



Wexford County

Development Plan 2022- 2028

Variation No. 1

July 2026

Variation No. 1

Adopted on the 13th July 2026

Variation No. 1 provides for:

- The implementation of the National Planning Framework Implementation: Housing Growth Requirements – Guidelines for Planning Authorities issued under Section 28 of the Planning and Development Act, 2000 (as amended).
- Introduction of interim land use zoning and specific objectives for Enniscorthy Town and New Ross Town to replace expired plans.
- Additional objectives with regard to the control of developments to which the SEVESO III Directive applies.

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Introduction

Wexford County Council, at their meeting on the 13th July 2026, resolved to make Variation No. 1 of the Wexford County Development Plan 2022-2028. The Variation came into effect on the **13th July 2026**.

Reasons for Variation No. 1

The Wexford County Development Plan 2022-2028 came into effect on the 25th July 2022. The plan was informed by the first iteration of the National Planning Framework and the population targets that were contained in the *Implementation Roadmap for the National Planning Framework* published in July 2018. The housing targets in the plan were informed by the Ministerial Guidelines *Housing Supply Target Methodology for Development Planning* issued in 2020.

The *First Revision of the National Planning Framework* was approved and published in April 2025. It identified the need to plan for approximately 50,000 additional households per annum to 2040 at national level. Arising from this, the Government issued guidelines entitled *National Planning Framework Implementation: Housing Growth Requirements* under Section 28 of the Planning and Development Act (2000 as amended) to implement and interpret the national targets at county level.

In order to implement the objectives of these guidelines, including increased housing targets for County Wexford, it was necessary to vary the County Development Plan to revise the Core Strategy in Chapter 3 and to increase the quantum of land zoned for residential purposes. The variation also contains associated changes to the text of Chapter 3 Core Strategy and Chapter 4 Sustainable Housing that are necessary to facilitate the revised targets.

In order to immediately increase the quantum of land zoned available for residential purposes in accordance with the requirements of the guidelines, the variation also contains interim land use zoning for residential use and necessary supporting objectives for Enniscorthy Town and New Ross Town. The variation also provides for other land use zoning categories for these towns as the respective plans expired upon adoption of the County Development Plan. This is to ensure the orderly and

supported development of residential, economic, social and community use, the protection of natural heritage and the environment, and to provide for climate action and flood risk. The variation also includes a number of objectives for each town which are required to support the development of zoned land and to facilitate the development of key infrastructure to accommodate their growth and enable them to prosper. These objectives are interim objectives until Settlement Plans are prepared for these towns.

The variation also contains an updated policy on developments subject to the Major Accident Directive (Major Accidents or Seveso Sites) to ensure that a precautionary approach is applied to the location of new Major Accidents sites, modifications to existing sites and to control development in the vicinity of such sites.

This variation represents the first stage in a series of variations to the County Development Plan to increase the quantum of land zoned for residential purposes in the county to facilitate the implementation of the Guidelines.

How to read Variation No. 1

This document shall be read in conjunction with the Wexford County Development Plan 2022-2028.

The document is divided into two parts:

- Part 1 – Amendments to Volume 1 Written Statement; and
- Part 2 – Amendments to Volume 3 Settlement Plans and Specific Objectives

The relevant chapter title, section heading and page number in which the changes to the Plan are located are identified as follows:

- Text deletions are denoted using a ~~strikethrough font~~; and
- Text additions are shown in **blue font**.

The amendments to Volume 1 Written Statement follow the format and layout of that volume in the following order:

- Chapter 3 Core Strategy
- Chapter 4 Sustainable Housing
- Chapter 6 Economic Development Strategy
- Chapter 9 Infrastructure Strategy
- Chapter 10 Environmental Management
- The addition of a new appendix - Appendix 1 Settlement Capacity Audit

The amendments to Volume 3 - Settlement Plans and Specific Objectives also follow the format and layout of that volume in the following order:

- The addition of Section 5: Interim Land Use Zoning and Settlement Specific Objectives for Enniscorthy
- The addition of Section 6: Interim Land Use Zoning and Settlement Specific Objectives for New Ross Town
- The addition of two new appendices:
 - Appendix 1 - Land Use Zoning Objectives and Matrix for Enniscorthy Town and New Ross Town
 - Appendix 2 – Settlement Capacity Audit for Enniscorthy Town and New Ross Town

**Part 1 – Amendments to Volume 1 Written Statement
arising from Variation No. 1 of the Wexford County
Development Plan 2022-2028**

Chapter 3 Core Strategy

Section 3.2 Compliance with the Planning and Development Act 2000 (as amended)

Page 53, Paragraph 1

In accordance with the requirements of the Act, the Core Strategy demonstrates compliance with the objectives of the NPF and the RSES in Section 3.3. The Settlement Hierarchy and population targets of the NPF and its associated Roadmap and the housing targets contained in the Section 28 Guidelines issued in July 2025 entitled 'NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities' and the RSES have been used to inform the settlement hierarchy and Core Strategy population allocations and housing targets (Section 3.7) in this Plan. Table 3-4 contains the required information on area of land etc.

Page 53, Paragraph 4

The Core Strategy is aligned with and supported by the Housing Strategy (Chapter 4 and Volume 9), however the Housing Strategy has not been updated to reflect the revised requirements of the Section 28 Guidelines issued in July 2025 entitled 'NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities'¹, the Economic Development Strategy (Chapter 6), the Transportation Strategy (Chapter 8) and the Retail Strategy (Volume 8). The Core Strategy is also illustrated on a diagrammatic map (Figure 3-1) which identifies the main settlements, existing road and rail routes and designated rural areas in the county.

Section 3.6.2 Level 2 Large Towns

Page 71, Paragraph 1

The NPF defines large towns as those with a population of >10,000 in 2016 and Enniscorthy Town falls within this 'definition'. While New Ross has a smaller population (8,040 in 2016), it does perform the same important functions for its residents and municipal district as Enniscorthy Town does for its municipal district and it is therefore included at the same level. Enniscorthy Town will be elevated to

¹ The Housing Strategy will be updated as part of the new County Development Plan.

Key Town status in line with the Programme for Government and as indicated by action 8.10 of Delivering Homes, Building Communities 2025-2030.

Enniscorthy Town

Page 73, Paragraph 5

Development Approach

In order to fulfil its designation as a Large Town/[proposed Key Town](#), the Council will:

1. Allocate ~~moderate~~ [significant](#) population growth to the town.

New Ross Town

Page 77, Paragraph 1

Development Approach

In order to fulfil its role, the Council will apply the following development approach for New Ross Town:

- Apply a moderate population growth rate with the aim of incrementally growing the population of New Ross to 10,000+ persons over a few plan periods.

Section 3.7.1 NPF and RSES Population Targets

Page 87, Paragraph 3

The NPF Implementation Roadmap published in July 2018 ~~outlines that given the differences between what many city and county development plans are currently making provision for and likely outcomes on the ground, there is a requirement for a transitional set of population projections to inform these plans for the periods to 2026 and 2031 in particular. These projections provide for a transitional approach to delivering better alignment between the plans at the different levels³. The provided transitional population projections for the Southern Region allocate the following population to~~ [for](#) County Wexford:

- By 2026: a population of between 163,000 and 166,000
- By 2031: a population of between 169,000 to 172,500.

[In April 2025, the *First Revision of the National Planning Framework \(NPF\)* was approved and published however, revised population targets have not been issued. The population allocations outlined in Table 3-3 in Section 3.7.3 below have been](#)

updated to correspond with the revised housing targets contained in the Section 28 Guidelines issued in July 2025 entitled 'NPF Implementation: Housing Growth Requirements – Guidelines for Planning Authorities' as apportioned in the Table 3-4 in Section 3.8 below.

Section 3.7.2 Achieving NPF Brownfield/Infill Targets

Page 88, Paragraph 5

As this Plan does not include zoning for the ~~all~~ towns (other than [Enniscorthy](#), [New Ross](#), Rosslare Harbour and Kilrane and Bunclody) it is not possible to identify at this stage which sites will be classified as infill, and which will be classified as greenfield. The appropriate sites will be identified when Settlement Plans and [Urban Area Plans](#) ~~Local Area Plans~~ are being prepared. It is likely that a significant portion of the allocated population will be capable of being accommodated on lands which would fall within definitions of infill or brownfield. The delivery of housing within the built-up footprint of settlements will be crucial to achieving compact growth and sustainable settlements where opportunities to use sustainable modes are maximised. Section 5.10.1 in Chapter 5 Design and Place-making in Towns and Villages provides details of the types of land which are considered infill or brownfield and where it is anticipated such housing will be delivered.

Page 89, Paragraph 2

~~Similarly as the land use zoning plans for the towns are not included in this Plan it is not possible to tailor densities to particular sites (such as central sites or those on public transport corridors). Thus while the allocated population is set by the County Development Plan, the quantum of zoned land cannot be set until each of the specific towns are examined in their LAPs or Settlement Plans to determine their ability to achieve infill or brownfield development, compact growth and higher densities. As such~~ For the purposes of the Core Strategy, an assumed density of 35 units/hectare has been given to Wexford Town, Gorey Town, Enniscorthy Town and New Ross Town and 25 units/hectare to the Level 3a Settlements. ~~The density in the remaining settlements will be determined by reference to the settlement size and the guiding densities set out in the Guidelines for Planning Authorities on Sustainable~~

~~Residential Guidelines in Urban Areas (DELG, 2009). See Section 4.7.2.1 Density of Residential Developments in Chapter 4 Sustainable Housing for further details.~~

Section 3.7.3 Core Strategy Population Allocations

Page 89, Paragraph 3

The allocation of population to the Settlement Hierarchy is shown in Table No. 3-3. These allocations are framed by the objectives of the NPF – [First Revision](#), the RSES and the vision for the county and informed by an analysis of the county which included:

- Demographic profile of settlements and population projections. The projections were prepared to ensure that the population being allocated to any settlement was reasonable having regard to its existing demographic structure;
- The location of the settlement and its ability to assist in achieving the aims of the Core Strategy;
- The existing and potential for economic and enterprise development;
- Existing social infrastructure such as primary school or post primary school and existing services such as supermarket, pharmacy, post office, hardware store, agricultural merchants, public house, hairdressers, and
- Infrastructural and environmental capacities.

Page 90, Paragraph 1

~~The population projections commissioned by the Council indicated that the county would have significantly higher growth than that contained in the NPF Roadmap. For this reason the upper number in the range provided were utilised to allocate the population.~~

[While the *First Revision of the National Planning Framework \(NPF\)* was approved and published in April 2025, revised population targets have not been issued. The population allocations outlined in Table 3-3 below have been updated to correspond with the revised apportionment of housing units arising from the *NPF*](#)

[Implementation: Housing Growth Requirements – Guidelines for Planning Authorities issued in July 2025. The revised population for the 2022-2034 period has been](#)

calculated by multiplying the number of housing units allocated for each settlement for the 2022-2034 period by the average household size in County Wexford (2.72).

Page 90, Paragraph 2/3/4

~~NPO 9 outlines that settlements not identified in NPO 2a or 2b may be identified for significant rates of population growth (that is 30% or more above 2016 population levels) at regional or local planning stages subject to:~~

- ~~• agreement with the regional assembly/local authority as appropriate;~~
- ~~• balance with strategies for other urban and rural areas which means that the totality of planned population growth has to be in line with the overall growth target, and~~
- ~~• a co-ordinated strategy that ensures alignment with investment in infrastructure and the provision of employment, together with the supporting amenities and services.~~

~~In this regard and in order to achieve Centres of Scale, the Core Strategy allocates 45% and 40% growth to 2040 to Wexford Town and Gorey Town respectively. In order to achieve a shift in population from rural areas to urban areas growth in settlements has been front loaded where appropriate following the application of a capacity test for these settlements.~~

Page 90-91 Table 3-3 Allocation of Population to the Settlement Hierarchy

Delete the table and replace it with the following revised Table 3-3 Allocation of Population to Settlement Hierarchy 2022-2034

Table 3-3 Allocation of Population to Settlement Hierarchy 2022-2034

Settlement Hierarchy	Settlement	2022 ²	Population Allocation Target - 2034	2034
Level 1 Key Towns	Wexford Town	22,417 (21,524)	13,433	35,850
	Gorey	11,593 (11,517)	6,085	117,678
Level 2 Large Towns	Enniscorthy Town (to be designated as a Key Town)	12,366 (12,310)	6,318	18,684
	New Ross Town	8,540 ³ (8,610)	2,619	11,159
Level 3a Service Settlements	Bunclody Town	2,097 ³ (2,053)	820	2,917
	Castlebridge	2,016 (1,850)	286	2,302
	Courtown and Riverchapel	4,365 (4,365)	36	4,401
	Ferns	1,421 (1,317)	75	1,496
	Rosslare Harbour and Kilrane	2,248 (2,247)	1,060	3,308
	Rosslare Strand	1,749 (1,795)	0	1,749
Level 3b Strategic Settlements	Bridgetown, Campile, Clonroche, Coolgreany, Kilmore Quay, Kilmuckridge, Taghmon, Wellingtonbridge. ⁴	3,745	1,013	4,758
Level 4 Large Villages	Adamstown, Ballaghkeen, Ballycanew, Ballycullane,	7,786	2,509	10,573

² Census boundaries have changes between Census 2016 and 2022. In some cases that means a wider area is included within a settlement boundary and in some a narrower area. CSO have provided 2022 figures using the 2016 boundary to enable direct comparison. The first figure given for each settlement is the 2022 figure using the original boundary and the figure in brackets gives the 2022 figure for the newly defined boundary. Both figures are given as the larger of the two is likely a more accurate reflection of the settlements' growth.

³ The figures for New Ross for 2016 and 2022 include the population located in County Kilkenny and in County Wexford and the figures for Bunclody include the population in County Wexford and County Carlow.

⁴ An estimate has been included for Wellingtonbridge. No figure included for Ballindaggin, Ballywilliam, Craanford and as such it has not been possible to calculate an allocation/projection for these settlements. Therefore, the population for these settlements is included in the aggregate allocation for Level 5, 6 and the open countryside.

Settlement Hierarchy	Settlement	2022 ²	Population Allocation Target - 2034	2034
	Ballindaggin ⁴ , Ballyhack, Ballyhogue, Ballymurn, Ballywilliam ⁴ , Barntown, Blackwater, Bree, Camolin, Carrig on Bannow, Craanford ⁴ , Clongeen, Duncannon, Fethard, Killinerin, Murntown, Oilgate, Oulart, Piercestown, Ramsgrange, Tagoat.			
Level 5, 6 and Open Countryside		83,576	5440	89,016
County Total		163,919	39,694	203,613

Section 3.8.1 Existing Demand

Page 92, Paragraph 1

The Planning and Development Act, 2000 (as amended) requires a development plan to include a Housing Strategy. The purpose of a Housing Strategy is to ensure that the proper planning and sustainable development of the area provides for the housing of the existing and future populations of the county. The Housing Strategy is contained in Volume 9, ~~is consistent with the NPF and the RSES and incorporates the national and regional transitional population targets~~ **however it has not been updated to reflect the revised Housing Growth Requirements outlined in Section 3.8.3 below.**

It set outs existing housing demand and estimates the likely future housing demand, the location of this demand and the type and tenure of required house types. This has been factored into the Core Strategy in terms of the population allocations, housing land and stock requirements and the Settlement Strategy **however it has not**

been updated to reflect the revised Housing Growth Requirements outlined in Section 3.8.3 below.

Section 3.8.3 Future Housing Stock Requirements

Page 92, Paragraph 4

Accordingly, it is assumed that 100% will be required. It is considered appropriate to assume this, particularly given the current demand for housing in the county (as detailed in the Housing Strategy).

~~The county population target is 167,300 by 2027 which will require the delivery of additional housing units across the settlements in the hierarchy.~~

The NPF Implementation: *Housing Growth Requirements - Guidelines for Planning Authorities* identified 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. In the period 2026-2034 inclusive, this would equate to 14,593 units in total. The Guidelines also state that as well as the land required to accommodate the Housing Growth targets additional zoning of 50% should be provided for.

Section 3.8.4 Residential Zoned Land Housing Land Requirements

Page 93, Paragraph 1

Table 3-4 sets out the revised apportionment of housing units arising from the NPF Implementation: *Housing Growth Requirements - Guidelines for Planning Authorities* and the amount of residential zoned land ~~and the number of household units required for the target population in specified settlements.~~ Land use zoning proposed for Enniscorthy Town and New Ross Town as part of Variation Number 1 of this Plan is also identified. ~~The future land and residential unit requirements were assessed against the existing position and the shortfall or excess in the residential zoned land was identified accordingly.~~ Table 1 in Appendix 1 provides the Settlement Capacity Audit.

Page 94 Replace Table 3-4 Core Strategy Population Allocations, Housing Units and Housing Land 2021-2027 with the following revised Table 3-4 Core Strategy Population Allocations, Housing Units 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 Dwellings 2026 – 2034	Units to be delivered within the built-up area ¹	Average Units per HA ⁵	Residential Zoned Land Requirements (HA) ²	Residential Zoned Land Requirements (HA) assuming 75 / 65% of site will be developed ³	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 / 255 ⁴
New Ross Town		8540	6.6%	2619	963	289	35	28	37	55 / 54 ⁴
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, Killinerin, Murntown, Oilgate, Oulart, Piercestown, Ramsgrange, Tagoat	Level 4 - Large Villages	7786	6.32%	2509	922	277	n/a	n/a	n/a	n/a
Settlements Total	-	80343	86.3%	34,254	12593			332	450	675 (797 ⁶)
Level 5-7 and Rural Area		83576	13.7%	5440	2000					
County		163919		39694	14593					

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 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 255ha. has been zoned for residential use. New Ross has been allocated a housing growth target of 963 housing units or 55ha based on the Core Strategy allocation but 54ha have 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 zoned in Enniscorthy as part of Variation Number 1 which is additional to the housing growth target allocation.

Section 3.10 Retail

Page 96 Paragraph 4

The Retail Strategy is ~~aligned to~~ supported by the Core Strategy and the Settlement Hierarchy; however it has not been updated to reflect the revised housing and population targets arising from the implementation of Variation Number 1 of the Plan. It focuses on maintaining and further developing the Key Towns and Large Towns as the main retail centres in the county. The development of retail services in the Service Settlements, Strategic Settlements, Large Villages, Small Villages and Rural Nodes will be focused on providing support services for their respective populations and rural hinterlands.

Page 107 Enniscorthy Town Strategic Objectives

Objective ET01

To strengthen the role of Enniscorthy Town as a Large Town/proposed Key Town with a large economic hinterland and leverage its strategic location and accessibility to Rosslare Europort and the Eastern Economic Corridor (port, rail and road) and build on its inherent strengths including digital connectivity, innovation and enterprise, tourism and culture, to facilitate economic and employment growth in the town, and, in particular, promote Enniscorthy Business and Technology Park, the UN Centre of Excellence and the NZEB Training Centre as key economic drivers for the town and to support the development and improvement of the business/industrial centre located on the R772 and the Old Dublin Road into a modern Business Park capable of attracting international companies as a key economic driver for the County.

Chapter 4 Sustainable Housing

Section 4.5.2 Housing Needs

Page 121, Paragraph 4

The Housing Supply Target Guidelines (HST) issued as Section 28 Guidelines in 2020 informed the ~~have been incorporated into the~~ Core Strategy and the Housing Strategy. The Core Strategy has subsequently been updated to reflect the requirements of the NPF Implementation: *Housing Growth Requirements – Guidelines for Planning Authorities* issued in July 2025. However, having regard to the requirement to expedite the requirements of the aforementioned guidelines in order to ensure the timely delivery of housing, it has not been possible to update the Housing Strategy or the tables below which are derived from the Housing Strategy. Table 22 in Appendix 1 sets out the housing demand figure for County Wexford between 2020 and 2031. It is 6,931 additional households/578 households per annum. This figure was adjusted to reflect the plan period (Q3 2021 to Q3, 2027). The figure was further adjusted, in line with the parameters set out in the HST guidelines to ensure that the households and population targets for the county follow a course to converge with the NPF and the NPF Implementation Roadmap by the end of 2026. The adjusted housing supply target for the plan period is 6,427 units/1,071 units per annum.

The NPF Implementation: *Housing Growth Requirements - Guidelines for Planning Authorities* identified that 1,622 housing units per annum would be required in County Wexford in the 2025 to 2034 period and that 722 housing units per annum would be required in the period from 2034 to 2040. In the period 2026-2034 inclusive this would equate to 14,593 units in total.

In support of NPO 37, the preparation of the Housing Strategy was informed by a broad based Housing Need Demand Assessment (HNDA). The HNDA and the Housing Strategy identified the following housing need during the lifetime of the Plan: It has not been possible to update the figures in the remainder of this section as the Housing Strategy has not been updated.

Chapter 6 Economic Development Strategy

Section 6.6 Economic Development Strategy

Page 230 Strategic Economic Development Objectives

Objective 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.
- (iv) The evidence-based Employment Strategy for County Wexford, detailed Masterplan and infrastructure assessment for the General Industry lands in Enniscorthy shall be subject to appropriate stakeholder consultation, including with the National Transport Authority, Transport Infrastructure Ireland, Office of Public Works and Uisce Éireann.

Chapter 9 Infrastructure Strategy

Section 9.11 Flood Risk Management and Surface Water Management

Page 429 Flood Risk Management Objectives

Objective FRM14

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.](#)

Chapter 10 Environmental Management

Section 10.9 Major Accidents Directive (also known as Seveso Sites)

Page 464, Paragraph 3

The HSA's Guidance on Technical Land-use Planning Advice for Planning Authorities and ~~operators~~ of COMAH establishment [Operators \(Version 2 Updated February 2023\)](#) (~~Consultation Draft~~) (2020) outlines the risk-based approach which will be used by the HSA to advise on planning applications as well as the development of generic land use planning zones around establishments.

For some types of development, particularly those involving large numbers of people, it is likely that the deciding factor from the point of view of land-use planning is the societal risk, i.e. the risk of large numbers of people being affected in a single accident. In some situations, in the case of new establishments, modifications to existing establishments and/or development in the vicinity of establishments, a societal risk assessment will be necessary, and the planning authority will need to assess this at planning application stage.

Page 465, Paragraph 1

Objective COMAH02

To consult with and have regard to the technical [land use planning](#) advice (TLUP) of the Health and Safety Authority when preparing development plans and ~~local area plans~~ [Urban Area Plans](#) and assessing planning applications [and in the local authority's own works](#) where the Major Accidents Directive applies. [The Council will have regard to the consultation distances \(CD\) and any updated versions of these zones issued by the HSA.](#)

Objective COMAH03

[To have regard to the HSA's Guidance on Technical Land-use Planning Advice for Planning Authorities and COMAH Establishments Operators \(Version 2 Updated February 2023\) in the assessment of planning applications, in local authority own development and in the preparation of the Urban Area Plans and any other plans.](#)

Objective COMAH04

To restrict new Major Accident Sites to low-risk locations. There will be a presumption against their development in proximity to housing, sensitive commercial uses and workplaces, areas of regular and substantial public congregation/use, designated sites, areas of environmental sensitivity and adjacent to environmental vectors including flood zones.

Objective COMAH05

To assess societal and environmental risk as part of the assessment of planning applications and in the carrying out of local authority own works in relation to modifications to existing establishments, new establishments and development in the vicinity of establishments.

Objective COMAH06

To attach to the grant of planning permission for planning applications for warehouses or similar industrial buildings, a condition to exclude the use/storage of chemicals which would come under the Major Accidents Directive (unless it is expressly permitted by a planning application).

Appendix 1 Settlement Capacity Audit

The Settlement Capacity Audit (SCA) in Table 1 below shows the revised housing targets contained in the Housing Growth Requirements Guidelines for Planning Authorities issued in July 2025. It shows the level of residential zoned land that will be required to accommodate these targets. It also provides details of zoning for Enniscorthy Town and New Ross Town which forms part of Variation Number 1 to the County Development Plan.

The Settlement Capacity Audit also provides details of the housing yield and population equivalent that would be achieved/reached if 100% of land zoned lands for residential use were developed at 35/25 units per hectare. The purpose of including the larger potential population and housing yield in the SCA is so that wastewater and water capacity requirements can be examined and planned for over the longer term. It is considered highly unlikely that all this land would be developed within the projected timeframe and that it is more likely that the population reached and housing units delivered would be in line with the Core Strategy targets.

The Settlement Capacity Audit also shows a high-level view of the wastewater capacity from the Wastewater Capacity Register issued by Uisce Éireann in August 2025. The Water Supply Capacity Register issued in August 2025 indicates that there is some potential capacity in all key settlements subject to level of service improvements. Detailed SCA for Enniscorthy Town and New Ross Town are contained in the amendments to Volume 3 as part of this variation. Further detailed SCA will be added to the County Development Plan as it is varied to include further settlements.

Table 1 Settlement Capacity Audit

Level	Settlement	Revised Core Strategy 2026 - 2034			Potential Yield - Housing Units from Residential Zoned Land 2026 - 2034		Potential Population Equivalent Zoned Land 2026 - 2034	Wastewater Capacity (PE)
		Additional Population Target	Housing Unit Allocation 2026 - 2034	Total Residential Zoned Land Requirements (HA) including 50% Additional Provision ⁷	Existing Plans / Variation No 1*/Future Plans/Variations		Existing Plans / Variation No 1*/Future Variations	
Level 1 Key Town	Wexford	13,433	4,939	282	9,870		26,846	11,257
	Gorey	6,085	2,237	128	4,480 ⁹		12,186	11244 ¹¹
Level 2 Large Town	Enniscorthy (to be defined as a Key Town)	6,318	2,323	133/255 ⁸	8,925*		24,276	10,903
	New Ross	2,618	963	55 / 54 ⁸	1,890*		5,140	4,986
Level 3A	Bunclody	820	302	28	700 ⁹		1907	3,627
	Castlebridge	286	105	10	250		680	¹⁴
	Courtown and Riverchapel	36	13	1	25 ¹⁰		68	11,244
	Ferns	75	28	3	75		204	460 ¹²
	Rosslare Harbour and Kilrane	1,060	390	36	900 ⁹		2,448	6,665
	Rosslare Strand	0	0	0	n/a	n/a	-	774 ¹³

⁷ 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 and 65% for other settlements. Additional provision of 50% was added in accordance with the Guidelines.

⁸ Note that Enniscorthy has been allocated a Housing Growth Target of 2,323 housing units or 133ha. based on the Core Strategy allocation but 255ha. has been zoned for residential use. New Ross has been allocated 55ha and 54ha has been zoned.

⁹ 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

¹⁰ This represents a reduction from the current Courtown and Riverchapel Local Area Plan.

¹¹ Connected to Courtown Town wastewater treatment plant.

¹² Amber on Wastewater Capacity Register

¹³ Amber on Wastewater Capacity Register

¹⁴ Connected to Wexford Town wastewater treatment plant

**Part 2 – Amendments to Volume 3 Settlement Plans and
Specific Objectives arising from Variation No. 1 of the
Wexford County Development Plan 2022-2028**

Introduction

Page 6, Paragraph 1 and Table 1-1

Section 19 of the Planning and Development Act, 2000 (as amended) requires either the preparation of a Local Area Plan (LAP) or the indication of objectives in a development plan for towns with a population greater than 1,500 persons. Based on Census 2016, there are nine such settlements in the county. Table 1-1 sets out the Planning Authority's spatial planning framework for each settlement:

Having regard to the provisions of the Planning and Development Act 2024, Table 1-1 below, sets out the spatial planning framework for the County:

Table 1-1 Spatial Planning Framework for Settlements >1,500 persons

Settlement	Population	Local Area Plan Urban Area Plan or Settlement Plan /Specific Objectives in the County Development Plan
Wexford Town	20,188 22,417	LAP to be prepared to replace Wexford Town and Environs Development Plan 2009-2015 (as extended) Urban Area Plan to be prepared.
Enniscorthy Town	11,381 12,366	LAP to be prepared to replace Enniscorthy Town and Environs Development Plan 2008-2014 (as extended) County Development Plan varied to include interim land use zoning and objectives. Full Settlement Plan to be included in County Development Plan or Urban Area Plan.
Gorey Town	9,822 11,593	LAP 2017-2023 (Extended to 2026).

Settlement	Population	Local Area Plan Urban Area Plan or Settlement Plan/Specific Objectives in the County Development Plan
New Ross Town	8,040 8,540	LAP to be prepared to replace New Ross Town and Environs Development Plan 2011-2017 (as extended). County Development Plan varied to include interim land use zoning and objectives. Full Settlement Plan to be included in County Development Plan at a later date.
Courtown and Riverchapel	3,591 4,365	LAP 2015-2021 (as extended)
Bunclody Town	1,984 2,097	Settlement Plan and land use zoning included in this Volume.
Rosslare Harbour and Kilrane	1,847 2,248	Settlement Plan and land use zoning included in this Volume.
Castlebridge	1,840	Specific objectives included in this Volume.
Rosslare Strand	1,620 1,749	Specific objectives included in this Volume.

Format of this Volume

Page 7, Paragraph 1

Section 1 Bunclody Town Settlement Plan

Section 2 Rosslare Harbour and Kilrane Settlement Plan

Section 3 Castlebridge Specific Objectives

Section 4 Rosslare Strand Specific Objectives

[Section 5 Enniscorthy Interim Land Use Zoning and Specific Objectives](#)

[Section 6 New Ross Interim Land Use Zoning and Specific Objectives](#)

[Bunclody and Rosslare Harbour and Kilrane Settlement Plans have Land Use Zoning matrices within their respective sections. Appendix 1 contains the Land Use Zoning matrix which applies to Enniscorthy and New Ross and will apply to all future land use zoning within the plan \(Variation No.1\).](#)

Page 7, Paragraph 6/7

~~It is anticipated that further guidance on this approach to land use zoning will be set out in detail in the forthcoming updated Development Plan Guidelines for Planning Authorities. In the interim, a~~ [An](#) ~~Infrastructure~~ [Infrastructure](#) Assessment Report forms part of the Settlement Plans for Bunclody Town and Rosslare Harbour and Kilrane. [Settlement Capacity Audits have been carried out for Enniscorthy Town and New Ross Town and they are contained in Appendix 2 to this Volume.](#) The reports detail the assessment undertaken of undeveloped lands zoned for residential uses to identify any potential infrastructure requirements for those lands to allow them to be developed during the lifetime of the Plan.

Section 5 Enniscorthy Town Interim Land Zoning and Specific Objectives⁵

Introduction

Enniscorthy's origin predates the medieval period, it was with the arrival of the Anglo-Normans and the fortification of the location with Enniscorthy Castle that provided the basis for the modern settlement. Enniscorthy grew organically during the medieval period, the Reformation, and up to the end of the eighteenth century. Its historical development has resulted in the culmination of a tight network of streets and spaces within the town. As a result, the town is an exemplar of a nineteenth century market town due to the well-enclosed and continuous streets and spaces with the strong defining river and quayside frontage.

Enniscorthy is currently designated as a Large Town but will be elevated to Key Town status in line with the Programme for Government and as indicated by action 8.10 of Delivering Homes, Building Communities 2025-2030. It provides a range of functions including housing, employment, education, health care, retail, recreation, tourism and culture. The development approach for the town, as set out in Chapter 3 Core Strategy of Volume 1, is to allow for significant population and employment growth.

Since the adoption of the County Development Plan (CDP) the town has undergone significant expansion, with a number of housing developments completed or under construction. Economic development is also keeping pace with key developments in the Sustainable Built Environment/Green Economy at Enniscorthy Technology Park in particular. With the town's location on the Eastern Economic Corridor, new opportunities present for the town, and it will be in a position to accommodate additional growth, both population and employment. Further details on the development approach and objectives for the town can be found in Chapter 3 Core Strategy of Volume 1.

⁵ **Note:** The numbering of objectives throughout this section is not in numerical order. The objectives should be read in conjunction with Map 7 Enniscorthy Town Objectives.

A Town Centre First Plan has been prepared which provides the framework for a number of regeneration projects in the town centre and will be used to leverage funding from programmes such as the Urban Regeneration Development Fund. Enniscorthy has also been designated as a Decarbonisation Zone and a number of actions are included in the Wexford Climate Action Plan 2024-2029 to reduce carbon emissions in this area.

Core Strategy Population Growth, Housing Requirement and Residential Zoned Land.

The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities were issued in 2025 introducing revised housing growth targets for County Wexford. The Core Strategy has been revised and the revised housing target for Enniscorthy for the period 2026-2034 is 2323 units. Assuming a density of 35 dwellings per hectare and that only 75% of each site would be developed (net density) and allowing for 50% additional provision this would equate to requirement for 133ha. of zoned land. In order to ensure delivery of this housing target and having regard to the proposed designation of Enniscorthy Town as a Key Town, it is proposed to zone 255ha. of land for residential use. The land has been identified to provide a new urban structure that will enable future linkages throughout the town that will assist the delivery of urban public transport and active travel between existing neighbourhoods. The zoning reflects the pressure for growth in the town which had been previously held back due to a lack of water and wastewater infrastructure.

Land Use Zoning

The land use zoning for Enniscorthy is identified on Map 6 at the end of this section. The associated land use zoning objectives and land use zoning matrix are set out in Appendix 1 of this Volume.

Compact Growth, Sequential Development and Infrastructure

Chapter 3 Core Strategy and Chapter 5 Design and Placemaking in Towns and Villages of Volume One set out the requirements to deliver compact urban growth in accordance with the objectives of the National Planning Framework (NPF), including

the requirement to deliver at least 30% of all new housing units within the existing built-up urban footprint of settlements.

The Development Strategy set out in Chapter 5 of Volume One includes a key aim to ensure that development results in the efficient use of land, encourages walking and cycling and rejuvenates the area within which it is located. It also includes an objective (Objective TV34) to require that all new development represents an efficient use of land to achieve compact growth and that the location of new development should be based on the sequential approach focussing on the development of lands within and closest to the town centre.

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 Core Strategy states that the delivery of compact, sustainable growth will require the timely delivery of appropriate infrastructure in a plan led manner and that the Council will ensure that the Tiered Approach to Zoning required by the NPF is applied and that land is developed in phased manner in accordance with the availability of infrastructure. Table 1 of Appendix 2 (Serviced Land Assessment) sets out some of the larger infrastructure that will be required to develop lands which are zoned for new residential development.

Objective E01

To ensure that the infrastructure identified in Table 1 of Appendix 2 (Serviced Land Assessment) is provided in advance or in tandem with new residential development.

Objective E02

To facilitate the upgrade of the Wastewater Treatment Plant and wastewater network infrastructure to accommodate future population and employment growth.

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 E03

To ensure adequate capacity in water sources and that the extraction of water to serve development does not impact on the hydrological regime, ecology or the environment.

Objective E04

To facilitate the upgrade of the Water Treatment Plant and water network infrastructure to accommodate future population and employment growth.

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 E05

To ensure an integrated approach is taken to the development of this site. The following shall be submitted with any application for the development of the site for mixed uses:

- A phasing programme which details how critical infrastructure will be delivered either prior to, or in tandem with any residential and commercial development.
- A Design Statement prepared in accordance with Section 2.3 of Volume 2 Development Management Manual which outlines the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required. A Design Statement for residential or mixed-use development proposals with a residential element will be required to address the mix of dwelling types.
- A Retail Impact Assessment prepared in accordance with the Retail Planning Guidelines (2012) and Volume 8 Retail Strategy (if appropriate).
- A comprehensive landscaping scheme which includes landscape, open space and amenities and Green Infrastructure measures to enhance the existing green infrastructure of the area.
- An Ecological Assessment. The development will be required to be designed to ensure net ecological gain and the details shall be incorporated into the Landscape plan for the site.
- A surface water management scheme which focuses on nature-based solutions (NBS) that provide both ecological and hydrometric benefits.
- A statement detailing climate proofing measures that demonstrates consistency with the provisions of Wexford County Council's Climate Action Plan 2024-2029. Consideration shall be given in the design of the scheme to facilitate and utilise district heating.

Regeneration

Chapter 5 Design and Placemaking in Towns and Villages (Volume 1) sets out objectives for regeneration and active land management. The development approach for Enniscorthy Town, as set out in Chapter 3 Core Strategy (Volume 1), also places a focus on regeneration of the town centre including the Templeshannon area, prioritising the development of brownfield and infill sites and ensuring the efficient use of those central sites, achieving compact growth and higher residential densities, while also ensuring attractive and high-quality living environments.

Further details on placemaking and regeneration can be found in Chapter 3 Core Strategy (Volume 1), Chapter 5 Design and Placemaking in Towns and Villages (Volume 1) and in the Enniscorthy Town Centre First Plan.

Objective E06

To have regard to the Enniscorthy Town Centre First Plan and prioritise the regeneration of the brownfield and under-utilised sites identified on Map 7.

Transport and Active Travel

Chapter 8 Transportation Strategy (Volume 1) sets out the objectives in relation to new road infrastructure, including the requirement to apply the principles, approaches and standards set out in the Design Manual for Urban Roads and Streets (DMURS).

The identification of transport infrastructure proposals below, including locations and associated mapping, that is not already permitted or provided for by existing plans/programmes/etc. is non-binding and indicative.

New transport infrastructure will be considered subject to environmental constraints, including those related to habitats and potential impacts (e.g. disturbance from lighting). This will include minimising river crossings, avoiding sensitive habitats, not increasing barriers to flood waters and sustainable design and construction techniques.

Detailed consideration and assessment will be given to the appropriate corridor and route at the relevant stage in the consent process and any proposals will need to be consistent with all relevant legislative requirements.

The following objectives are in addition to the objectives set in Chapter 8 Transportation Strategy (Volume 1) and should be read in conjunction with Map 7.

Objective E07

To support the implementation of active travel measures and promote the development of new linkages which improve permeability by walking and cycling.

Objective E08

To secure the provision in tandem with new developments, or provide subject to available resources, the new Arterial and Link roads at the locations indicated on Map 7. These link roads shall be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS) and the road category profiles set out in Section 6.1 of Volume 2 Development Management Manual.

Objective E09

To facilitate the provision of a new road bridge and the replacement of the existing Seamus Rafter bridge with a new pedestrian bridge as indicated on Map 7, subject to Appropriate Assessment.

Objective E10

To carry out, or require in tandem with new development, the road upgrades at the locations indicated on Map 7.

Objective E11

To provide junction improvements at the locations indicated on Map 7.

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.

Objective E13

To secure the provision in tandem with new developments, or provide subject to available resources, footpaths at the locations indicated on Map 7.

Objective E14

To review the requirement for new lighting at the locations indicated on Map 7 and, where appropriate, secure the provision in tandem with new developments, or provide subject to available resources, the required lighting.

Objective E16

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

Community and Educational Facilities

Chapter 15 Sustainable Communities and Social Infrastructure Strategy (Volume 1) sets out objectives in relation to the provision of community and social infrastructure. The Council will continue to assist in provision and support relevant organisations in the provision of community and social facilities and services.

Chapter 15 also contains objectives with regard to education facilities, including the requirements of the Department of Education's Technical Guidance Documents, for site selection of new schools.

The Department of Education has indicated that there is reasonable spare capacity at both primary level (4 schools) and post-primary level (4 schools) in Enniscorthy, and spare capacity at post-primary level will be generated by building projects at three of the schools, which includes a new school building for Meanscoil Gharman. The ability to cater for extra school provision in the future will be determined by future population growth in the town.

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).

Flood Risk Management

Chapter 9 Infrastructure Strategy of Volume 1 and the Strategic Flood Risk Assessment contained in Volume 11 set out the approach and objectives for flood risk and surface water management in the County.

The Enniscorthy Flood Relief Scheme (FRS) is proceeding on a phased basis. Phase 1 of the project includes the construction of a new road bridge, the removal of the Seamus Rafter Bridge and the construction of a new pedestrian bridge. Phase 2 of the scheme will include the construction of the remaining flood relief measures for the town.

Public consultation on the emerging preferred option for Phase 1 took place in Q2 2025 and an application for planning approval for Phase 1 is expected to be submitted in Q3 2026.⁶

⁶ <https://enniscorthyfrs.ie/> [accessed 5/12/25]

The Council will continue to ensure that all future planning applications in the plan area are screened for flood risk, that site-specific flood risk assessments are submitted where required and that the requirements of the County SFRA (Volume 11), the Flood Risk Management Guidelines and Chapter 9 Infrastructure Strategy (Volume 1) are fully complied with.

The Planning Authority will require the provision of suitably sized riparian buffer zones along the New Residential lands.

Objective E17

To require, for development proposals in and adjoining Flood Zone A and B Strategic Flood Risk Assessment, a site-specific Flood Risk Assessment carried out to an appropriate level of detail, addressing all potential sources of flood risk, demonstrating compliance with the Flood Risk Management Guidelines (2009) or any updated version of these guidelines, paying particular attention to avoidance of known flood risk, avoidance of development in flood plains, residual flood risks and any proposed site specific flood management measures. The SSFRA shall take full account of the information in SRFA including Section 2.1.

Objective E18

The area specific flood risk management measures contained in Section 3.2 Settlement Review of the SFRA shall be considered in the preparation of development proposals and will be used in the assessment of development proposals in these areas.

Objective E19

To ensure riparian buffer zones are provided on the lands zoned Natural Amenity and/or Open Space and Amenity along watercourses in the plan area, and to require, where deemed necessary, that additional lands be set aside for riparian buffer zones. The width of the required riparian zones will be dependent on the width and characteristics of the watercourse and the nature of the site and will be determined having regard to the requirements of the 'Planning for Watercourses in the Urban

Environment' (Inland Fisheries Ireland 2020) and any updated version of these guidelines.

Objective E20

To ensure that development briefs, design statements and masterplans and planning applications identify existing watercourses, ditches and rainfall conveyance routes and ensure that they are maintained and incorporated into design proposals. The application shall include detailed proposals to provide for an appropriate riparian zone having regard to the requirements of the 'Planning for Watercourses in the Urban Environment' (Inland Fisheries Ireland 2020) and any updated version of these guidelines. Development proposals shall fully incorporate nature-based solutions to rainwater management which maximize benefits to biodiversity and amenity.

Objective E21

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

Objective E22

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.

Environmental, Landscape and Recreation Management

Chapter 10 Environmental Management (Volume 1) sets out the approach and objectives from a spatial planning perspective to sustainably manage our environment by ensuring that land use and future developments protect and enhance, where possible, environmental quality and contribute to the health and wellbeing of our county. Chapter 11 Landscape and Green Infrastructure (Volume 1) sets out the Council's approach to protect the landscape and protect and development the County's Green and Blue Infrastructure (see also section above on flooding). Chapter 14 (Volume 1) identifies the Council's approach to recreation and open space management and provision.

Objective E23

Maximise the potential of the River Slaney for tourism and recreational purposes by improving public access to the river, including and extending the provision of a linear parks (in conjunction with the relevant statutory authorities) and subject to appropriate environmental and ecological assessments.

Objective E24

To ensure that where, as part of the planning process, an assessment of the potential impacts to European sites is required, consideration is given to the potential impact of an increase in visitor pressures to European sites that may result from the implementation of housing projects, and any associated active travel infrastructure such as cycleways, blue ways or greenways. Where likely significant impacts on European site(s) due to visitor pressures are identified, a visitor management plan will be developed for the proposed project, which also takes into account cumulative pressures from existing visitor levels to the relevant European site(s).

Objective E25

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.

New European Bauhaus

The New European Bauhaus (NEB) is a policy and funding initiative that promotes a green transition in built environments.⁷ It aims to **revitalise neighbourhoods through design for sustainability and inclusion** while respecting the diversity of places, traditions, and cultures. The NEB is based around three core values:

- **sustainability**, from climate goals to circularity, zero pollution, and biodiversity
- **aesthetics**, quality of experience and style beyond functionality
- **inclusion**, from valuing diversity to securing accessibility and affordability.⁸

⁷ [New European Bauhaus: beautiful, sustainable, together. - New European Bauhaus](#)

⁸ [About the initiative - New European Bauhaus - European Union](#)

It can include projects which focus on building renovation and construction with carbon neutral or positive performances and considering emissions in a full life cycle approach. This includes minimising energy consumption through the preservation or re-use of local materials and resources, the use of green technologies, and the reduction and/or transformation of waste.

NEB projects aim to achieve citizen participation, and in particular less-represented groups or communities, in the co-development process. The new or renovated buildings should offer a real quality of experience beyond their functionality and give a sense of belonging and care to their users and the wider community.

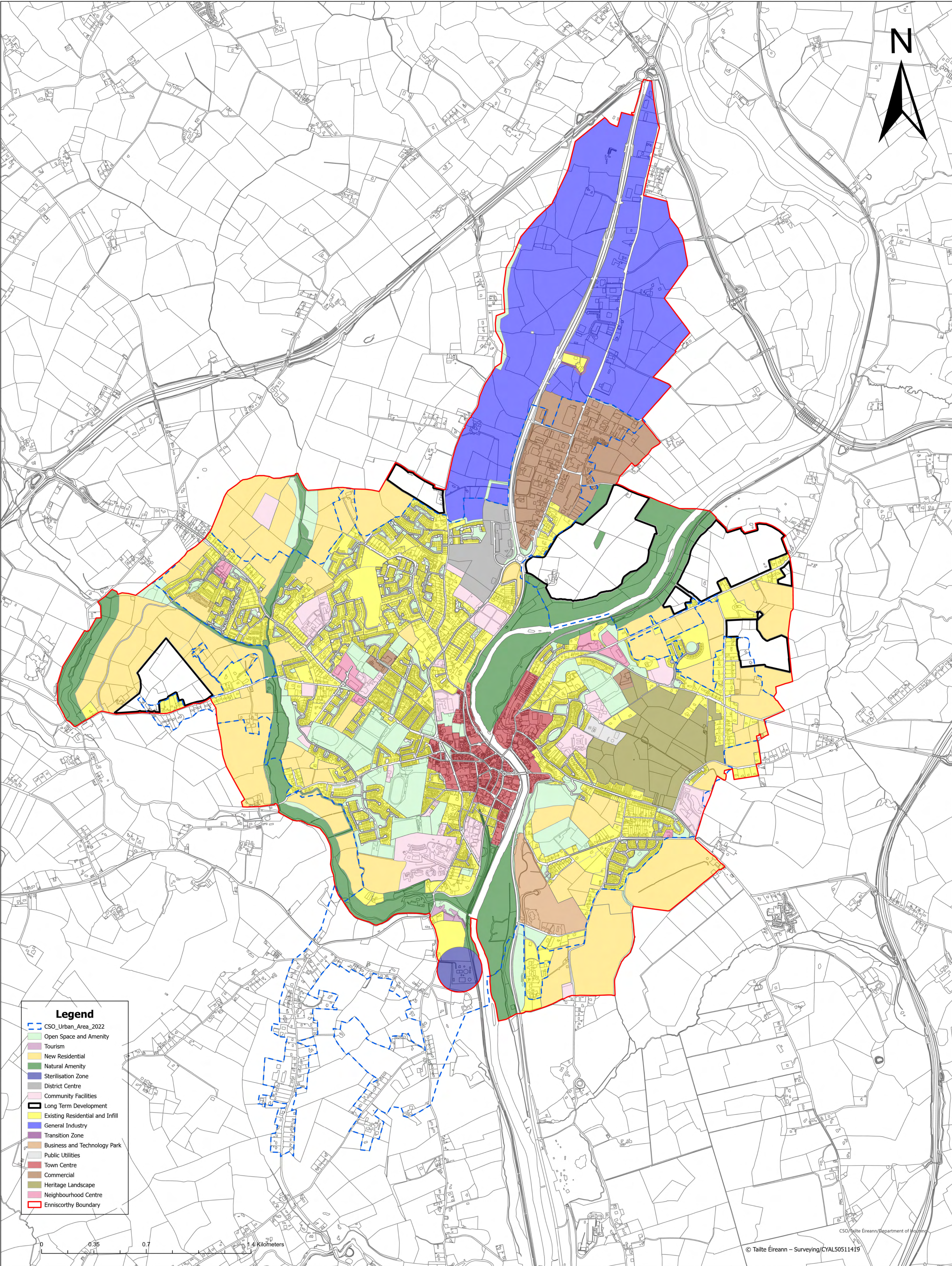
Objective E26

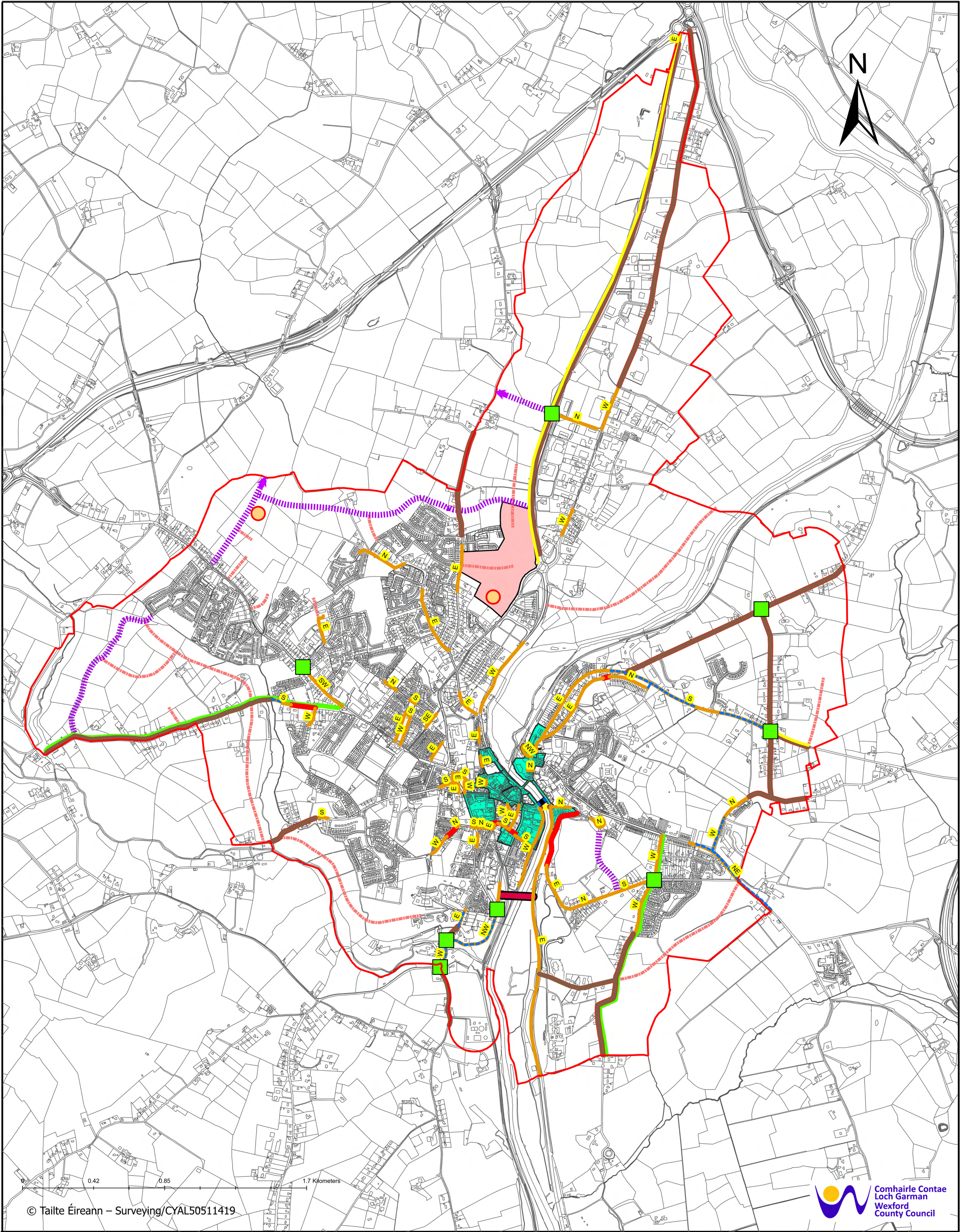
To promote and initiate the values and principles of the New European Bauhaus in new developments where feasible, and in particular projects which include the regeneration and renovation of cultural and heritage buildings and places which give access to the public.

Section 5 Maps

Map 6 Enniscorthy Town Interim Land Use Zoning

Map 7 Enniscorthy Town Objectives





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LEGEND

- | | | | |
|---|---|--------------------------------------|--|
| Proposed Footpath and Street Lighting on both sides of road (E13 & E14) | Proposed Indicative Arterial Routes (E08) | Proposed Junction Improvements (E11) | Indicative location for Proposed Vehicular Bridge (E09) |
| Proposed Footpaths on both sides of the road (E13) | Proposed Indicative Link Routes (E08) | Proposed Regeneration Sites (E06) | Removal of Seamus Rafter Bridge (E09) |
| Proposed footpath on one side of the road (label indicates the side the footpath is proposed) (E13) | Proposed Road Upgrades (E10) | Integrated Development Sites (E05) | Indicative location for Proposed Pedestrian Bridge (E09) |
| Proposed Street Lighting (E14) | Redesign to DMURS Arterial Route Type (E12) | Proposed Future Schools (E15) | Enniscorthy Settlement Plan Boundary |

Variation No.1 of the Wexford County Development Plan 2022-2028 Enniscorthy Town Objectives Map

Drawn By: SG

Checked By: LM

Date: July 2026

Map No. 7

Section 6 New Ross Town Interim Land Use Zoning and Specific Objectives⁹

Introduction

New Ross is a town steeped in heritage with origins dating back to 6th century when St Abban founded a monastery in Irishtown and, most notably, is a medieval walled town with substantial upstanding sections present to this day and from those foundations, the layout and streetscape has remained virtually unchanged. Shops began to emerge in the late 17th century, together with shopfronts which are a distinctive and notable feature of the architectural heritage of New Ross.

New Ross is designated as a Large Town which provides a range of functions including housing, employment, education, health care, retail, recreation, tourism and culture. The development approach for the town as set out in Chapter 3 Core Strategy of Volume 1 is to allow for moderate population and employment growth.

Since the adoption of the County Development Plan (CDP), the town has undergone some expansion, with a number of housing developments completed or under construction. Economic development is also keeping pace with ongoing development at Butlerstown Industrial Estate. Further details on the development approach and objectives for the town can be found in Chapter 3 Core Strategy, Volume 1.

New Ross is strategically located in the southeast region and is a gateway to adjoining counties, Carlow, Kilkenny and Waterford. As new opportunities present for the town it is imperative that it will be in a position to accommodate additional growth, both population and employment.

A Town Centre First Plan has been prepared which provides the framework for a number of regeneration projects in the town centre and will be used to leverage funding from programmes such as the Rural Regeneration and Development Fund/Urban Regeneration Development Fund.

⁹ **Note:** The numbering of objectives throughout this section is not in numerical order. The objectives should be read in conjunction with Map 9 New Ross Town Objectives.

Core Strategy Population Growth, Housing Requirement and Residential Zoned Land

The NPF Implementation: Housing Growth Requirements - Guidelines for Planning Authorities were issued in 2025 introducing revised housing growth targets for County Wexford. The Core Strategy has been revised and the revised housing target for New Ross for the period 2026-2034 is 963 units. Assuming a density of 35 dwellings per hectare, and that only 65% of each site would be developed (net density) and allowing for 50% additional provision, this would equate to a requirement for 63ha. of zoned land. In selecting parcels for development consideration was given to the normal planning and development criteria such as the requirement for sequential development, compact growth and considerations relating to the serviced status of the land. A number of additional parcels of land were also zoned as they would deliver infrastructure and to ensure adequate land would be released to the market. A total of 62ha of lands have been zoned for residential purposes.

Land Use Zoning

The land use zoning for New Ross is identified on Map 8 at the end of this section. The associated land use zoning objectives and land use zoning matrix are set out in Appendix 1 of this Volume.

Compact Growth, Sequential Development and Infrastructure

Chapter 3 Core Strategy and Chapter 5 Design and Placemaking in Towns and Villages (Volume 1) set out the requirements to deliver compact urban growth in accordance with the objectives of the National Planning Framework (NPF), including the requirement to deliver at least 30% of all new housing units within the existing built-up urban footprint of settlements.

The Development Strategy set out in Chapter 5 (Volume 1) includes a key aim to ensure that development results in the efficient use of land, encourages walking and cycling and rejuvenates the area within which it is located. It also includes an objective (Objective TV34) to require that all new development represents an efficient use of land to achieve compact growth and that the location of new

development should be based on the sequential approach focusing on the development of lands within and closest to the town centre.

The Core Strategy states that the delivery of compact, sustainable growth will require the timely delivery of appropriate infrastructure in a plan led manner and that the Council will ensure that the Tiered Approach to Zoning required by the NPF is applied and that land is developed in phased manner in accordance with the availability of infrastructure. Table 3 of Appendix 2 (Serviced Land Assessment) sets out some of the larger infrastructure that will be required to develop lands which are zoned for new residential development.

Objective NRT01

To ensure that the infrastructure identified in Table 3 of Appendix 2 (Serviced Land Assessment) is provided in advance or in tandem with new residential development.

Objective NRT02

To facilitate the upgrade of the Wastewater Treatment Plant and wastewater network infrastructure to accommodate future population and employment growth.

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 NRT03

To ensure adequate capacity in water sources and that the extraction of water to serve development does not impact on the hydrological regime, ecology or the environment.

Objective NRT04

To facilitate the upgrade of the Water Treatment Plant and water network infrastructure to accommodate future population and employment growth.

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 NRT05

To ensure an integrated approach is taken to any significant redevelopment of this site and to ensure it positively addresses the South-East Greenway. The following shall be submitted with any application for the significant redevelopment of the site for mixed uses:

- A phasing programme which details how critical infrastructure will be delivered either prior to, or in tandem with any residential and commercial development.
- A Design Statement prepared in accordance with Section 2.3 of Volume 2 Development Management Manual which outlines the evolution of the design process for the proposed development. An emphasis on exemplar sustainable design and aesthetic quality shall be required. A Design Statement for residential or mixed-use development proposals with a residential element will be required to address the mix of dwelling types.
- A Retail Impact Assessment prepared in accordance with the Retail Planning Guidelines (2012) and Volume 8 Retail Strategy.
- A comprehensive landscaping scheme which includes landscape, open space and amenities and Green Infrastructure measures to enhance the existing green infrastructure of the area.
- An Ecological Assessment. The development will be required to be designed to ensure net ecological gain and the details shall be incorporated into the Landscape plan for the site.

- A surface water management scheme which focuses on nature-based solutions (NBS) that provide both ecological and hydrometric benefits.
- A statement detailing climate proofing measures that demonstrates consistency with the provisions of Wexford County Council's Climate Action Plan 2024-2029. Consideration shall be given in the design of the scheme to facilitate and utilise district heating.

Regeneration

Chapter 5 Design and Placemaking in Towns and Villages (Volume 1) sets out objectives for regeneration and active land management. The development approach for New Ross Town, as set out in Chapter 3 Core Strategy (Volume 1), also places a focus on regeneration of the town centre, prioritising the development of brownfield and infill sites and ensuring the efficient use of those central sites, achieving compact growth and higher residential densities, while also ensuring attractive and high-quality living environments.

Further details on placemaking and regeneration can be found in Chapter 3 Core Strategy (Volume 1), Chapter 5 Design and Placemaking in Towns and Villages (Volume 1) and in the New Ross Town Centre First Plan.

Objective NRT06

To have regard to the New Ross Town Centre First Plan and the sites identified in the Retail Strategy contained in Volume 8 of the CDP and prioritise the regeneration of brownfield and under-utilised sites identified on Map 9.

Transport and Active Travel

Chapter 8 Transportation Strategy (Volume 1) sets out the objectives in relation to new road infrastructure, including the requirement to apply the principles, approaches and standards set out in the Design Manual for Urban Roads and Streets (DMURS).

The identification of transport infrastructure proposals below, including locations and associated mapping, that is not already permitted or provided for by existing plans/programmes/etc. is non-binding and indicative.

New transport infrastructure will be considered subject to environmental constraints, including those related to habitats and potential impacts (e.g. disturbance from lighting). This will include minimising river crossings, avoiding sensitive habitats, not increasing barriers to flood waters and sustainable design and construction techniques.

Detailed consideration and assessment will be given to the appropriate corridor and route at the relevant stage in the consent process and any proposals will need to be consistent with all relevant legislative requirements.

The following objectives are in addition to the objectives set in Chapter 8 (Volume 1) and should be read in conjunction with Map 9.

Objective NRT07

To support the implementation of active travel measures and promote the development of new linkages which improve permeability by walking and cycling.

Objective NRT08

To provide an Active Travel route along the R723 from Kents Cross Roundabout to Oaklands Roundabout as indicated on Map 9.

Objective NRT09

To secure the provision in tandem with new development, or provide subject to available resources, the new Arterial and Link roads at the locations as indicated on Map 9. These roads shall be designed in accordance with the Design Manual for Urban Roads and Streets (DMURS) and the road category profiles set out in Section 6.1 of Volume 2 Development Management Manual.

Objective NRT10

To carry out, or require in tandem with new developments, road upgrades at the locations on Map 9.

Objective NRT11

To provide junction improvements at the junction of the R700/L8043/R723 Kents Cross Roundabout and the junction of the L8042 and the R723 as indicated on Map 9.

Objective NRT12

To upgrade the R723 approach road to Kents Cross Roundabout at Portersland as indicated on Map 9, 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 road shall be redesigned as an arterial route as shown in Figure 6-1 in Volume 2 Development Management Manual. The design shall ensure that speed is controlled.

Objective NRT13

To secure the provision in tandem with new developments, or provide subject to available resources, footpaths at the locations indicated on Map 9.

Objective NRT14

To review pedestrian arrangement in this area.

Objective NRT15

To secure the provision in tandem with new developments, or provide subject to available resources, street lighting at the locations indicated on Map 9.

Objective NRT32

To implement a cycle lane along the R700 from Kent's Cross to Mannion's Cross subject to NTA funding. The cycle lane shall be designed in accordance with the

guidance contained in the NTA's Cycle Design Manual (2023) and any updated or subsequent version of that document.

Objective NRT33

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

Objective NRT34

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

Community and Educational Objectives

Chapter 15 Sustainable Communities and Social Infrastructure Strategy (Volume 1) sets out the objectives in relation to the provision of community and social infrastructure. The Council will continue to assist in provision, and support relevant organisations in the provision, of community and social facilities and services. It is evident from Map 8 that there is a significant provision of lands zoned for community uses in New Ross. This is primarily comprised of long established educational uses, religious uses and recreational playing pitches that already operate as core social and recreational infrastructure. These facilities provide essential services that underpin the functioning, cohesion and well-being of the settlement. Community zoning secures these lands for their existing purposes, protects them from incompatible development pressures and ensures that space remains available for future expansion, enhancement or modernisation of education and recreational facilities. While some of the lands at Mount Carmel are underutilised at present, they have been identified as a possible appropriate location for future schools (Objective NRT18).

Chapter 15 also contains objectives with regard to education facilities, including the requirements of the Department of Education's Technical Guidance Documents, for site selection of new schools.

In terms of existing education, there are four primary schools and five post primary schools within the settlement. The post primary schools serve a wide catchment area. The Department of Education have confirmed that any substantial future population growth in the town would put pressure on the existing capacity.

Objective NRT16

To facilitate for the expansion of the schools in Rosbercon at the location identified in Map 9.

Objective NRT17

To facilitate the expansion of existing schools where appropriate, subject to adequate amenity and sports facilities being maintained.

Objective NRT18

To provide for a new multi school campus at Mount Carmel.

Flood Risk Management

Chapter 9 Infrastructure Strategy of Volume 1 and the Strategic Flood Risk Assessment contained in Volume 11 set out the approach and objectives for flood risk and surface water management in the County.

The Council will continue to ensure that all future planning applications in the plan area are screened for flood risk, that site-specific flood risk assessments are submitted where required and that the requirements of the County SFRA (Volume 11), the Flood Risk Management Guidelines and Chapter 9 Infrastructure Strategy (Volume 1) are fully complied with.

The Planning Authority will require the provision of suitably sized riparian buffer zones along the New Residential lands.

Objective NRT19

To require, for development proposals in and adjoining Flood Zone A and B Strategic Flood Risk Assessment, a site-specific Flood Risk Assessment carried out to an

appropriate level of detail, addressing all potential sources of flood risk, demonstrating compliance with the Flood Risk Management Guidelines (2009) or any updated version of these guidelines, paying particular attention to avoidance of known flood risk, avoidance of development in flood plains, residual flood risks and any proposed site specific flood management measures. The SSFRA shall take full account of the information in SRFA including Section 3.1.

Objective NRT20

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. Proposals for this area will 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.

Objective NRT21

The area specific flood risk management measures contained in Section 3.2 Settlement Review of the SFRA shall be considered in the preparation of development proposals and will be used in the assessment of development proposals in these areas.

Objective NRT22

To ensure riparian buffer zones are provided on the lands zoned Natural Amenity and/or Open Space and Amenity along watercourses in the plan area, and to require, where deemed necessary, that additional lands be set aside for riparian buffer zones. The width of the required riparian zones will be dependent on the width and characteristics of the watercourse and the nature of the site and will be determined having regard to the requirements of the 'Planning for Watercourses in the Urban

Environment' (Inland Fisheries Ireland 2020) and any updated version of these guidelines.

Objective NRT23

To ensure that development briefs, design statements and masterplans and planning applications identify existing watercourses, ditches and rainfall conveyance routes and ensure that they are maintained and incorporated into design proposals. The application shall include detailed proposals to provide for an appropriate riparian zone having regard to the requirements of the 'Planning for Watercourses in the Urban Environment' (Inland Fisheries Ireland 2020) and any updated version of these guidelines. Development proposals shall fully incorporate nature-based solutions to rainwater management which maximize benefits to biodiversity and amenity.

Objective NRT35

To prepare a flood risk register for all constructed flood relief schemes. 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.

Objective NRT36

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

Seveso

The Chemicals Act (Control of Major Accident Hazards Involving Dangerous Substances) Regulations 2015 (the "COMAH Regulations"), implement the Seveso III Directive (2012/18/EU). The Regulations lay down rules for the prevention of major accidents involving dangerous substances and seek to limit, to the greatest practicable extent, the consequences for human health and the environment of such accidents. The overall objective is to provide a high level of protection in a consistent

and effective manner. See Section 10.9 of Volume 1 (as Varied as Part of Variation Number 1) for further information.

There is an Upper Tier Seveso site at Raheen Port (Nitrofert Ltd.). This site is located in Co. Kilkenny; however, the consultation zone extends into County Wexford across the River Barrow and onto lands at Marshmeadows.

Objective NRT24

To consult with the Health and Safety Authority for all development within the consultation zone for Nitrofert Ltd, Major Accidents site and have regard to the technical land use advice provided and to control development in the vicinity of the site to ensure the prevention of major accidents limiting the consequences for human health and the environment of such accidents.

Objective NRT25

In the assessment of planning applications and in local authority own works, the Council will, in respect of modifications to existing establishments, new establishments and development in the vicinity of establishments:

- consult with and have regard to the technical land use planning advice (TLUP) of the Health and Safety Authority. The Council will have regard to the consultation distances (CD) and any updated versions of these zones issued by the HSA.
- have regard to the HSA's Guidance on Technical Land-use Planning Advice for Planning Authorities and COMAH Establishments Operators (Version 2 Updated February 2023)
- restrict new Major Accident Sites to low-risk locations. There will be a presumption against their development in proximity to housing, sensitive commercial uses and workplaces, areas of regular and substantial public congregation/use, designated sites, areas of environmental sensitivity and adjacent to environmental vectors including flood zones.
- assess societal and environmental risk as part as part of development management processes

- attach to the grant of planning permission for planning applications for warehouses or similar industrial buildings, a condition to exclude the use/storage of chemicals which would come under the Major Accidents Directive (unless it is expressly permitted by a planning application).

Environmental, Landscape and Recreation Management

Chapter 10 Environmental Management (Volume 1) sets out the approach and objectives from a spatial planning perspective to sustainably manage our environment by ensuring that land use and future developments protect and enhance, where possible, environmental quality and contribute to the health and wellbeing of our county. Chapter 11 Landscape and Green Infrastructure (Volume 1) sets out the Council's approach to protect the landscape and protect and development the County's Green and Blue Infrastructure (see also section above on flooding). Chapter 14 Recreation and Open Space Strategy (Volume 1) identifies the Council's approach to recreation and open space management and provision. The following objectives are in addition to the objectives set out in Chapter 10 Environmental Management (Volume 1) and should be read in conjunction with Map 9.

Objective NRT26

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.

Objective NRT27

To require an assessment of the suitability and stability of the land identified on Map 9 for any future development prior to any development being permitted on the site. The assessment shall be carried out by a suitably qualified person and shall be submitted with the planning application.

Objective NRT28

Maximise the potential of the River Barrow for tourism and recreational purposes by improving public access to the river, including and extending the provision of a linear

park (in conjunction with the relevant statutory authorities) and subject to appropriate environmental and ecological assessments.

Objective NRT29

Support the continued development of the South-East Greenway identified on Map 9 and associated infrastructure including parking to serve the greenway.

Objective NRT30

To ensure that where, as part of the planning process, an assessment of the potential impacts to European sites is required, consideration is given to the potential impact of an increase in visitor pressures to European sites that may result from the implementation of housing projects, and any associated active travel infrastructure such as cycleways, blue ways or greenways. Where likely significant impacts on European site(s) due to visitor pressures are identified, a visitor management plan will be developed for the proposed project, which also takes into account cumulative pressures from existing visitor levels to the relevant European site(s).

Objective NRT37

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.

Objective NRT38

To ensure that sufficient sporting/recreational facilities are developed within the site or curtilage of the former Albatross site. All proposals shall demonstrate how such facilities are provided in a timely and coordinated manner in accordance with the principles of proper planning and sustainable development.

New European Bauhaus

The New European Bauhaus (NEB) is a policy and funding initiative that promotes a green transition in built environments.¹⁰ It aims to **revitalise neighbourhoods**

¹⁰ [New European Bauhaus: beautiful, sustainable, together. - New European Bauhaus](#)

through design for sustainability and inclusion while respecting the diversity of places, traditions, and cultures. The NEB is based around three core values:

- **sustainability**, from climate goals to circularity, zero pollution, and biodiversity
- **aesthetics**, quality of experience and style beyond functionality
- **inclusion**, from valuing diversity to securing accessibility and affordability.¹¹

It can include projects which focus on building renovation and construction with carbon neutral or positive performances and considering emissions in a full life cycle approach. This includes minimising energy consumption through the preservation or re-use of local materials and resources, the use of green technologies, and the reduction and/or transformation of waste.

NEB projects aim to achieve citizen participation, and in particular less-represented groups or communities, in the co-development process. The new or renovated buildings should offer a real quality of experience beyond their functionality and give a sense of belonging and care to their users and the wider community.

Objective NRT31

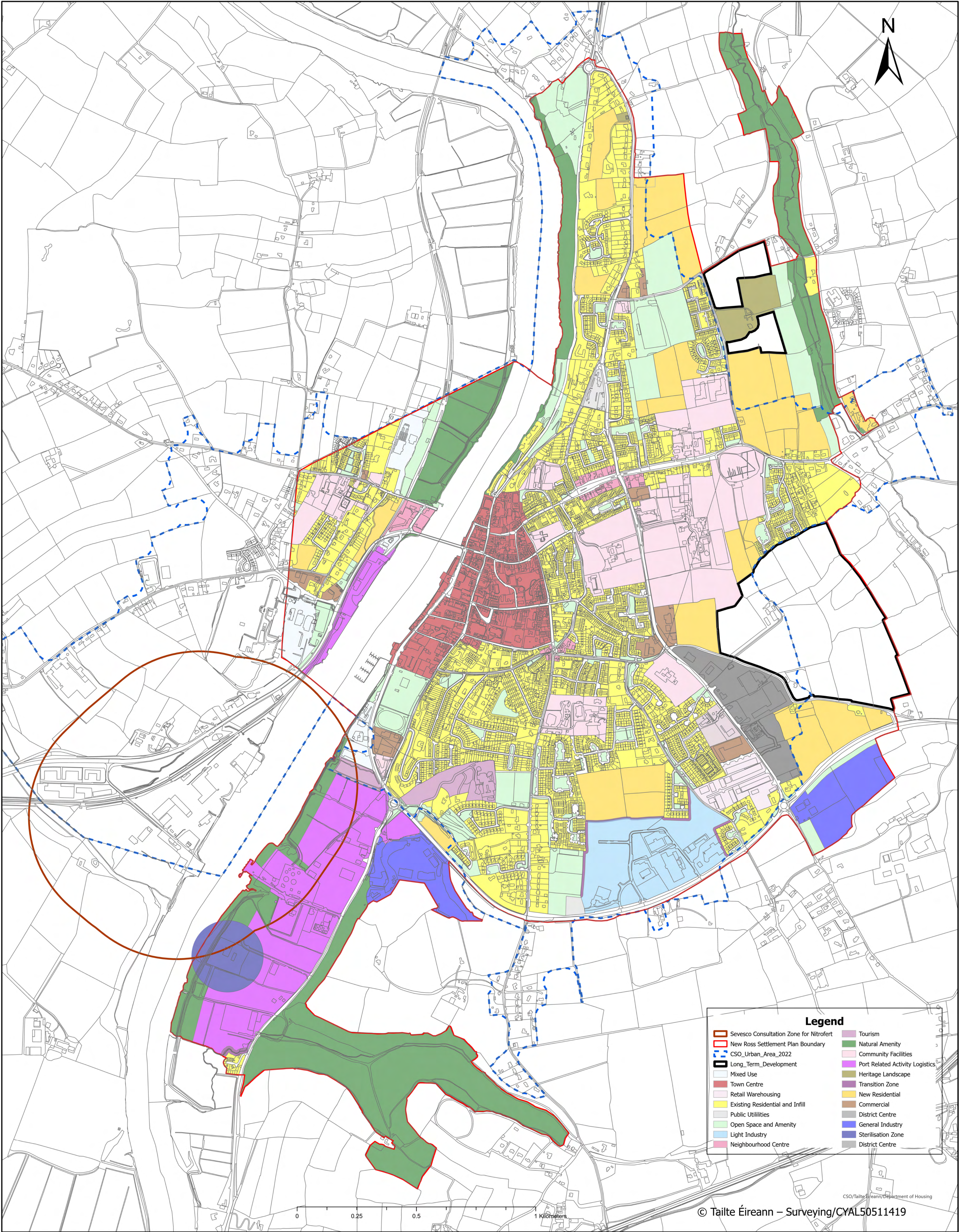
To promote and initiate the values and principles of the New European Bauhaus in new developments where feasible, and in particular projects which include the regeneration and renovation of cultural and heritage buildings and places which give access to the public.

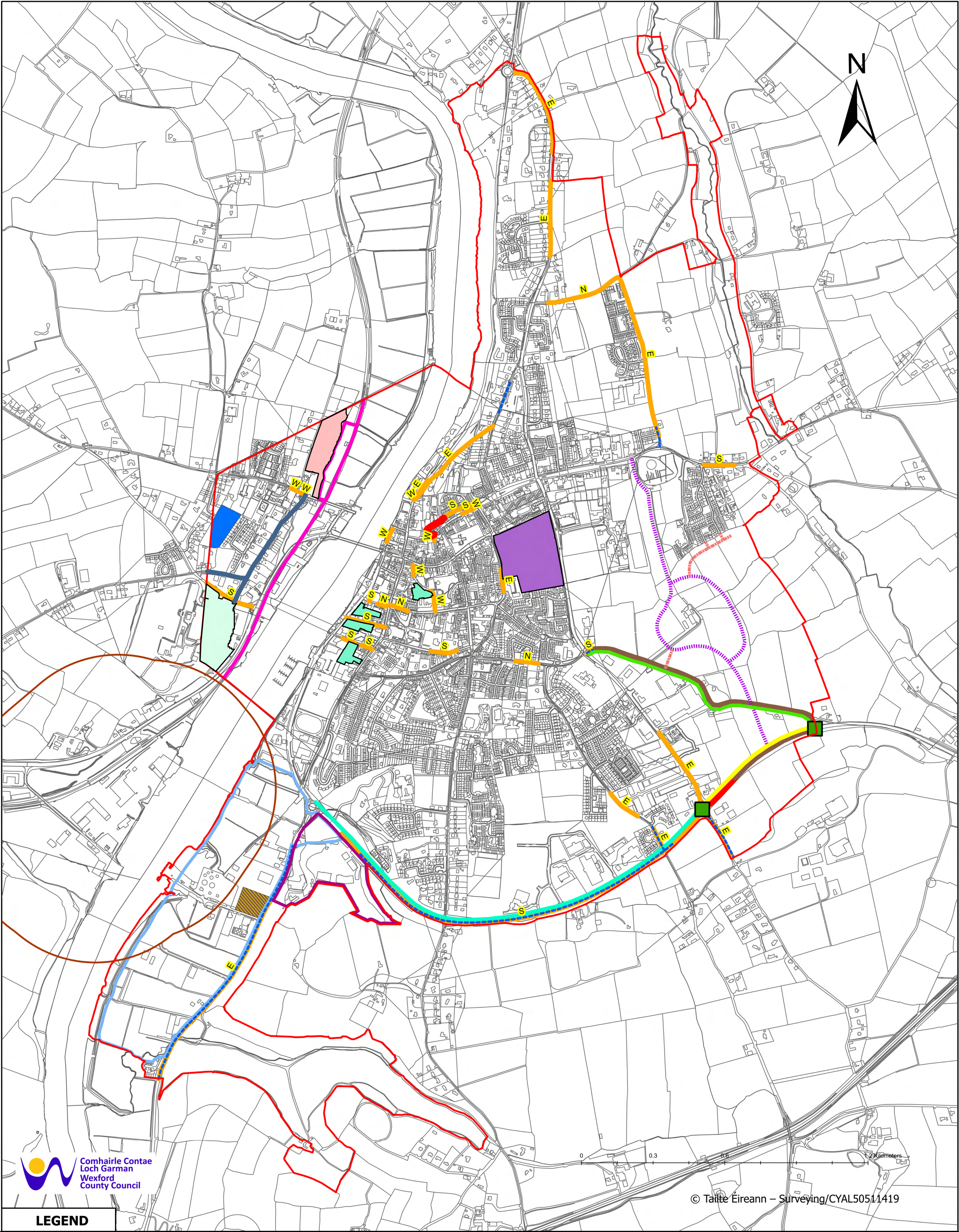
¹¹ [About the initiative - New European Bauhaus - European Union](#)

Section 6 – Maps

Map 8 New Ross Town Interim Land Use Zoning

Map 9 New Ross Town Objectives





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LEGEND				Variation No.1 to the Wexford County Development Plan 2022-2028 New Ross Town Objectives Map	
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)	Drawn By: SG	Checked By: LM
Review Pedestrian Arrangement (NRT14)	Proposed Indicative Link Routes (NRT09)	Proposed Regeneration Sites (NRT06)	Multi-School Campus - Mount Carmel (NRT18)	Date: July 2026	Map No. 9
Proposed Footpaths on both sides of the road (NRT13)	Proposed Road Upgrades (NRT10)	Integrated Development 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)	Site Suitability (NRT27)	Seveso Consultation Zone (NRT24)		
Proposed Street Lighting (NR15)	Greenway (NRT29)	Redesign to DMURS Arterial Route Type (NRT12)	Specific Additional Flood Requirements (NRT20)		
			New Ross Settlement Plan Boundary		

Appendix 1 Land Use Zoning Objectives and Matrix for Enniscorthy Town and New Ross Town

Land Use Zoning¹²

The purpose of land use zoning is to promote the orderly development of the plan area, to establish an efficient basis for investment in public infrastructure and facilities and to avoid potential conflict between opposing land uses. It identifies for the public, property owners and developers the types of land uses and developments that the planning authority considers most appropriate on the subject lands, in turn providing a plan-led approach and a degree of certainty and clarity regarding future development.

The land use zoning objectives, which are identified on Maps 6 and 8, have been formulated having regard to the following:

- The need to promote the proper planning and sustainable development of the settlement in accordance with national, regional and local policies.
- Support climate action, flood risk management and the protection of the environment and biodiversity.
- Prioritising lands for residential and economic development that are, or can be, serviced during the lifetime of the plan.
- The need to zone sufficient lands at appropriate locations to accommodate the population and housing unit allocations set out in the Core Strategy and to fulfil the strategic economic development role of the settlement.
- To support compact growth and generate activity in the town centre in line with Town Centre First Policy.
- The existing pattern of development.
- The location, accessibility and availability of land for development.
- The existing and future provision of essential infrastructure (water, wastewater and roads) and the need to ensure the efficient use of this infrastructure.
- The location and adequacy of existing social infrastructure (e.g. schools, childcare facilities and sport facilities).
- The character of the area with regard to the scale and pattern of development.
- The physical features and amenities of the area.

¹² Note that this does not apply to Rosslare Harbour and Kilrane or Bunclody. The land use zoning objectives and matrices for those settlements are contained in Parts 1 and 2 of Volume 3.

Land Use Objectives

The following should be read in conjunction with Maps 6 and 8 Land Use Zoning.

Existing Residential and Infill (ER)

Objective: To protect and improve residential amenity and to provide new infill residential development.

Purpose: This zoning relates to existing residential areas in the plan area. Existing residential amenity will be protected while allowing appropriate infill residential development. A limited range of uses, that may enhance the residential function of these areas, will be considered such as schools, childcare facilities, GP surgeries, playing fields and open spaces where residential amenity is protected.

New Residential (NR)

Objective: To provide for new residential development in tandem with the provision of necessary social and physical infrastructure.

Purpose: This zoning relates to the extension of existing residential areas and the development of new residential areas. It will deliver high quality new residential developments which provide for an appropriate mix of house sizes, types and tenures in order to meet household needs and to deliver sustainable communities. A range of other uses that will contribute to the delivery of sustainable neighbourhoods and communities will be considered, such as schools, creches, GP surgeries, playing fields and open spaces, where the residential amenity of future residents is protected.

District Centre (DC)

Objective: To protect and provide for commercial, health, community, education and retail use.

Purpose: To provide a mix of facilities to serve the needs of the wider district to complement the town centre. The type and scale of retail will be assessed to prevent

negative impacts on the retail function of the Town Centre, and any retail proposal shall comply with the County Retail Strategy.

Neighbourhood Centre (NC)

Objective: To protect and provide local neighbourhood centre facilities to serve the needs of new and existing neighbourhoods and residential areas.

Purpose: To provide a mix of local level neighbourhood facilities to serve the day-to-day needs of the local resident and working population and to complement, rather than compete, with the town centre. A mix of appropriate convenience and comparison retail, commercial, community, childcare and medical facilities, residential and recreational development of a local scale will be considered. The type and scale of retail will be strictly controlled to prevent negative impacts on the retail function of the Town Centre, and any retail proposal shall comply with the County Retail Strategy.

Town Centre (TC)

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

Purpose: The purpose of this zoning is to enhance the vitality and viability of the town centre through the development of brownfield sites, infill sites and under-utilised land and buildings by encouraging a mix of uses to make the town centre an attractive place to visit, shop and live in. The character of the town centre will be protected and enhanced. The full use of buildings and backlands; in particular the full use of upper floors in buildings, preferably for residential use, will be encouraged. The town centre will be the primary location for retail, economic, residential, cultural, community, leisure, civic and other related uses. The Core Retail Area (identified in the Retail Strategy in the County Development Plan) will form the main focus and preferred location for new retail development, appropriate to the scale and function of the town centre. Retail development elsewhere in the town centre shall be assessed in accordance with the Retail Strategy and the Retail Planning Guidelines.

Community Facilities (CF)

Objective: To protect and provide for education, community, healthcare, childcare, civic, religious and social infrastructure.

Purpose: To facilitate the development of community infrastructure at accessible and appropriate locations in the plan area to deliver sustainable neighbourhoods and communities and a high quality of life. This land use zoning will provide for a range of community facilities, healthcare services, childcare, social and civic infrastructure, sheltered housing and ancillary purpose-built accommodation and other facilities.

Open Space and Amenity (OSA)

Objective: To protect, retain and provide for passive and active recreational uses, open space, green infrastructure, natural areas and amenity facilities.

Purpose: The purpose of this zoning is to retain and protect existing open spaces, both passive and active, to provide new open spaces and to provide for nature-based solutions. Development that would result in the loss of established open space or lands zoned for open space and amenity will not normally be permitted. An exception may be made where compensatory provision is made elsewhere in the town at an appropriate location.

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, electricity infrastructure and transportation including rail and road bridges subject to an appropriately detailed Site-Specific Flood Risk Assessment (SSFRA), Appropriate Assessment (AA) and/or ecological impact assessment, and Visual Impact Assessment where appropriate.

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.

Mixed Use (MU)

Objective: To provide for a mixture of residential and compatible uses.

Purpose: The purpose of this zoning is to facilitate a mix of uses including residential and compatible uses which will be considered on site-by-site basis having regard to the character of the area. Compatible uses include retail, community, civic, leisure and recreation and offices.

Commercial (CM)

Objective: To provide for a mix of commercial and general business uses.

Purpose: The purpose of this zoning is to provide a range of commercial and general business uses. Such uses may include offices, warehousing, motor showrooms and trade-related businesses such as building supplies. Light industry will be considered provided that it is compatible with the surrounding uses and is of high-quality design.

Business and Technology Park (BTP)

Objective: To provide for office-based industry, enterprise and incubator units, business, science and technology uses, research and development and high

technology/high technology manufacturing type employment in a high quality built and landscaped environment.

Purpose: The purpose of this zoning is to provide for the expansion of the existing lands and develop further high-quality employment-based campus(es) which are focused on high technology office-based industry, large scale offices, green renewable manufacturing, and research and development-based employment. Consideration would also be given to the development of food-based manufacturing. The layout and design must deliver a high-quality modern design surrounded by highly landscaped areas, pedestrian ways, cycle ways, areas of open space and landscape buffer zones along public roads. Car parking will be provided in screened areas to ensure minimum visual impact. An integrated approach to signage will also be required.

Light Industry (LI)

Objective: To provide for light industry and related uses.

Purpose: The purpose of this zoning is to protect and provide for light industrial areas. The main uses in this zone are those where the primary activity is the manufacturing of a physical product and where this activity is compatible with the definition of light industry and is compatible with being located near residential uses. Such uses could include food production, manufacturing and repairs, trade showrooms ancillary to manufacturing and incubator units. Offices are also acceptable.

Ancillary uses such as childcare facilities and small-scale local services, where they serve the local area, are open for consideration at an appropriate scale where they are subsidiary to the main employment uses and do not conflict with the primary zoning objectives. Retailing and retail warehousing are not acceptable in this zone.

General Industry (GI)

Objective: To provide for general industrial development.

Purpose: The purpose of this zoning is to provide for industrial uses, activities and processes which may produce adverse impacts, for example, by way of noise, dust and odour. Industry includes all industrial manufacturing, processing and storage outside of the definition of light industry. This zoning provides suitable and accessible locations specifically for this type of industry and shall be reserved solely for such uses. Warehouse, logistics, and offices will be open for consideration.

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. 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.

Retail Warehousing (RW)

Objective: To provide for retail warehousing for the sale of bulky goods.

Purpose: The purpose of this zoning is to facilitate retail warehousing on existing retail parks for the sale of bulky goods as defined in the Retail Planning Guidelines (2012) and the County Retail Strategy. Convenience and non-bulky comparison retailing, such as clothing, is not permitted in this zone.

Tourism (TR)

Objective: To provide for the development of tourism and leisure facilities.

Purpose: The purpose of this zoning is to provide for tourism and leisure facilities and uses. This includes tourist attractions, cultural facilities, tourist amenities, services and accommodation. Development that contributes to the enjoyment of recreation or leisure activity will also be considered. Only water compatible or less

vulnerable uses will be open for consideration on lands zoned for tourism at Marshmeadows in New Ross and St. John's in Enniscorthy, where within the flood zone.

Public Utilities (PU)

Objective: To provide for public utilities infrastructure.

Purpose: The purpose of this zoning is to provide for public utilities such as water, wastewater, electricity, gas and telecommunications infrastructure.

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.

Transition Zone (TZ)

Objective: To provide a transition zone between potentially conflicting land uses.

Purpose: The purpose of this zoning is to provide for a transition zone between conflicting land uses. This zoning will also help to avoid abrupt transitions in scale and use in the boundary areas of adjoining land uses, for example between residential and industrial uses. Particular attention should be paid to the uses, scale, density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of adjoining residential areas or sensitive land uses. The types of developments that will be open for consideration in transition zones include car parking, open space and office type development.

Long Term Development (LTD)

Objective: To provide a strategic land reserve for the orderly development and expansion of the town in the future.

Purpose: The purpose of this zoning is to reserve lands at strategic locations to ensure the proper planning and sustainable development of the plan area. The inclusion of these lands does not in any way infer a prior commitment on the part of Wexford County Council regarding the specific nature of the zoning that may be applied to these lands in the future (either in the next plan period or beyond). Individual dwellings for long term landowners' immediate family members, e.g. farmers' sons or daughters, will be considered subject to the dwelling being sited at a location which would not prevent higher density development.

Land Use Zoning Matrix

The land use zoning matrix is intended as a general guideline in assessing the acceptability or otherwise of developments proposed in each zone. This matrix is a guideline, and the listed uses are not exhaustive. The indication that a use would be 'permitted in principle' or 'open to consideration' relates to the acceptability in principle of the use only. It should be noted that any proposed development within a Flood Zone A or B should refer to mitigation measures as outlined in the SFRA. Factors such as density, height, traffic generation, environmental factors and design criteria are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area.

Permitted in Principle (P)

A use which is 'Permitted in Principle' is generally acceptable subject to complying with the relevant policies, objectives, standards and requirements set out in the Plan, where relevant.

Open for Consideration (O)

An 'Open for Consideration' use is one which the Planning Authority may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with the permitted uses and

conforms with the proper planning and sustainable development of the area. Particular attention will be given to the nature and scale of the development when assessing compatibility. When considering whether any given development is appropriate in any zone, the Planning Authority will have regard to the objectives of the relevant chapter/strategy in the Plan, where relevant.

Not Permitted (N)

Development listed as 'Not Permitted' in a particular zone will not be permitted for one or more of the following reasons:

- (a) It may have an undesirable effect on existing and permitted uses;
- (b) It may be incompatible with the objectives for the settlement; or
- (c) It may be inconsistent with the proper planning and sustainable development of the area.

Uses Not Listed

Whilst an extensive list of potential land uses has been provided for the land use matrix, it is recognised that there may be scenarios where there are proposals for uses that are not listed. Where this arises such proposals will be considered on their individual merits, with reference to the most appropriate use of a similar nature that is listed, and taking account of surrounding land uses, the compatibility of the use/development in the area in which it is proposed to locate, compliance with relevant policy, objectives, standards and requirements as set out in the Plan, and the proper planning and sustainable development of the area.

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.

Transitional Areas

Abrupt transitions in scale and use should generally be avoided adjacent to the boundary of land use zones. Development proposals in transitional areas should seek to avoid development that would be detrimental to the amenities of the contiguous zone. In zones abutting residential areas, particular attention will be paid to the uses, scale, density, and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of residential properties. Development abutting amenity and open space will generally facilitate the passive supervision of that space, where possible by fronting onto it.

Land Use Zoning Matrix

Use	ER	NR	DC	NC	TC	CF	OSA	NA	HL	CM	MU	BTP	LI	GI	PRAL	RW	TR	SZ	PU	TZ	LTD
Agricultural Buildings	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	O ¹²
Agricultural Merchants/ Builder's Providers/ Agricultural Machinery Sales	N	N	O	O	O	N	N	N	N	O	N	N	N	N	N	N	N	N	N	N	N
Allotments	N	N	N	N	N	O	O	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Amusement Arcade/Casino Betting Office	N	N	N	N	O	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Car Park	O ¹	O ¹	O ¹	O ¹	O	O ¹	O ¹	N	O ¹	O ¹	O ¹	O ¹	O ¹	O ¹	O ¹	O ¹	O ¹	N	N	O	N
Childcare Facility	O	O	P	P	P	P	N	N	N	O	P	O	O	N	N	N	N	N	N	N	N
Civic Amenity Facility	O ⁹	O ⁹	O ⁹	O ⁹	O ⁹	O ⁹	O ⁹	N	N	O	O ⁹	O ⁹	O	O	N	O ⁹	N	N	O	N	N
Civic Buildings Cultural Facility	O	O	P	P	P	P	O	N	O	O	O	N	N	N	N	N	O ^{13,18}	N	N	O	N
Educational Building	O	O	P	P	P	P	N	N	N	O	O	O	N	N	N	N	N	N	N	O	N
Fast Food Takeaway	N	N	O	O	O	N	N	N	N	N	O	N	N	N	N	N	N	N	N	N	N
Tourist Hostel	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N	O ^{13,18}	N	N	N	N
Hotel	N	N	O	O	P	N	N	N	N	N	O	N	N	N	N	N	O ^{13,18}	N	N	N	N
Industry (General)	N	N	N	N	N	N	N	N	N	O	O ¹⁰	O ¹⁵	O ¹⁵	P	N	N	N	N	N	N	N
Industry (Light)	N	N	O	N	N	N	N	N	N	O	P	O	P	P	N	N	N	N	N	N	N

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Use	ER	NR	DC	NC	TC	CF	OSA	NA	HL	CM	MU	BTP	LI	GI	PRAL	RW	TR	SZ	PU	TZ	LTD
Logistics/Transport Depot	N	N	N	N	N	N	N	N	N	N	N	N	O	O	O ¹³	N	N	N	N	N	N
Medical and related consultants	O	O	P	P	P	O	N	N	N	O	O	O	N	N	N	O	N	N	N	N	N
Nightclub	N	N	N	N	O	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Office	O	O	O	O	P	O ^{3,4}	N	N	N	O	P	P	O	O	O ^{4,13}	N	N	N	N	O	N
Park and Ride Facility	N	N	O	O	N	N	N	N	N	O	O	O	O	O	O	N	N	N	N	O	N
Place of Worship	O	O	O	O	P	N	N	N	N	N	O	N	N	N	N	N	N	N	N	N	N
Public House	N	N	O	O	P	O ¹¹	O ¹¹	N	N	N	O	N	N	N	N	N	N	N	N	N	N
Public Utilities	O	O	O	O	O	O	O	O ¹⁹	O ¹⁹	O	O	O	O	O	O ¹³	O	O ^{13,18}	O ¹³	P	O	O
Recreational/Sports Facility	O	O	O	O	O	P	O	O ¹⁶	O ¹⁶	O	O	N	N	N	N	O	O ^{13,18}	N	N	N	N
Residential	P	P	O	O	P	O ⁵	N	N	N	N	P	N	N	N	N	N	N	N	N	N	O ¹⁴
Residential Care Home/Retirement Home	P	P	O	O	P	O ⁵	N	N	N	N	O	N	N	N	N	N	N	N	N	N	N
Retirement Village Sheltered Housing	P	P	O	O	P	O ⁵	N	N	N	N	O	N	N	N	N	N	N	N	N	N	N
Restaurant/Café	N	N	P	P	P	O ⁶	O ²	N	N	O ⁷	P	O ⁷	N	N	N	N	O ^{13,18}	N	N	N	N
Retail (Comparison)	N	N	O ⁸	O ⁸	P	N	N	N	N	N	O ⁸	N	N	N	N	N	N	N	N	N	N
Retail (Convenience)	O ⁸	O ⁸	O ⁸	O ⁸	P	N	O ²	N	O ²	N	O ⁸	N	N	N	N	N	N	N	N	N	N
Retail Warehouse	N	N	N	N	O	N	N	N	N	O ⁸	N	N	N	N	N	P	N	N	N	N	N

Use	ER	NR	DC	NC	TC	CF	OSA	NA	HL	CM	MU	BTP	LI	GI	PRAL	RW	TR	SZ	PU	TZ	LTD
Student Accommodation	P	P	P	P	P	N	N	N	N	N	P	N	N	N	N	N	N	N	N	N	N
Vehicle Sales Outlet	N	N	O	N	N	N	N	N	N	O	O	N	N	N	N	N	N	N	N	N	N
Vehicle Servicing/ Maintenance Garage	N	N	O	N	O	N	N	N	N	O	O	N	O	O	N	N	N	N	N	N	N
Warehousing	N	N	N	N	N	N	N	N	N	O	O ¹⁰	O	O	O	N	N	N	N	N	N	N
Waste Management Facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	O	N	N	N	N	N	N	N

Footnotes

- O¹** Only a car park that is ancillary to the principal uses on the lands will be considered.
At the site indicated with objective **NRT29** in Rosbercon, New Ross, parking will be facilitated in the open space to facilitate greenway related car parking and a skate park and/or associated amenity facilities.
- O²** Only development related to the use of the space as an open space or its historic/cultural attributes will be considered.
- O³** Restricted to hot desk/digital hub as part of a community facility.
- O⁴** An office which is ancillary to permitted use will be considered. The office use must be subordinate to, and associated with, the principal land use on the site.
- O⁵** Only nursing home/retirement home/residential care/sheltered housing type developments which are community or publicly operated will be open for consideration on these lands as they would be considered to constitute community facilities.
- O⁶** A restaurant/café which is ancillary to the main community use or which is part of a community scheme will be considered. The restaurant/café must be subordinate to, and associated with, the principal land use on the site.
- O⁷** A restaurant/café which principally serves the needs of the employees of the area will be considered.
- O⁸** Subject to compliance with the County Retail Strategy (Volume 8 Retail Strategy of the Wexford County Development Plan 2022-2028).
- O⁹** Bring banks are open for consideration but facilities for the segregation, mixing, baling, storage and/or low impact treatment of waste prior to its recovery and/or disposal will not be considered.
- O¹⁰** Only at the site zoned Mixed Use in Rosbercon, New Ross which is known as Stafford's site.
- O¹¹** A public house that is ancillary to the main use will be considered e.g. as part of a sports club/clubhouse.
- O¹²** Non-intensive agricultural buildings will be considered.

- O¹³ Subject to Site-Specific Flood Risk Assessment and Appropriate Assessment, where required.
- O¹⁴ Individual dwellings for long term landowners' immediate family members, e.g. farmers' sons or daughters, will be considered subject to the dwelling being sited at a location which would not prevent higher density development.
- O¹⁵ Certain types of industry/manufacturing may be considered where they would not result in undue impacts to adjacent properties in terms of air, noise and/or odour emissions.
- O¹⁶ Only walking and cycling trails will be considered subject to appropriate assessment.
- O¹⁸ Only water compatible or less vulnerable uses will be open for consideration on lands zoned for tourism at Marshmeadows in New Ross and St. John's in Enniscorthy, where within the flood zone.
- O¹⁹ 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.

Appendix 2 Settlement Capacity Audit for Enniscorthy Town and New Ross Town

2.1 Introduction

This section contains Settlement Capacity Audits (SCA) for Enniscorthy Town and New Ross Town in accordance with Appendix A of the Development Plan Guidelines. This section will be added to as the County Development Plan is varied to contain more settlements.

The SCA for each town is divided into two parts:

- Part 1 Site Context and Tiered Assessment
- Part 2 Spatial Planning Considerations

Maps are provided for Enniscorthy Town and New Ross Town identifying the individual sites at the end of the respective sections.

Part 1 Site Context and Tiered Assessment

Part 1 contains a strategic overview of Enniscorthy Town and New Ross Town and identifies lands with residential development potential which are (i) serviced 'Tier 1' tranches of land and (ii) serviceable 'Tier 2' lands.

This part also includes collated data about each site as shown in Tables 1 (Enniscorthy) and 3 (New Ross), including:

1. Area of the site (ha.)
2. Whether the site is within or contiguous to the Built-Up Area
3. Services status Tier 1 (serviced)/Tier 2 (not serviced)
4. Estimated residential unit yield from site (Number of homes)
5. Planning History Planning Register reference number
6. Services required including roads, footpaths, lighting, water and wastewater infrastructure.

The SCA is reflective of a point-in-time, and infrastructure requirements are subject to change. The full extent of the required enabling infrastructure will continue to be assessed through the development management process where detailed assessment will be undertaken. While the assessment may identify the infrastructure

work required in order for the site to be developed, this list is not exhaustive, and additional works may be identified during the preparation and/or assessment of a planning application on those lands. The infrastructure required to support any Tier 2 lands is identified in Tables 1 and 3. It will be required to be delivered before or in tandem with development.

Part 2 Spatial Planning Considerations

Part 2 contains information in relation to the spatial location of the sites in terms of proximity to the Town Centre, Neighbourhood Centres, public transport (nearest train station and bus stops), schools (nearest primary and post-primary school), community and healthcare facilities, open space and recreational facilities and planned and/or existing employment areas.

2.2 Enniscorthy Town Settlement Capacity Audit

Strategic Overview:

Water Infrastructure

Uisce Éireann's 10-Year Water Supply Capacity Register, published in August 2025, outlines that the purpose of the register is to provide an indication of the available capacity to support 2034 population targets in a Water Resource Zone. The register indicates that there is capacity available to accommodate a population of approximately 14,000 P.E. Some constraints exist and additional analysis of Pre-connection Enquiries and Connection Applications will be undertaken as required by UÉ on an individual basis considering their specific load requirements. Improvement proposals will include but are not limited to leakage reduction and/or capital investment. These proposals will be required to maintain/improve levels of service as demand increases. These proposals will be developed and prioritised through the National Water Resources Plan and investment.

UE advise they are currently proposing several schemes in Enniscorthy which will service approx. 600 additional units within Enniscorthy, and approx. 1.5km of new/upgraded mains will be laid. No timelines for completion are available currently.

Wastewater Infrastructure

The plant has a design capacity of 26,200 P.E. with estimated spare capacity of 10,903 P.E. according to the UÉ Wastewater Treatment Capacity Register published in August 2025.

Surface Water Management

The surface water network is generally combined with the wastewater system in the older parts of the town with newer parts of the town being served by separate foul and surface networks. New Development will be required to incorporate sustainable and nature-based solutions.

Transport Infrastructure

Roads

Enniscorthy is located on the Eastern Economic and Transport Corridor.

Main routes include the N11 to Wexford/Rosslare Europort/Dublin, the N30 to New Ross/Waterford and the N80 to Carlow as well as the R702 to Kilkenny.

Public Transport

Iarnród Éireann operate services from Rosslare Europort to Dublin via Enniscorthy.

The Train Station is located within the Town Centre at Templeshannon.

Bus services are operated by Bus Éireann, Wexford Bus and Local Link Wexford and include the following:

- Bus Éireann: Services operating to/from Wexford and Dublin Airport departing from Templeshannon bus stop.
- Wexford Bus: Routes 376 and 740 to/from Carlow and Dublin Airport departing from Templeshannon bus stop.
- Local link Wexford: TFI Local Link serves Enniscorthy with routes connecting to New Ross (via Rathnure 359), New Ross (via Davidstown 368), Tullow (via Bunclody and Marshalstown 369) and Wexford (384)

Active Travel

A Local Transport Plan (LTP) is being prepared for the town which will identify a number of actions to improve walking and cycling infrastructure in the town and encourage more sustainable modes of transport to the private car.

Enniscorthy is also part of the Cycle Connects network and routes have been identified for further development.

Enniscorthy Flood Relief Scheme

The Enniscorthy Flood Relief Scheme (FRS) is proceeding on a phased basis.

Phase 1 of the project includes the construction of a new road bridge, the removal of the Seamus Rafter Bridge and the construction of a new pedestrian bridge. Phase 2 of the scheme will include the construction of the remaining flood relief measures for the town.

Public consultation on the emerging preferred option for Phase 1 took place in Q2 2025 and an application for planning approval for Phase 1 is expected to be submitted in Q3 2026¹³.

¹³ <https://enniscorthyfrs.ie/> [accessed 5/12/25]

Table 1: Enniscorthy Serviced Land Assessment

Site No.	Location	Built-Up Area	Extant Permission	Site Size (Ha.)	Water	Wastewater	Road Access	Footpath	Street Lighting	Tier	Services required to develop this site
1	Clonhaston	Adjoining	No	2.6	There is an existing pipe network in the adjoining road. There is a 200mm asbestos pipe and 7" cast iron pipe traversing the site.	This parcel is not served by the existing pipe network.	Direct access onto L2020-3.	No	No	T2 Due to water, wastewater, footpath and street lighting.	Water mains upgrade likely required. Sewer mains to be extended to the site. 7" diameter cast iron and 200mm diameter raw water mains located within the site to be protected/diverted. Footpaths and street lighting required.
2	Clonhaston	Adjoining	No	4.2	There is an existing pipe network in the adjoining road.	This parcel is not served by the existing pipe network.	Direct access onto L2020-3.	No	No	T2 Due to water, wastewater, footpath and street lighting	Water mains upgrade likely required. Sewer mains to be extended to the site. 7" diameter cast iron and 200mm diameter raw water mains located within the site to be protected/diverted. Footpaths and street lighting required.
3	Clonhaston	Yes	No	3.2	There is an existing pipe network in the adjoining road.	This parcel is not served by the existing pipe network. There is an existing pipe network adjoining this parcel of land within Greenhills estate (not TIC).	Direct access onto L2020-3.	No	No	T2 Due to water, wastewater, footpath and street lighting	Water mains upgrade likely required. Sewer mains to be extended to the site. Footpaths and street lighting required.
4	Clonhaston	Adjoining	20200721 – change of house type 60 houses granted under 20191014E	4.1	There is an existing pipe network in the adjoining road(s).	This parcel is not served by the existing pipe network but is part of the adjoining Greenhills estate under construction.	Direct access onto L2020-3 and L6058-2 but main access is through Greenhills estate from the R744. There is a bus stop in place to the front	Yes on R744. No footpaths on L2020-3 and L6058-2.	Yes on R744. No lighting on L2020-3 and L6058-2.	T2 Due to water, wastewater, access (if not from R744), footpath and street lighting	Water mains upgrade likely required. Sewer mains to be extended to the site. Potential junction improvements required at (a) junction between

Site No.	Location	Built-Up Area	Extant Permission	Site Size (Ha.)	Water	Wastewater	Road Access	Footpath	Street Lighting	Tier	Services required to develop this site
							of this development on the R744. Sightlines are not available to east of junction between L2020-3 and L6058-2 nor to east of junction between L6058-2 and R744-4.				L2020-3 and L6058-2 and (b) junction between L6058-2 and R744-4. Potentially footpaths and street lighting required on L2020-3 and L6058-2.
5	Clonhaston	Adjoining	20200721 – change of house type	2.9	There is an existing pipe network in the adjoining road and in the adjoining Greenhills estate.	There is an existing pipe network in the adjoining road and in the adjoining Greenhills estate.	Entrance to Greenhills estate from R744. There is a bus stop to the front of this development on the R744.	Yes, as part of the overall Greenhills development under construction.	Yes, as part of the overall Greenhills development under construction.	T1	
6	Clonhaston	Partially	No	5.9	There is an existing pipe network in the adjoining roads.	This parcel is not served by the existing pipe network.	Direct access unto L2020-3 and L6058-2. Sightlines are not available to east of junction between L2020-3 and L6058-2 nor to east of junction between L6058-2 and R744-4.	No	No	T2 Due to water, wastewater, access, footpath, and street lighting.	Water mains upgrade likely required. Sewer mains to be extended to the site. Junction improvements at (a) junction between L2020-3 and L6058-2 and (b) junction between L6058-2 and R744-4. Footpaths and street lighting required.
6a	Clonhaston	No	No	9.74	There is an existing pipe network in the adjoining road.	This parcel is not served by the existing pipe network.	Direct access unto L2020-3.	No	No	T2 Due to water, wastewater, access, footpath, and street lighting.	Water mains upgrade likely required. Sewer mains to be extended to the site. Junction improvements at (a) junction between L2020-3 and L6058-2. Footpaths and street lighting required.
7	Clonhaston	Yes	No	4.2	There is an existing pipe network in the adjoining road(s).	This parcel is not served by the	Direct access unto R744.	No	No	T2	Water mains upgrade likely required.

Site No.	Location	Built-Up Area	Extant Permission	Site Size (Ha.)	Water	Wastewater	Road Access	Footpath	Street Lighting	Tier	Services required to develop this site
						existing pipe network. There is an existing pipe network in the R744-3 approximately 100 metres to the west.	Sightlines are not available to east of junction between L6058-2 and R744-4.			Due to water, wastewater, access, footpath, and street lighting.	Sewer mains to be extended to the site. Major junction improvements at junction between R744-4 and L6058-2, traffic calming and improvements to pedestrian safety required. Footpaths and street lighting required.
8	Clonhaston & Drumgould	Partially	Dwelling granted on northern part of site (R744)	5.8	There is an existing pipe network in the adjoining R744-4 to north and in the L6058-1 approx. 50 metres to the north.	This parcel is not served by the existing pipe network. There is an existing pipe network in the R744-3 approx. 100 metres to the west.	Direct access from R744-4, L6058-1 and L6057-1.	No	No	T2 Due to water, wastewater, footpaths and street lighting.	Water mains upgrade likely required. Sewer mains to be extended to the site. Major junction improvements at junction between R744-4 and L6058, traffic calming and improvements to pedestrian safety required. Footpaths and street lighting required.
9	Drumgold	Yes	No	2.4	There is an existing pipe network in the adjoining road approximately 80 metres to the west via Páirc na Bearná.	There is an existing pipe network in the adjoining road approximately 80 metres to the west via Páirc na Bearná.	Access is via Páirc na Bearná.	Yes	Yes	T1	
10	Templeshan non/Killagoley	Yes	No	6.3	There is an existing pipe network in the adjoining road.	There is an existing pipe network in the adjoining road.	Direct access onto L6172-1 to east and via a public laneway (across WCC property) from the L2501-1 to the north.	There is no footpath on the same side of the road on the L6172-1. There is a footpath along the L2501-1 to the north with potential connection through WCC lands.	There is street lighting along the L6172-1. There is street lighting along the L2501-1 to the north with potential connection through WCC lands.	T2 Due to access, and footpaths	Road upgrade required on L6172-1 and across WCC lands from L2501-1. Footpaths required on L6172-1.

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Site No.	Location	Built-Up Area	Extant Permission	Site Size (Ha.)	Water	Wastewater	Road Access	Footpath	Street Lighting	Tier	Services required to develop this site
11	Templeshan non/Killagoley	Yes	No	3.3	There is an existing pipe network in the L2501-1 to north.	There is an existing pipe network in the L2501-1 to north.	Access is via public laneway (WCC property) from L2501-1 to north.	Yes, along L2501-1 to north.	Yes, along L2501-1 to north.	T1	
12	Drumgold	Adjoining	No	19.7	There is an existing pipe network in the adjoining road.	There is an existing pipe network in the adjoining road.	Direct access from L2039-1 and L2040-2.	Yes, along both roads.	Yes, along L2039-1 but not along L2040-2.	T1	
13	Killagoley	Yes	No	5.6	There is an existing pipe network in the adjoining road to the east. There is also an existing pipe network in the adjoining road via Killagoley Terrace (WCC Property) to the north.	There is no pipe network in the adjoining road to the east. There is an existing pipe network in the adjoining road via Killagoley Terrace (WCC Property) to the north.	Direct access from L6054-1 to east or via Killagoley Terrace to the north (WCC Property).	There are no footpaths along the adjoining road to the east. There is a footpath in Killagoley Terrace to the north.	There is no street lighting along the adjoining road to the east. There is street lighting in Killagoley Terrace to the north.	T2 Due to wastewater, access, footpath and street lighting.	Sewer mains to be extended to the site. Possible improvements at junction between L6054-1, L2039-1 and L6172-1. Road upgrade including road widening. Footpaths and street lighting required.
14	Salville	Adjoining	No	2.9	There is an existing pipe network in the adjoining L6054-1.	This parcel is not served by the existing pipe network.	Direct access from L6054-1. This is a narrow country road.	No	No	T2 Due to wastewater, access, footpath and street lighting.	Sewer mains to be extended to the site. Possible improvements required at junction between L6054-1, L2039-1 and L6172-1. Road upgrade required to include road widening. Footpaths and street lighting required to front of site.
15	Salville	Adjoining	No	17.9	There is an existing pipe network in the adjoining L6054-1.	This parcel is not served by the existing pipe network.	Direct access from L6054-1. This is a narrow country road.	No	No	T2 Due to wastewater, access, footpath and street lighting.	Sewer mains to be extended to the site. Possible improvements required at junction between L6054-1, L2039-1 and L6172-1. Significant road upgrade required to include road widening. Footpaths and street lighting required.
16	Killagoley	Adjoining	64 dwellings granted	5.9	There is an existing pipe network in the	This parcel is not served by the	Direct access from L6054-1 to east. This is a very	No footpath along L6054-1 and no	No street lighting along	T2	Sewer mains to be extended to the site.

Site No.	Location	Built-Up Area	Extant Permission	Site Size (Ha.)	Water	Wastewater	Road Access	Footpath	Street Lighting	Tier	Services required to develop this site
			under 20211935		adjoining road to the east.	existing pipe network.	narrow country road. Site layout permitted under 20211935 shows vehicular access through former hospital grounds (under construction) with pedestrian access via existing gate to east. There is a bus stop (shelter) in place to front of former hospital on same side of road on R772.	continuous footpath on same side of road on R772.	L6054-1 or R772.	Due to wastewater, access, footpath and street lighting.	Road upgrade required (L6054-1). Pedestrian crossing required on R772. Footpaths and street lighting required.
17	(Rear of) St. John's Hospital	Yes	No	6.2	There is an existing pipe network in the adjoining Daphne View/ Ard Álainn estates and in the adjoining hospital grounds.	There is an existing pipe network in the adjoining Daphne View/ Ard Álainn estates and in the adjoining hospital grounds.	Access from L6186-1 via Daphne View/ Ard Álainn (WCC Property) or from L2502-1 via St. John's Hospital.	Footpaths in the adjoining Daphne View/ Ard Álainn estates and in the adjoining hospital grounds.	Street lighting in the adjoining Daphne View/ Ard Álainn estates and in the adjoining hospital grounds.	T1	
18	Enniscorthy	Adjoining	No	9.1	There is an existing pipe network in the adjoining road in very close proximity to the site.	There is an existing pipe network running along the eastern boundary of the site in a southerly direction.	Direct access onto L2028-1 but poor road alignment.	No	No	T2 Due to access, footpaths and street lighting.	450mm diameter sewer located within the site to be protected/diverted. Significant road realignment required. Footpaths and street lighting required.
19	Enniscorthy	Yes	No	5.5	There is an existing pipe network in the adjoining road.	There is an existing pipe network in the adjoining road and running along the western boundary of the site.	Direct access from L2028-1.	There is a footpath to the edge of the site.	There is street lighting to the edge of the site.	T1	450mm diameter sewer located within the site to be protected/diverted.
20	Enniscorthy	Yes	38 dwellings granted	1.7	There is an existing pipe network in the adjoining road.	There is an existing pipe network running	Direct access from R702.	Yes	Yes, on opposite side of road.	T1	225mm diameter sewer located within the site to be protected/diverted.

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Site No.	Location	Built-Up Area	Extant Permission	Site Size (Ha.)	Water	Wastewater	Road Access	Footpath	Street Lighting	Tier	Services required to develop this site
			under 20201168			along the southeast boundary of the site.					
21	Milehouse	Yes	No	2.3	There is an existing pipe network in the adjoining R702 to the northeast.	There is an existing pipe network along the east, north and west boundaries of the site.	Direct access from R702 to the northeast.	Yes	Yes, on opposite side of R702.	T2 Due to access.	Junction works required at entrance to site from R702. 225mm diameter sewer located within the site to be protected/diverted.
22	Cherryorchard	Partially	No	3.4	There is an existing pipe network in the adjoining road.	There is an existing pipe network running through part of the site.	Direct access from L2030-8 and potential connection from Bridgemeadow estate (TIC) to the north. Significant road works required including road realignment.	No	No	T2 Due to water, access, footpath and street lighting.	Water mains upgrade likely required. Significant road upgrade required to include road widening. Footpaths and street lighting required.
23	Cherryorchard	Partially	No	22.2	There is an existing pipe network in the adjoining road.	There is an existing pipe network running through the site.	Direct access from L2030-8 to the north and possible access from L2028-1 to the south.	No	No	T2 Due to water, access, footpath and street lighting.	Water mains upgrade likely required. Significant road upgrade required to include road widening. Footpaths and street lighting required.
24	Cherryorchard	Partially	No	9.5	There is an existing pipe network in the adjoining road.	There is an existing pipe network along the northeastern boundary of the site.	Direct access unto L2030-8.	No	No	T2 Due to water, access, footpath and street lighting.	Water mains upgrade likely required. Significant road upgrade required to include road widening. Footpaths and street lighting required.
25	Shingaun	No	Solar farm permitted under 20170489E	31.3	There is an existing pipe network in the adjoining road.	This parcel is not served by the existing pipe network.	Direct access unto L2030-8.	No	No	T2 Due to water, wastewater, access, footpath and street lighting.	Water mains upgrade likely required. Sewer mains to be extended to the site (ca. 10 metres). Significant road upgrade required to include road widening.

Variation No. 1 of the Wexford County Development Plan 2022-2028

Site No.	Location	Built-Up Area	Extant Permission	Site Size (Ha.)	Water	Wastewater	Road Access	Footpath	Street Lighting	Tier	Services required to develop this site
											Footpaths and street lighting required.
26	Shingaun	Yes	84 dwellings granted under 20230145	3.0	There is an existing pipe network in the adjoining Forgeland's development.	There is an existing pipe network in the adjoining Forgeland's development which connects to network that runs along the south boundary of this site.	Access from roundabout on R702 via the adjoining Forgeland's development.	There is a footpath along the R702 and throughout the adjoining Forgeland's development.	There is street lighting along the R702 and throughout the adjoining Forgeland's development.	T1	300mm diameter sewer located within the site to be protected/diverted
27	Shingaun	Yes	No	3.3	There is an existing pipe network in the adjoining public road.	There is an existing pipe network in the adjoining public road. There is a WWPS located to the front of this site.	Direct access from R702 and potential linkage to the adjoining Forgeland's development.	There is a footpath along the R702 and throughout the adjoining Forgeland's development.	There is street lighting along the R702 and throughout the adjoining Forgeland's development.	T2	Water mains upgrade likely required.
28	Lyre	No	No	13.6	There is an existing pipe network in the adjoining public road.	There is an existing pipe network in the adjoining public road.	Direct access from R702 at roundabout.	There is a footpath along the R702.	There is street lighting along the R702.	T1	
29	Lyre	Adjoining	No	9.1	There is an existing pipe network in the adjoining public road.	There is an existing pipe network in the adjoining public road.	Direct access from R702.	There is a footpath along the R702.	There is street lighting along the R702.	T1	
30	Lyre	Yes	No	3.6	There is an existing pipe network in the adjoining public road.	There is an existing pipe network in the adjoining public road.	Direct access from R702.	There is a footpath along the R702.	There is street lighting along the R702.	T1	
31	Greenville	Partially	No	12.6	There is an existing pipe network in the adjoining estates to the south (Sliabh Amharc) and east (An Glasán).	This parcel is not served by the existing pipe network.	Access via private laneway from R702 to south; potential access or linkages through Sliabh Amharc estate (TIC) to south; and potential access or linkages through An Glasán (TIC) to east.	There are footpaths along the R702 and L6096-1 and in the adjoining estates.	There is street lighting along the R702 and L6096-1 and in the adjoining estates.	T2 Due to water, wastewater and access.	Water and sewer mains to be extended to the site. Requires access from adjoining lands.
32	Moyne Upper	Adjoining	No	10.1	There is an existing pipe network in the adjoining L6096-1 and	There is an existing pipe network in the adjoining L6096-1	Direct access from L6096-1; and potential access	No (not on same side of road).	No (not on the same side of road).	T2	Footpath and street lighting required.

Variation No. 1 of the Wexford County Development Plan 2022-2028

Site No.	Location	Built-Up Area	Extant Permission	Site Size (Ha.)	Water	Wastewater	Road Access	Footpath	Street Lighting	Tier	Services required to develop this site
					in adjoining estates Pairc na gCon, Madeira Wood and Madeira Oaks.	and in adjoining estates Pairc na gCon, Madeira Wood and Madeira Oaks.	through, or linkages with the adjoining estates Pairc na gCon (not TIC), Madeira Wood (TIC) and Madeira Oaks (TIC).			Due to footpath and street lighting.	
34	Moran Park	Yes	No	1.0	There is an existing pipe network in the adjoining road.	There is an existing pipe network in the adjoining lands.	Direct access unto L60966-1 at Greenville Court (TIC)	Yes	Yes	T1	
35	Blackstoops	Yes	Temporary permission granted for an access under 20250477	1.82	There is an existing pipe network in the adjoining roads and traversing the site.	There is an existing pipe network in the adjoining roads and traversing the site.	Direct access unto L6095-1 via R890 and R772.	Yes	Yes	T1	Water and wastewater mains pipes located on the site to be protected/diverted.

Table 2 – Enniscorthy Spatial Planning Considerations¹

Site No.	Location	Built-Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity To Neighbourhood Centre	Proximity to public transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/Planned Employment
							Primary	Post-Primary			
1	Clonhaston	Adjoining	T2	Town Centre – c. 1 km (10 min walk)	Clonhaston – c. 0.2 km (3 min walk)	Train station – c. 1.2 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop - c. 1.3 km Local Link @ Templeshannon Bus Stop – c.1.3 km	St. Senan's Primary School – ca. 1.5 km	<u>Boys Only</u> St. Mary's CBS c. 1.9 km <u>Girls Only</u> Coláiste Bríde c. 1.4 km <u>Mixed</u> Enniscorthy Community College – c. 3.1 km	Slaney Medical Centre – c. 1.1 km	Vinegar Hill – c. 1.6 km Shamrocks GAA club – c. 1.4 km	Town Centre – c. 1 km Neighbourhood Centre- c. 0.2 km Old Dublin Road Industrial Area – c. 3.6 km Enniscorthy Technology Park – c. 2.4 km St. John's Hospital – c. 2.9 km
2	Clonhaston	Adjoining	T2	Town Centre – c. 1 km (10 min walk)	Clonhaston – c. 0.2 km (3 min walk)	Train station – c. 1.2 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.3 km Local Link @ Templeshannon Bus Stop – c.1.3 km	St. Senan's Primary School – c. 1.5 km	<u>Boys Only</u> St. Mary's CBS c. 1.8 km <u>Girls Only</u> Coláiste Bríde– c. 1.4 km <u>Mixed</u> Enniscorthy Community College – c. 3 km	Slaney Medical Centre – c. 1.1 km	Vinegar Hill – c. 1.6 km Shamrocks GAA club – c. 1.4 km	Town Centre – c. 1km Neighbourhood Centre- c. 0.2km Old Dublin Road Industrial Area – c. 3.6km Enniscorthy Technology Park – c. 2.4 km St. John's Hospital – c. 2.9 km
3	Clonhaston	Yes	T2	Town Centre – c. 1.3km (12 min walk)	Clonhaston – c. 0.4 km (4 min walk)	Train station – c. 1.5 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.6 km Local Link @ Templeshannon Bus Stop – c.1.6 km	St. Senan's Primary School – c. 1.8 km	<u>Boys Only</u> St. Mary's CBS c. 2.1 km <u>Girls Only</u> Coláiste Bríde c. 1.7 km <u>Mixed</u> Enniscorthy Community College – c. 3.3 km	Slaney Medical Centre – c. 1.4 km	Vinegar Hill – c. 1.8 km Shamrocks GAA club – c. 1.6 km	Town Centre – c. 1.3km Neighbourhood Centre- c. 0.4km Old Dublin Road Industrial Area – c. 4km Enniscorthy Technology Park – c. 2.8 km St. John's Hospital – c. 3.3 km

¹ All measurements taken by road unless states otherwise

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Site No.	Location	Built-Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity To Neighbourhood Centre	Proximity to public transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/Planned Employment
							Primary	Post-Primary			
4	Clonhaston	Adjoining	T2	Town Centre - c. 1.5 km (15 min walk)	Clonhaston – c. 0.6 km (6 min walk)	Train station – c. 1.7 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.8 km Local Link @ Templeshannon Bus Stop – c.1.8 km	Gaelscoil Inis Córthaidh – c. 1.3km	<u>Boys Only</u> St. Mary's CBS – c. 2.3 km <u>Girls Only</u> Coláiste Bríde– c. 2.3 km <u>Mixed</u> Enniscorthy Community College – c. 3.6 km	Slaney Medical Centre – c. 1.6 km	Vinegar Hill – c. 2 km Shamrocks GAA club – c. 1.6 km	Town Centre – c. 1.5 km Neighbourhood Centre- c. 0.6 km Old Dublin Road Industrial Area – c. 4.2 km Enniscorthy Technology Park – c. 3 km St. John's Hospital – c. 3.5 km
5	Clonhaston	Adjoining	T1	Town Centre - c. 1.4 km (14 min walk)	Clonhaston – c. 0.5 km (5 min walk)	Train station – c. 1.6 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.7 km Local Link @ Templeshannon Bus Stop – c.1.7 km	Gaelscoil Inis Córthaidh – c. 1.3 km	<u>Boys Only</u> St. Mary's CBS – c. 2.2 km <u>Girls Only</u> Coláiste Bríde Secondary School – c. 2 km <u>Mixed</u> Enniscorthy Community College – c. 3.5 km	Slaney Medical Centre – c. 1.5 km	Vinegar Hill – c. 1.5 km Shamrocks GAA club – c. 0.7 km	Town Centre – c. 1.4km Neighbourhood Centre- c. 0.5km Old Dublin Road Industrial Area – c. 4.1km Enniscorthy Technology Park – c. 2.9 km St. John's Hospital – c. 2.9 km
6	Clonhaston	Partially	T2	Town Centre - c. 2.1 km (25 min walk)	Clonhaston – c. 1.2 km (12 min walk)	Train station – c. 2.3 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 2.5 km Local Link @ Templeshannon Bus Stop – c.2.5 km	Gaelscoil Inis Córthaidh – c. 1.4km	<u>Boys Only</u> St. Mary's CBS – c. 2.7 km <u>Girls Only</u> Coláiste Bríde – c. 2.7 km <u>Mixed</u> Enniscorthy Community College – c. 4.2 km	Slaney Medical Centre – c. 2.2 km	Vinegar Hill – c. 1.8 km Shamrocks GAA club – c. 1.5 km	Town Centre – c. 2.1km Neighbourhood Centre- c. 1.2km Old Dublin Road Industrial Area – c. 5km Enniscorthy Technology Park – c. 3.8 km St. John's Hospital – c. 3.7 km

Site No.	Location	Built-Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity To Neighbourhood Centre	Proximity to public transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/Planned Employment
							Primary	Post-Primary			
6a	Clonhaston	No	T2	Town Centre - c. 1.7 km (15 min walk)	Clonhaston – c. 0.8 km (8 min walk)	Train station – c. 1.9 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 2 km Local Link @ Templeshannon Bus Stop – c.2 km	Gaelscoil Inis Córthaidh – c. 1.5 km	<u>Boys Only</u> St. Mary's CBS – c. 2.5 km <u>Girls Only</u> Coláiste Bríde – c. 2.5 km <u>Mixed</u> Enniscorthy Community College – c. 3.8 km	Slaney Medical Centre – c. 1.8 km	Vinegar Hill – c. 1.8 km Shamrocks GAA club – c. 1.3 km	Town Centre – c. 1.7 km Neighbourhood Centre- c. 0.8 km Old Dublin Road Industrial Area – c. 4.4 km Enniscorthy Technology Park – c. 3.2 km St. John's Hospital – c. 3.7 km
7	Clonhaston	Yes	T2	Town Centre - c. 1.7 km (15 min walk)	Clonhaston – c. 0.8 km (8 min walk)	Train station – c. 1.9 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 2.1 km Local Link @ Templeshannon Bus Stop – c.2.1 km	Gaelscoil Inis Córthaidh – c. 1 km	<u>Boys Only</u> St. Mary's CBS – c. 2.4 km <u>Girls Only</u> Coláiste Bríde – c. 2.3 km <u>Mixed</u> Enniscorthy Community College – c. 3.8 km	Slaney Medical Centre – c. 1.8 km	Vinegar Hill – c. 1.4 km Shamrocks GAA club – c. 1.1 km	Town Centre – c. 1.7km Neighbourhood Centre- c. 0.8km Old Dublin Road Industrial Area – c. 4.5km Enniscorthy Technology Park – c. 3.3 km St. John's Hospital – c. 3.3 km
8	Clonhaston & Drumgold	Partially	T2	Town Centre – c. 1.4 km (14 min walk)	Clonhaston/ Drumgold – c. 1.1 km (11 min walk)	Train station – c. 2.3 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.8 km Local Link Bus Stop @ The Shannon, Vinegar Hill Villas – c. 0.9 km	St. Senan's Primary School – c. 1.1 km	<u>Boys Only</u> St. Mary's CBS – c. 2.3km <u>Girls Only</u> Coláiste Bríde – c. 1.4 km <u>Mixed</u> Enniscorthy Community College – c. 3.5 km	Community and Childcare Centre c. 1.4 km Slaney Medical Centre – c. 1.9 km	Vinegar Hill – c. 0.6 km Pitches permitted at Turret Rock Shamrocks GAA pitch – c. 1.3 km	Town Centre – c. 1.4km Neighbourhood Centre- c. 1.1km Old Dublin Road Industrial Area – c. 4.5km Enniscorthy Technology Park – c. 2.2 km St. John's Hospital – c. 2.9 km
9	Drumgold	Yes	T1	Town Centre - c. 1.2 km (12 min walk)	Drumgold – c. 0.8km (8 min walk)	Train station – c. 1.7 km Bus Eireann &	Gaelscoil Inis Córthaidh and St. Patrick's Special School	<u>Boys Only</u> St. Mary's CBS – c. 2.2 km	Community and Childcare Centre c. 1.3 km	Vinegar Hill – c. 0.5 km Shamrocks GAA club	Town Centre – c. 1.2km Neighbourhood Centre- c. 0.8km

Site No.	Location	Built-Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity To Neighbourhood Centre	Proximity to public transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/Planned Employment
							Primary	Post-Primary			
						Wexford Bus @Templeshannon Bus Stop- c. 1.8 km Local Link Bus Stop @ The Shannon, Vinegar Hill Villas – c. 0.8 km	– adjacent	<u>Girls Only</u> Coláiste Bríde – c. 1.2 km <u>Mixed</u> Enniscorthy Community College – c. 3.4 km	Slaney Medical Centre c.1.6 km	– c. 1.2 km Pitches permitted at Turret Rock	Old Dublin Road Industrial Area – c. 4.3km Enniscorthy Technology Park – c. 2.45 km St. John's Hospital – c. 2.9 km
10	Templeshannon/Killagoley	Yes	T2	Town Centre - c. 0.7 km (7 min walk)	Drumgold – c. 0.4 km (4 min walk)	Train station – c. 1.2 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.1 km Local Link Bus Stop @ The Shannon, Vinegar Hill Villas – c. 0.2 km Local Link Bus Stop @ Esmonde Road – c. 0.4 km	Gaelscoil Inis Córthaidh – c. 0.7 km	<u>Boys Only</u> St. Mary's CBS – c. 1.6 km <u>Girls Only</u> Coláiste Bríde – c. 0.9 km <u>Mixed</u> Enniscorthy Community College – c. 2.9 km	Community and Childcare Centre c.0.7 km Slaney Medical Centre – c. 1.1 km	Vinegar Hill – c. 1.2 km Shamrocks GAA club – c. 1.9 km Pitches permitted adjacent	Town Centre – c. 0.7km Neighbourhood Centre- c. 0.4km Old Dublin Road Industrial Area – c. 3.7km Enniscorthy Technology Park – c. 1.2 km St. John's Hospital – c. 2.2 km
11	Templeshannon/Killagoley	Yes	T1	Town Centre - c. 0.5 km (5 min walk)	Drumgold – c. 1.2 km (12 min walk)	Train station – c. 0.9 km Bus Eireann & Wexford Bus @ Templeshannon Bus Stop- c. 0.6 km Local Link Bus Stop @ Templeshannon – c. 0.6 km Local Link Bus Stop @ Father C Terrace – c. 0.4	Gaelscoil Inis Córthaidh – c. 0.7 km	<u>Boys Only</u> St. Mary's CBS – c. 1.1 km <u>Girls Only</u> Coláiste Bríde – c. 1.1 km <u>Mixed</u> Enniscorthy Community College – c. 2.4 km	Community and Childcare Centre c. 0.4 km Slaney Medical Centre – c. 0.8 km	Vinegar Hill – c. 1.6 km Shamrocks GAA club – c. 1.3 km Pitches permitted adjacent	Town Centre – c. 0.5 km Neighbourhood Centre- c. 1.2 km Old Dublin Road Industrial Area – c. 3.3 km Enniscorthy Technology Park – c. 1.7 km St. John's Hospital – c. 1.7 km

Site No.	Location	Built-Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity To Neighbourhood Centre	Proximity to public transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/Planned Employment
							Primary	Post-Primary			
						km					
12	Drumgold	Adjoining	T1	Town Centre - c. 1.2 km (12 min walk)	Drumgold – c. 0.1 km (1 min walk)	Train station – c. 1.6 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.7 km Local Link Bus Stop @ The Shannon, Vinegar Hill Villas – c. 0.6 km	Gaelscoil Inis Córthaidh – adjacent	<u>Boys Only</u> St. Mary's CBS – c. 2 km <u>Girls Only</u> Coláiste Bríde – c. 1.1 km <u>Mixed</u> Enniscorthy Community College – c. 3.4 km	Slaney Medical Centre – c. 1.5 km	Vinegar Hill – c. 1.1 km Shamrocks GAA club – c. 2 km Pitches permitted at Turret Rock	Town Centre – c. 1.2 km Neighbourhood Centre- c. 0.1 km Old Dublin Road Industrial Area – c. 3.8 km Enniscorthy Technology Park – c. 2.6 km St. John's Hospital – c. 3.1 km
13	Killagoley	Yes	T2	Town Centre - c. 1.2 km (12 min walk)	Drumgold – c. 0.6 km (6 min walk)	Train station – c. 1.7 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.6 km Local Link Bus Stop @ Esmonde Road – c. 0.8 km	Gaelscoil Inis Córthaidh – c. 1.1 km	<u>Boys Only</u> St. Mary's CBS – c. 2 km <u>Girls Only</u> Coláiste Bríde – c. 1.1 km <u>Mixed</u> Enniscorthy Community College – c. 3.3 km	Community and Childcare Centre c. 1.2 km Slaney Medical Centre – c. 1.5 km	Vinegar Hill – c. 1.7 km Shamrocks GAA club – c. 2.3 km Pitches permitted at Turret Rock	Town Centre – c. 1.2km Neighbourhood Centre- c. 0.6km Old Dublin Road Industrial Area – c. 4 km Enniscorthy Technology Park – c. 0.7 km St. John's Hospital – c. 2.6 km
14	Salville	Adjoining	T2	Town Centre – c. 1.3 km (13 min walk)	Drumgold – c. 0.7 km (7 min walk)	Train station – c. 1.7 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.6 km Local Link Bus Stop @ Esmonde Road – c. 0.9 km	Gaelscoil Inis Córthaidh – c. 1 km	<u>Boys Only</u> St. Mary's CBS – c. 2.1km <u>Girls Only</u> Coláiste Bríde– c. 1.3 km <u>Mixed</u> Enniscorthy Community College – c. 3.4 km	Community and Childcare Centre c. 1.2 km Slaney Medical Centre – c. 1.6 km	Vinegar Hill – c. 1.7 km Pitches permitted at Turret Rock Shamrocks GAA pitch – c. 2.3 km	Town Centre – c. 1.3km Neighbourhood Centre- c. 0.7 km Old Dublin Road Industrial Area – c. 3.8 km Enniscorthy Technology Park – c. 0.7 km St. John's Hospital – c. 2.7 km

Site No.	Location	Built-Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity To Neighbourhood Centre	Proximity to public transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/Planned Employment
							Primary	Post-Primary			
15	Salville	Adjoining	T2	Town Centre – c. 1.5km (15 min walk)	Drumgold) – c. 0.9 km (9 min walk)	Train station – c. 1.9 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.8 km Local Link Bus Stop @ Esmonde Road – c. 1.2 km	Gaelscoil Inis Córthaidh – c. 1.2 km	<u>Boys Only</u> St. Mary's CBS – c. 2.3km <u>Girls Only</u> Coláiste Bríde – c. 1.5 km <u>Mixed</u> Enniscorthy Community College – c. 3.6 km	Community and Childcare Centre c. 1.4 km Slaney Medical Centre – c. 1.8 km	Vinegar Hill – c. 1.9 km Pitches permitted at Turret Rock Shamrocks GAA pitch – c. 2.5 km	Town Centre – c. 1.5 km Neighbourhood Centre- c. 0.9 km Old Dublin Road Industrial Area – ca. 4 km Enniscorthy Technology Park – c. 0.5 km St. John's Hospital – c. 2.9 km
16	Killagoley	Adjoining	T2	Town Centre – c. 1.6 km (15 min walk)	Drumgold – c. 1 km (10 min walk)	Train station – c. 2 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 2.2 km Local Link Bus Stop @ Esmonde Road – c. 1.5 km	Gaelscoil Inis Córthaidh – c. 1.5 km	<u>Boys Only</u> St. Mary's CBS – c. 2.4 km <u>Girls Only</u> Coláiste Bríde – c. 1.4 km <u>Mixed</u> Enniscorthy Community College – c.3.7 km	Community and Childcare Centre c. 1.5 km Slaney Medical Centre – c. 1.9 km	Vinegar Hill – c. 2 km Shamrocks GAA club – c. 2.8 km Pitches permitted at Turret Rock	Town Centre – c. 1.6 km Neighbourhood Centre- c. 1 km Old Dublin Road Industrial Area – c. 4.1km Enniscorthy Technology Park – c. 0.5 km St. John's Hospital – c. 3km
17	(Rear of) St. John's Hospital	Yes	T1	Town Centre – c. 1.3 km (7 min walk)	Bellefield – c. 1.7 km (17 min walk)	Train station – c. 2 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.9 km Local Link Bus Stop @ Munster Hill – c. 0.3 km	St. Aidan's Primary School – c. 1.4 km	<u>Boys Only</u> St. Mary's CBS – c. 2.1km <u>Girls Only</u> Coláiste Bríde – c. 2.7 km <u>Mixed</u> Enniscorthy Community College – c. 2.3 km	St. John's Hospital – c. 2.1km Community workshop (Reach) – c. 0.7 km	Ajax AFC and St. Patricks Park adjacent	Town Centre – c. 1.3 km Neighbourhood Centre- c. 1.7 km Old Dublin Road Industrial Area – c. 3.3 km Enniscorthy Technology Park – c. 3 km St. John's Hospital- c. 2.1 km
18	Enniscorthy	Adjoining	T2	Town Centre – c. 0.9 km (9 min walk)	Bellefield – c. 1.6 km (16 min walk)	Train station – c. 1.9 km Bus Eireann & Wexford Bus	St. Aidan's Primary School – c. 1.3km	<u>Boys Only</u> St. Mary's CBS – c. 1.8 km <u>Girls Only</u>	St. John's Hospital – c. 2.1 km Community workshop (Reach) –	Enniscorthy Astro Pitch c. 1.9 km, Rugby Club 0.6 km and Sports Hub 0.8 km	Town Centre – c. 0.9 km Neighbourhood Centre- c. 1.9 km

Site No.	Location	Built-Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity To Neighbourhood Centre	Proximity to public transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/Planned Employment
							Primary	Post-Primary			
						@Templeshannon Bus Stop- c. 1.8 km Local Link Bus Stop @ Munster Hill – c. 1 km		Coláiste Bríde – c. 2.2 km <u>Mixed</u> Enniscorthy Community College – c. 2.1 km	c. 1.9 km	Enniscorthy Showgrounds (pitches) 0.7 km Ajax AFC c. 0.8km and pedestrian way to St. Patricks Park adjacent	Old Dublin Road Industrial Area- c. 3.4 km Enniscorthy Technology Park – c. 2.9 km St. John's Hospital- c. 2.4 km
19	Enniscorthy	Yes	T1	Town Centre – c. 0.9 km (9 min walk)	Bellefield – c. 1.6 km (8 min walk)	Train station – c. 1.9 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.8 km Local Link Bus Stop @ Cluain Charman, Cherryorchard – c. 0.5 km	St. Aidan's Primary School – ca. 1.3 km	<u>Boys Only</u> St. Mary's CBS – c. 1.6 km <u>Girls Only</u> Coláiste Bríde– c. 2 km <u>Mixed</u> Enniscorthy Community College – c. 1.9 km	St. John's Hospital – c. 1.8 km Community workshop (Reach) – c. 1.5 km	Enniscorthy Astro Pitch c. 1.9 km, Rugby Club 0.4 km and Sports Hub 0.6 km Enniscorthy Showgrounds (includes pitches) 0.5km Ajax AFC 0.6km and pedestrian way to St. Patricks Park	Town Centre – c. 0.9 km Neighbourhood Centre- c. 1.6 km Old Dublin Road Industrial Area – c. 3 km Enniscorthy Technology Park – c. 2.5 km St. John's Hospital – c. 1.8 km
20	Enniscorthy	Yes	T1	Town Centre – c. 0.6 km (6 min walk)	Bellefield – adjacent (1 min walk)	Train station – c. 1.4 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.3 km Local Link Bus Stop @ Bellefield – c. 0.2 km	St. Aidan's Primary School – c. 0.8 km	<u>Boys Only</u> St. Mary's CBS – c. 1.5 km <u>Girls Only</u> Coláiste Bríde – c. 2 km <u>Mixed</u> Enniscorthy Community College – c. 0.6 km	Community workshop (Reach) – adjacent Primary Healthcare Centre – c. 2.3 km	Bellefield Playground and GAA grounds adjacent Enniscorthy Astro Pitch – c. 0.1km Orchard Peace Park – c. 0.7 km Duffry Playground – c. 0.5 km Enniscorthy United Pitch – c. 0.6 km	Town Centre – c. 0.6 km Neighbourhood Centre- adjacent Old Dublin Road Industrial Area – c. 2.6 km Enniscorthy Technology Park – c. 2.3 km St. John's Hospital – c. 1.7 km
21	Milehouse	Yes	T2	Town Centre – c. 1 km (10 min walk)	Bellefield/ Forgeland – c. 0.5 km (5 min walk)	Train station – c. 1.9 km Bus Eireann & Wexford Bus	St. Aidan's Primary School – c. 1.3 km	<u>Boys Only</u> St. Mary's CBS – c. 2 km <u>Girls Only</u>	Community workshop (Reach) – c. 0.5 km Primary Healthcare	Bellefield Playground and GAA grounds adjacent	Town Centre – c. 1km Neighbourhood Centre- c. 0.5km

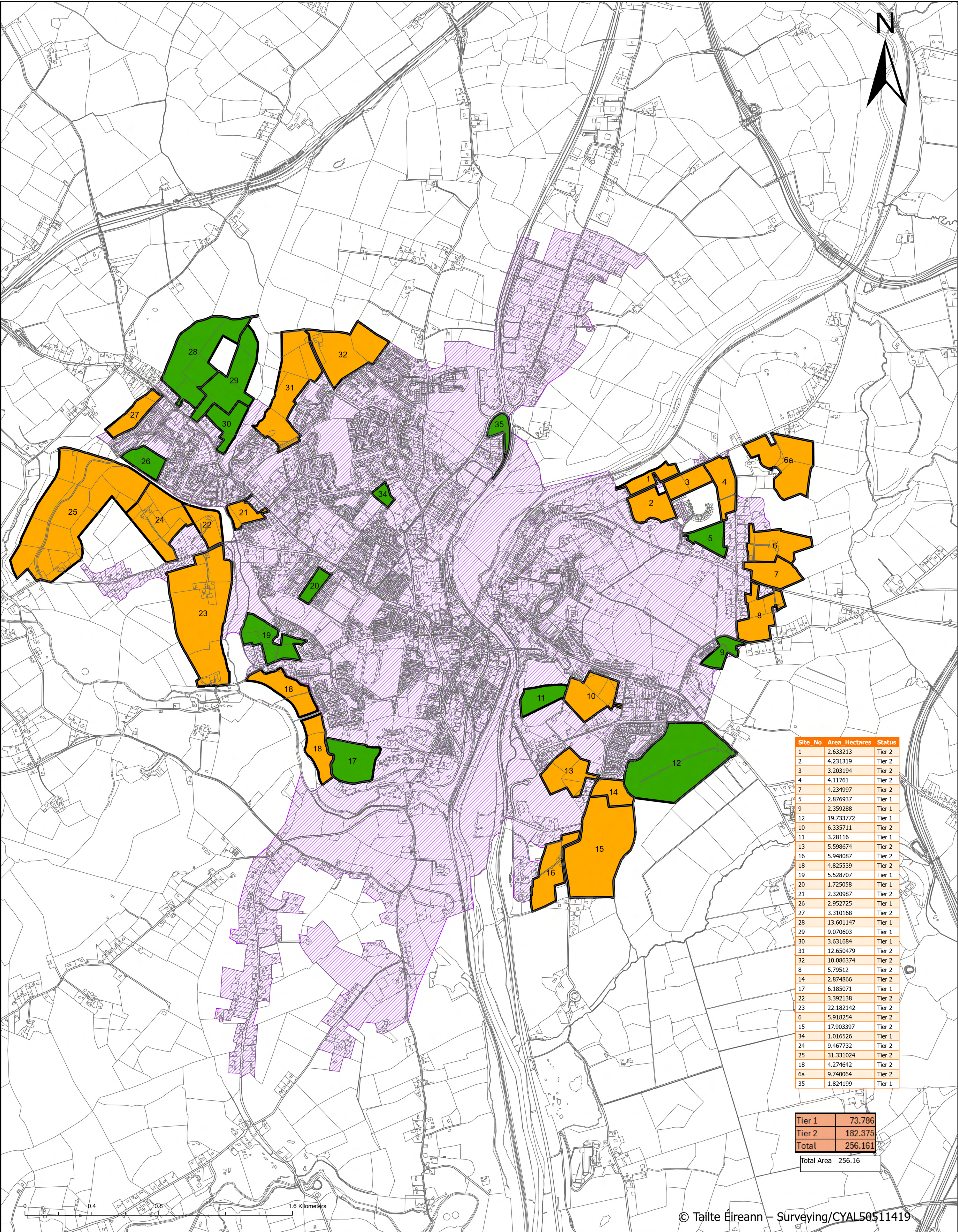
Site No.	Location	Built-Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity To Neighbourhood Centre	Proximity to public transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/Planned Employment
							Primary	Post-Primary			
						@Templeshannon Bus Stop- c. 1.8 km Local Link Bus Stop @ Milehouse Rd – c. 0.02 km		Coláiste Bríde – c. 2.4 km <u>Mixed</u> Enniscorthy Community College – adjacent	Centre – c. 2.6 km	Enniscorthy Astro Pitch – c. 0.6km Orchard Peace Park – c. 1 km Duffry Playground – c. 0.8 km Enniscorthy United Pitch – c. 0.6 km	Old Dublin Road Industrial Area – c. 3km Enniscorthy Technology Park – c. 2.9 km St. John's Hospital – c. 2.3 km
22	Cherryorchard	Partially	T2	Town Centre – c. 1.3 km (13 min walk)	Bellefield/ Forgeland's – c. 0.6 km (6 min walk)	Train station – c. 2.1 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 2.1 km Local Link Bus Stop @ Milehouse Rd – c. 0.2 km	St. Aidan's Primary School – ca. 1.5 km	<u>Boys Only</u> St. Mary's CBS – c. 2.2km <u>Girls Only</u> Coláiste Bríde – c. 2.8 km <u>Mixed</u> Enniscorthy Community College – c. 1 km	Community workshop (Reach) – c. 0.7 km Primary Healthcare Centre – c. 3km	Bellefield Playground and GAA grounds – c. 0.7 km Enniscorthy Astro Pitch – c. 0.8km Orchard Peace Park – c. 1.4 km Duffry Playground – c. 1.2 km Enniscorthy United Pitch – c. 1.2 km	Town Centre – c. 1.3km Neighbourhood Centre- c. 0.6km Old Dublin Road Industrial Area – c. 3.4km Enniscorthy Technology Park – c. 3.1 km St. John's Hospital – c. 2.6 km
23	Cherryorchard	Partially	T2	Town Centre – c. 1.2 km (12 min walk)	Bellefield/ Forgeland's – c. 0.4 km (4 min walk)	Train station – c. 2 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.8 km Local Link Bus Stop @ Milehouse Rd – c. 0.2 km	St. Aidan's Primary School – c. 1.3 km	<u>Boys Only</u> St. Mary's CBS – c. 2km <u>Girls Only</u> Coláiste Bríde – c. 2.6 km <u>Mixed</u> Enniscorthy Community College – c. 0.9 km	Community workshop (Reach) – c. 0.5 km Primary Healthcare Centre – c. 2.7km	Bellefield Playground and GAA grounds – c. 0.6 km Enniscorthy Astro Pitch – c. 0.7km Orchard Peace Park – c. 1.2 km Duffry Playground – c. 1 km Enniscorthy United Pitch – c. 1.1 km	Town Centre – c. 1.2km Neighbourhood Centre- c. 0.4km Old Dublin Road Industrial Area – c. 3.2km Enniscorthy Technology Park – c. 3 km St. John's Hospital – c. 2.2 km

Site No.	Location	Built-Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity To Neighbourhood Centre	Proximity to public transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/Planned Employment
							Primary	Post-Primary			
24	Cherryorchard	Partially	T2	Town Centre – c. 1.6 km (16 min walk)	Bellefield/ Forgeland – c. 0.9 km (9 min walk)	Train station – c. 2.4 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 2.4 km Local Link Bus Stop @ Milehouse Rd. – c. 0.5 km	St. Aidan's Primary School – c. 1.8 km	<u>Boys Only</u> St. Mary's CBS – c. 2.5km <u>Girls Only</u> Coláiste Bríde – c. 3.3 km <u>Mixed</u> Enniscorthy Community College – c. 1.3 km	Community workshop (Reach) – c. 1km Primary Healthcare Centre – c. 3.3km	Bellefield Playground and GAA grounds – c. 1 km Enniscorthy Astro Pitch – c. 1.1km Orchard Peace Park – c. 1.7 km Duffry Playground – c. 1.5 km Enniscorthy United Pitch – c. 1.5 km	Town Centre – c. 1.6km Neighbourhood Centre- c. 0.9km Old Dublin Road Industrial Area – c. 3.7km Enniscorthy Technology Park – c. 3.4 km St. John's Hospital – c. 2.9 km
25	Shingaun	No	T2	Town Centre – c. 2.7 km (27 min walk)	Forgeland – c. 0.8 km (6 min walk)	Train station – c. 3.5 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 3.3 km Local Link Bus Stop @ The Lyre – c. 0.5 km	St. Aidan's Primary School – c. 2.8 km	<u>Boys Only</u> St. Mary's CBS – c. 3.1km <u>Girls Only</u> Coláiste Bríde – c. 4.2 km <u>Mixed</u> Enniscorthy Community College – c. 1.7 km	Community workshop (Reach) – c. 2.6 km Primary Healthcare Centre – c. 4.2 km	Bellefield Playground and GAA grounds – c. 2km Enniscorthy Astro Pitch – c. 2.1 km, Orchard Peace Park – c. 2.7 km Duffry Playground – c. 2.6 km Enniscorthy United Pitch – c. 2.6 km	Town Centre – c. 2.7km Neighbourhood Centre- c. 0.8km Old Dublin Road Industrial Area – c. 4.6km Enniscorthy Technology Park – c. 4.5 km St. John's Hospital – c. 3.9 km
26	Shingaun	Yes	T1	Town Centre – c. 2.3 km (23 min walk)	Forgeland – c. 0.3 km (3 min walk)	Train station – c. 3.1 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 2.9 km Local Link Bus Stop @ The Lyre – c. 0.4 km	St. Aidan's Primary School – c. 2.5 km	<u>Boys Only</u> St. Mary's CBS – c. 3.1 km <u>Girls Only</u> Coláiste Bríde – c. 3.8 km <u>Mixed</u> Enniscorthy Community College – c. 1 km	Community workshop (Reach) – c. 1.7 km Primary Healthcare Centre – c. 3.8 km	Bellefield Playground and GAA grounds – c. 1.9km Enniscorthy Astro Pitch – c. 2 km Orchard Peace Park – c. 2.4 km Duffry Playground – c. 2.2 km	Town Centre – c. 2.3 km Neighbourhood Centre- c. 0.3 km Old Dublin Road Industrial Area – c. 4.2 km Enniscorthy Technology Park – c. 4 km St. John's Hospital – c. 3.6 km

Site No.	Location	Built-Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity To Neighbourhood Centre	Proximity to public transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/Planned Employment
							Primary	Post-Primary			
										Enniscorthy United Pitch – c. 2.2 km	
27	Shingaun	Yes	T2	Town Centre – c. 2 km (20 min walk)	Forgelands – c. 0.1 km (1 min walk)	Train station – c. 2.9 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 2.7 km Local Link Bus Stop @ The Lyre – c. 0.1 km	St. Aidan's Primary School – c. 2.2 km	<u>Boys Only</u> St. Mary's CBS – c. 3 km <u>Girls Only</u> Coláiste Bríde – c. 3.5 km <u>Mixed</u> Enniscorthy Community College – c. 1.1 km	Community workshop (Reach) – c. 1.5 km Primary Healthcare Centre – c. 3.6 km	Bellefield Playground and GAA grounds – c. 1.6 km Enniscorthy Astro Pitch - c. 1.8 k, Orchard Peace Park – c. 2.2 km Duffry Playground – c. 2 km Enniscorthy United Pitch – c. 2 km	Town Centre – c. 2km Neighbourhood Centre- c. 0.1 km Old Dublin Road Industrial Area – c. 4.1 km Enniscorthy Technology Park – c. 3.8 km St. John's Hospital – c. 3.3 km
28	Lyre	No	T1	Town Centre – c. 1.9 km (19 min walk)	Forgelands – adjacent (1 min walk)	Train station – c. 2.8 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 2.7 km Local Link Bus Stop @ The Lyre – c. 0.03 km	St. Aidan's Primary School – c. 2.1 km	<u>Boys Only</u> St. Mary's CBS – c. 2.8km <u>Girls Only</u> Coláiste Bríde – c. 3.4 km <u>Mixed</u> Enniscorthy Community College – c. 1 km	Community workshop (Reach) – c. 1.3 km Primary Healthcare Centre – c. 3.4 km	Bellefield Playground and GAA grounds – c. 1.5km Enniscorthy Astro Pitch – c. 1.6km Orchard Peace Park – c. 2 km Duffry Playground – c. 1.8 km Enniscorthy United Pitch – c. 1.9 km	Town Centre – c. 1.9km Neighbourhood Centre- adjacent Old Dublin Road Industrial Area – c. 4km Enniscorthy Technology Park – c. 3.7 km St. John's Hospital – c. 3.2 km
29	Lyre	No	T1	Town Centre – c. 1.8 km (18 min walk)	Neighbourhood Centre (Forgelands) – adjacent (1 min walk)	Train station – c. 2.6 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 2.5 km Local Link Bus	St. Aidan's Primary School – c. 2km	<u>Boys Only</u> St. Mary's CBS – c. 2.7km <u>Girls Only</u> Coláiste Bríde – c. 3.3 km <u>Mixed</u> Enniscorthy	Community workshop (Reach) – c. 1.2 km Primary Healthcare Centre – c. 3.3 km	Bellefield Playground and GAA grounds – c. 1.3km Enniscorthy Astro Pitch – c. 1.5 km Orchard Peace Park – c. 1.9 km	Town Centre – c. 1.8km Neighbourhood Centre- adjacent Old Dublin Road Industrial Area – c. 3.8km Enniscorthy Technology Park – c. 3.5 km

Site No.	Location	Built-Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity To Neighbourhood Centre	Proximity to public transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/Planned Employment
							Primary	Post-Primary			
						Stop @ The Lyre – c. 0.1 km		Community College – ca. 0.8 km		Duffry Playground- c. 1.7 km Enniscorthy United Pitch – c. 1.8 km	St. John's Hospital – c. 3 km
30	Lyre	Yes	T1	Town Centre – c. 1.4 km (14 min walk)	Forgelands – c. 0.4 km (4 min walk)	Train station – c. 2.3 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 2.1 km Local Link Bus Stop @ Milehouse Rd – c. 0.3 km	St. Aidan's Primary School – c. 1.6 km	<u>Boys Only</u> St. Mary's CBS – c. 2.4 km <u>Girls Only</u> Coláiste Bríde – c. 2.9 km <u>Mixed</u> Enniscorthy Community College – c. 0.5 km	Community workshop (Reach) – c. 0.9km Primary Healthcare Centre – c. 3 km	Bellefield Playground and GAA grounds – c. 1.2 km Enniscorthy Astro Pitch – c. 1.3km Orchard Peace Park – c. 1.7 km Duffry Playground – c. 1.5 km Enniscorthy United Pitch – c. 1.4 km	Town Centre – c. 1.4 km Neighbourhood Centre- c. 0.4 km Old Dublin Road Industrial Area – c. 3.5 km Enniscorthy Technology Park – c. 3.2 km St. John's Hospital – c. 2.7 km
31	Greenville	Partially	T2	Town Centre – c. 1.8 km (18 min walk)	Bellefield – c. 2.2 km (8 min walk)	Train station – c. 2.4 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 2.2 km Local Link Bus Stop @ Milehouse Rd – c. 0.4 km	St. Aidan's Primary School – c. 1.6 km	<u>Boys Only</u> St. Mary's CBS – c. 2.7 km <u>Girls Only</u> Coláiste Bríde – c. 3.3 km <u>Mixed</u> Enniscorthy Community College – c. 3km	Primary Healthcare Centre – c. 2.1 km	Bellefield Playground and GAA grounds – c. 2.5 km Orchard Peace Park – c. 1.7 km Duffry Playground – c. 1.8 km Enniscorthy United Pitch – c. 2 km	Town Centre – c. 1.8 km Neighbourhood Centre- c. 2.2 km Old Dublin Road Industrial Area – c. 2.7 km Enniscorthy Technology Park – c. 3.4 km St. John's Hospital – c. 2.9 km
32	Moyne Upper	Adjoining	T2	Town Centre – c. 1.7 km (17 min walk)	Bellefield – c. 2.3 km (23 min walk)	Train station – c. 2.2 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 2 km Local Link Bus	St. Aidan's Primary School – c. 1.5 km	<u>Boys Only</u> St. Mary's CBS – c. 2.6km <u>Girls Only</u> Coláiste Bríde – c. 3.2 km <u>Mixed</u>	Primary Healthcare Centre – c. 2km	Bellefield Playground and GAA grounds – c. 2.4 km Orchard Peace Park – c. 1.6 km Duffry Playground –	Town Centre – c. 1.7 km Neighbourhood Centre- c. 2.3 km Old Dublin Road Industrial Area – c. 2.5 km Enniscorthy Technology

Site No.	Location	Built-Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity To Neighbourhood Centre	Proximity to public transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/Planned Employment
							Primary	Post-Primary			
						Stop @ Moyne Upper – c. 1.5 km		Enniscorthy Community College – c. 2.9 km		c. 1.7 km Enniscorthy United Pitch – c. 1.9 km	Park – c. 3.4 km St. John's Hospital – c. 2.8 km
34	Moran Park	Yes	T1	Town Centre – c. 0.9 km (9 min walk)	Bellefield – c. 1.4 km (14 min walk)	Train station – c. 1.5 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.3 km Local Link Bus Stop @ Moyne Upper – c. 0.6 km	St. Aidan's Primary School – c. 0.8 km	<u>Boys Only</u> St. Mary's CBS – c. 1.9 km <u>Girls Only</u> Coláiste Bríde – c. 2.5 km <u>Mixed</u> Enniscorthy Community College – c. 2.2 km	Community workshop (Reach) – c. 1.5 km Primary Healthcare Centre – c. 1.2 km	Enniscorthy United AFC Pitch adjacent	Town Centre – c. 0.9 km Neighbourhood Centre- c. 1.4 km Old Dublin Road Industrial Area – c. 1.7 km Enniscorthy Technology Park – c. 2.5 km St. John's Hospital – c. 2 km
35	Blackstoops	Yes	T1	Town Centre – c. 0.8 km (8 min walk)	Bellefield – c. 1.4 km (14 min walk)	Train station – c. 1.6 km Bus Eireann & Wexford Bus @Templeshannon Bus Stop- c. 1.5 km Local Link Bus Stop @ Moyne Upper – c. 1.5 km	St. Aidan's Primary School – c. 1 km	<u>Boys Only</u> St. Mary's CBS – c. 1.9 km <u>Girls Only</u> Coláiste Bríde – c. 2 km <u>Mixed</u> Enniscorthy Community College – c. 2.1 km	Community workshop (Reach) – c. 1.4 km Primary Healthcare Centre – c. 0.3 km	Bellefield Playground and GAA grounds – c. 1.2 km Orchard Peace Park – c. 1.1 km Duffry Playground – c. 1.2 km Enniscorthy United Pitch – c. 1.5 km	Town Centre – c. 0.8 km Neighbourhood Centre- c. 1.4 km Old Dublin Road Industrial Area – c. 0.1 km Enniscorthy Technology Park – c. 2.6 km St. John's Hospital – c. 2.2 km



Site No	Area Hectares	Status
1	2.633213	Tier 2
2	4.231319	Tier 2
3	3.203194	Tier 2
4	4.11761	Tier 2
7	4.234997	Tier 2
5	2.876937	Tier 1
9	2.359288	Tier 1
12	19.733772	Tier 1
10	6.335711	Tier 2
11	3.28116	Tier 1
13	5.598674	Tier 2
16	5.948087	Tier 2
18	4.825539	Tier 2
19	5.528707	Tier 1
20	1.725058	Tier 1
21	2.320987	Tier 2
26	2.952725	Tier 1
27	3.310168	Tier 2
28	13.601147	Tier 1
29	9.070603	Tier 1
30	3.631684	Tier 1
31	12.650479	Tier 2
32	10.086374	Tier 2
8	5.79512	Tier 2
14	2.874866	Tier 2
17	6.185071	Tier 1
22	3.392138	Tier 2
23	22.182142	Tier 2
6	5.918254	Tier 2
15	17.903397	Tier 2
34	1.016526	Tier 1
24	9.467732	Tier 2
25	31.331024	Tier 2
18	4.274642	Tier 2
6a	9.740064	Tier 2
35	1.824199	Tier 1

Tier 1	73.786
Tier 2	182.375
Total	256.161
Total Area 256.16	

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LEGEND

- Tier 1
- Tier 2
- Urban Area

Enniscorthy Served Land Assessment

Drawn By: RMCD	Checked By: FF
Date: April 2026	Map No:

2.3 New Ross Town Settlement Capacity Audit

Strategic Overview:

Water Infrastructure

Uisce Éireann's 10-Year Water Supply Capacity Register published in August 2025 outlines that the purpose of the register is to provide an indication of the available capacity to support 2034 population targets in a Water Resource Zone. The register indicates that there is capacity available to accommodate a population of approximately 9,343 P.E. Some constraints exist and additional analysis of Pre-connection Enquiries and Connection Applications will be undertaken as required by UÉ on an individual basis considering their specific load requirements. Improvement proposals will include but are not limited to leakage reduction and/or capital investment. These proposals will be required to maintain/improve levels of service as demand increases. These proposals will be developed and prioritised through the National Water Resources Plan and investment.

Wastewater Infrastructure

There is currently capacity in the wastewater treatment plant to cater for the population growth during the plan period. The plant has a design capacity of 16,000 P.E. with estimated spare capacity of 4,986 P.E. according to the UÉ Wastewater Treatment Capacity Register published in August 2025.

Surface Water Management

The surface water network is generally combined with the wastewater system in the older parts of the town with newer parts of the town being served by separate foul and surface networks. New Development will be required to incorporate sustainable and nature-based solutions.

Transport Infrastructure

Roads

New Ross Town is located in the centre of the South-East and is a gateway to adjoining counties Waterford and Kilkenny. Main routes include The N25 (Rosslare

Europort to Cork via Waterford) New Ross By-Pass, the N30 which connects the N25 from New Ross with the M11 motorway and links the town to the Eastern Economic and Transport Corridor and the R700 New Ross to Kilkenny City.

Public Transport

Bus services are operated by Bus Éireann, Wexford Bus and Local Link Wexford and include the following:

- Bus Éireann: Services operating to/from Wexford and Waterford City departing from The Quays.
- Wexford Bus: Route 340 to/from Wexford to Waterford City departing from The Quays.
- Local Link Wexford: TFI Local Link serves New Ross with routes connecting to Enniscorthy (359, 368), Wellingtonbridge (392), Hook Head (399), Wexford (via Fethard/Adamstown 373/371), and Carlow (887)

Active Travel

An Active Travel route is proposed along the R723 from Kents Cross Roundabout to Oaklands Roundabout as indicated on Map 9.

The developing South-East Greenway will contribute to active travel for both residents of the town and visitors alike.

Table 3: New Ross Serviced Land Assessment

Site No.	Location	Built-Up Area	Extant Permission	Site Size (Ha.)	Water	Wastewater	Road Access	Footpath	Street Lighting	Tier	Services required to develop this site
1	Knockavilla	Yes	None	1.7	3" diameter water main in the R700 - upgrade likely required as the main is less than 80mm diameter	This parcel is not served by the existing pipe network.	Yes, access onto R700-3.	Yes	Yes	T2 Due to wastewater and water	Wastewater extension required Water mains upgrade
2	Knockavilla	Adjoining	None	6.0	110mm diameter water main in the road adjacent to the southern boundary of the site. Trunk water mains also located in the road.	This parcel is not served by the existing pipe network.	Yes, access onto L8037	None on site side of L8037 but present on opposite side of road.	None on this side of L8037 but present on opposite side of road.	T2 Due to wastewater, footpaths and street lighting	Wastewater extension required Footpaths and street lighting
3	Bawnmore	Adjoining	None	1.8	100mm diameter water mains located in The Bawnmore and L4007 The Maudlins	Castlemoyle WWPS located on the western side of The Bawnmore, opposite the site. 225mm sewer located in The Bawnmore and 225mm sewer located in the Maudlins	Yes, access onto the L4007	Present on opposite side of road (L4007).	Present on opposite side of road (L4007).	T2 Due to access, foot paths and street lighting	Wastewater extension required Footpaths and street lighting
4	Bawnmore	Partly	None	8.8	100mm diameter water mains located in The Bawnmore and L4007 The Maudlins	Castlemoyle WWPS located on the western side of The Bawnmore, opposite the site. 225mm sewer located in The Bawnmore and 225mm sewer located in the Maudlins	Yes, access onto the L8038-1 and the L4007	Yes	Yes	T1	Site is serviced
5	Bawnmore	Yes	None	1.8	100mm diameter water main located in L4007 The Maudlins	225mm diameter sewer located in The Maudlins L4007, approx. 115m away (leading to Bawnmore Terrace WWPS)	Yes, access onto the L4007	Yes	Yes	T1	Site is serviced

Variation No. 1 of the Wexford County Development Plan 2022-2028

Site No.	Location	Built-Up Area	Extant Permission	Site Size (Ha.)	Water	Wastewater	Road Access	Footpath	Street Lighting	Tier	Services required to develop this site
5a	Commons or Newtown	Yes	Reconstruction and restoration of vacant and semi-derelict structure for 5 dwellings under planning register 20240280	0.95	100mm diameter water main located in the adjacent L4007-8.	100mm diameter sewer located in adjacent L4007-8.	Yes, access onto the L4007-8 and L8037-2.	Yes	Street lighting along the L8037-2. No street lighting along the L4007-8.	T2 Due to water, wastewater, footpath and street lighting.	Water mains upgrade likely required. Sewer mains upgrade likely required. Street lighting required along the L4007-8.
6	Castlemoyle	Yes	LAC2407 (92 no. residential units, full-size soccer pitch, smaller training/astro turf pitch, parking area and changing facilities)	4.3	There is an existing pipe network in the adjoining roads.	There is an existing pipe network in the adjoining roads.	Yes, access onto the L8038	Yes	Yes	T1	Site is serviced
7	Irishtown/ Reddysland	Yes	None	1.4	Landlocked site - network in the adjacent housing estate to the east or long extension required - closest water main (100mm diameter) in the public road is approx. 340m away in L4007 The Maudlins	Landlocked site - network in the adjacent housing estate to the east or long extension required - closest sewer (225mm diameter) in the public road is approx. 340m away in L4007	No	No	No	T2 Due to water, wastewater, access, footpaths and street lighting	Wastewater and water mains extension required. Access would need to be provided. Footpaths and street lighting
8	Irishtown/ Reddysland	Yes	LAC2404 (22 no. housing units)	1.1	Adjoining housing estate.	Adjoining housing estate.	Yes, into Cluain Fada estate	Yes	Yes	T1	Site is serviced
9	Redhouse	Yes	None	3.3	This parcel is not served by the existing pipe network Water mains on R700 approx. 50 metres west of the site.	This parcel is not served by the existing pipe network Closest sewer is a 225mm diameter sewer in Wexford Street, approx. 110m west of the site.	Yes, access onto L8042-1 and R700	Yes, to the edge of the site.	No	T2 Due to water, wastewater, footpaths and street lighting	Wastewater and water mains extension and upgrades required. Footpaths and street lighting
10	Portersland	No	None	3.8	This parcel is not served by or in close proximity to	This parcel is not served by or in close proximity to	Yes, access onto L8042 and R723.	No	No	T2	Wastewater and water mains extension and upgrade required

Variation No. 1 of the Wexford County Development Plan 2022-2028

Site No.	Location	Built-Up Area	Extant Permission	Site Size (Ha.)	Water	Wastewater	Road Access	Footpath	Street Lighting	Tier	Services required to develop this site
					the existing pipe network.	the existing pipe network				Due to water, wastewater, footpaths and street lighting	Footpaths and street lighting.
11	Portersland	Adjoining	None	4.3	This parcel is not served by the existing pipe network	This parcel is not served by the existing pipe network	Yes, access onto L8042 and R723.	No	No	T2 Due to water, wastewater, footpaths and street lighting	Wastewater and water mains extension and upgrade required Footpaths and street lighting
12	Chambersland	Yes	20251010W - 50 units (Within appeal period)	7.4	There is an existing pipe network in the adjoining roads.	There is an existing pipe network in the adjoining roads.	Yes, access onto the L4020-1.	Yes	Yes	T1	Site is serviced
13	Oaklands (Site south of Brandon House Hotel)	Adjoining	No	0.9	110mm diameter water main in the R723, approx. 30m away	375mm diameter trunk sewer in the R723	Yes, access onto L45004 and R723-3	Yes	Yes	T1	Site is serviced
15	Millbanks	Yes	No	0.7	150mm diameter water main in Millbank Grove	150mm diameter sewer in Millbank Grove	Yes, access onto L8520,	No	No	T2 Due to wastewater, access, footpaths and street lighting	Wastewater and Water extension required. Footpath and streetlighting upgrades.
16	Rosbercon	Yes	LAC2507 - 50 units	1.5	4" diameter water main in Schoolhouse Road, 250mm diameter water main in the R723, and 4" diameter water main in the R704	225mm diameter sewer in Schoolhouse Road, 300mm diameter trunk sewer in the R723, and 375mm diameter trunk sewer in the R704. Rosbercon WWPS on the opposite side of the R723.	Yes, access onto the R723 and R704	Yes	Yes	T1	Site is serviced
17	Mountgarrett	Yes	No	1.3	This parcel is not served by the existing pipe network	225mm diameter sewer in Craywell Road	Yes, access onto the R700	No	No	T2 Due to water	Water, footpaths and street lighting

Variation No. 1 of the Wexford County Development Plan 2022-2028

Site No.	Location	Built-Up Area	Extant Permission	Site Size (Ha.)	Water	Wastewater	Road Access	Footpath	Street Lighting	Tier	Services required to develop this site
18	Mountgarrett	Yes	No	1.0	3" diameter water main runs through the site, near the northern boundary - upgrade likely required as the main is less than 80mm diameter	This parcel is not served by the existing pipe network	Yes, access onto the R700.	Yes	Yes	T2 Due to Water, Wastewater and access	Wastewater and water upgrade required
19	Mountgarrett	Yes	No	2.1	1.5" and 3" diameter water mains within the site. The water mains would need to be protected/diverted. Upgrade likely required as the mains are less than 80mm diameter.	This parcel is not served by the existing pipe network	Yes, access onto the R700.	Yes	Yes	T2 Due to Water and Wastewater	Wastewater and water upgrade required

Table 4 – New Ross Spatial Planning Considerations¹

Site No.	Location	Built Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity to Neighbourhood Centre	Proximity to Public Transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/ Planned Employment
							Primary	Post-Primary			
1	Knockavilla	Yes	T2	Town Centre – c. 1.1 km (12 min walk)	Irishtown – c. 1km (10 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross– c. 1.7 km Local Link Bus stop @ Willow Park, Knockavilla c. 0.1 km	New Ross Educate Together National School – c. 0.2km	<u>Boys Only</u> Good Counsel College - c. 1.3km <u>Girls Only</u> St. Mary's Secondary School – c. 1.3km <u>Mixed</u> Christian Brothers Secondary School - c. 0.9km	New Ross Community Hospital -c. 2.7 km	Within 0.3km of Geraldine O'Hanrahan GAA Club Within 1.2km of the Apex New Ross Swimming Pool. Within 1.4 km of High Hill. Within 1.8km of Library Park Within 2km of Woodbine Close MUGA	Town Centre – c. 1.1 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 2.5 km Butlersland Industrial Estate - c. 3km Marshmeadows Oaklands – c. 3km
2	Knockavilla	Adjoining	T2	Town Centre – c. 1.1 km (12 min walk)	Irishtown – c. 1km (10 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross– c. 1.8 km Local Link Bus Stop @ Willow Park, Knockavilla – c. 0.4 km	New Ross Educate Together National School – c. 0.2 km	<u>Boys Only</u> Good Counsel College - c. 1.3 km <u>Girls Only</u> St. Mary's Secondary School – c. 1.3 km <u>Mixed</u> Christian Brothers Secondary School - c. 0.9 km	New Ross Community Hospital – c. 2.7 km	Within 0.3km of Geraldine O'Hanrahan GAA Club Within 1.2km of the Apex New Ross Swimming Pool. Within 1.4 km of High Hill. Within 1.8km of Library Park Within 2km of Woodbine Close MUGA	Town Centre – c. 1.1 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 2.5 km Butlersland Industrial Estate - c. 3km Marshmeadows Oaklands – c. 3km

¹ All measurements taken by road unless states otherwise.

Site No.	Location	Built Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity to Neighbourhood Centre	Proximity to Public Transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/ Planned Employment
							Primary	Post-Primary			
3	Bawnmore	Adjoining	T2	Town Centre – c. 1.3 km (14 min walk)	Irishtown – c. 0.8 km (8min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross– c. 1.9 km Local Link Bus Stop @ Willow Park, Knockavilla - c. 1.4 km	Bunscoil Nic Amhlaidh & Bunscoil Ris) – 0.2km	<u>Boys Only</u> Good Counsel College - c. 1.1km <u>Girls Only</u> St. Mary's Secondary School – c. 0.6km <u>Mixed</u> Christian Brothers Secondary School - c. 1.2km	New Ross Community Hospital – c.2.5 km	Within 0.6km of Geraldine O'Hanrahan GAA Club Within 0.8km of the Apex New Ross Swimming Pool. Within 1.2 km of High Hill. Within 1.6km of Library Park Within 0.6km of Woodbine Close MUGA (potential for short distance through site design)	Town Centre – c. 1.3 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 2.1 km Butlersland Industrial Estate - c. 3 km Marshmeadows Oaklands – c. 3km
4	Bawnmore	Partly	T1	Town Centre – c. 1.2 km (14 min walk)	Irishtown – c. 0.5km (5 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross– c. 1.6 km Local Link Bus Stop @ Willow Park, Knockavilla - c. 1.4 km	New Ross Educate Together National School – c. 0.7 km	<u>Boys Only</u> Good Counsel College - c. 0.8 km <u>Girls Only</u> St. Mary's Secondary School – c. 0.2 km <u>Mixed</u> Christian Brothers Secondary School - c. 1.0 km	New Ross Community Hospital – c. 2.4 km	Within 0.5km of Geraldine O'Hanrahan GAA Club Within 0.7km of the Apex New Ross Swimming Pool. Within 1km of High Hill. Within 1.4km of Library Park Within 0.4km of Woodbine Close MUGA	Town Centre – c. 1.2 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 2km Butlersland Industrial Estate - c. 2.6 km Marshmeadows Oaklands – c. 2.9km
5	Bawnmore	Yes	T1	Town Centre – c. 1.3 km (14 min walk)	Irishtown – c. 1 km (10 min walk)	Bus Eireann & Wexford Bus Stop @ The	Bunscoil Nic Amhlaidh &	<u>Boys Only</u>	New Ross Community Hospital – c.2.5 km	Within 1.2km of Geraldine	Town Centre – c. 1.3 km

Site No.	Location	Built Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity to Neighbourhood Centre	Proximity to Public Transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/ Planned Employment
							Primary	Post-Primary			
						Quay, New Ross– c. 2.4km Local Link Bus Stop @ Mount Carmel, The Bosheen – c. 1.1km	Bunscoil – c. 0.6km	Good Counsel College - c. 1.1km <u>Girls Only</u> St. Mary's Secondary School – c. 0.6km <u>Mixed</u> Christian Brothers Secondary School - c. 1.3km		O'Hanrahan GAA Club Within 1.2km of the Apex New Ross Swimming Pool. Within 1.4km of High Hill. Within 1.8km of Library Park Within 0.4km of Woodbine Close MUGA	Bosheen Road (South) (R700) Retail & Commercial Area – c. 2.4 km Butlersland Industrial Estate - c. 3km Marshmeadows Oaklands – c. 3km
5a	Commons or Newtown	Yes	T2	Town Centre – c. 1.5 km (15 min walk)	Irishtown – c. 1.2 km (12 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross– c. 2.6 km Local Link Bus Stop @ Mount Carmel, The Bosheen – c. 1.3 km	Bunscoil Nic Amhlaidh & Bunscoil – c. 0.8 km	<u>Boys Only</u> Good Counsel College - c. 1.3 km <u>Girls Only</u> St. Mary's Secondary School – c. 0.8 km <u>Mixed</u> Christian Brothers Secondary School - c. 1.5 km	New Ross Community Hospital – c.2.7 km	Within 1.4 km of Geraldine O'Hanrahan GAA Club Within 1.4 km of the Apex New Ross Swimming Pool. Within 1.6 km of High Hill. Within 2 km of Library Park Within 0.6 km of Woodbine Close MUGA	Town Centre – c. 1.5 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 2.6 km Butlersland Industrial Estate - c. 3.2 km Marshmeadows Oaklands – c. 3.2 km
6	Castlemoyle	Yes	T1	Town Centre – c. 1.4 km (15 min walk)	Irishtown – c. 0.9 km (9 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross – c. 1.9 km	Bunscoil Nic Amhlaidh & Bunscoil Ris – 0.01km	<u>Boys Only</u> Good Counsel College - c. 1.3km <u>Girls Only</u> St. Mary's Secondary	New Ross Community Hospital – c.2.5 km	Within 0.8km of Geraldine O'Hanrahan GAA Club Within 0.9km of Woodbine Close MUGA	Town Centre – c. 1.4 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 2.1 km

Site No.	Location	Built Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity to Neighbourhood Centre	Proximity to Public Transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/ Planned Employment
							Primary	Post-Primary			
						Local Link Bus Stop @ Mount Carmel, The Bosheen – c. 1.1km Local Link Bus Stop @ Willow Park, Knockavilla - c. 1.5km		School) – c. 0.6km <u>Mixed</u> Christian Brothers Secondary School) - c. 1.4km		Within 1.2km of the Apex New Ross Swimming Pool. Within 1.6km of High Hill. Within 1.6km of Mount Carmel Pocket Park Within 1.7km of Library Park	Butlersland Industrial Estate - c. 3km Marshmeadows Oaklands – c. 3.1km
7	Irishtown/ Reddysland	Yes	T2	Town Centre – c. 1.4 km (15 min walk)	Irishtown – c. 1.1 km (11 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross – c. 1.9 km Local Link Bus Stop @ Mount Carmel, The Bosheen - c. 0.6km	Bunscoil Nic Amhlaidh & Bunscoil Ris – 0.6km	<u>Boys Only</u> Good Counsel College - c. 1.1km <u>Girls Only</u> St. Mary's Secondary School) – c. 0.6km <u>Mixed</u> Christian Brothers Secondary School) - c. 1.4km	New Ross Community Hospital – c. 2.7 km	Within 1.7km of Geraldine O'Hanrahan GAA Club Within 0.7km of Woodbine Close MUGA Within 0.7km of the Apex New Ross Swimming Pool. Within 1.7km of High Hill. Within 1.8km of Library Park	Town Centre – c. 1.4 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 2.1 km Butlersland Industrial Estate - c. 3km Marshmeadows Oaklands – c. 4.6km
8	Irishtown/ Reddysland	Yes	T1	Town Centre – c. 1.4 km (15 min walk)	Irishtown – c. 1.1 km (11 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross – c. 1.9 km Local Link Bus Stop @ Mount Carmel, The	Bunscoil Nic Amhlaidh & Bunscoil Ris – 0.6km	<u>Boys Only</u> Good Counsel College - c. 1.1km <u>Girls Only</u> St. Mary's Secondary School) – c. 0.6km	New Ross Community Hospital – c. 2.5 km	Within 1.7km of Geraldine O'Hanrahan GAA Club Within 0.7km of Woodbine Close MUGA	Town Centre – c. 1.4 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 2.1 km Butlersland Industrial Estate - c. 3km

Site No.	Location	Built Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity to Neighbourhood Centre	Proximity to Public Transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/ Planned Employment
							Primary	Post-Primary			
						Bosheen - c. 0.6km		<u>Mixed</u> Christian Brothers Secondary School) - c. 1.4km		Within 0.7km of the Apex New Ross Swimming Pool. Within 1.7km of High Hill. Within 1.8km of Library Park	Marshmeadows Oaklands – c. 4.6km
9	Redhouse	Yes	T2	Town Centre – c.0.9 km (10min walk)	Irishtown – c. 0.8km (8 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross – c. 1.2 km Local Link Bus Stop @ Mount Carmel, The Bosheen - c. 0.2km	New Ross Educate Together National School – 1.5km	<u>Boys Only</u> Good Counsel College - c. 0.6km <u>Girls Only</u> St. Mary's Secondary School) – c. 1.1km <u>Mixed</u> Kennedy College - c. 0.06km	New Ross Community Hospital – c. 1 km	Within 0.2km of Mount Carmel Playground Within 0.6km of the Apex New Ross Swimming Pool. Within 0.7km of Windmill Lane (The Grant) Within 0.9km of High Hill. Within 0.9km of Library Park Within 1.2km of New Ross Rugby Club Within 1.4km of New Ross Celtic Within 1.8km of Woodbine Close MUGA	Town Centre – c. 0.9 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 0.5 km Butlersland Industrial Estate - c. 1.3 km Marshmeadows Oaklands – c. 2.9 km
10	Portersland	No	T2	Town Centre – c. 1.3 km (13 min walk)	Irishtown – c. 1.6km (16 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New	New Ross Educate Together National School – 2.1km	<u>Boys Only</u> Good Counsel College - c. 1.2km	New Ross Community Hospital – c. 1.7 km	Within 0.8km of Mount Carmel Playground	Town Centre – c. 1.3 km Bosheen Road (South) (R700) Retail &

Site No.	Location	Built Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity to Neighbourhood Centre	Proximity to Public Transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/ Planned Employment
							Primary	Post-Primary			
						Ross – c. 1.8 km Local Link Bus Stop @ Tesco - c. 1.0 km		<u>Girls Only</u> St. Mary's Secondary School) – c. 1.7km <u>Mixed</u> Kennedy College - c. 0.7km		Within 1.2km of the Apex New Ross Swimming Pool. Within 1.4km of Windmill Lane (The Grant) Within 1.9km of High Hill. Within 1.5km of Library Park Within 1.8km of New Ross Rugby Club Within 2km of New Ross Celtic Within 2.4km of Woodbine Close MUGA	Commercial Area – c. 1.1 km Butlersland Industrial Estate - c. 1.9km Marshmeadows Oaklands – c. 3.5km
11	Portersland	Adjoining	T2	Town Centre – c. 1.2km (12 min walk)	Irishtown – c. 1.5km (15 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross – c. 1.7 km Local Link Bus Stop @ Tesco - c. 0.6km Local Link Bus Stop @ Deerpark, Chambersland - c. 0.4km	New Ross Educate Together National School – 2.1km	<u>Boys Only</u> Good Counsel College - c. 1.2km <u>Girls Only</u> St. Mary's Secondary School) – c. 1.7km <u>Mixed</u> Kennedy College - c. 0.7 km	New Ross Community Hospital – c. 1.5 km	Within 0.8km of Mount Carmel Playground Within 1.2km of the Apex New Ross Swimming Pool. Within 1.4km of Windmill Lane (The Grant) Within 1.9km of High Hill. Within 1.5km of Library Park	Town Centre – c. 1.2 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 1.1 km Butlersland Industrial Estate - c. 1.9km Marshmeadows Oaklands – c.3.5km

Site No.	Location	Built Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity to Neighbourhood Centre	Proximity to Public Transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/ Planned Employment
							Primary	Post-Primary			
										Within 1.8km of New Ross Rugby Club Within 2km of New Ross Celtic Within 2.4km of Woodbine Close MUGA	
12	Chambersland	Yes	T1	Town Centre – c. 0.8 km (8 min walk)	Irishtown – c. 0.8km (8 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross – c. 1.4 km Local Link Bus Stop @ Chambersland, Nash Turn- c. 0.3km Local Link Bus Stop @ Deerpark, Chambersland - c. 0.3km	New Ross Educate Together National School – 2.1km	<u>Boys Only</u> Good Counsel College - c. 1.2km <u>Girls Only</u> St. Mary's Secondary School) – c. 1.7km <u>Mixed</u> Kennedy College - c. 0.6km	New Ross Community Hospital – c. 1.1 km	Within 0.9km of Mount Carmel Playground Within 1km of Windmill Lane (The Grant) Within 1.2km of Library Park Within 1.2km of the Apex New Ross Swimming Pool. Within 1.9km of High Hill. Within 1.7km of New Ross Celtic Within 1.3km of New Ross Rugby Club	Town Centre – c. 0.8 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 1 km Butlersland Industrial Estate - c. 0.9 km Marshmeadows Oaklands – c.2.4 km
13	Oaklands (Site south of Brandon House Hotel)	Adjoining	T1	Town Centre – c.0.8 km (8 min walk)	Rosbercon – c. 1.5km (16 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross – c. 1.3 km Local Link Bus Stop @	St Canices Convent – c. 2.8 km	<u>Boys Only</u> Good Counsel College - c. 3 km <u>Girls Only</u> Our Lady of Lourdes Secondary	New Ross Community Hospital – c. 1.3 km	Within 0.5 of Pearse Park and MUGA Within 1.6km of Windmill Lane (The Grant)	Town Centre – c. 0.8 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 1.6 km

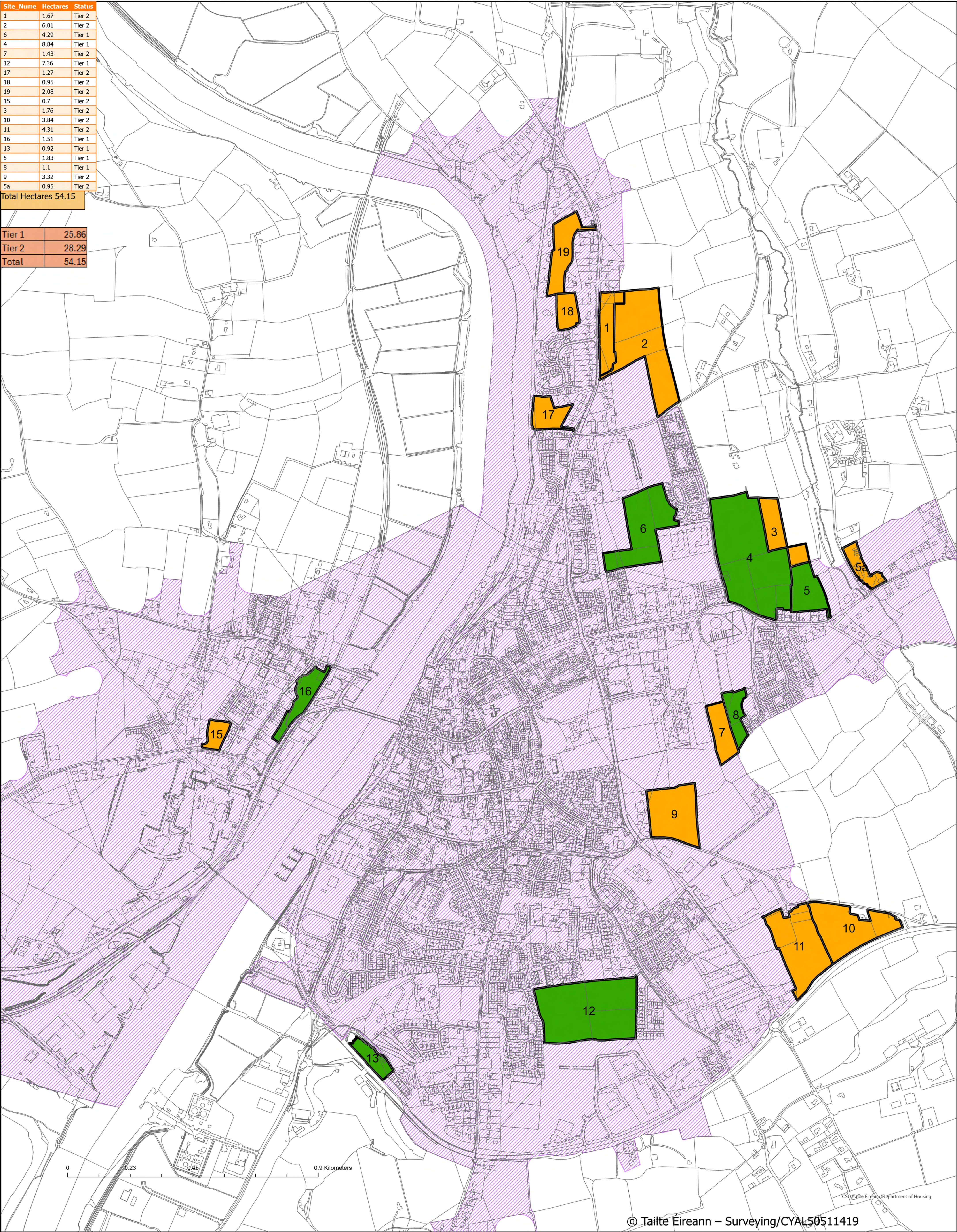
Site No.	Location	Built Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity to Neighbourhood Centre	Proximity to Public Transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/ Planned Employment
							Primary	Post-Primary			
						Woodland Grove, New Ross- c. 0.7km		School - c. 2.1 km <u>Mixed</u> Kennedy College - c. 2.5 km		Within 1.5km of Library Park Within 1.8km of High Hill. Within 0.5km of New Ross Celtic Within 0.7 km of New Ross Rugby Club Within 1.6 km of the New Ross Greenway	Butlersland Industrial Estate - c. 0.9 km Marshmeadows Oaklands – c.0.4km
15	Millbanks	Yes	T2	Town Centre – c.1.0 km (10 min walk)	Rosbercon – c. 0.8km (9 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross – c. 1.2km Local Link: Currently not serviced	St Canices Convent – c. 0.4 km	<u>Boys Only</u> Good Counsel College - c. 2.5 km <u>Girls Only</u> St. Mary's Secondary School) – c. 2.2 km <u>Mixed</u> Christian Brothers Secondary School) - c. 1.8 km	New Ross Community Hospital – c.2.2 km	Within 0.3km of the New Ross Greenway Within 0.8km of Assumption Terrace Pocket Park Within 1km of High Hill. Within 1km of Library Park	Town Centre – c. 1 km Bosheen Road (South) (R700) Retail & Commercial Area – 4 km Butlersland Industrial Estate - c. 3.2 km Marshmeadows Oaklands – c.2.1km
16	Rosbercon	Yes	T1	Town Centre – c.0.4 km (4 min walk)	Rosbercon – c. 0.2 km (2 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross – c. 0.5km Local Link: Currently not serviced	St Canices Convent – c. 0.8 km	<u>Boys Only</u> Good Counsel College - c. 1.5km <u>Girls Only</u> Our Lady of Lourdes Secondary School - c. 0.6km	New Ross Community Hospital – c. 1.5 km	Within 0.1km of the New Ross Greenway Within 0.7km of Assumption Terrace Pocket Park Within 0.7km of High Hill.	Town Centre – c. 0.4 km Bosheen Road (South) (R700) Retail & Commercial Area – 3.6 km Butlersland Industrial Estate – c. 3 km

Site No.	Location	Built Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity to Neighbourhood Centre	Proximity to Public Transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/ Planned Employment
							Primary	Post-Primary			
								<u>Mixed</u> Christian Brothers Secondary School) - c. 1.1km		Within 0.7km of Library Park	Marshmeadows Oaklands – c.1.8km
17	Mountgarrett	Yes	T2	Town Centre – c.1.3 km (13 min walk)	Irishtown – c. 0.8km (8 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross – c. 1.8km Local Link Bus Stop @ Willow Park, Knockavilla Barrettspark - c. 0.6km	New Ross Educate Together National School – c.0.06 km	<u>Boys Only</u> Good Counsel College - c. 1.0km <u>Girls Only</u> St. Mary's Secondary School – c. 1.1km <u>Mixed</u> Christian Brothers Secondary School - c. 1.2km	New Ross Community Hospital – c.2.2 km	Within 0.3km of Geraldine O'Hanrahan GAA Club Within 1km of the Apex New Ross Swimming Pool. Within 1.4 km of High Hill. Within 1.8km of Library Park Within 1.7km of Woodbine Close MUGA	Town Centre – c. 1.3 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 2.1km Butlersland Industrial Estate - c. 2.9 km Marshmeadows Oaklands – c.4.4km
18	Mountgarrett	Yes	T2	Town Centre – c.1.6 km (16 min walk)	Irishtown – c. 1.1km (11 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross – c. 2.2km Local Link Bus Stop @ Willow Park, Knockavilla - c. 0.3km	New Ross Educate Together National School – c. 0.4km	<u>Boys Only</u> Good Counsel College - c. 1.4km <u>Girls Only</u> St. Mary's Secondary School – c. 1.5 km <u>Mixed</u> Christian Brothers Secondary School - c. 1.3 km	New Ross Community Hospital – c. 2.7 km	Within 0.5km of Geraldine O'Hanrahan GAA Club Within 1.3km of the Apex New Ross Swimming Pool. Within 1.7 km of High Hill. Within 2km of Library Park	Town Centre – c. 1.6 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 2.4km Butlersland Industrial Estate - c. 3.2 km Marshmeadows Oaklands – c.3km

Site No.	Location	Built Up Area	Allocated Tier	Proximity to Town Centre including contribution to compact growth and regeneration	Proximity to Neighbourhood Centre	Proximity to Public Transport	Proximity to Schools		Proximity to Community and Healthcare Facilities	Proximity to Open Space and Recreation Facilities	Proximity to Existing/ Planned Employment
							Primary	Post-Primary			
										Within 2km of Woodbine Close MUGA	
19	Mountgarrett	Yes	T2	Town Centre – c.1.7 km (17 min walk)	Irishtown – c. 1.5km (15 min walk)	Bus Eireann & Wexford Bus Stop @ The Quay, New Ross – c. 2.3 km Local Link Bus Stop @ Willow Park, Knockavilla - c. 0.2 km	New Ross Educate Together National School) – c. 0.7km	<u>Boys Only</u> Good Counsel College - c. 1.7km <u>Girls Only</u> St. Mary's Secondary School – c. 1.8 km <u>Mixed</u> Christian Brothers Secondary School - c. 1.5 km	New Ross Community Hospital – c.	Within 0.8km of Geraldine O'Hanrahan GAA Club Within 1.6km of the Apex New Ross Swimming Pool. Within 2 km of High Hill. Within 2.4km of Library Park Within 2.4km of Woodbine Close MUGA	Town Centre – c. 1.7 km Bosheen Road (South) (R700) Retail & Commercial Area – c. 2.8km Butlersland Industrial Estate - c. 3.7 km Marshmeadows Oaklands – c.3.7km

Site_Nume	Hectares	Status
1	1.67	Tier 2
2	6.01	Tier 2
6	4.29	Tier 1
4	8.84	Tier 1
7	1.43	Tier 2
12	7.36	Tier 1
17	1.27	Tier 2
18	0.95	Tier 2
19	2.08	Tier 2
15	0.7	Tier 2
3	1.76	Tier 2
10	3.84	Tier 2
11	4.31	Tier 2
16	1.51	Tier 1
13	0.92	Tier 1
5	1.83	Tier 1
8	1.1	Tier 1
9	3.32	Tier 2
5a	0.95	Tier 2
Total Hectares 54.15		

Tier 1	25.86
Tier 2	28.29
Total	54.15



LEGEND

Tier 1

Tier 2

Urban Area

New Ross Serviced Land Assessment

Drawn By: RM

Date: April 2026

Checked By: FF

Map No:

