

**Proposed Variation Number 2 –  
Enniscorthy Town and Environs Development Plan 2008-2014 (as  
extended)**

**Planning Department  
Wexford County Council  
May 2017**

## 1.0 Introduction

It is proposed to vary the Enniscorthy Town and Environs Development Plan 2008-2014 (as extended) by changing the zoning of the subject lands (approximately 35.5 acres) located at Killagoley, Enniscorthy, Co. Wexford to Business and Technology Park (BT).

### 1.1 Reading the Proposed Variation

This document shall be read in conjunction with the Enniscorthy Town and Environs Development Plan 2008-2014 (as extended). In this document changes to the Enniscorthy Town and Environs Development Plan 2008-2014 (as extended) are set out in the same format and order in which they appear in the Plan. The relevant chapter title, section heading and page number in which proposed changes to the Plan are located are identified. Proposed text deletions are denoted using a ~~strike through red~~ font and text additions are shown in blue font. Proposed changes to maps are as indicated on the relevant maps which are contained in the appendices.

Note that this document 'Proposed Variation No. 2' shows only the relevant sections of the Enniscorthy Town and Environs Development Plan 2008-2014 (as extended) which it is proposed to change, not the entire Plan. Therefore it is advised that it is read in conjunction with the current Enniscorthy Town and Environs Development Plan 2008-2014 (as extended).

## 2.0 Proposed Variation

### 2.1 Variation to Zoning

It is proposed to vary the Enniscorthy Town and Environs Development Plan 2008-2014 (as extended) by changing the zoning of the subject lands (approximately 14.5 hectares) located at Killagoley, Enniscorthy, Co. Wexford:

from

- Open Space and Amenity (5.3 ha), New Residential / Low Medium Density (R1) (4.5 ha), Public Utilities (1.03 ha) and Community and Education (3.65 ha)

to

- Business and Technology Park (14.5 ha)

See Map No. 1 – Master Planning Zones Proposed Variation No. 2 Use Zoning Objectives appended.

### 2.2 Variation to Text

It is proposed to vary **Chapter 3, Section 3.4 Roads (Pages 20 - 23)** to include the following:

#### Chapter 3, Section 3.4 Roads

##### Access onto National Roads

The Spatial Planning and National Roads guidelines state that the policy is to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 kmh apply. However, the guidelines also state that a less restrictive approach can be applied in exceptional circumstances when reviewing or varying a plan for an area. The Council has therefore identified a stretch of road, south of Enniscorthy town centre from the current speed limit to St. Senan's hospital, as such an exceptional circumstance.

In considering whether such exceptional circumstances were justified the Council had regard to the criteria in Section 2.6 of the Guidelines and used an evidence based approach to identify the location. In particular the Council has had regard to the facts that:

- The M11 Gorey to Enniscorthy (Enniscorthy bypass) is currently under construction and is expected to be open mid 2019.

- The existing national roadway will be reclassified removing its national roadway status on completion of the bypass.
- Enniscorthy is designated as a Larger Town by the NSS and the SERPGs and therefore plays an important economic role in the regional context.
- Subject to project planning, the land use zonings are compatible with the established pattern of development in the area and are for employment generating industrial and commercial development.
- Inadequate commercial zoned land is available in existing areas and the uses would be less suitable for other areas of the town. This means that this is the most desirable and appropriate location.
- The proposed junction at this location would not have an unacceptable impact on national flows and any impact will be temporary (i.e. will cease when the bypass is completed).

A primary concern in relation to new development requiring access to the National network is the effect on interurban speeds and the premature obsolescence of the network. In this case, those considerations can be set aside as the M11 bypass will be complete in mid 2019. It is anticipated that the first premises will open in Q4 2018.

### **The criteria required for assessment**

The Council will only permit new and/or intensified use of existing access points to this national roadway, where such proposals meet the criteria set out in Objective R7 and in consultation with the TII. When the N11 roadway is downgraded it will be reclassified as a Regional Class 1 and entrances shall be in accordance with Objective R6.

## **Chapter 3, Section 3.4 Roads, Policy Statements**

### **Roads**

#### **It is the policy of the ~~Joint~~ Councils:**

- R6** In the interests of safety; the free flow of traffic and the need to avoid the reduction in capacity, level of service and the dissipation of public capital, the Local Authority shall control the number of junctions and access points onto the ~~National and~~ Regional Roads in the ~~County~~ area.
- R7** To avoid the creation of any new direct access points from development or the generation of increased traffic from existing direct access/egress points to the national road network to which speed limits greater than 60kmh apply. A less restrictive approach may be applied in the vicinity of the land at Killagoley and St.

Senan's, which is the subject of Variation No. 2, (identified on Map No. 2 Roads Objectives). However, the applicant must adhere to the following:

- It must be demonstrated by the applicant that the development is compliant with proper planning and sustainable development and that the envisaged usage of the access/egress point will not compromise the safety, capacity and efficient operation of national roads.
- The applicant will be responsible for preparing a Road Safety Audit, prepared in accordance with the Design Manual for Roads and Bridges (NRA, 2010) and a Transport and Traffic Assessment.
- The applicant will be required to provide satisfactory details of proposed demand management measures.
- The applicant will be required to provide the appropriate funding to provide any capacity enhancements or traffic management measures identified as required.
- The applicant will be required to consult with Transport Infrastructure Ireland (TII).

The Council will also review the speed limits in areas where existing employers or zoned land exists with the intention of reducing, where appropriate, the speed limits and subject to the appropriate statutory process.

### **Chapter 3, Section 3.4 Roads**

#### **Specific Local Objectives**

**It is the objectives of the ~~Joint~~ Councils**

**T11 To provide and improve public lighting and footpaths at the following Locations (See Map 2):**

- 1) Clonhaston River Road;
- 2) Clonhaston and R744;
- 3) Vinegar Hill & Drumgold;
- 4) Salville Road;
- 5) Esmonde Road;
- 6) Ross Road;
- 7) Cherryorchard Road;
- 8) Milehouse Road;
- 9) Greenville Lane;
- 10) The Moyne;
- 11) The Industrial Estate, Kilcannon;

12) Munster Hill & St. Johns to Treatment Plant;

13) N11 from the town centre south of Seamus Rafter Bridge up to the entrance to St. Senan's Hospital.

It is proposed to vary **Chapter 3, Section 3.7 Wastewater (Pages 24-25)** to include the following:

WW 4 To promote and facilitate the provision by Irish Water of adequate water and waste water treatment infrastructure to serve the needs of the existing and future population of the plan area and ensure that such infrastructure is provided prior to, or in tandem with, new development.

WW5 To require that an exclusion zone be applied to the Killagoley Wastewater Treatment Plant until such time that it is decommissioned. A revised buffer may be required for any pumping station at this location. Any such buffer shall be agreed with the Planning Authority.

It is proposed to vary **Chapter 3, Section 3.8 Surface Water Quality, Drainage Systems and Flood Control (Pages 25-26)** to include the following:

SW 12 To require the use of Sustainable Urban Drainage Systems (SuDS) to minimise the extent of hard surfacing and paving and require the use of sustainable drainage for new development or extensions to existing developments.

SW 13 Require the use of SuDS in the design of new developments. The use of SuDS will control the release of water run-off in a carefully managed way, will improve the quality of surface water run-off and will seek to ensure that the risk to the receiving water from pollution is minimised and ecology protected. All new developments should be designed to ensure:

- The on-site collection of surface water separate from foul water;
- Surface water is appropriately collected on site to prevent flow onto the public roadway, adjoining properties or into the public foul sewer/sewage treatment plant;
- The appropriate on-site disposal of surface water where the scale and amount of water generated makes this feasible for example through soak pits. For larger scale developments, it may be necessary to demonstrate through soil and subsoil tests that the site is capable of absorbing the surface water generated;
- Where on-site disposal is not feasible and discharge to surface waters is necessary, that the system has been designed in accordance with Sustainable Urban Drainage measures (SuDS) and in particular, that run-off has been attenuated to green field conditions;
- Discharges to water courses shall be channelled through adequately sized filters /interceptors for suspended solids and petrol / oils prior to discharge.

It is proposed to vary **Chapter 4, Section 4.2 Future Employment, Enterprise & Economic Strategy (Pages 30 - 31)** to include the following:

It is the Policy Statement of the Local Authority to –

EE 13 Implement through the Development Management process, a buffer zone between industrial / commercial / business land use zonings and adjoining residential zones (See Section 11.11).

It is the objective of the ~~Joint Councils~~ Council to:-

EO 3 Facilitate the creation of a new Business and Technology Park at Killagoley which will incorporate a range of uses including office, manufacturing and incubator space.

It is proposed to vary **Chapter 9, Section 9.3 Part C Natural Heritage (Pages 53-54)** to include the following:

### Policy Statement

It is the Policy Statement of the ~~Joint Councils~~ Council to

NH 8 Ensure that external lighting and lighting schemes are designed so that light spillage is minimised, thereby protecting the amenities or nearby properties and wildlife including protected species.

It is proposed to vary **Chapter 10, Section 10.2 Specific Land Use Zonings (Page 61)** to include the following:

### Zoning Objective L – Business and Technology Park



BT Map Colour

*To provide for a new business and technology park.*

The purpose of this zoning is to provide for the development of a new business and technology park which will include office, manufacturing and incubator space. While the zoning objective indicates the different uses permitted in this zone, it is important to include a buffer area and avoid abrupt transitions in scale and use in the boundary areas of adjoining land use zones. In particular, where the business and technology park zone abuts residential areas, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties.

An exclusion zone shall apply to the Killagoley Wastewater Treatment Plant until such time that it is decommissioned. . A revised buffer may be required for any pumping station at this location. Any such buffer shall be agreed with the Planning Authority.

It is proposed to vary **Chapter 10, Section 10.3 Zoning Matrix Table (Page 63)** to include the following:

| Uses                                  | R | R1 | R2 | CE | IC | TC | N | C1 | TU | PU | OS | TR | MR | BT    |
|---------------------------------------|---|----|----|----|----|----|---|----|----|----|----|----|----|-------|
| Advertisement                         | N | N  | N  | N  | O  | O  | O | O  | O  | N  | N  | N  | O  | O     |
| Agricultural building                 | N | N  | N  | N  | O  | N  | N | N  | O  | O  | O  | N  | O  | N     |
| Amusement / Arcades                   | N | N  | N  | N  | N  | O  | O | N  | N  | N  | N  | N  | O  | N     |
| Financial Institutions / Facilities   | N | N  | N  | O  | N  | P  | P | N  | N  | N  | N  | N  | O  | O***  |
| Bed and Breakfast                     | O | O  | O  | O  | N  | P  | P | N  | O  | N  | N  | N  | P  | N     |
| Betting Office                        | N | N  | N  | N  | N  | P  | P | N  | N  | N  | N  | N  | O  | N     |
| Car Park                              | O | O  | O  | O  | O  | O  | O | P  | P  | O  | O  | O  | P  | P     |
| Car park multi storey                 | N | N  | N  | O  | O  | P  | P | P  | O  | N  | N  | N  | O  | O     |
| Childcare facilities (crèche/nursery) | O | O  | O  | P  | O  | O  | P | O  | N  | N  | N  | N  | P  | O**   |
| Civic and amenity recycling centre    | O | O  | O  | P  | P  | P  | P | P  | P  | O  | N  | N  | P  | P     |
| Civic Buildings                       | O | O  | O  | P  | O  | P  | P | O  | O  | O  | O  | O  | P  | O     |
| Cultural/Recreational/Leisure         | O | O  | O  | P  | N  | P  | P | N  | O  | N  | N  | O  | P  | N     |
| Education                             | O | O  | O  | P  | O  | P  | P | N  | N  | N  | N  | N  | P  | O**** |
| Enterprise centre                     | N | N  | N  | N  | O  | O  | O | N  | P  | N  | N  | N  | P  | P     |
| Funeral home                          | O | O  | O  | O  | N  | O  | O | N  | N  | N  | N  | N  | O  | N     |
| Garden centre                         | N | N  | N  | N  | O  | O  | O | O  | N  | N  | O  | N  | O  | N     |
| General industrial uses *             | N | N  | N  | N  | P  | N  | N | N  | O  | N  | N  | N  | N  | P     |
| Home-based economic activity          | O | O  | O  | O  | O  | O  | O | N  | O  | N  | N  | N  | P  | N     |
| Hotel                                 | O | O  | O  | O  | N  | P  | P | O  | N  | N  | N  | N  | P  | N     |
| Hostel                                | O | O  | O  | O  | N  | P  | P | O  | N  | N  | N  | N  | O  | N     |
| Light Industry                        | O | O  | O  | O  | P  | O  | O | N  | O  | N  | N  | N  | O  | P     |
| Medical and related consultants       | O | O  | O  | O  | N  | P  | P | O  | N  | N  | N  | N  | P  | N     |
| Motor sales showroom                  | N | N  | N  | N  | O  | O  | O | O  | N  | N  | N  | N  | N  | N     |
| Night-Club                            | N | N  | N  | N  | N  | O  | O | N  | N  | N  | N  | N  | O  | N     |
| Office                                | O | O  | O  | O  | O  | P  | P | O  | O  | N  | N  | N  | P  | P     |
| Park and ride facility                | P | P  | P  | P  | P  | O  | P | O  | O  | O  | N  | N  | P  | O     |
| Petrol station                        | N | N  | N  | O  | O  | O  | O | O  | O  | N  | N  | N  | O  | N     |



| Uses                       | R | R1 | R2 | CE | IC | TC | N | C1 | TU | PU | OS | TR | MR | BT |
|----------------------------|---|----|----|----|----|----|---|----|----|----|----|----|----|----|
| Public house               | O | O  | O  | O  | N  | P  | P | O  | N  | N  | N  | N  | O  | N  |
| Refuse transfer station    | N | N  | N  | N  | O  | N  | N | N  | N  | O  | N  | N  | N  | N  |
| Residential                | P | P  | P  | N  | N  | P  | P | N  | N  | N  | N  | N  | P  | N  |
| Restaurant                 | N | N  | N  | P  | O  | P  | P | N  | O  | N  | N  | N  | O  | N  |
| Retirement home / Villages | O | O  | O  | O  | N  | O  | O | N  | N  | N  | N  | N  | O  | N  |
| Retail (comparison)        | N | N  | N  | N  | N  | P  | P | O  | N  | N  | N  | N  | N  | N  |
| Retail (convenience)       | O | O  | O  | O  | N  | P  | P | O  | O  | N  | N  | N  | O  | N  |
| Storage / Transport depot  | N | N  | N  | N  | P  | N  | N | O  | P  | N  | N  | N  | N  | O  |
| Service garage             | N | N  | N  | N  | O  | N  | O | O  | O  | N  | N  | N  | N  | N  |
| Take-away                  | N | N  | N  | O  | N  | O  | O | N  | N  | N  | N  | N  | N  | N  |
| Place of Worship           | O | O  | O  | O  | N  | O  | O | N  | N  | N  | N  | N  | N  | N  |
| Graveyard                  | O | O  | O  | O  | O  | O  | O | O  | O  | O  | P  | O  | O  | N  |

Note: The expansion of established and approved uses not conforming to land use zoning objectives will be considered on their merits.

Notes on Uses:

- \* *General Industrial Uses include all industrial manufacturing, processing and storage outside the definition of light industry.*
- \*\* *The use is only open for consideration where it is ancillary to the main use.*
- \*\*\* *Only uses that are not open to the public.*
- \*\*\*\* *Primary and Post-primary schools not permitted.*

It is proposed to vary **Chapter 10, Zone 2: Drumgold, Salville (Page 69 - 70)** to include the following:

The main goal within this Master Plan Zone 2 will be to facilitate the regeneration of the older more established residential areas with improved community and retail facilities, on a coordinated orderly basis and to ensure that development is sustainable and is properly integrated into the area. The Neighbourhood Centre zoning will go towards addressing the lack of retail facilities on this eastern side of the town. *The Business and Technology Park zoning is identified to facilitate the provision of a new business and technology park with the intention of creating new employment opportunities for the town and surrounding area.* The Planning ~~Authorities~~ Authority will seek an innovative approach to architectural design of new residential estates *and business estates*, will require a high quality of urban design and will encourage sustainable development that would complement the established adjoining uses and contribute to delivering a high quality built and natural environment in this area. The provision of integrated community facilities will also be of prime importance within this zone.

**Planning Context:** The zoning objectives for the area are mainly;

TC – To protect / provide for and improve town centre facilities,

R – to protect/improve residential amenity and R1 – to provide for new residential communities.

*BT – To provide for a new business and technology park.*

The area is characterised by low rise (mainly two-storey) residential estates on the outskirts of the town. There are a number of large Greenfield sites around the fringes which are zoned for new residential development, *business and technology*. This area is predominantly characterised by social housing and is considered to lack community and retail services.

## Urban Design

There will be significant opportunities in the greenfield areas/sites to develop a hierarchy of streets and, consequently, buildings at appropriate locations within the overall area.

The main goal within Zone 2 will be to facilitate the regeneration of the older more established residential areas with improved community and retail facilities, on a coordinated orderly basis and to ensure that development is sustainable and is properly integrated into the area. The Neighbourhood Centre zoning will go towards addressing the lack of retail facilities on this eastern side of the town. The Planning Authorities will seek an innovative approach to architectural design of new residential estates and *business estates*, will require a high quality of urban design and will encourage sustainable development that would complement the established adjoining uses and contribute to delivering a high quality built and natural environment in this area. The provision of integrated community facilities will also be of prime importance within this zone. Low density housing will be encouraged within new residential developments around the urban fringes and residential developments in these areas should be designed so as to facilitate the integration of large areas of open space within housing developments where feasible.

It is proposed to vary the text on **Map 5** as follows:

### Overview of the Area:

The main goal within this Master Plan Zone 2 will be to facilitate the regeneration of the older more established residential areas with improved community and retail facilities, on a coordinated orderly basis and to ensure that development is sustainable and properly integrated into the area. The Neighbourhood Centre zoning will go towards addressing the lack of retail facilities on this eastern side of the town. The provision of integrated community facilities will also be of prime importance within this zone. *A new business and technology park incorporating a mix of office, manufacturing and incubator space will be developed on the Business and Technology Park zoning in accordance with overall objectives to increase employment opportunities in the town.*

## Access and Linkages

The emphasis will be on improvement of road infrastructure within this zone and access to the proposed M11 bypass, which will also improve accessibility in this zone. There is also potential to link the downgraded N11 to the R744 via a relief road to the rear of Salville and the Drumgold areas.

## Urban Design

The main goal within Zone 2 will be to facilitate the regeneration of the older more established residential areas with improved community and retail facilities, on a coordinated orderly basis and to ensure that development is sustainable and is properly integrated into the area. Development on the Business and Technology Park zoning shall be designed to integrate with the existing landscape. Having regard to the exposed and elevated nature of the land, any new development on this zoning shall be of a high quality design and layout incorporating innovative high quality architecture sensitive to the existing landscape and surrounding structures, including high quality hard and soft landscaping. The development of the site shall be subject to design statement which is informed by a visual impact assessment which demonstrates that the development respects its landscape setting and will not have an adverse impact on the visual amenities of the area.

## Services

Parts of the area are serviced by public water, public foul sewers and public storm sewers. However, there are a number of constraints namely within the Salville area regarding the sewage pipe network. ~~Presently there is a treatment plant located on Esmonde Road which will be decommissioned in the near future once additional capacity and network is available. In particular, these~~ These constraints relate to both the existing level of capacity within the Enniscorthy Town wastewater treatment system and the actual pipe infrastructure at a number of locations within the area.

The Killagoley Wastewater Treatment Plant is due to be decommissioned as part of the contract for the upgrading of the Enniscorthy Wastewater Treatment Plant at Lucas Park. The works are expected to be complete by the end of 2019. The network is also being upgraded and the Local Authority with Irish Water will ensure that this site will be served as part of that upgrade.

It is proposed to vary **Chapter 11, Section 11.8 Environment (Pages 112 – 113)** to include the following:

## Light Pollution

There has been an increased tendency to illuminate buildings to an excessive degree and incorporate lighting that gives rise to glare on public roads. It shall, therefore, be a policy of

the Planning **Authorities** Authority to minimise light pollution. Details of any external lighting scheme intended as part of any new development shall be submitted as part of the planning application. Applicants will be required to demonstrate that the lighting scheme proposed is the minimum needed for security and working purposes **and that the lighting is designed to so that light spillage is minimised, thereby protecting the amenities of nearby properties and wildlife including protected species.**

It is proposed to vary **Chapter 11**, to include the following:

### ***Section 11.11 Buffer Zone for Non-Compatible Uses (Pages 114)***

While the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use in the boundary areas of adjoining land use zones. In dealing with development proposals in these contiguous zonal areas, it is necessary to avoid developments which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting 'residential areas' or abutting residential development within mixed-use zones, particular attention must be paid to the use, scale and density of development proposals in order to protect the amenities of these residential properties.

## **2.3 Reasons for the Proposed Variation**

The subject lands have been zoned since the plan was adopted in 2008 and remain undeveloped. No interest has been shown in developing the land under the current zonings. Wexford County Council has acquired the site with a view to facilitating a new business and technology park in the Town which will accommodate a range of business uses including office, manufacturing and incubator space.

The high levels of unemployment across the County were identified as a growing area of concern in the Wexford LECP Socio-Economic Baseline Report. It is a specific objective of the Wexford Local Economic and Community Plan (Sustainable Economic Development Objective 4.4 - Making Wexford an Attractive Destination for Business) to investigate the feasibility of developing a new Business Park in Enniscorthy Urban Area. The proposed variation is the initial step in realising this objective.

## **3.0 Making Submission / Observations**

Proposed Variation No 2 to the Enniscorthy Town and Environs Development Plan 2008-2014 (as extended) and accompanying environmental documentation will be available for inspection from 10<sup>th</sup> May until 7<sup>th</sup> June 2017 during normal opening hours at the following locations:

- Planning Department, Wexford County Council, County Hall, Carricklawn, Wexford

- Enniscorthy Municipal District Office, Market Square, Enniscorthy
- Enniscorthy Library, Lymington Road, Enniscorthy
- Online at [www.wexfordcoco.ie](http://www.wexfordcoco.ie)

Written submissions or observations with regard to the proposed Variation made to the Planning Authority within the said period will be taken into consideration before making the variation.

Written submission and observations marked 'Enniscorthy Town and Environs Development Plan 2008-2014 (as extended) Proposed Variation No. 2' should be submitted to:

- Forward Planning Section, Planning Department, Wexford County Council, County Hall, Carricklawn, Wexford, Y35 WY93  
or
- by e-mail to [forwardplanning@wexfordcoco.ie](mailto:forwardplanning@wexfordcoco.ie)

Written submissions and observations must be received by 4pm on 7<sup>th</sup> June 2017.

Please state if the views expressed are personal or are being made on behalf of an organisation. If views of an organisation are being submitted, it should be made clear which organisation is being represented. Submissions and observations may be made available to the public.

## **4.0 Environmental Assessment**

### **4.1 Strategic Environmental Assessment (SEA)**

### **4.2 Appropriate Assessment (AA)**

## **Appendices**

Appendix 1: Strategic Environmental Assessment Screening Report

Appendix 2: Appropriate Assessment Screening Report

## **Maps**

Map No. 1: Master Planning Zones Proposed Variation No. 2 Use Zoning Objectives.

Map No. 2: Roads Objectives & Public Footpaths & Lighting – Proposed Variation No. 2

Map No. 5: Zone 2: Drumgold/Salville – Proposed Variation No. 2