.2 Roads and Traffic**

### **Relevant Submissions**

03 Jane Mythen

04 Linda Codd

### **Summary of Issues Raised**

Submission No. 03 (Jane Mythen) states the road network in Enniscorthy is currently has bottle necks at most junctions, particularly during school and work hours. It refers to inadequate road width on some roads, insufficient parking in the town centre, insufficient local link services and irregular bus and train times. The submission argues that an increasing population will increase demand on road use and create further problems. It further states that consideration needs to be given to those with reduced mobility and young families with buggies for appropriately sized, level and safely gradient pathways.

Submission No. 04 (Linda Codd) 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. The submission further requests that the road around Pettitts and the Duffry be revised to a one-way system to accommodate the increased flow of traffic to these areas.

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<sup>3</sup> The Register identifies a design capacity of 45,000 PE for Wexford Town with a current load of 33,743 PE

### **Chief Executive's Response**

The Proposed Variation includes objectives for the provision of road upgrades, junction improvements, active travel measures and street lighting in Enniscorthy, and these are given visual representation on Map No. 7. A Draft Local Transport Plan is also being prepared for Enniscorthy which will include further traffic management and active travel measures.

Proposals for new developments will be required to demonstrate that the design of new roads and streets apply the principles, approached and standards of the Design Manual for Urban Roads and Streets (DMURS) in accordance with the objectives in the Proposed Variation, the objectives in Chapter 8 Transportation Strategy of the County Development Plan and the development management standards set out in Volume 2 of the County Development Plan. Proposals will be subject to Traffic and Transport Assessments and Road Safety Audits where appropriate.

The Council notes the comments made in relation to local bus services and irregular bus and train times. The Council continues to support the improvement of local and regional services and will continue to liaise with local transport providers in this regard. Chapter 8 Transportation Strategy of the County Development Plan includes a number of objectives in this regard.

### **Chief Executive's Recommendation**

No change recommended.

## **5.3 Employment Opportunities**

### **Relevant Submissions**

03 Jane Mythen

### **Summary of Issues Raised**

Submission No. 03 (Jane Mythen) notes that Enniscorthy has the highest social deprivation rate and unemployment rate in County Wexford and states there is no apparent focus on growing enterprise to reduce the social deprivation index. The submission states that there are insufficient opportunities for employment for the current population and refers to the significant number of shops vacant in the town centre as well as flood risk impacting on businesses.

## **Chief Executive's Response**

The Proposed Variation includes land use zoning proposals for Industrial, Commercial and Mixed-Use development. It is considered that ample lands are identified to accommodate future employment growth in the town. See also response and recommendation under Submission No. 41 OPR above in relation to the preparation of an evidence-based Employment Strategy for County Wexford as part of the forthcoming review of the County Development Plan, which will include an infrastructure assessment to inform the manner and pattern of development of employment lands in Enniscorthy particularly, and to ensure that the progressive development of any proposed lands.

The Enniscorthy Town Centre First Plan also examines vacancy levels in the town and includes details for key regeneration sites:

<https://www.wexfordcoco.ie/sites/default/files/content/FinalEnniscorthyTCFPlanDEC23.pdf>

Regeneration packages 1-3 are the priority packages and work is ongoing on the development of schemes for these. The remaining packages will be developed at later stages as resources allow. The Council will include further details on these sites as part of the future UAP or forthcoming CDP.

## **Chief Executive's Recommendation**

No change required.

## **5.4 Community Facilities and Amenities**

### **Relevant Submissions**

03 Jane Mythen

04 Linda Codd

28 FYDS

52 Wexford Local Development (WLD)

### **Summary of Issues Raised**

Submission No. 03 (Jane Mythen) welcomes increased housing within Enniscorthy but outlines a number of concerns, including potential anti-social behaviour arising from the creation of housing estates with no amenities, current issues with regard to childcare facilities and schools at capacity in the town, the lack of access to children's amenities, safety concerns with children's facilities located close to a river and/or public roads, and lack of access to GP/Healthcare. The submission suggests that an amenity similar to Min Ryan Park would benefit the town and offer a safe

space for all age groups. It also highlights the opportunity for a river amenity similar to that in Graiguenamanagh, with safe walks and public changing facilities.

Submission No. 04 (Linda Codd) also states that consideration should be given to the provision for a supermarket, cafes, creche, green areas, GP surgery, playgrounds and schools for every zone of housing development, similar to Australia zonal areas.

Submission No. 52 (WLD) state that rezoning decisions must be conditional upon the concurrent provision of adequate social and community infrastructure in Enniscorthy and New Ross. It notes that Enniscorthy has the highest concentration of socio-economic disadvantage in Co. Wexford and New Ross Urban is also classified as disadvantaged and states that 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.

WLD recommend that 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 and that the Council should identify and zone land for "Community Infrastructure" within or immediately adjacent to new development areas. The submission also states that planning conditions attached to new developments must mandate the phased delivery of community facilities and new residential layouts must include designing streets and public realms that facilitate casual social interaction and provide public open spaces that are functional and well-maintained.

It further recommends that new Local Area Plans for Enniscorthy and New Ross include a specific chapter or objective 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.

Submission No. 28 (FYDS) supports the plan for Turret Rocks in Enniscorthy and notes the proposed amenities will provide young people with better options and have the potential to offer more healthy and positive pursuits.

### **Chief Executive's Response**

The Proposed Variation includes interim land use zoning and specific objectives for Enniscorthy and New Ross in response to Section 28 National Guidelines and Ministerial letters. The interim zonings include areas for Community Facilities and Open Space and Amenity and specific objectives have also been included for the provision of schools in both towns.

The provision of community facilities and amenities will also be considered in tandem with future development and will be managed through the development management

process, the work of the other sections of the Council, the LCDC and other stakeholders.

The County Development Plan includes objectives relating to the requirement for the provision of public open space and childcare facilities as part of new residential development. The Development Management Manual in Volume 2 of the County Development Plan also outlines the requirement for an assessment of existing schools' capacity and a Social Infrastructure Audit to accompany planning applications for significant new residential development. Chapter 14 Recreation and Open Space Strategy in the County Development Plan also sets out objectives with regard to neighbourhood parks and hub parks.

The Proposed Variation includes Settlement Capacity Audits for Enniscorthy and New Ross Towns, and Table 2 Spatial Planning Considerations contains information in relation to the spatial location of sites proposed to be zoned as 'New Residential' in terms of proximity to the Town Centre, Neighbourhood Centres, public transport, schools, community and healthcare facilities, open space and recreational facilities and planned and/or existing employment areas. This will be considered further and in more detail as part of the preparation of any future Urban Area Plan/Settlement Plan for Enniscorthy and New Ross.

### **Chief Executive's Recommendation**

No change recommended.

## **5.5 Protected Structures**

### **Relevant Submissions**

06 Paul Flood

### **Summary of Issues Raised**

The submission requests that the Protected Structure be removed from the Record of Protected Structures. A copy of a letter requesting its removal in the Draft Wexford County Development Plan in 2020 is attached to the submission.

### **Chief Executive's Response**

The Protected Structure was assessed by DBH Conservation Architects, appointed by Wexford County Council in 2021, on foot of a submission received on the Draft Wexford County Development Plan. The structure was found to be worthy of

protection and was subsequently included on the RPS in the Wexford County Development Plan 2022-2028.

### **Chief Executive's Recommendation**

No change recommended.

## 6.0 Submissions from landowners relating to requests for re-zoning of land and land use zoning objectives

A number of submissions were received in relation to the proposed land use zoning and objectives maps in Enniscorthy and New Ross.

### 6.1 Enniscorthy

#### **Submission No. 06 – Paul Flood**

##### **Issues Raised**

The submission requests that the proposed zoning on the lands indicated be reconsidered to allow for homes to be built and states that it is not intended to sell this plot of land for industrial purposes.



##### **Chief Executive's Response**

The land in this area is zoned for General Industry and it is considered that the development of individual dwellings in this area would be incompatible or prejudicial to the development of this area for this his land use zoning.

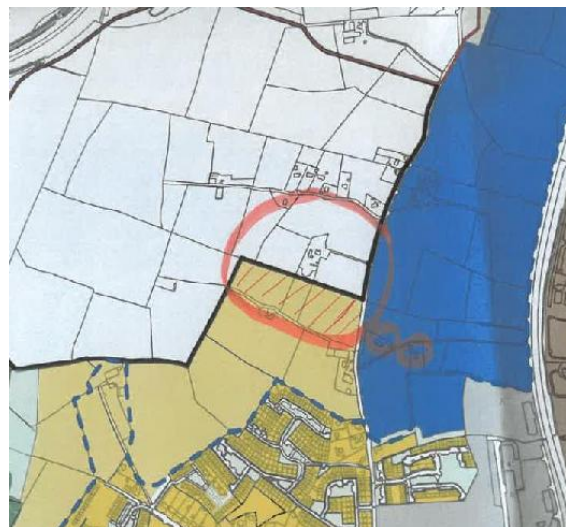
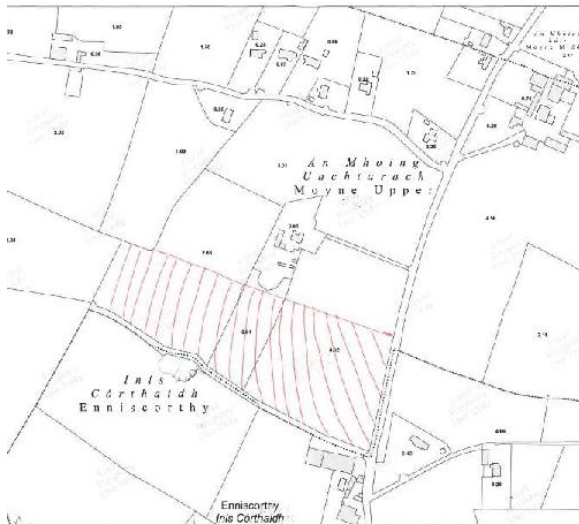
**Chief Executive's Recommendation**

N/A

## Submission No. 18 – Michael and Mary Kehoe

### Issues Raised

M&M Kehoe object to the zoning of lands at the Moyne, Enniscorthy (see map below) which they state is completely premature given the extensive zoned and unused Residential Zoned land in the Proposed Variation. It is stated that the proposed zoning would decimate a farm enterprise and that they have concerns with regard to paying RZLT. It is further stated that the land is unsuitable for development as it is not serviced by wastewater infrastructure, the water supply is intermittent and in a constant state of disrepair, the road infrastructure is inadequate especially at Summer Hill roundabout where there is a constant backlog of traffic with hundreds of houses under construction and still to be built, and that third parties own the land between this land and existing footpaths. The submission concludes that while this land will need to be available for the town to expand in the future, now is not the time.



### Chief Executive's Response

These lands were previously zoned for New Residential development in the Enniscorthy Town and Environs Development Plan. Having regard to the comments made in the submission and given that lands will not likely be available in the short term, it is considered appropriate to remove the zoning and review as part of the next CDP.

### Chief Executive's Recommendation

#### **PMA31**

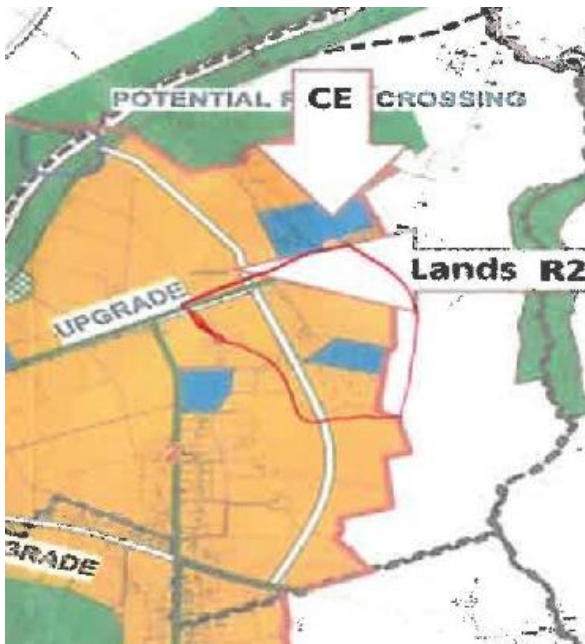
Map No. 6 - Amend land use zoning map to remove the New Residential Zoning as indicated in the submission above.

## **Submission No. 19 – Frank and Caroline Brownrigg**

### **Issues Raised**

This submission refers to approx. 10.8 ha. of land at Clonhaston, Enniscorthy. F&C Brownrigg object to the zoning of the lands for Long Term Development for reasons which can be summarised as follows:

1. A portion of the lands were zoned as Residential (8.5 ha.), Community and Education (3.15 ha.) and Open Space and Amenity (1 ha.) under the Enniscorthy Town and Environs Development Plan 2008-2014 (see map below). The subsequent prolonged period of recession changed the demand for housing in Enniscorthy and there was little investment in services. The submission states that the proposal to reverse this zoning undermines confidence in the planning framework, creates future uncertainty for landowners and is unjust, especially at a time when the lands at Clonhaston are finally becoming realistically deliverable for residential development.
2. Clonhaston is located in close proximity to the town centre (ca. 10-minute walk) with good access to schools, community facilities, employment, education and services and is more appropriate for future housing than more peripheral or less serviced lands. Recent road improvements have increased accessibility and development potential, and a footpath and public lighting is now proposed on both sides of the road. It is argued that it is inconsistent and inefficient to deliver road, footpath and lighting improvements while simultaneously downgrading the development status of adjoining lands and underutilises public investment.
3. The proposal to zone previously unzoned lands as Residential elsewhere in Enniscorthy is difficult to reconcile with the concurrent proposal to rezone already zoned lands at Clonhaston. It is more logical and plan-led to retain the existing Residential zoning at Clonhaston and supplement it with newly zoned areas as necessary. The submission states that this needs to be addressed, explained and justified by WCC in terms of access, existing and proposed infrastructure, deliverability and proximity to the town centre.
4. Given the ongoing housing need at local and national level, it is essential to maintain a realistic pipeline of residentially zoned lands in established and accessible areas like Clonhaston.
5. Consolidating residential development at Clonhaston is consistent with efficient growth, services provision, and national and regional policy objective to reduce sprawl and car dependency.



### **Chief Executive's Response**

The points made in the submission are noted. The map provided as part of the submission shows lands previously zoned for New Residential Development and Community and Education under the Enniscorthy Town and Environs Development Plan (expired July 2022) and which are now proposed for 'Long Term Development' in the Proposed Variation.

While it is acknowledged that residential development has recently been constructed and/or is under construction in proximity to the west and southwest of this site (to the west of the L6058-2 shown as a green line on the map above), it is noted that services and infrastructure including water, wastewater, footpaths and street lighting to serve that development have been provided along the R744 (Oulart Road) to the south.

However, such services are not currently available on the L2020-3 to the north and do not currently extend to the site that is subject to this submission. It is further noted that there are lands segregating this site and the L6058-2 due to different ownership. It is therefore considered that this may lead to fragmentation and piecemeal residential development in this area rather than a strategic approach to its development. The comments in relation to the proposed objectives for roads and supporting infrastructure are noted and it should be noted that objectives are 'to require the delivery of the appropriate infrastructure' and it may not be the Council who delivers the supporting infrastructure. Notwithstanding, it is considered appropriate to retain these proposed objectives to allow for planning of future infrastructure and potential funding applications over the longer term.

Wexford County Council have been requested by the OPR as part of their submission, to omit 'Long Term Development Areas' from the Proposed Variation. However, following consultation with them it is proposed to retain these lands as Long Term Development subject to there being a strategic, plan-led approach to the development of the entirety of the area to the east of the town, in the future. Therefore, it is considered appropriate to retain the proposed Long Term Development zoning and review this parcel of land and its appropriateness of residential zoning as part of the review/preparation of the next CDP.

**Chief Executive's Recommendation**

No change recommended.

## **Submission No. 22 – Bill Stedman<sup>4</sup>**

### **Issues Raised**

This submission notes that lands at Blackstoops, Enniscorthy are proposed to be zoned Open Space and Amenity but were previously zoned as Residential. The submission states that at a time of such housing pressures, utilising land which is serviced by public transport and close to the town centre would have an immense benefit to the businesses and people of Enniscorthy area including young adults, young families and those with disabilities, allowing them to gain housing in a familiar area close to their social networks.



### **Chief Executive's Response**

This parcel of land was zoned Existing Residential and Infill/ Medium Density in the Enniscorthy Town and Environs Development Plan 2008-2014 (expired July 2022). The lands are located at Blackstoops roundabout on a corner site on the main approach road to the town. A Wexford County Council depot forms part of the overall land parcel and is located immediately adjacent to the northwest of the site.

The contents of all submissions related to the lands (this site and adjacent sites to northwest) are noted. Notwithstanding the subject lands proximity to town and local services, it is considered that in order for this parcel to be developed in a coherent way which overcomes current issues relating to access, pluvial flooding and stormwater/drainage (specific to lands adjacent to the northwest), it would need to be reviewed and brought forward as a development site in its entirety which is not currently feasible given the fragmented ownership pattern. With regard to pluvial flooding and stormwater/drainage, there are concerns as the site has connections to the Natura 2000 sites.

### **Chief Executive's Recommendation**

No change recommended.

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<sup>4</sup> To be read together with submissions 24, 30, 40, 42, 62

## **Submission No. 24 – Shane O’Connor**

### **Issues Raised**

Similar to Submission No. 22 above, this submission notes that land at Blackstoops, Enniscorthy (see map below) is proposed as Open Space and Amenity but was previously zoned as Residential. The submission states that this land could easily facilitate a small development of residential homes or special needs care homes, all of which are badly needed and much sought after in the area, and due to the current housing crisis, any land which has the reasonable potential to provide homes or housing should be put to use for same.



### **Chief Executive’s Response**

See Submission No. 22 above.

### **Chief Executive’s Recommendation**

No change recommended.

## **Submission No. 30 – Jonathan O’Connor**

### **Issues Raised**

Similar to Submissions No. 22 and 24 above, this submission requests that land at Blackstoops, Enniscorthy be rezoned (see map below). It states the land is adjacent to sewage, water, street lighting and footpaths and is only minutes’ walk from the town centre. It further states that the land can be used for various types of energy efficient homes which people are in desperate need of especially those with disabilities, and that a primary care facility, a local shop and fuel station are all within a short walk and accessed by footpaths.



### **Chief Executive's Response**

See Submissions No. 22 and 24 above.

### **Chief Executive's Recommendation**

No change recommended.

## **Submission No. 40 – Brigid Murphy**

### **Issues Raised**

This submission refers to land at Blackstoops, Enniscorthy. The submission states it would be hugely beneficial to have land previously zoned for housing to be re zoned and prioritised for housing development. It states the land is located in an area that is accessible, serviced by public infrastructure and utilities and has amenities within walking distance. A map of the lands has not been provided.

### **Chief Executive's Response**

As a map has not been provided, it is not clear to which lands this submission relates. Therefore, the Chief Executive cannot provide a proper response. However, see submissions No. 22, 24, 30 above which also relate to lands at Blackstoops.

### **Chief Executive's Recommendation**

No change recommended.

## **Submission No. 42 – Emma Hannigan**

### **Issues Raised**

This submission also refers to lands at Blackstoops, Enniscorthy. The submission states that consideration should be given to the rezoning of the land due to the housing pressures faced by all but especially those most vulnerable such as those with disabilities. It states the land has mains water, mains sewage, electricity and is in close proximity to amenities and the town centre. A map of the lands has not been provided.

### **Chief Executive's Response**

As a map has not been provided, it is not clear to which lands this submission relates. Therefore, the Chief Executive cannot provide a proper response. However, see submissions No. 22, 24, 30 and 40 above which also relate to lands at Blackstoops.

### **Chief Executive's Recommendation**

No change recommended.

## **Submission No. 62 – Niall Holohan**

### **Issues Raised**

This submission is made by Ian Doyle, Planning Consultant on behalf of Niall Holohan and relates to a parcel of land at Blackstoops, Enniscorthy (see map below). It is stated that the subject lands were zoned Residential under the previous Enniscorthy Town and Environs Development Plan but the Proposed Variation introduces a new zoning to Open Space. It is requested that the variation be altered to return the subject lands to Residential use.

It is stated that:

- the site is a small self-contained parcel surrounded by established urban development and road infrastructure, it does not connect to any wider green infrastructure network, is not part of an existing recreational facility, and is not identified for acquisition or amenity development.
- It's geometry and position render it unsuitable for meaningful standalone public open space provision and the proposed open space zoning creates an isolated fragment of non-functional land between transport infrastructure and housing.

- the lands are within the urban footprint, adjacent to residential development, serviced, within walking distance of town services and constitute a more economic use of serviced lands.
- the proposed variation does not include a justification as to why more peripheral lands remain zoned residential while a sequential infill site is removed.
- zoning land as Open Space without identified function risks creating unmanaged residual land rather than structured amenity.
- Residential development of this site would complete the urban edge between the roundabout and the existing housing, provide passive surveillance to road frontage, avoid visual voids adjacent to strategic infrastructure and deliver low-density family housing consistent with the surrounding typology.
- In previous planning decisions, the lands have been identified as potentially liable to flooding; however, OPW flood maps data does not identify the site as liable to flooding and has not recorded past flood events
- The submission concludes that the reinstatement of Residential zoning would better align with national compact growth objectives and evidence-based plan-making principles.



**Chief Executive’s Response**

See submissions No. 22, 24, 30, 40 and 42 above.

**Chief Executive’s Recommendation**

No change recommended.

## **Submission No. 23 – Mairéad Kehoe**

### **Issues Raised**

Objection raised to the proposed arterial route coming across lands in the Moyne, Enniscorthy and states that there are more suitable green fields on either side of the road where it could go through without causing any disruption to current residents and business owners. The submission states that the property in question has already been devalued by the proposed zoning and potential industry surrounding the property without further cutting off garden and private lane with a busy road.

### **Chief Executive's Response**

It is noted that Map 7 includes an objective for a proposed arterial route through lands at the Moyne. This road is considered necessary to serve future development lands, to link the R702 Milehouse Road with the R772 Dublin Road, and to alleviate traffic volume on existing roads and at existing junctions. The location of this proposed road is indicative only and will be considered in more detail at the design stage. However, it is acknowledged that the road could be provided through undeveloped lands in conjunction with future development and the indicative location of the road could be relocated to avoid impacts (see Submission No. 43 below also).

### **Chief Executive's Recommendation**

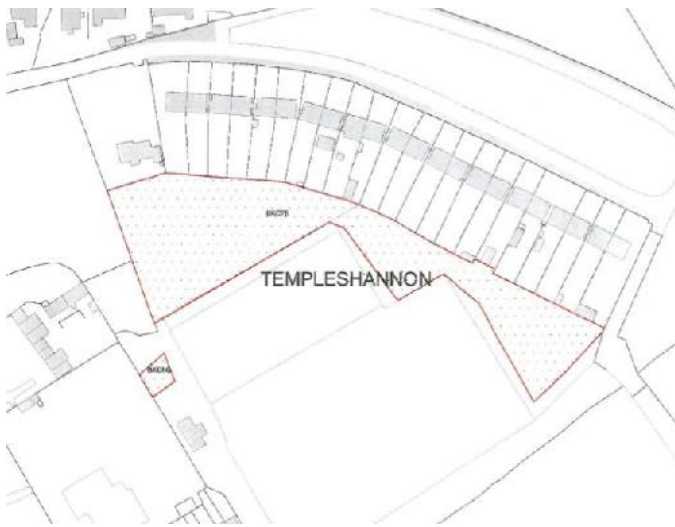
#### **PMA32**

Map 7 - Amend Enniscorthy Objectives Map to move the proposed indicative arterial route at the Moyne.

## **Submission No. 26 – Realmcrest Ltd.**

### **Issues Raised**

This submission refers to a parcel of land at Templeshannon, Enniscorthy which is zoned Open Space and Amenity. The submission refers to a planning application for two houses in 2013 which was granted by WCC and subsequently refused by An Bord Pleanála (ABP). It is stated that the site has access to all utilities and is in proximity to the town centre and transport hubs. The submission states that designating the space as amenity space is unsuitable and it would be a useful infill site.



### **Chief Executive's Response**

This land and adjacent lands were zoned for Residential development in the Enniscorthy Town and Environs Development Plan 2008-2014 (expired July 2022). The adjacent land was subsequently developed for playing pitches and now forms part of the Shamrocks Rovers AFC grounds. The subject lands are residuary to that development. Two houses were previously refused on the site for reasons including requiring “a significant quantum of infrastructure to provide for two houses that are isolated within the subject landholding at the end of a long cul-de-sac.” The site is narrow and irregular in shape and does not lend itself to a suitable housing development. It is therefore not considered appropriate to amend the proposed zoning.

### **Chief Executive's Recommendation**

No change recommended.

## Submission No. 34 – Nigel Clarke Developments Ltd.

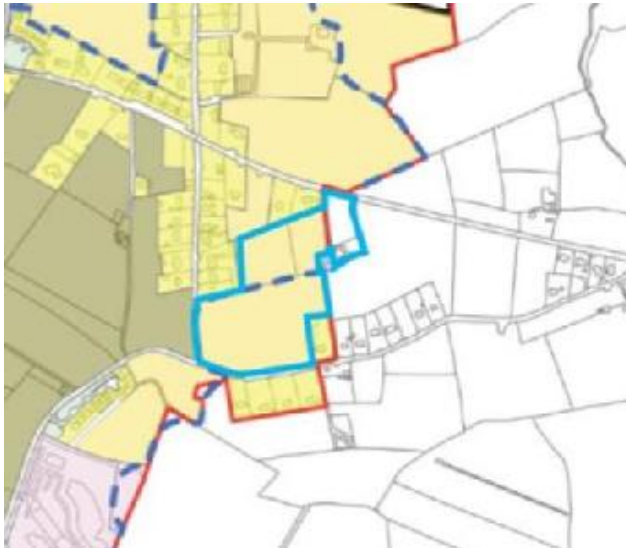
### Issues Raised

This is a submission prepared by Brock McClure on behalf of Nigel Clarke Developments Ltd. and relates to lands at Clonhaston, Enniscorthy. The submission refers to 4 no. sites (approx. 4.24 ha, 1.75 ha, 5.21 ha and 3.44 ha respectively). Two of the sites are proposed to be fully rezoned to 'R –Residential' within the Proposed Variation while 1 no. site is proposed to be partially rezoned to 'R – Residential' and partially remain unzoned and 1 no. site is proposed to remain fully unzoned (see map below).



Figure 1 – Overall Client Landholding at Clonhaston, Enniscorthy

The submission supports the residential zoning of sites 1 and 2. With regard to site no. 3, it states there is a small parcel of land to the northeast of the site that is currently unzoned and this parcel is integral to the overall functionality and deliverability of the site as it provides the necessary access to the remainder of the lands and it is necessary that the entirety of the site is zoned 'R –Residential' to allow for both residential development and access to residential development.



With regard to site no. 4, it is requested that this land be zoned and the submission provides detailed information about the location and suitability of the lands in terms of location and services, outlines the strategic policy context and further outlines details in relation to their client's track record in housing delivery.

The submission notes that a number of the lands identified for a new residential development within the Enniscorthy area are located on the outer edges of the settlement, significantly removed from the town centre and from established services, public transport links and community infrastructure. In contrast the subject lands are located in significantly closer proximity to Enniscorthy town centre, benefitting from established infrastructure, accessibility to services and strong integration with the town.

It notes the Settlement Capacity Audit classifies Sites 1–3 as Tier 2 lands. It is submitted that these lands are more appropriately classified as Tier 1 lands and it is considered that Site 4 would also meet the criteria for classification as Tier 1 lands, capable of being delivered within the lifetime of the Development Plan.

The submission states that the Planning Authority has made assumptions within the proposed Variation that the lands identified for rezoning will be delivered in the short term; however, no supporting evidence has been provided to demonstrate that these sites can realistically come forward within the required timeframe.

It is stated that the current Variation cannot be regarded as a fully justified or proportionate response to the NPF Implementation Guidelines, as it does not present a clear, evidence-based strategy for prioritising serviced, centrally located and readily deliverable lands capable of supporting housing delivery in Enniscorthy.

It refers to the proposed key town status and states in this context, it is essential that all suitable and deliverable lands within Enniscorthy are fully considered as part of Proposed Variation No. 1.

## **Chief Executive's Response**

The comments in relation to sites 1, 2 and 3 are noted and it is considered reasonable to extend the plan boundary to include a small parcel of land to the east of site no. 3.

The comments in relation to site 4 are also noted. The subject lands were not included within the Development Plan boundary previously and are not within the plan boundary proposed in Variation No. 1. Notwithstanding the comments in relation to deliverability on this site, it is noted that there are substantial undeveloped lands within the control of the landowner to the west and southwest of this site which are proposed to be zoned for residential development, and those lands will need to be serviced and developed first in order to allow the town to grow sequentially. It is considered that ample lands have been identified for New Residential development in the Proposed Variation for the plan period and it is not considered appropriate to extend the plan boundary to include this site. This will be reviewed as part of the review/preparation of the next CDP.

With regard to the comment on tiering of sites 1-3, it is noted that these lands are not serviced but are serviceable and are therefore classified as Tier 2 in accordance with the Development Plan Guidelines.

With regard to comments on the NPF Implementation Guidelines and letters received from the Minister, which emphasise the immediate obligation on Planning Authorities to ensure that sufficient and suitable land is zoned to accommodate the allocated population and housing growth targets, reference is drawn to the Chief Executive's Report on the First Revision of the National Planning Framework: Implementation of the Housing Growth Requirements – Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) which was submitted to the Elected Members in January 2026. This report examined the development and demographic trends and growth capacity of existing settlements and demonstrates the means by which it is proposed to secure the objectives of the Guidelines and to implement the revised housing targets.

The report recommends that the Wexford County Development Plan 2022-2028 be varied on a phased basis with the amendments to the Core Strategy and Enniscorthy Town and New Ross Town proposed as Variation No.1 followed by Rosslare Harbour and Kilrane, Bunclody, Wexford Town and Gorey Town. With regard to Enniscorthy Town, it is considered ample serviced, deliverable lands have been included.

There is also no current proposal/provision to extend the CDP.

## **Chief Executive's Recommendation**

### **PMA33**

Map No 6 - Extend the New Residential zoning and plan boundary to the east at Clonhaston (as per site no. 3 in the submission).

## **Submission No. 37 – Neville Conroy**

### **Issues Raised**

This submission is prepared by Conroy Architects, on behalf of Mr. Maurice Treacy, and refers to approx. 2.59 ha of land at Clonhaston and Templeshannon in Enniscorthy (see map below). The submission states that permission was granted for residential development on these lands in 2007 and the duration extended to 2015, but development did not progress at that time due to prevailing economic constraints. Permission was again sought in 2015 and was refused but principally for reasons beyond the applicants control including insufficient WWTP capacity and premature pending the completion of Vinegar Hill Battlefield site investigation.

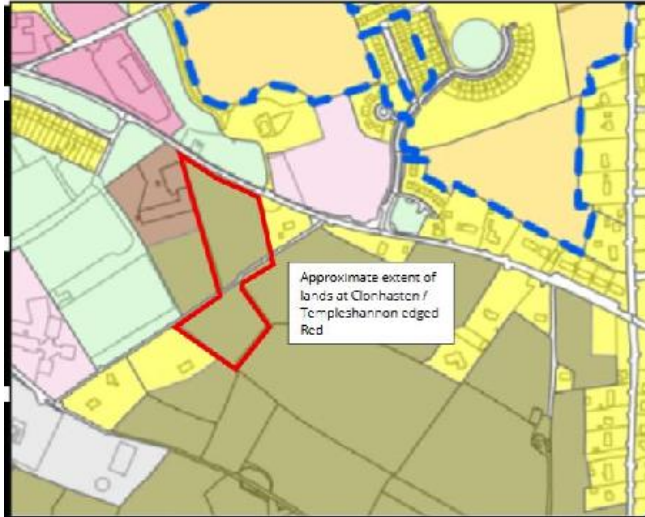
The submission states that the WWTP has since been improved and a connection for effluent discharge and water supply may now be available to the lands. In addition, the Vinegar Hill Battlefield Survey is concluded, sensitive areas are known and an evidence-based approach to development could be facilitated.

The submission further notes that the lands are centrally located supporting the concept of compact growth, within 10 minutes walking distance of the town centre, and close to amenities and community facilities.

It is further noted that substantial developments were granted in close proximity, with acknowledgement of indications from the Discovery Programme in relation to the location of British Army encampments on those lands, and that notwithstanding the social, cultural and historical potential of the Vinegar Hill Battlefield site, there is no reason this approach cannot be applied to these lands.

The submission argues that the proposed Heritage Landscape zoning would effectively rule out development of the land for much needed residential development at a time of unprecedented housing need.

It requests a review of the proposed rezoning on the basis that substantial permissions have been granted in the immediate vicinity and that demonstrated attempts to develop the land for residential purposes have been frustrated by matters beyond the applicant's control.



### **Chief Executive's Response**

This site was zoned 'New Residential/Low Medium Density' in the previous Enniscorthy Town and Environs Development Plan (expired July 2022). It is identified as being within the Vinegar Hill Battlefield site in a Report on the Battlefield of Vinegar Hill, Co. Wexford, 1798 prepared on behalf of the Department of the Environment, Heritage & Local Government in June 2008 (unpublished draft). It also forms part of the setting of the Hill located on its northern slope and is separated from other lower lying lands to the north by the R744 Regional Road.

It is considered appropriate to retain the Historic Landscape to preserve the setting of Vinegar Hill Battlefield site.

Refer also to Submission No. 46 from the OPW, which states that Wexford County Council should be mindful of the potential impact of new housing development on views from Vinegar Hill.

### **Chief Executive's Recommendation**

No change recommended.

## Submission No. 43 – James & Margo Kehoe

### Issues Raised

The submission states that they do not have a major issue with the proposed industrial zoning, and while they do not oppose the provision of a route to alleviate traffic pressure on existing radial routes such as the Moyne Road, they strongly oppose the suggested route for the arterial road as shown on Map No. 7, as it would dissect their property and affect their tillage and/or vegetable growing business which is most efficiently practised in larger fields (see route highlighted in green below). It is suggested that an alternative route which is less disruptive should be considered and, in this regard, it is noted that there are open fields on both sides of the land which do not go through residential properties.

In relation to lands to the east of the Moyne Road, it is requested that the proposed Residential zoning be removed returning it to Agricultural use. It is stated that the proposed Residential zoning is considered premature and these lands could be considered in the next plan. It is further stated that zoning this land residential will bring liability to RZLT at a time when the land is not serviced.



### Chief Executive's Response

It is noted that Map 7 includes an objective for a proposed arterial route through lands at the Moyne. This road is considered necessary to serve future development lands, to link the R702 Milehouse Road with the R772 Dublin Road, and to alleviate traffic volume on existing roads and at existing junctions. The location of this proposed road is indicative only and will be considered in more detail at the design stage. However, it is acknowledged that the road could be provided through undeveloped lands in conjunction with future development and the indicative location of the road could be relocated to avoid existing residential properties (See also response under Submission No. 23 above in relation to the proposed arterial route).

In relation to the New Residential zoning, these lands were previously zoned New Residential/Low Medium Density in the Enniscorthy Town and Environs

Development Plan (expired July 2022). Having regard to the comments made in the submission and given that lands will not likely be available in the short term, it is considered appropriate to change the zoning and review as part of the next CDP. (See also response under Submission No. 18 above in relation to adjoining lands to the north).

### **Chief Executive's Recommendation**

#### **PMA34**

Map No. 6 - Amend land use zoning map to amend the New Residential Zoning to Long Term Development Zoning.

#### **PMA32**

Map No. 7 - Amend Enniscorthy Objectives Map to move the proposed indicative arterial route at the Moyne (as per No. 23 above)

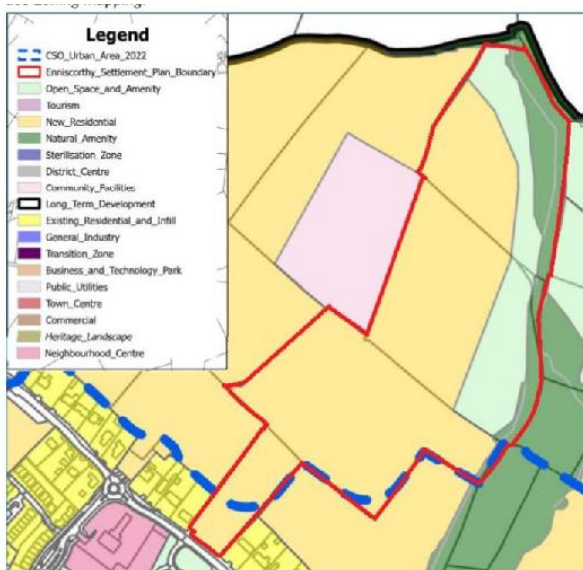
## Submission No. 44 – PMC Bonding & Logistics Ltd.

### Issues Raised

This submission is prepared by John Spain Associates, on behalf of PMC Bonding & Logistics and refers to lands at The Lyre, Enniscorthy. The submission states that they support the incorporation of Enniscorthy within the CDP on an interim basis with a full settlement plan to be included in the next CDP, the alignment with Section 28 Guidelines and the increase in housing targets.

Notwithstanding, they note that the proposed land-use zoning map introduces a new designation of Open Space and Amenity (OSA) and Natural Amenity (NA) along the eastern boundary of their client's lands (see map below), which were previously zoned in full for residential development under the Enniscorthy Town and Environs Development Plan. It is requested that the extent of the OSA designation be reduced or reviewed to ensure that it is proportionate and does not unnecessarily constrain the optimal planning and sustainable development of these Tier 1 residential lands. The submission further notes that the proposed residential scheme will provide policy-compliant public open space and green infrastructure as part of its layout, which can appropriately accommodate any required riparian buffer in proximity to the stream.

The submission also notes that indicative road objective traversing the landholding.



### Chief Executive's Response

The proposed Natural Amenity zoning reflects the extent of the flood zone, riparian zone, significant tree stands and/or area of biodiversity value. The Open Space and Amenity zoning adjacent to this on both sides of the river will allow for the provision of a future Hub Park or Neighbourhood Park in accordance with Section 14.5.4 of the CDP. The provision of a park at this location is considered necessary to serve the needs of existing and future residents in the area and its location in proximity to any

future new school on lands zoned Community Facilities to the west, will allow for community facilities to be complimentary to each other for the benefit of the whole community (see Submission No. 43 from DoEY). It is considered appropriate to retain the proposed Natural Amenity and Open Space and Amenity zonings at this location. The provision of public open space requirements as part of any future planning application for residential development on these and adjacent lands will be assessed at the development management stage.

### **Chief Executive's Recommendation**

No change recommended.

## **Submission No. 48 – Creedon Group Ltd.**

### **Issues Raised**

This submission is prepared by McCutcheon Halley on behalf of Creedon Group Ltd and refers to lands at Bellefield Road, Enniscorthy (see map below). The submission states that the inclusion of interim land use zoning and objectives and the inclusion of Enniscorthy as a Key Town is welcomed.

The submission requests that the lands be included within the interim plan for Enniscorthy and it is requested that:

1. The access (which is distinctly separate from the entrance and open space to Bellefield Springs - photos provided) be changed from Open Space and Amenity to Existing Residential.
2. Amend zoning to the north of Aldi from Neighbourhood Centre to New Residential. The submission acknowledges that the Neighbourhood Centre zoning allows for residential development to be included in proposals but consider that these lands are primarily more suited to new residential. It is noted that this would support compact growth and the lands are part of an existing mixed-use neighbourhood with local services, community facilities, education and open spaces in the immediate area. It is also noted that previous proposals for the creation of a Neighbourhood Centre did not materialise.



### **Chief Executive's Response**

The point in relation to the access lane is noted. It is considered that the proposed Open Space and Amenity zoning would not affect the future development of the existing property, however in the interests of clarity it is considered appropriate to amend the zoning to Existing Residential.

The points raised in the submission with regard to the proposed Neighbourhood Centre zoning and the request to change this zoning to New Residential is also

noted. This site represents an opportunity to provide for a range of uses including a creche or medical centre, and/or sports and recreational facilities which would complement the adjoining land uses and serve the local population. It is noted that a community or public operated nursing home/retirement home/residential care/sheltered housing is also open for consideration under this zoning. It is considered that there is sufficient land zoned for new residential development in the Proposed Variation and the proposed Neighbourhood Centre zoning on this site is considered appropriate.

### **Chief Executive's Recommendation**

#### **PMA35**

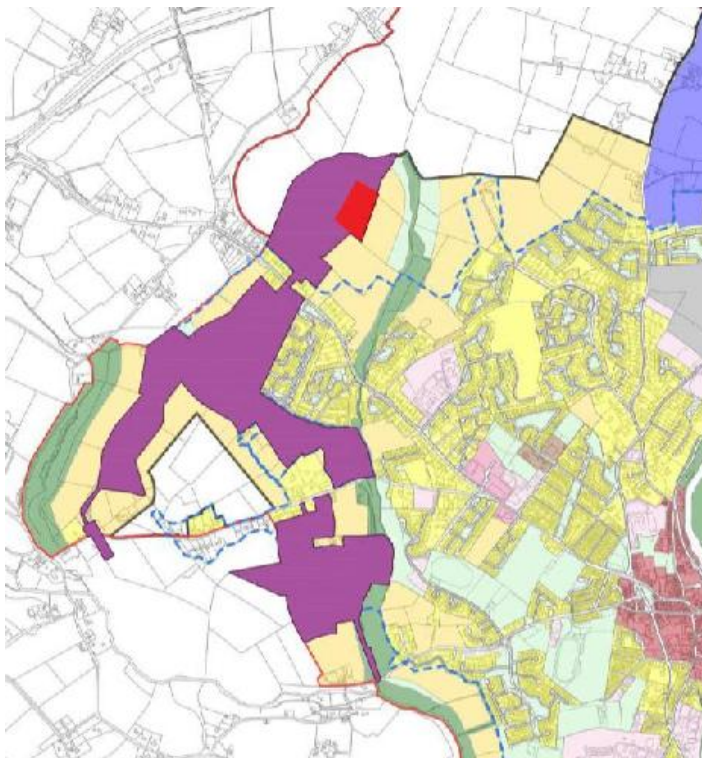
Map No. 6 - Amend existing strip/access lane from Open Space and Amenity to Existing Residential.

## **Submission No. 59 – FSL**

### **Issues Raised**

This submission is made by Arcadia Architects on behalf of FSL Ltd. and relates to a parcel of land at The Lyre (see lands marked in red on the map below). The submission states that the client welcomes and supports the proposal to rezone lands in their ownership at Enniscorthy (identified in purple on map below) and that they are actively developing lands in the vicinity. It notes the proposal to designate Enniscorthy as a Key Town and refers to the clients track record and ability to deliver homes.

The submission requests that the 2.29ha of land zoned “Community Facilities” proposed within the centre of the client’s residential expansion area in The Lyre is omitted from the adopted Variation as, it states, this is an inefficient use of valuable serviced lands targeted for immediate housing delivery. It is further noted that any future application will include the required quantum of ancillary facilities in accordance with Development Plan standards and that a separate area of specific ‘community’ lands is not required.



### **Chief Executive’s Response**

The comments in the submission are noted. The provision of community facilities including creches and public open spaces will be required as part of any future residential developments in accordance with the objectives of the CDP. This will be assessed on a case-by-case basis and managed through the development management process.

Notwithstanding, given the significant quantum of proposed 'New Residential' zoning at the Lyre and in the adjoining townlands of Forgelands or Fairfields and Cherryorchard to the southwest and south, the zoning of this land (approx. 2.4 ha.) to provide for a future primary school to serve the needs of the existing and future population in this area or other essential community facilities is considered essential. In addition to the 'Community Facilities' land use zoning, Map No. 7 Enniscorthy Objectives Map and Objective E15 in the Proposed Variation include an objective for the provision of a new school in this area.

In this regard, it should also be noted that the Department of Education and Youth (Submission No. 45) has identified that the projected growth figures could see a significant increase in demand for primary school places and an additional primary school may be required. The Department has welcomed objective E15 and the identification of the site at the Lyre on Map No. 7.

### **Chief Executive's Recommendation**

No change recommended.

## **Submission No. 60 – Aidan Kavanagh**

### **Issues Raised**

Mr. Kavanagh objects to the proposed link road that would pass through lands he is farming at the Moyne. It is stated that the loss or division of this land would have a serious negative impact on the farm. A map of the lands has not been provided with the submission.

### **Chief Executive's Response**

As a map of the lands has not been provided, it is not entirely clear which lands the submission refers to. However, it is noted that two arterial routes are proposed to the north of Blackstoops roundabout, at Moyne Upper and Moyne Middle to the west of the R772. These roads are considered necessary to serve future development lands, to link the R702 Milehouse Road with the R772 Dublin Road, and to alleviate traffic volume on existing roads and at existing junctions. The proposed roads will be delivered in tandem with new development. As such, the location of these proposed roads is indicative only and will be considered in more detail at the design stage. See also responses under Submission Numbers 23 and 43 above.

### **Chief Executive's Recommendation**

No change recommended.

## **Submission No. 61 – Chris Kavanagh**

### **Issues Raised**

This submission is made by Chris Kavanagh, on behalf of Denis Kavanagh, and states that he objects to the proposed industrial zoning of his farm which includes a house, yard and traditional stone farm buildings that form part of an important rural heritage. The objection is based upon the lack of information about what will happen to the existing farmhouse, yard and historic buildings, the impact on the house and farmyard dating from the 1700's, and the viability of the farm if the land were to be divided, or partially acquired for industrial development. It is therefore requested that the proposed industrial zoning of this land be reconsidered. A map of the lands has not been provided with the submission.

### **Chief Executive's Response**

As a map of the lands has not been provided, it is not entirely clear which lands the submission refers to. However, see Chief Executive's response on Submission No.

41 from the OPR and Submission No. 05 from TII above with regard to the justification and evidence base for the proposed zoning of lands for General Industry.

**Chief Executive's Recommendation**

No change recommended.

## 6.2 New Ross

### **Submission No. 14 – Seamus Barron**

#### **Issues Raised**

This submission refers to lands at Butlersland, New Ross to the south of Kent's Roundabout. The submission confirms opposition to any zoning of these lands stating that the land is actively farmed and that there is no intention of developing the land in the future. It is also noted that the Objectives map includes proposed footpaths and lighting along both sides of the road on the L-8042 and requests that this objective be removed along the boundary of the lands.

#### **Chief Executive's Response**

The comment in relation to zoning is noted. These lands are not included on the land use zoning map for New Ross and are not within the proposed plan boundary.

The comment in relation to proposed footpaths and lighting is also noted and it is considered appropriate to amend the Objective map to show a footpath proposed on east side of L-8042 rather than the current proposal on both sides of the road. The proposed street lighting will remain along this section of the road to serve the future development of proposed zoned lands to the north. This objective does not specify which side of the road the lighting will be provided and will be assessed at development management stage as part of any future planning application on the site.

#### **Chief Executive's Recommendation**

##### **PMA36**

Map No. 9 - Amend the proposed Objective along the L-8042 to the south of Kent's roundabout to show a footpath proposed on east side of L-8042 rather than the current proposal on both sides of the road.

## **Submission No. 21 – An Post**

### **Issues Raised**

This submission is prepared by RMLA Planning Consultants on behalf of An Post and relates to the proposed 'Retail Warehousing' zoning at Woodbine Business Park in New Ross. The submission notes that An Post operates an established Delivery Services Unit located within the Woodbine Business Park and this facility forms part of An Post's national logistics and delivery network. It is noted that the proposed Retail Warehousing zoning does not reflect the existing uses in the Business Park, which accommodates a range of employment-generating uses, including logistics, distribution and light industrial activities, and may render some uses and non-conforming uses and hinder future development and extensions.

It is also noted under the proposed 'Retail Warehousing' zoning, 'Light Industry' and 'Warehousing' uses are not permitted. Uses of this nature are typically associated with delivery and logistics operations and reflect the activities of a number of established enterprises currently operating within Woodbine Business Park. It is further stated that Retail Warehousing uses are more appropriately associated with the lands located to the north-east at New Ross Retail Park, where bulky goods retailing forms the predominant land use.

### **Chief Executive's Response**

The submission from An Post is noted. It is acknowledged that Woodbine Business Park includes a wide range of uses. The Business Park was zoned 'Retail Park for Bulky Goods' in the New Ross Town and Environs Development Plan 2011-2017 (expired July 2022). A land use survey and a review of the planning history for this area was carried out as part of the preparation of the Proposed Variation which shows a number of conforming and non-conforming uses.

Section 1.3.3 of the Proposed Variation (pg. 66) includes a section on Change of Use and Extensions to Buildings and Non-conforming Uses which states:

#### ***"Change of Use and Extensions of Existing Buildings***

*Change of use and extensions to existing buildings will generally be required to be consistent with the land use zoning matrix. Exception to uses not normally permissible in the matrix will be considered where:*

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

### ***Non-conforming Uses***

*Non-conforming uses that would impact the operation of existing developments will not be permitted where they are contrary to the zoning matrix or a long-established use. A non-conforming use could result in industrial and commercial uses being restricted, or closed, by the controls placed on noise and air emissions as a result of the development of sensitive receptors nearby.”*

This has been reviewed in the context of the submission from An Post and, notwithstanding that any future planning application for an extension to an existing use will be assessed on its merits, it is not considered necessary to amend the land use zoning in this instance. It is therefore considered appropriate to retain the proposed 'Retail Warehousing' zoning which is consistent with the previous zoning.

### **Chief Executive's Recommendation**

No change recommended.

## Submission No. 29 – Ger Boland

### Issues Raised

This submission was prepared by Joseph J Fox Architectural Planning and Design Consultants on behalf of Ger Boland and relates to lands in New Ross (see map below). The submission states that the lands are adjacent to Light Industrial use and the proposed Open Space and Amenity zoning in this location does not make sense when the site is adjacent to a large roundabout and a gateway site into the town, particularly when there are a large public park and walkway approx. 300 metres from this site. The submission suggests that a Mixed-Use Commercial zoning would be more appropriate as the site is ideally located for a hotel, office space, medical centre, etc. The submission further notes that New Ross is already well served by amenity space.



### Chief Executive's Response

The comments in the submission are noted. These lands are are predominantly located within Flood Zone A and B and are entirely within an area at future climate change risk but are within the defended area. Objective NRT20 outlines the requirement to carry out additional flood requirements for this site and adjacent lands to the south which includes incorporating sustainable and nature-based solutions. It was intended that the Open Space and Amenity zoning on this site would provide for an area nature-based solution to assist in the achievement of this objective providing for retention and infiltration of pluvial water.

Having reviewed this submission, together with submission No. 15 from the OPW and a review of the SFRA in relation to these lands, it is considered appropriate to amend the zoning from Open Space and Amenity to Port Related Activity and Logistics as an extension of the proposed zoning to the south, while also amending Objective NRT20 to take a networked approach to the management of pluvial flooding in this area. Notwithstanding the proposed amendment to the land use zoning, a portion of the site will still be required to be dedicated to significant nature-

based solutions and surface water retention/detention in accordance with Objective NRT20. This will be assessed at the Development Management stage.

See also Chief Executive's response and recommendation under Submission No. 15 (OPW) in relation to Objective NRT20.

### **Chief Executive's Recommendation**

#### **PMA37**

Map No. 8 - Amend land use zoning from 'Open Space and Amenity' to 'Port Related Activity and Logistics.'

## Submission No. 49 – Nolan Transport

### Issues Raised

This submission is prepared by McCutcheon Halley on behalf of Nolan Transport and refers to lands at Oaklands, New Ross (see map below).

The submission seeks to clarify Objective NRT26 which states:

*“Ensure the completion of the required future assessments of the Historic Landfill site at Marshmeadows including monitoring for gas and leachate emissions. The site shall maintain its open character and no buildings will be permitted on the site.”*

It notes that Objective NRT26 encompasses the Nolan Transport site, including its office headquarters, warehousing, and parking for its transport fleet. It states that the site is not a historic landfill, with no requirement for monitoring for gas and leachate emissions, and that precluding the development of further buildings at this location will have a significant impact on their future plans. It further states that the extent of the boundary for Objective NRT26 includes lands where permission was granted in recent years with no reference to a historic landfill.

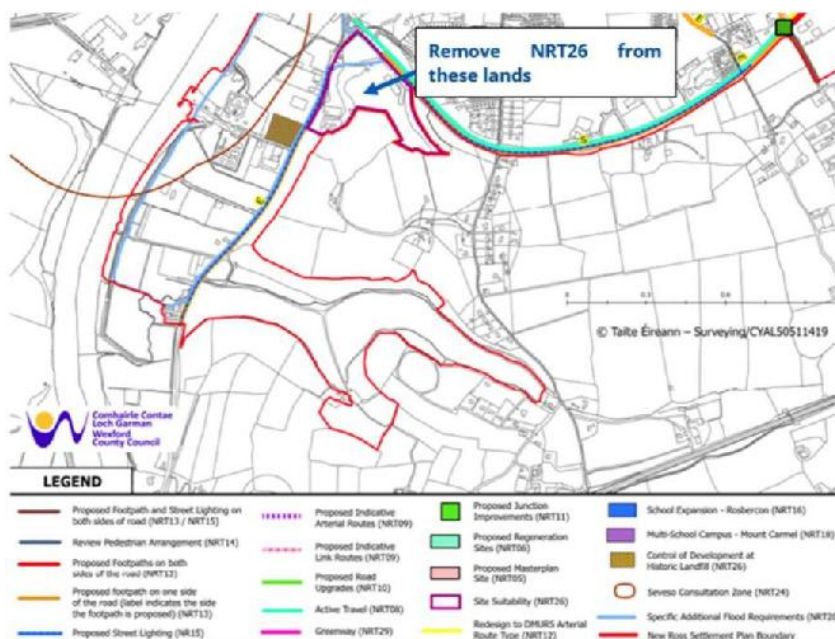


Figure 1 Extract from New Ross Objectives Map (Proposed Variation No.1)

The submission further notes that lands to the east of the R733, which were previously zoned as Industry, are now proposed as primarily General Industry (GI), with Port Related Activities and Logistics (PRAL) located at the northern extent, where the warehousing buildings are located. All lands west of the R733 are also proposed to be zoned PRAL. It is stated that the reasoning behind the change in the zoning to PRAL is unclear, but as both zoning categories indicate warehousing and logistics are open for consideration, a change to the zoning is not being sought.

However, a change to the purpose for both GI and PRAL is sought to align with the approach in the CDP where warehousing and logistics are considered to be 'permitted in principle' for both Industry and Port Related Activities land uses.

## **Chief Executive's Response**

The comments in relation to Objective NRT26 are noted. This is an error on Map No. 9 New Ross Objectives Map. NRT26 was applied to two locations. NRT26 (to ensure the completion of required future assessments of the historic landfill site at Marshmeadows) was incorrectly applied to lands at Oaklands instead of NRT 27 (to require an assessment of the suitability and stability of land for any future development). NRT26 applies to lands on the opposite side of the road to the southwest.

The request for the 'purpose' for General Industry (GI) and Port related Activities and Logistics (PRAL) to be amended to allow warehousing and logistics as 'permitted in principle' is also noted. The reference to the CDP relates to land use zoning at Rosslare Harbour and Kilrane and is not relevant to this area as different planning considerations apply.

The land use zoning objective and the matrix in the Proposed Variation shows that warehousing is 'open for consideration' in GI. This is considered appropriate and it is not recommended to change to permitted in principle.

The land use zoning matrix shows that warehousing is 'not normally permitted' in PRAL. However, the 'purpose' in the land use zoning objective for PRAL inadvertently states that warehousing is open for consideration. Following the completion of the SFRA on the Proposed Variation, it was intended that warehousing, a less vulnerable use, would not normally be permitted on lands zoned PRAL. It is therefore considered necessary to amend the wording of the zoning objective to be consistent with the matrix. It is not considered appropriate to amend the matrix to allow for warehousing as permitted in principle or open for consideration in this area.

## **Chief Executive's Recommendation**

### **PMA38**

Amend Map No. 9 – Replace NRT26 on legend with NRT27

### **PMA39**

Amend land use zoning objective for PRAL (Pg. 62) as follows:

#### **Port Related Activities and Logistics (PRAL)**

**Objective:** To provide for port-related activities and logistics.

**Purpose:** The purpose of this zoning is to provide for the needs of the port. ~~Warehouses~~, logistics, offices and services related to port uses will be open

for consideration subject to flood risk assessment including an assessment of the vulnerability of the uses. No SEVESO sites will be permitted in the zoning.

## **Submission No. 50 –Robert and Mary Quinn**

### **Issues Raised**

This submission is made by Purser on behalf of Robert and Mary Quinn and refers to approx. 1.05ha of land at Oaklands, New Ross (see map below). It is noted that the lands were previously zoned for Residential development and the Proposed Variation seeks to apply a New Residential zoning to part of the lands, while designating a smaller portion of the site as Open Space and Amenity.

The submission seeks an amendment to the proposed zoning such that the New Residential zoning applies to the entirety of the subject lands, and that the proposed designation of part of the lands as Open Space and Amenity is not adopted. A Site-Specific Flood Risk Assessment Report (SSFRA), prepared by Donnachadh O'Brien & Associates Consulting Engineers, accompanies the submission.

The submission states that the proposed zoning change is not supported by an appropriate evidence base in accordance with the Development Plan Guidelines and would unnecessarily undermine the delivery of residential development on lands that are suitable for housing and currently the subject of a live planning application (Planning Ref. 20260190W).

The submission states that the proposed zoning of part of the lands as Open Space and Amenity appears to arise from strategic flood risk mapping, which is high-level in nature and intended to inform plan-making rather than replace detailed site-specific flood risk assessment. It is further stated that the SSFRA prepared by DOBA Consulting Engineers, which accompanies the submission, demonstrates that the lands proposed to be designated as Open Space and Amenity are not located within Flood Zone A or Flood Zone B in the present day scenario available for review, and that residential development can be accommodated on these lands without giving rise to unacceptable flood risk. (It is acknowledged that a narrow strip of land adjacent to the existing drainage ditch / outfall may remain designated as Open Space and Amenity, where appropriate, provided that the areas suitable for residential development are zoned "New Residential").

Accordingly, the detailed engineering evidence demonstrates that the proposed designation of part of the subject lands as Open Space and Amenity is not supported by site-specific flood risk analysis.

Furthermore, it is stated that the unnecessary restriction of Residential development on appropriately located lands within the urban area of New Ross would be contrary to national planning policy, including the National Planning Framework, which seeks to support the delivery of housing and the effective use of serviced and zoned land within existing settlements.

Further information is provided in relation to the planning history, context and accessibility of the site, as well as the Infrastructure Design Report submitted as part of the current planning application on the site.



### **Chief Executive's Response**

The points raised in the submission are noted. A detailed Strategic Flood Risk Assessment (SFRA) was prepared as part of the Proposed Variation and informed the proposed land use zoning and objectives. In addition to the present-day scenario, the SFRA took into account climate change in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009).

The lands zoned Open Space are undefended, partially located within Flood Zone A and B and are also within an area entirely inundated by future climate change impacts. The Development Plan Justification Test cannot pass or be applied for lands that are not within, or adjacent to, the core of the settlement. This has shaped the approach to Flood Risk Management for the lands south of the Town Centre.

The SSFRA provided by DOBA does not address Part 2 of the Development Plan Justification Test and also fails to adhere to the strategy for the management of climate change risk. This strategy seeks to limit any new development outside of the core particularly when not benefitting from the flood relief scheme and at future climate change risk.

It is therefore considered appropriate to retain the proposed Open Space and Amenity zoning.

### **Chief Executive's Recommendation**

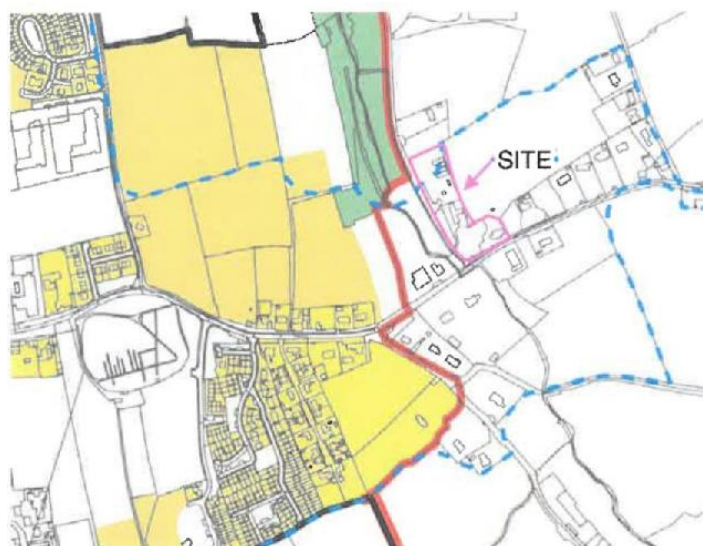
No change recommended.

## **Submission No. 64 – Michael Malone and Sean Scully**

### **Issues Raised**

This submission is made by Ian Doyle Planning Consultant on behalf of Mr. Michael Malone and Mr. Sean Scully and relates to lands at New Ross (see map below). The submission requests that the zoning boundary be revised to align with the CSO Built Up Area (BUA) mapping ensuring that the development plan accurately reflects the existing functional urban footprint of the town. It is stated that these maps underpin National Datasets used in the Core Strategy preparation and population allocation and therefore represent the most appropriate evidence base for defining settlement boundaries. It is stated that the lands identified,

- include a former school and a former public house, are within walking distance of existing schools, services and community facilities, and form part of the contiguous built environment.
- Treating these as rural lands subject to restrictive Rural Housing Policy would be inappropriate given their location within the established urban area and their proximity to services and infrastructure and would be inconsistent with the objectives of the NPF which prioritises compact growth and the consolidation of existing settlements.
- The lands represent a sustainable and logical opportunity for residential development within the existing town structure, making efficient use of serviced lands in close proximity to amenities and public infrastructure.



### **Chief Executive's Response**

The Chief Executive acknowledges this submission and takes note of the fact that the lands are indeed located within the CSO boundary. While it is acknowledged that

CSO boundaries are a consideration in reviewing and defining settlement boundaries, it should be highlighted that this is not the single tool or mechanism responsible for guiding residential land use zoning. It is considered that, at this time, that there are more sequential lands available for residential development which are consolidated and not separated by unzoned parcels. In this regard it is considered that sufficient land has been identified in the plan area for the period of the plan however this will be reviewed further as part of the review of the next County Development Plan.

The Proposed Variation (as proposed to be amended) identifies a requirement for 55 ha of zoned land for housing in New Ross to 2034 and 53 ha<sup>5</sup> are proposed to be zoned for New Residential development during the plan period to 2028. This figure does not include Mixed Use or Town Centre zonings where additional significant residential development could be delivered.

### **Chief Executive's Recommendation**

No change recommended.

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<sup>5</sup> This figure includes the Proposed Material Amendment at Rosbercon

## 6.3 Other Settlements

A number of submissions were received requesting zoning/consideration of specific parcels of land in settlements other than Enniscorthy and New Ross, including Gorey Town, Courtown and Riverchapel, Bunclody, Castlebridge and Rosslare Strand. Submissions received on Wexford Town did not relate to specific parcels of land so they are dealt with in Section 5 above.

### **Relevant Submissions**

09 Brock McClure  
13 Samuel O'Rourke  
16 James Millar Developments Ltd  
25 O'Loughlin Construction and Civil  
31 Casey Enterprises  
32 Garrydaniel Property Ltd.  
33 Clarke Molloy Developments Ltd.  
35 Horan Rainsford Architects  
39 Tom & Pat Redmond  
47 Nonlah Developments  
51 Paula Galvin  
63 Conor Shanley

### **Issues Raised**

See Appendix B for a detailed summary of these submissions.

Submission No. 9 (Brock McClure) relates to the request to zone lands in Riverchapel, Courtown.

Submission No. 13 (Samuel O'Rourke) relates to the request to zone lands in Castlebridge.

Submission No. 35 (Horan Rainsford Architects) is a request to zone lands in Bunclody.

Submission No. 16 (James Millar Developments Ltd.), No. 25 (O'Loughlin Construction and Civil), No. 31 (Casey Enterprises), No. 32 (Garrydaniel Property Ltd.), No. 33 (Clark Molloy Developments Ltd), No. 39 (Tom & Pat Redmond), No. 47 (Nonlah Developments) and No. 51 (Paula Galvin) all relate to requests to zone lands in Gorey.

Submission No. 63 (Conor Shanley) identifies lands in Rosslare Strand that it is stated represent a strategically located opportunity to facilitate coordinated residential and tourism development in this settlement.

## **Chief Executive's Response**

The comments in the above submissions are noted. While the allocation of land to other settlements in the Core Strategy forms part of the Proposed Variation, the rezoning and zoning of additional lands in those settlements are not part of this Proposed Variation.

In this regard, reference is drawn to the Chief Executive's Report on the First Revision of the National Planning Framework: Implementation of the Housing Growth Requirements – Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended) which was submitted to the Elected Members in January 2026. With regard to the allocation of growth in the Core Strategy, Section 1.4.3 of the report examines the factors that have influenced housing growth in settlements and whether it is appropriate to reallocate the proportion of the County's housing growth to particular settlements.

The report recommends that the Wexford County Development Plan 2022-2028 be varied on a phased basis as follows:

- Variation Number 1 - Revisions to Core Strategy and Land Use Zoning and Objectives for Enniscorthy Town and New Ross Town. This Variation will be placed on display in February 2026.
- Variation Number 2 – Amendments to the existing Land Use Zoning for Rosslare Harbour and Kilrane and Bunclody Town
- Variation Number 3 - Land Use Zoning for Wexford Town in tandem with an Urban Area Plan
- Variation Number 4 - Land Use Zoning for Gorey Town

The Chief Executive's Report and proposed Variation Number 1 were discussed at a Special Planning meeting of Wexford County Council on Monday, 26th of January 2026 and following consideration of the Chief Executive's Report, Proposed Variation Number 1 to the County Development Plan was initiated to revise the Core Strategy and include land use zoning for New Ross and Enniscorthy in the first instance.

The rezoning and zoning of specific parcels of lands in the other settlements are not part of this Proposed Variation to the County Development Plan but will be reviewed as part of the forthcoming review of the County Development Plan and the preparation of a new County Development Plan.

## **Chief Executive's Recommendation**

No change required.

## 7.0 Composite List of Chief Executive's Recommended Material Alterations

It is recommended that the following Proposed Material Alterations are made:

### **PMA1**

Amend Map No. 6 Enniscorthy Land Use Zoning as follows:

- to contract the Plan boundary to the north-west and south
- to remove the Long-term Development Land Use zoning in these locations

### **PMA2**

Amend Map No. 7 Enniscorthy Objectives Map as follows:

- to contract the plan boundary to the north-west and south
- to remove all objectives in these locations
- to revise the Indicative Arterial Road at The Moyne amending it to show arrows into the lands which were previously zoned Long-term Development.

### **PMA3**

Amend Table 3-4 Core Strategy Population Allocations, Dwellings and Housing Land 2026-2034 in Section 3.8.4 (overleaf):

- To account for revised residential zonings arising from submissions
- Typographical errors (incorrect figure for New Ross total zoned land and total figure)
- Revised net density for New Ross Town

### **PMA4**

Amend Table 1 Settlement Capacity Audit (SCA) in Appendix 1 of Proposed Variation to reflect the changes to Table 3-4 (see page 23)

Table 3-4 Core Strategy Population Allocations, Dwellings and Housing Land 2026-2034

Settlement	Settlement Typology	2022 Population	Population and Housing Target 2026 to 2034 (% of County Target)	Population Target Additional Population 2026 - 2034	Housing Target Additional Population-Dwellings 2026 - 2034	Units to be delivered within the built-up area <sup>1</sup>	Average Units per HA <sup>5</sup>	Residential Zoned Land Requirements (HA) <sup>2</sup>	Residential Zoned Land Requirements (HA) assuming 75 / 65% of site will be developed <sup>3</sup>	Total Residential Zoned Land Requirements (HA) including 50% Additional Provision
Wexford Town	Level 1 - Key Town	22417	33.8%	13,433	4939	1482	35	141	188	282
Gorey Town		11593	15.3%	6085	2237	671	35	64	85	128
Enniscorthy Town (to be designated Key Town in RSES)	Level 2 - Large Town	12366	15.9%	6318	2323	697	35	66	88	132 / <del>255</del> 244 <sup>4</sup>
New Ross Town		8540	6.6%	2619	963	289	35	28	<del>42</del> 37	<del>63</del> 55/53 <sup>4</sup>
Bunclody Town	Level 3A - Service Settlements	2097	2.1%	820	302	90	25	12	19	28
Castlebridge		2016	0.7%	286	105	32	25	4	6	10
Courtown and Riverchapel		4365	0.1%	36	13	4	25	1	1	1
Ferns		1421	0.2%	75	28	8	25	1	2	3
Rosslare Harbour and Kilrane		2248	2.7%	1060	390	117	25	16	24	36
Rosslare Strand		1749	0.0%	0	0	0	25	0	0	0
Bridgetown, Campile, Clonroche, Coolgreany, Kilmore Quay, Kilmuckridge, Taghmon, Wellingtonbridge	Level 3B - Strategic Settlements	3745	2.55%	1013	372	112	n/a	n/a	n/a	n/a
Adamstown, Ballaghkeen, Ballycanew, Ballycullane, Ballindaggin, Ballyhack, Ballyhogue, Ballymurn, Ballywilliam, Barntown, Blackwater, Bree, Camolin, Carrig on Bannow, Craanford, Clongeen, Duncannon, Fethard, Kinninerin, Murntown, Oilgate, Oulart, Piercestown, Ramsgrange, Tagoat	Level 4 - Large Villages	7786	6.32%	2509	922	277	n/a	n/a	n/a	n/a
<b>Settlements Total</b>	-	80343	86.3%	34,254	12593			332	<del>466</del> 450	<del>487</del> 675 (785 <sup>6</sup> )
<b>Level 5-7 and Rural Area</b>		83576	13.7%	5440	2000					
<b>County</b>		<b>163919</b>		<b>39694</b>	<b>14593</b>					

1 Assuming the 30% of all units will be delivered within the built-up area.

2 & 3 Section 3.2.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities state that a general rule of thumb is that net site area would be 65-80% of the gross site area. In calculating total land required therefore, the allocated housing units for each settlement has been multiplied by 35/25 units per hectare to give gross area and then this has been assumed to be 75% of the area required for Key Towns and Large Towns (including Enniscorthy proposed Key Town) and 65% for other settlements.

4 Note that Enniscorthy has been allocated a Housing Growth Target of 2,323 housing units or 133ha based on the Core Strategy allocation but ~~255~~ 244ha has been zoned for residential use. ~~and 62ha have been zoned in New Ross.~~ New Ross has been allocated a Housing Growth Target of 963 housing units or 55ha based on the Core Strategy allocation but 53ha has been zoned for residential use.

5 Final density (and thus zoned land) will be decided on a site-by-site basis in accordance with the Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (2024) when planning applications are being considered and land use zoning in individual settlements.

7 Including land proposed to be zoned in Enniscorthy as part of Variation Number 1 which is additional to the housing growth target allocation

Table 1` Settlement Capacity Audit Table

Level	Settlement	Revised Core Strategy 2026 - 2034			Potential Yield - Housing Units from Residential Zoned Land 2026 - 2034		Potential Population Equivalent Existing / Proposed Zone Land 2026 - 2034	Capacity - Wastewater Capacity (PE)
		Additional Population Target	Additional Dwellings 2026 - 2034	Total Residential Zoned Land Requirements (HA) including 50% Additional Provision <sup>7</sup>	Existing Plans / Proposed Variation No 1*/Future Plans/Variations		Existing Plans / Proposed Variation No 1*/Future Variatitons	
Level 1 Key Town	Wexford	13,433	4,939	282	9,870		26,846	11,257
	Gorey	6,085	2,237	128	4,480 <sup>9</sup>		12,186	11244 <sup>11</sup>
Level 2 Large Town	Enniscorthy (to be defined as a Key Town)	6,318	2,323	133/ <del>255</del> 244 <sup>8</sup>	<del>8,925</del> 8540*		<del>24276</del> 23,228	10,903
	New Ross	2,618	963	<del>63</del> 55 / 53 <sup>8</sup>	<del>2,205</del> 1,855*		<del>5998</del> 5,046	4,986
Level 3A	Bunclody	820	302	28	700 <sup>9</sup>		1907	3,627
	Castlebridge	286	105	10	250		680	<sup>14</sup>
	Courtown and Riverchapel	36	13	1	25 <sup>10</sup>		68	11,244
	Ferns	75	28	3	75		204	460 <sup>12</sup>
	Rosslare Harbour and Kilrane	1,060	390	36	900 <sup>9</sup>		2,448	6,665
	Rosslare Strand	0	0	0	n/a	n/a	-	774 <sup>13</sup>

<sup>7</sup> Section 3.2.1 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities state that a general rule of thumb is that net site area would be 65-80% of the gross site area. In calculating total land required therefore the allocated housing units for each settlement has been multiplied by 35/25 units per hectare to give gross area and then this has been assumed to be 75% of the area required for Key Towns (including Enniscorthy proposed Key Town) and 65% for other settlements. Additional provision of 50% was added in accordance with the Guidelines.

<sup>8</sup> Note that Enniscorthy has been allocated a Housing Growth Target of 2,323 housing units or 133ha. based on the Core Strategy allocation but **255 244ha.** has been zoned for residential use. **New Ross has been allocated 55 ha and 53 ha has been zoned**

<sup>9</sup> There is existing zoned land of 45ha in Gorey, 12ha in Bunclody, 1.87ha in Courtown and Riverchapel and 13.13ha. in Rosslare Harbour and Kilrane

<sup>10</sup> This represents a reduction from the current Courtown and Riverchapel Local Area Plan.

<sup>11</sup> Connected to Courtown Town wastewater treatment plant.

<sup>12</sup> Amber on Wastewater Capacity Register

<sup>13</sup> Amber on Wastewater Capacity Register

<sup>14</sup> Connected to Wexford Town wastewater treatment plant.

## **PMA5**

Insert a new Economic Objective in Volume 1 of the CDP

### **ED03A**

As part of the review of the County Development Plan and formulation of the new Development Plan for the County to:

- (iv) Develop an evidence-based Employment Strategy for County Wexford
- (v) Incorporate within that strategy, a detailed Masterplan for the General Industry lands located to the north of Enniscorthy that takes account of and supports the implementation of the emerging Local Transport Plan for Enniscorthy;
- (vi) To include as part of the evidence-based Employment Strategy, an infrastructure assessment to inform the manner and pattern of development of employment lands in Enniscorthy particularly, and to ensure that the progressive development of any proposed lands are:
  - a) capable of being supported by the provision of enabling physical infrastructure such as water services;
  - b) easily accessible by sustainable modes of transport, both existing and proposed;
  - c) compatible with the safe and efficient operation of the adjacent road network (both regional and national) taking due account of Section 2.7 of the National Roads Guidelines in particular, related to the zoning of locations at, or close to, interchanges; and
  - d) consistent with sustainable planning principles including compact growth and sequential development.

## **PMA6**

Map No. 6 Land Use Zoning Enniscorthy General Industry zoning to the west of the R772 to step it back from the N30/N80 national road junctions with the R772.

## **PMA7**

Include large scale maps in Appendix A SFRA to show Flood Zones A and B, climate change and flood events over the land use zoning for Enniscorthy and New Ross.

## **PMA8**

Amend Objective FRM14 in Volume 1 of the County Development Plan as follows:

To require the use of sustainable drainage systems (SuDS) and nature-based solutions (NBS) to minimise and limit the extent of hard surfacing and paving

and require the use of sustainable drainage and nature-based techniques where appropriate, for new development or for extensions to existing developments, in order to reduce the potential impact of existing and predicted flooding risks, to improve water quality, enhance biodiversity and green infrastructure and contribute to climate mitigation and adaptation. The planning authority will ensure that rainwater management and pluvial flooding is considered at a strategic level having regard to the importance of continuous networks for both rainwater management and biodiversity. In designing such measures and networks, designers and the Council will have regard to the guidance documents titled Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas (DHLGH 2022) and Implementation of Urban Nature-based Solutions Guidance Document for Planners, Developers and Developer Agents (LAWPRO, 2025) and any subsequent guidance produced by the Council.

**PMA9**

Amend Map No. 7 Land Use Zoning Enniscorthy to change lands along unmapped water courses to Open Space and Amenity to ensure that no vulnerable or less vulnerable development takes place in these areas.

**PMA10**

Include Objective in the Flooding Section of Section 1.3.1 (Pg. 22) Enniscorthy Land Zoning and Specific Objectives as follows:

EXX

The Planning Authority will ensure through the development management process that, when details of the scheme are available, that no development takes place which will interfere with the implementation of the flood relief scheme.

**PMA11**

Insert Objective in the Flooding Section of Section 1.3.2 (Pg. 38) New Ross Land Zoning and Specific Objectives:

NRTXX

To prepare a flood risk register for the flood relief schemes constructed by the Council. The register will provide details of the defences, standard of protection and the body responsible for the maintenance of those elements. It shall specify which scheme elements of the defended areas for the flood relief scheme in New Ross have an allowance for climate change already.

**PMA12**

Amend the Strategic Flood Risk Assessment as follows (see amended SFRA in Appendix A attached):

- a) Amend Section 2.2.1 and 2.2.3 of Strategic Flood Risk Assessment to incorporate known details of the unmapped surface water management

- systems and associated measures and additional information about flooding and associated measures in the Shingaun area
- b) Amend Section 3.1.2 to include details of climate change considerations for the New Ross Flood Relief Scheme
  - c) Amend Section 3.1.4 to ensure defended parts of New Ross also take account climate change for mitigation
  - d) Insert book of maps

#### **PMA13**

Amend Objective NRT20 Section 1.3.2, New Ross Land Zoning and Specific Objective (Pg. 47) as follows:

To require, for development proposals in the lands identified on Map 9, a site-specific Flood Risk Assessment to an appropriate level of detail, which includes all sources of flooding and including an assessment and analysis of pluvial flooding in the area. ~~The p~~ Proposals for this ~~site/~~area will ~~include a plan to~~ address pluvial flooding ~~over the wider area of the objective and shall take a networked approach to the management of pluvial flooding~~ incorporating sustainable and nature-based solutions. All existing pluvial channels shall be identified, retained and protected by a sufficient set back/riparian zone in accordance with the requirements of Section 11.12 of Volume 1 and the guidance contained in 'Planning for Watercourses in the Urban Environment' (Inland fisheries Ireland, 2020). Culverted channels will be daylighted where feasible.

#### **PMA14**

Include Objective in the Flooding Section of Section 1.3.1 Enniscorthy Land Zoning and Specific Objectives (Pg. 31) as follows:

**EXX**

No new or infill highly vulnerable development shall be permitted within Flood Zone A or B prior to the completion of the Flood Relief Scheme.

#### **PMA15**

Insert an additional Objective in the Transportation and Active Travel Section of Section 1.3.1 Enniscorthy Land Zoning and Specific Objectives (Pg. 28) as follows:

**EXX**

To implement:

- Pedestrian upgrades and parking regulation on The Shannon from Springvalley to the Train Station/Swimming Pool to improve pedestrian safety for schools and the public and alleviate traffic congestion
- Pedestrian priority measures on Abbey Square and Market Square
- Pedestrian priority measures on Mill Park Road to serve Enniscorthy CBS and general public
- Junction improvement at intersection of Bohreen Hill and R772

#### **PMA16**

Insert additional Objectives in the Transport and Active Travel Section of Section 1.3.2 New Ross Land Zoning and Specific Objectives (Pg. 43) as follows:

##### **NRTXX**

To implement an advisory cycle lane along the R700 from Kent's Cross to Mannion's Cross.

##### **NRTXX**

To implement the permitted changes to O'Hanrahan Bridge to include enhanced pedestrian infrastructure and a cycleway.

##### **NRTXX**

To provide shared space along the Quays from the O'Hanrahan Bridge to Oaklands Roundabout subject to appropriate assessment and appropriate consents.

#### **PMA17**

Insert Objective in Section Environmental, Landscape and Recreation Management of Section 1.3.2 New Ross Land Zoning and Specific Objectives (Pg. 50) as follows:

##### **NRTXX**

To investigate the feasibility of providing an intra-town greenway loop connecting the green way to the town centre subject to appropriate assessment and appropriate consents.

#### **PMA18**

Remove reference on map to masterplan sites on Maps No. 7 and No. 9

#### **PMA19**

Amend Map No. 7 Objective Enniscorthy - Extend Objective E12 on the R772 (redesign to DMURS arterial route type) to the junction of the N30, R772 and Old Dublin Road.

#### **PMA20**

Reword Objective E12, Section 1.3.1 Enniscorthy Land Zoning and Specific Objectives (Pg. 29) to emphasise that this route type includes Active Travel and Public Transport measures as follows:

##### **Objective E12**

To upgrade the R744 and R772 approach roads at Clonhaston and Blackstoops as indicated on Map 7 to ensure a high standard of road quality

and safety in accordance with the requirements of the Design Manual for Urban Roads and Streets (DMURS) or any subsequent guidelines. The roads shall be redesigned as arterial routes as shown in Figure 6-1 in Volume 2 Development Management Manual in so far as possible. The design shall ensure that speed is controlled and shall include active travel measures and public transport infrastructure.

#### **PMA21**

Include Objective in Section 1.3.2 Flooding (Pg. 46) in New Ross

##### **Objective NRTXX**

To ensure that development proposals take account of, and do not interfere with, the maintenance requirements of the flood relief schemes.

#### **PMA22**

Map No. 6 - Amend the Land Use zoning Enniscorthy at Moyne Reservoir from General Industry to Public Utilities.

#### **PMA23**

Amend the land use zoning objective for Sterilisation Zone (Pg. 63-64) as follows:

##### **Sterilisation Zone (SZ)**

**Objective:** To maintain a sterilisation zone around the urban Wastewater Treatment Plant.

**Purpose:** The purpose of this zoning is to ensure that an appropriate separation distance is maintained between the urban Wastewater Treatment Plant and adjacent properties. Only an extension to the existing facility will be considered in this zone subject to an appropriately detailed Site-Specific Flood Risk Assessment (SSFRA) and an Appropriate Assessment (AA), where appropriate.

#### **PMA24**

Amend Natural Amenity land use zoning objective (Pg. 60) as follows:

##### **Natural Amenity (NA)**

**Objective:** To retain, restore and protect areas of high natural amenity.

**Purpose:** The purpose of this zoning is to retain, protect and restore, where re-quired, areas of high natural amenity including designated sites, wetlands and Article 10 corridors. Essential public infrastructure would be supported

within these areas such as public water supply, wastewater treatment, flood defence works and transportation including rail and road bridges subject to an appropriately detailed Site-Specific Flood Risk Assessment (SSFRA) and an Appropriate Assessment (AA) and/or ecological impact assessment, where appropriate.

#### **PMA25**

Amend Heritage Landscape land use zoning Objective (Pg. 60-61) as follows:

##### **Heritage Landscape (HL)**

**Objective:** To protect the historic, cultural, natural heritage and visual amenity value of this landscape.

**Purpose:** The purpose of this zoning is to restrict and limit development to facilities to enhance and manage this high value landscape for its cultural, heritage, natural amenity and visual amenity use. Essential public infrastructure would be considered where it can be demonstrated that the proposed development will not impact on the inherent characteristics of the landscape. Proposed development will be subject to an architectural/archaeological impact assessment (which considers the visual setting) and/or appropriate assessments/ecological impact assessment where appropriate.

#### **PMA26**

Amend the Land Use Zoning Matrix (Pg. 68 – 69) to make Public Utilities ‘Open for Consideration’ in the Natural Amenity and Heritage Landscape subject to the following footnote:

Essential public utilities will only be considered in these locations where it can be demonstrated that the proposed development will not impact on the inherent characteristics of the landscape. An architectural/archaeological impact assessment (which considers the visual setting) and/or appropriate assessments/ecological impact assessment may be required depending on the protected or inherent qualities of the landscape.

#### **PMA27**

Amend Objectives E02, E04, NRT02, NRT04 as follows:

##### **Objective E02 (Pg. 26)**

To facilitate the upgrade of the Wastewater Treatment Plant and wastewater network infrastructure to accommodate future population and employment growth. ~~New development which exceeds the capacity of the current plant will not~~

~~be permitted.~~ Development requiring wastewater services shall only be permitted where it can be demonstrated that sufficient wastewater treatment capacity is available or will be available within a reasonable timeframe, to serve the development, and where it will not result in adverse impacts on the receiving environment. In the absence of such capacity, or where adequate infrastructure delivery is not secured, development shall not be permitted.

**Objective E04 (Pg. 26)**

To facilitate the upgrade of the Water Treatment Plant and water network infrastructure to accommodate future population and employment growth. ~~New development which exceeds the capacity of the current plant will not be permitted.~~ Development requiring water services shall only be permitted where it can be demonstrated that sufficient water treatment capacity is available or will be available within a reasonable timeframe, to serve the development, and where it will not result in adverse impacts on the receiving environment. In the absence of such capacity, or where adequate infrastructure delivery is not secured, development shall not be permitted.

**Objective NRT02 (Pg. 41)**

To facilitate the upgrade of the Wastewater Treatment Plant and wastewater network infrastructure to accommodate future population and employment growth. ~~New development which exceeds the capacity of the current plant will not be permitted.~~ Development requiring wastewater services shall only be permitted where it can be demonstrated that sufficient wastewater treatment capacity is available or will be available within a reasonable timeframe, to serve the development, and where it will not result in adverse impacts on the receiving environment. In the absence of such capacity, or where adequate infrastructure delivery is not secured, development shall not be permitted.

**Objective NRT04 (Pg. 41)**

To facilitate the upgrade of the Water Treatment Plant and water network infrastructure to accommodate future population and employment growth. ~~New development which exceeds the capacity of the current plant will not be permitted.~~ Development requiring water services shall only be permitted where it can be demonstrated that sufficient water treatment capacity is available or will be available within a reasonable timeframe, to serve the development, and where it will not result in adverse impacts on the receiving environment. In the absence of such capacity, or where adequate infrastructure delivery is not secured, development shall not be permitted.

**PMA28**

Insert a new Objective in Section 1.3.1 under 'Environmental, Landscape and Recreation Management' (Pg. 33) as follows:

**Objective EXX**

To protect views from Vinegar Hill National Monument by ensuring that new housing development is appropriately sited and designed and that significant proposals are accompanied by an assessment of visual impact.

**PMA29**

Map No. 6 - Amend land use zoning Enniscorthy at Bellefield substation from Existing Residential to Public Utilities.

**PMA30**

Map No. 8 - Amend land use zoning New Ross on the former Albatross site at Rosbercon from New Residential to Mixed Use.

**PMA31**

Map No. 6 - Amend Land Use zoning Map Enniscorthy to remove the New Residential Zoning in Moyne.

**PMA32**

Map No. 7 - Amend Enniscorthy Objectives Map to move the proposed indicative arterial route at the Moyne.

**PMA33**

Map No. 6 – Land Use zoning Enniscorthy Extend the New Residential zoning and plan boundary to the east at Clonhaston.

**PMA34**

Map No. 6 - Amend land use zoning map Enniscorthy to amend the New Residential Zoning to Long Term Development Zoning as indicated at the Moyne.

**PMA35**

Map No. 6 - Amend land use zoning map Enniscorthy at existing strip/access lane from Open Space and Amenity to Existing Residential.

**PMA36**

Map No. 9 - Amend the proposed objective along the L-8042 to the south of Kent's roundabout to show a footpath proposed on east side of L-8042 rather than the current proposal on both sides of the road.

**PMA37**

Map No. 8 - Amend land use zoning New Ross from 'Open Space and Amenity' to 'Port Related Activity and Logistics.'

**PMA38**

Amend Map No. 9 – Replace NRT26 on legend with NRT27

**PMA39**

Amend land use zoning objective for PRAL (Pg. 62) as follows:

**Port Related Activities and Logistics (PRAL)**

**Objective:** To provide for port-related activities and logistics.

**Purpose:** The purpose of this zoning is to provide for the needs of the port. ~~Warehouses,~~ logistics, offices and services related to port uses will be open for consideration subject to flood risk assessment including an assessment of the vulnerability of the uses. No SEVESO sites will be permitted in the zoning.

## 8.0 Assessment of the Proposed Variation for the purposes of Strategic Environmental Assessment and Appropriate Assessment having regard to the Submissions Received

The Chief Executive has reviewed the submissions received on the Proposed Variation and has determined that none of the submissions received raised any additional issues that need to be addressed in the Variation for SEA/AA reasons beyond those issues addressed already in the CE Report.

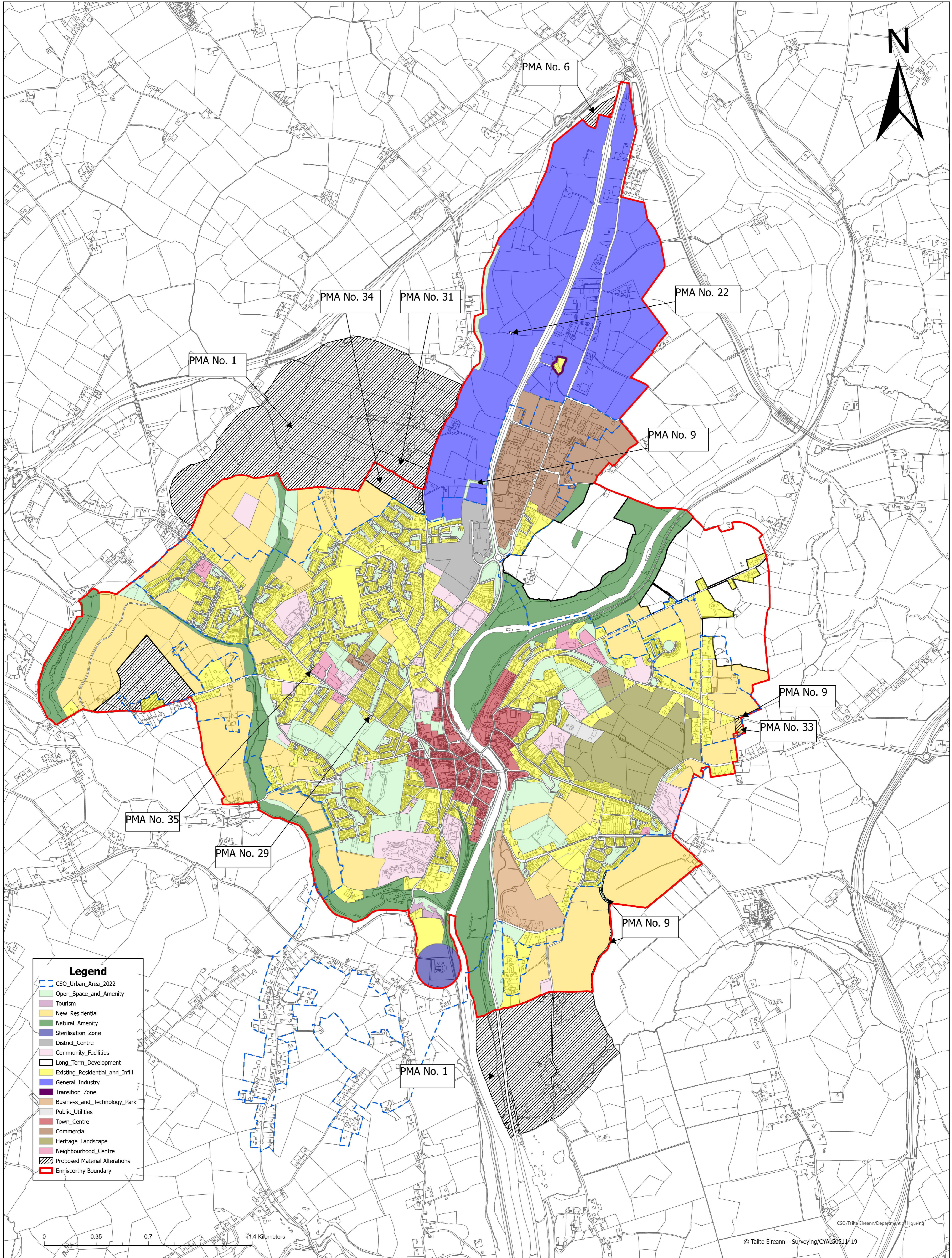
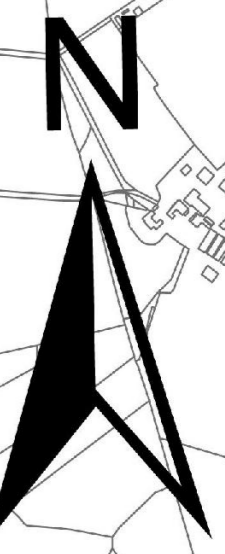
Please also see Appendix C Screening Report for SEA and Determination and Appendix D Screening Report for AA and Determination.

## 9.0 Non-Material Alterations

NMA1 - On Map No.7 Enniscorthy Objectives remove the blue line where it overlaps with the brown line (the blue line indicates *Proposed Street Lighting* and the brown line represents *Proposed Footpaths and Street Lighting* and both are not necessary).

NMA2 - Amend the Settlement Capacity Audit Tables and Maps for Enniscorthy and New Ross in Section 1.3.4 to reflect the updates to land use zoning.

# Maps



- Legend**
- CSO Urban Area 2022
  - Open Space and Amenity
  - Tourism
  - New Residential
  - Natural Amenity
  - Sterilisation Zone
  - District Centre
  - Community Facilities
  - Long Term Development
  - Existing Residential and Infill
  - General Industry
  - Transition Zone
  - Business and Technology Park
  - Public Utilities
  - Town Centre
  - Commercial
  - Heritage Landscape
  - Neighbourhood Centre
  - Proposed Material Alterations
  - Enniscorthy Boundary

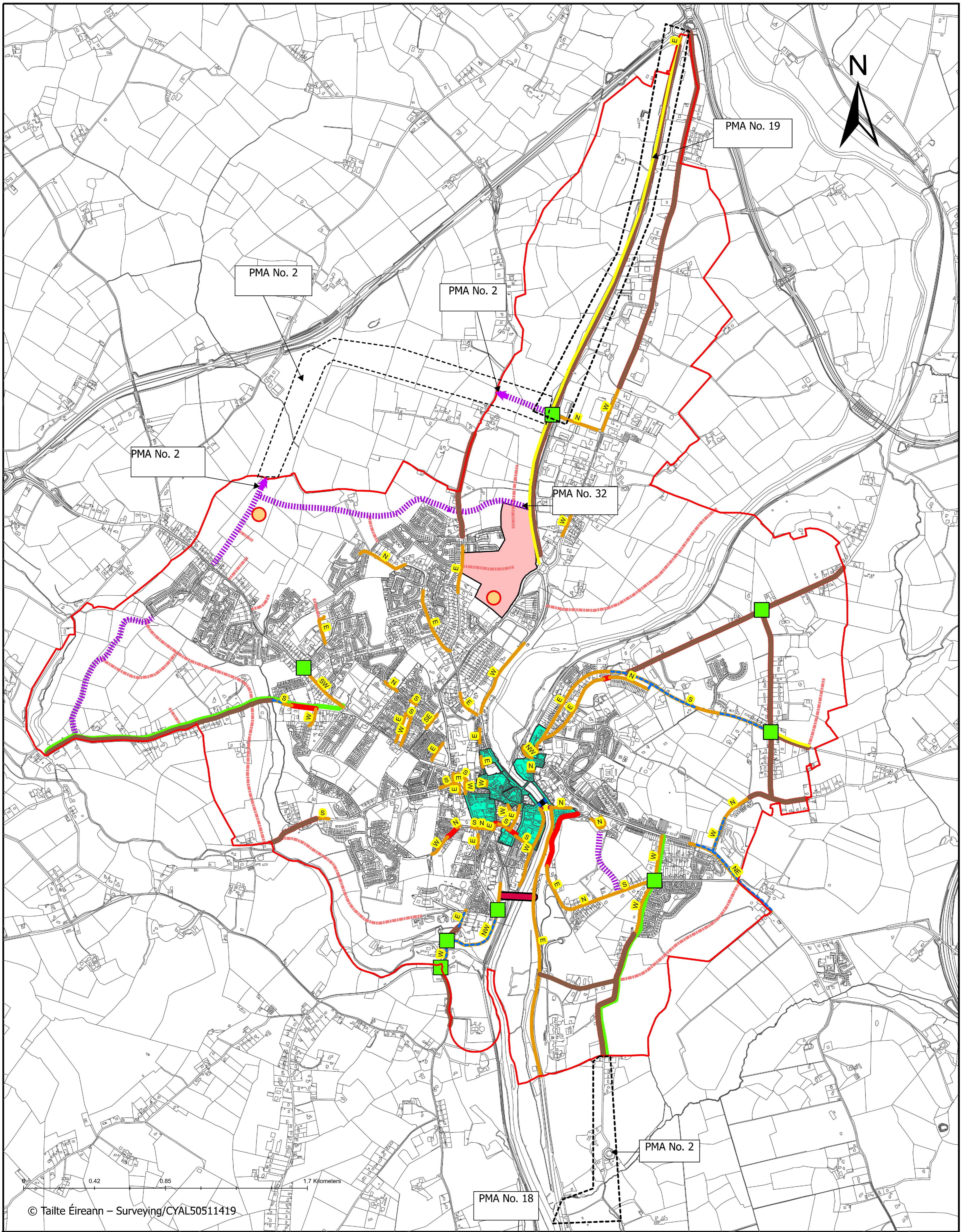


CSO/Tailte Éireann/Department of Housing  
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**Proposed Material Alterations to Proposed Variation No. 1 to the Wexford County Development Plan 2022-2028**

<b>Map 6-Enniscorthy Zoning</b>	
Drawn By: RMCD	Scale: 1:11,000
Date: April 2026	Rev. 1.0

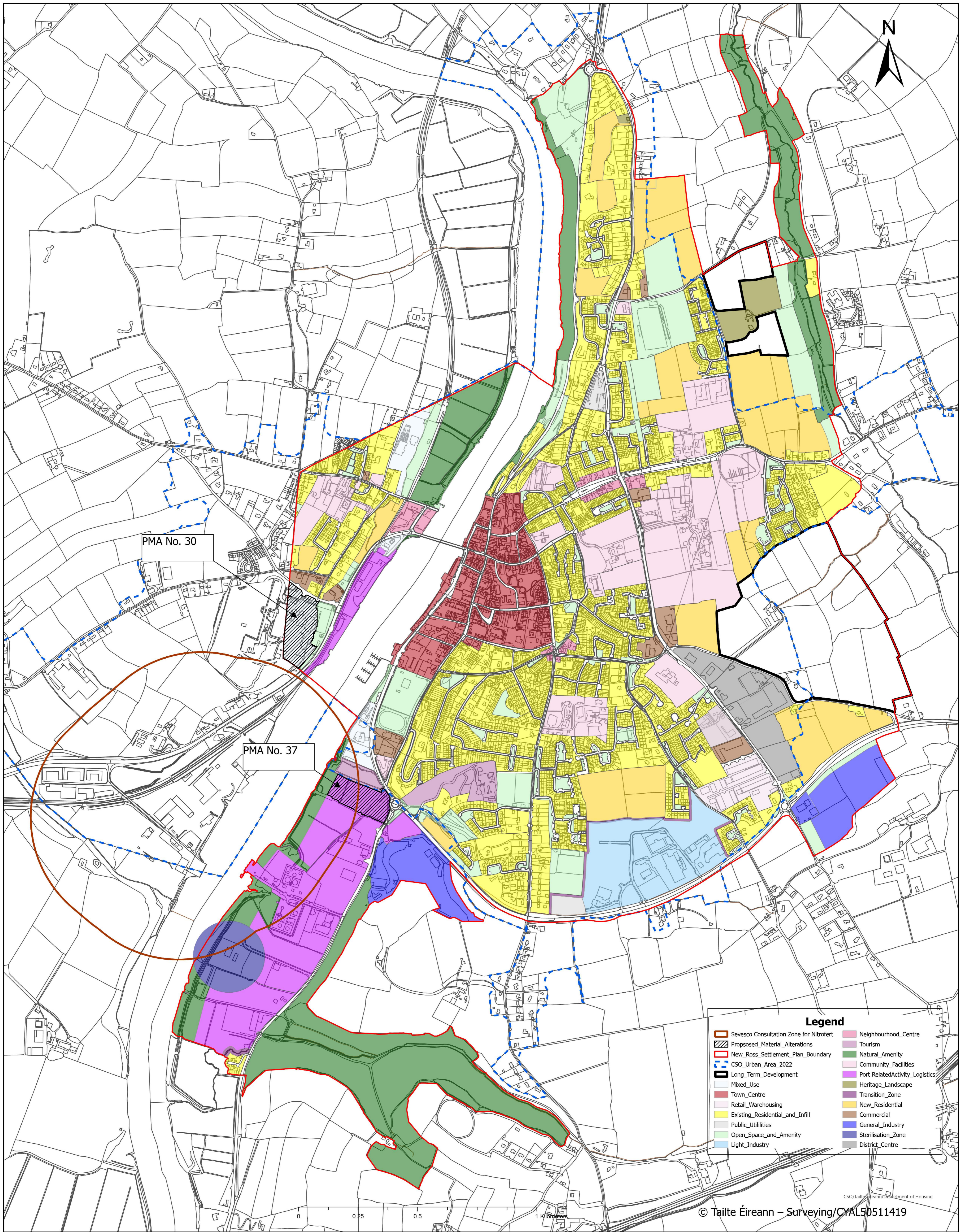


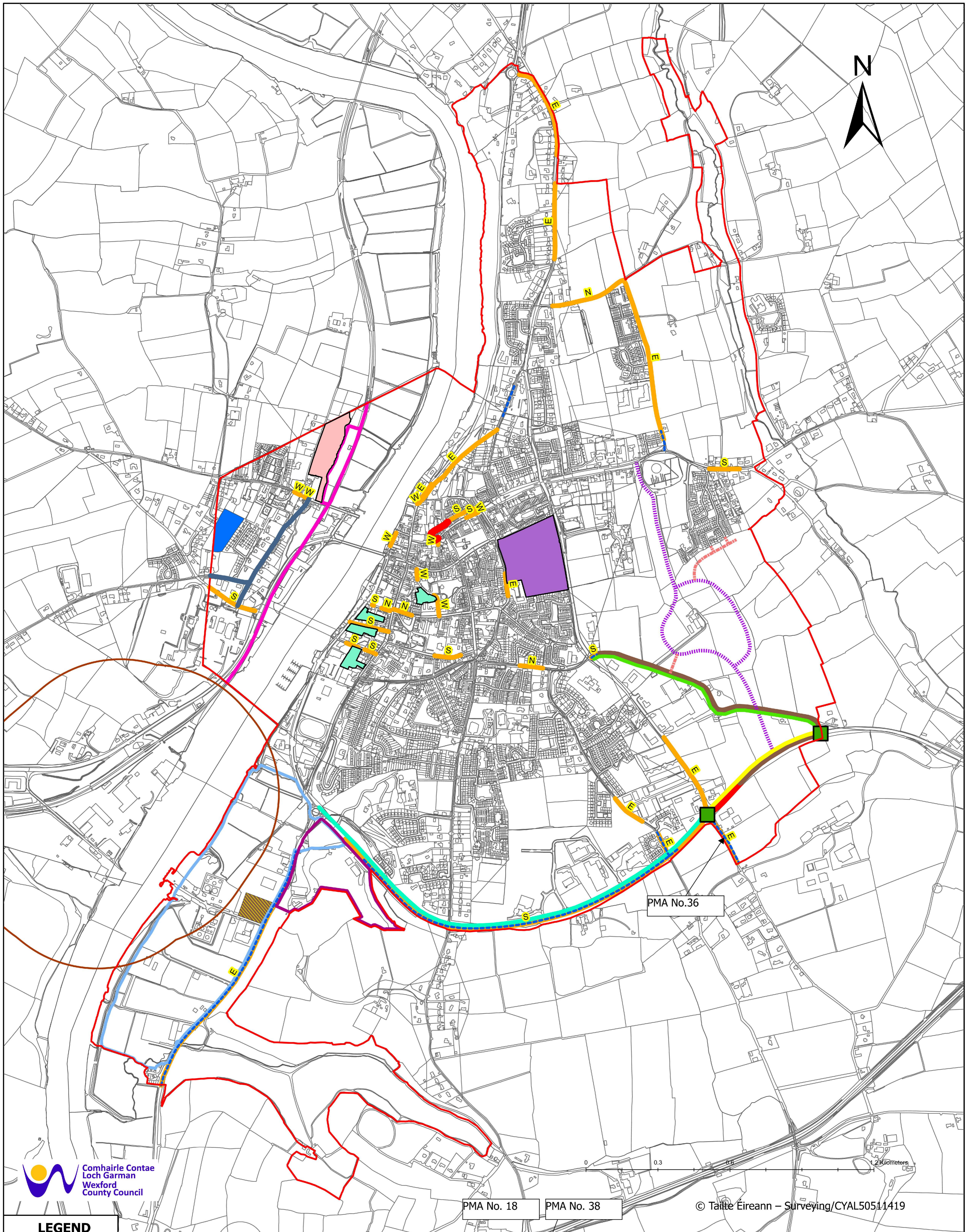
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LEGEND			
	Proposed Footpath and Street Lighting on both sides of road (E13 & E14)		Proposed Junction Improvements (E11)
	Proposed Footpaths on both sides of the road (E13)		Proposed Regeneration Sites (E06)
	Proposed footpath on one side of the road (label indicates the side the footpath is proposed) (E13)		Proposed Masterplan Sites (E05)
	Proposed Street Lighting (E14)		Integrated Development Sites (E05)
	Proposed Indicative Arterial Routes (E08)		Proposed Future Schools (E15)
	Proposed Indicative Link Routes (E08)		Redesign to DMURS Arterial Route Type (E12)
	Proposed Road Upgrades (E10)		Indicative location for Proposed Vehicular Bridge (E09)
	Redesign to DMURS Arterial Route Type (E12)		Removal of Seamus Rafter Bridge (E09)
	Indicative location for Proposed Vehicular Bridge (E09)		Indicative location for Proposed Pedestrian Bridge (E09)
	Enniscorthy Settlement Plan Boundary		

**Proposed Material Alterations to Proposed Variation No. 1 to the Wexford County Development Plan 2022-2028 Enniscorthy Objectives Map**

Drawn By: SG	Checked By: LM
Date: April 2026	Map No. 7





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**LEGEND**

Proposed Footpath and Street Lighting on both sides of road (NRT13 / NRT15)	Proposed Indicative Arterial Routes (NRT09)	Proposed Junction Improvements (NRT11)	School Expansion - Rosbercon (NRT16)
Review Pedestrian Arrangement (NRT14)	Proposed Indicative Link Routes (NRT09)	Proposed Regeneration Sites (NRT06)	Multi-School Campus - Mount Carmel (NRT18)
Proposed Footpaths on both sides of the road (NRT13)	Proposed Road Upgrades (NRT10)	Proposed Masterplan Sites (NRT05)	Control of Development at Historic Landfill (NRT26)
Proposed footpath on one side of the road (label indicates the side the footpath is proposed) (NRT13)	Active Travel (NRT08)	Integrated Development Sites (NRT05)	Seveso Consultation Zone (NRT24)
Proposed Street Lighting (NR15)	Greenway (NRT29)	Site Suitability (NRT26)	Specific Additional Flood Requirements (NRT20)
		Redesign to DMURS Arterial Route Type (NRT12)	New Ross Settlement Plan Boundary

**Proposed Material Alterations to Proposed Variation No. 1 to the Wexford County Development Plan 2022-2028 New Ross Objectives Map**

Drawn By: SG	Checked By: LM
Date: April 2026	Map No. 9