



**Variation Number 1 to the Wexford Town and Environs
Development Plan 2009-2015**

Implementation of the Joint Housing Strategy – 2013-2019

July 2013

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Introduction

The purpose of this variation is to implement the Joint Housing Strategy 2013-2019 which replaces the previous Housing Strategy 2007-2013. Any reference to that Housing Strategy in the plan is replaced by reference to this Strategy.

Appropriate Assessment screening was carried out during the variation process and it was found that it would be appropriate to amend an objective in the Natural Heritage Section of the existing Development Plan to make clear that all plans and projects will be subject to screening to determine whether likely significant effects on Natura 2000 sites can be ruled out and where such impacts cannot be ruled out that the requirements of Articles 6(3) and 6(4) of the Habitats Directive are fully complied with.

Strategic Environmental Assessment (SEA) screening was also carried out during the variation process in accordance with the Strategic Environmental Assessment Directive. The Appropriate Assessment and SEA Screening Reports can be obtained from the Planning Section of Wexford County Council.

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A) Implement the Joint Housing Strategy 2013-2019

B) Other text changes required as part of the variation:

1. Replace Objective NH8 (pg. 78) with:

To ensure that any plan or project and any associated works, individually or in combination with other plans or projects, are subject to Appropriate Assessment Screening to ensure there are no likely significant effects on the integrity (defined by the structure and function) of any Natura 2000 site(s) and that the requirements of Article 6(3) and 6(4) of the EU Habitats Directive are fully satisfied. Where the plan/project is likely to have a significant effect on a Natura 2000 site it shall be subject to Appropriate Assessment. The plan/project will proceed only after it has been ascertained that it will not adversely affect the integrity of the site or where in the absence of alternative solutions, the plan/project is deemed imperative for reasons of overriding public interest, all in accordance with the provisions of article 6(3) and 6(4) of the EU Habitats Directive.

2. Delete Section 5.3 Housing Demand (pg. 50).

3. Insert Policy HS4 (pg. 52) and amend Policy C12 (pg.57) to read:

To ensure that a minimum of 20% of dwellings in all new housing estates of 5 dwellings or more are suitable to accommodate or are adaptable to provide accommodation for people with disabilities. Developers will be required to show an accessible route to the residential units from the boundary of the property. Proximity and access to local services must be considered relative the units which are accessible.

4. Amend Section 6.1.9 Accessible Housing (pg. 57 paragraph 2) and Section 11.08.04 Accessibility – Housing for All (pg. 104 paragraph 2) to read:

In order to improve the supply of suitable housing choice for the future, all new housing estates of 5 dwellings or more shall seek to ensure that at least 20% of the proposed dwellings are suitable to accommodate or are adaptable to provide accommodation for people with disabilities.

5. Replace all references to the Housing Strategy with 'Joint Housing Strategy 2013-2019'.