

Design Guidance

10.1 Urban Design Considerations

The quality of the places we live in has an impact on all aspects of our lives. How they are designed will influence the day to day quality of our lives. Good urban design is essential to deliver a built environment which is sustainable and creates social and environmental well being as well as economic value.

The **Sustainable Residential Development in Urban Area** and its companion document **Urban Design Manual** (DOEHLG 2008) provide a framework for the best advice in urban design and illustrates how design principles can be translated into practice for the creation of sustainable communities. Developers should therefore take account of the advice contained in these guidelines. This will result in proposed sustainable developments of sufficiently high design quality that will facilitate the granting of planning permission.



10.2 Site Analysis

The first steps for any proposed development should be to formulate a design response to the objectives set out in the Master Plan Zone Area in which their development is located.

A response brief should include the following elements:

- analysis of how the proposed development will fit in and relate to the surrounding masterplan areas.
- an analysis of the topography and other environmental considerations survey of existing structures on site.
- How proposed arterial cross routes and other transport links are incorporated into the design significant landmark buildings in the vicinity and an appraisal of their visual appropriateness; major pedestrian generators and public open spaces and consequent desire lines; and key vistas from within the Town and important vantage points outside the Town.

In addition to the elements of the site analysis, committed projects should also be considered in the development of area specific zones. Some of these projects have already begun to reshape the urban realm. Development such as Trinity Wharf offer demonstration projects for the enhancement of the public realm whilst the development of inner relief roads will provide the opportunity to reconfigure and reconnect many of the Town's areas.

Other committed projects include:

- Wexford Opera House - creation of a world class cultural centre.
- New County Hall - creation of a landmark building that underpins the confidence in Wexford's continued growth and development.
- Town Centre expansion to improve the Town's retail offer to rival competitors such as Waterford, Kilkenny etc.
- Drinagh IDA Park - development of a high tech and e-commerce economy.
- Trimmers Lane - public realm improvement to create a multi-functional space within the heart of Wexford.
- Improvements at Ferndale - enhancement of existing public spaces through public realm improvement.
- Wexford Public Library - world class public facility in a landmark building.

10.3 Architectural Guidance

Achieving a high standard of architectural quality must be the goal in all new development. Consistency in the application of architectural standards will achieve this aim and assist in creating a coherent urban form throughout the Town. However, these guidelines could be reviewed if the opportunity to create a landmark building arose.

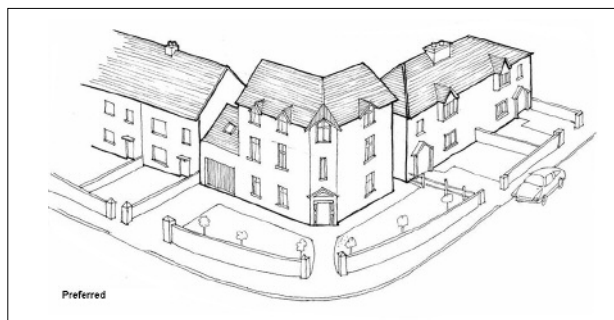
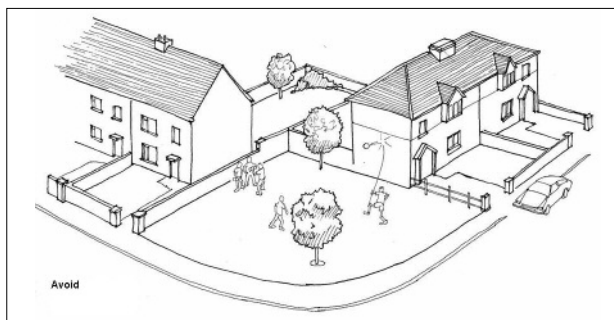
At the same time every area within the Town needs to have its own unique identity, expressed in its urban form and image. Guidance on how this can be best achieved is suggested in the Masterplan Zones where each area's character and quality is identified. In all new developments (or refurbishment of existing buildings or historic sites) attention must be given to:

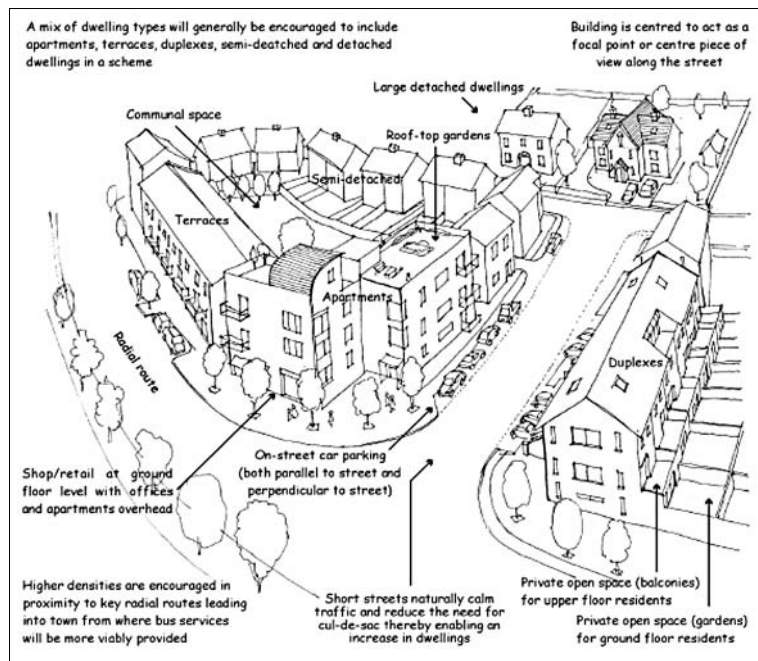
Building Form, Profile, Scale and Massing -

- These are the larger scale design elements which will define the appearance of the building from a distance and influence how it sits within its streetscape context.
- A new development must consider and respond to its context in this regard, particularly in relation to any heritage sites, or buildings and spaces of significance.

Creating a Connection with the Street -

- Active ground floor uses will be encouraged to create vibrancy and life at the ground level and a connection with street activity, particularly along all major pedestrian routes. This will foster a sense of neighbourhood and increase the perception of safety.
- Mixed use development is to be encouraged as it often helps in bringing activity to the street, such as residential or office developments which accommodate retail uses at the ground level.





The Design of the Space around the Building -

- A building's curtilage may be productively used to contribute to pedestrian amenity, draw people into the building, provide landscaping or create a new pedestrian link.
- This space should not be dominated by unsightly utilities such as car parking or the storage of rubbish.

Detailing -

- Articulation of building facades with projections or recessions in the elevations, or through the use of fenestration, balconies etc. will soften larger building forms, break down the appearance of building mass and provide visual interest.
- Attention must also be paid to detailed design. The incorporation of art or sculptural elements can create a unique image for the building or its context.
- The night time appearance of a building must be considered. Lighting can assist the building to continue its function after dark (for example, landmark structures or sites which maintain their visual prominence through lighting) and can be used to create striking night time compositions.

The Use of Contemporary Styles and Materials -

- Today's development is potentially the heritage of the future. The spirit and design ethos of the time in which a building is constructed should therefore be embraced as a part of this ongoing design evolution.
- Contemporary buildings, where appropriate, can be striking in their appearance and detail, or suitably elegant and refined. The approach to the design will depend on the streetscape context and the function of the building.
- In all instances, architectural fashion and clique is to be avoided to ensure a timeless and lasting aesthetic.

Contemporary Materials Selection -

- Contemporary materials include glass, stainless steel, polished concrete, enamel panels. However, a range of materials are seen in contemporary architecture, both new and traditional. It is the way these materials are used and their composition which will create a contemporary appearance.
- Traditional materials can be moulded into highly contemporary forms if they are used in new and innovative ways.
- The most important aspect of material selection is to ensure that the materials used will require minimal maintenance and weather well. Preference should always be given to high quality materials which will last well throughout the building's lifetime.

10.4 Landmark Buildings

A landmark building can be defined as any building that may be higher than its context, one that may shape a town's skyline or one that is of an exceptionally high architectural quality.

Taking into account the historic context of the Town's urban form, any proposed development for a landmark building should identify elements that create local character and which will be important features or constraints in the development of proposals for landmark buildings. This will include:

- the streetscape - the scale and height of buildings and the urban grain.
- important local views and panoramas.
- the Town's skyline.
- the topography.
- landmarks and their settings.

Through this analysis, opportunities for landmark buildings which will enhance the overall townscape can be identified. This exercise will form the basis of future detailed urban design analysis which will be required for each site under consideration for the development of a landmark building.

Well sited and designed landmark buildings can be seen to bring various advantages to an urban area. Such buildings can define a Town's image and symbolise its success as in the case of the new County Hall. Structures which influence the Town's skyline act as landmarks and assist in legibility. With the rapid changes occurring in Wexford Town Centre and the emergence of key development sites, it is imperative that proposals for any landmark buildings are rigorously and strategically assessed in terms of their siting, detailed design quality and function.



The local environment

- A landmark building must make a positive contribution to the appearance and activity of the streetscape.
- At ground level, the detailed design and function of a landmark building must be in scale with its immediate environment and contribute to the 'sense of place'.
- It is important that the ground floor uses of landmark buildings are compatible with the activity of the street and the locale.
- Landmark buildings should aid in the permeability of their context.
- Landmark buildings can better integrate with their surrounds by providing internal or external spaces for public access such as parks, cafes, shops, thoroughfares etc.
- Particular attention must be paid to the impact a Landmark building may have upon adjacent heritage sites or areas of special urban character.

- Additionally, the impact that a landmark building may have upon natural features, such as waterways or landscapes, or public spaces is also an important consideration.
- Microclimate impacts such as the creation of wind tunnels or overshadowing must also be considered.

Transport

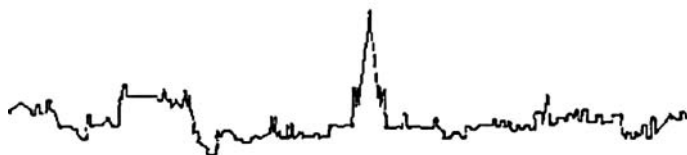
- Landmark buildings should be located near, or have good connections to, transport nodes.
- Parking for landmark buildings should be provided in such a way that conflict does not occur between pedestrians and vehicles at street level. It should be designed so that it doesn't detract from the building's streetscape appearance.

10.5 Gateway Buildings

A gateway building is a term used to describe structures of significant scale, mass or design that provides a strong visually introduction to a particular urban environment, although not always a building as in the case of the Norman Tower and Roundtower in Ferrcarrig on the N11 entrance into Wexford. Most Gateway buildings are generally 'tall buildings'. These can be defined as any building that is substantially higher than its context, or one that will shape a town's skyline. Taking into account the historic context of the Town's urban form, it is important to identify elements that create local character and which will be important features or constraints in the development of proposals for tall buildings.

This will include:

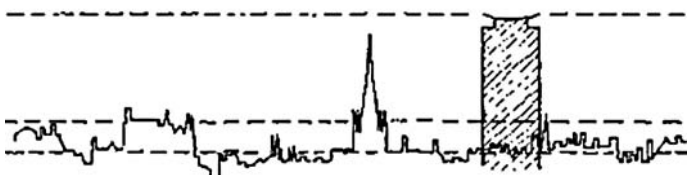
- the streetscape - the scale and height of buildings and the urban grain.
- important local views and panoramas.
- the Town's skyline.
- the topography.
- landmarks and their settings.



Silhouette of a typical Irish Town showing the then dominance of the parish church as a landmark.



A long squat block flattens the skyline and obscures traditional landmarks.



Tall, slender building form retains landmarks on the skyline.

Through this analysis, opportunities where tall buildings might enhance the overall townscape have been identified and mapped in the appropriate Masterplan Zones. These zones also identified areas which may be particularly sensitive to larger scale building. This mapping exercise will form the basis of future detailed urban design analysis which will be required for each Masterplan Zone under consideration for the development of a gateway building.

Today, well sited and designed gateway buildings can be seen to bring various advantages to an urban area. Tall buildings can define a Town's image and symbolise its success. Structures which shape the Town's skyline act as landmarks and assist in legibility. Functionally, they can promote an efficient use of space when various land uses are concentrated around transport nodes.

10.6 Tall Buildings

The siting and design of tall buildings is an issue for all major urban areas in modern Ireland. The last 30 years has seen the construction of many poorly designed tall buildings particularly in the Dublin area which have had a detrimental impact upon the urban environment, both visually and functionally. Mistakes from the past must be analysed and understood, and care taken that they are not repeated.

With the rapid changes occurring in Wexford Town centre and the emergence of key development sites, it is imperative that proposals for gateway buildings and larger structures are rigorously and strategically assessed in terms of their siting, detailed design quality and function.

- A tall building must make a positive contribution to the appearance and activity of the streetscape and not detract from the pedestrian experience at their base.
- At ground level, the detailed design and function of a tall building must be in scale with its immediate environment and contribute to the 'sense of place'.
- It is important that the ground floor uses of tall buildings are compatible with the activity of the street and the locale.
- Tall buildings should aid in the permeability of their context by allowing through-block pedestrian connections.
- Tall buildings can better integrate with their surrounds by providing internal or external spaces for public access such as parks, cafes, shops, thoroughfares etc.
- Particular attention must be paid to the impact a tall building may have upon adjacent heritage sites or areas of special urban character.
- Additionally, the impact that a tall building may have upon natural features, such as waterways or landscapes, or public spaces is also an important consideration.
- Microclimate impacts such as the creation of wind tunnels or overshadowing must also be considered.
- Architectural Quality.
- Of uttermost importance in the design of landmark buildings is the form, profile and massing of the building, particularly in the roof line, as these elements may create a silhouette on the Town's skyline.
- The design of landmark buildings should be striking and distinctive.
- Also important are the treatment of facades and the colour and reflectivity of building materials.
- Sustainability.
- Environmentally sustainable design techniques should be incorporated in the site layout and orientation of the building, as well as the material specification.
- Landmark buildings should be designed with adequate flexibility so that the structure can be converted to an alternative use in the future, should the need arise.



Development Management Standards

11.01 Introduction

There is an obligation on the Councils to ensure that planning permissions granted under the Planning Acts are consistent with the policies and objectives set out in the Wexford County Development Plan 2007-2013, and the proper planning and sustainable development of the area.

The standards set out in this section are what new development will generally be required to meet. The standards are intended to give an indication of the criteria the Council will take into account when assessing applications for new developments. These standards and guidelines are complimentary to the overall development strategy and the individual objectives and policies of the development plan.

The granting of planning permission does not in itself enable development to commence. There are other legal and procedural requirements to be considered. In this context, attention is drawn in particular to the need to comply with relevant statutory provisions such as those contained in the Building Regulations, Public Health Acts, Fire Regulations, etc. and legislation dealing with environment, conservation, heritage and other related issues.

11.02 Land Use Zoning

The purpose of development management is to give guidance to the criteria used by a Planning Authority to assess planning applications in accordance with its primary objectives. This is a requirement of the Planning Authorities under the Planning Acts. The land use-zoning matrix is intended to provide guidance to potential developers. They take account of the policies and objectives of the Plan and circumstances relating to the management of development and the protection and improvement of the environment. Uses other than the primary use for which an area is zoned may be permitted provided they are not in conflict with the primary land use zoning objective.



An indication that a proposal would be 'permitted in principle' from the matrix should in no way be taken to imply a granting of permission, or indeed that a planning application may be necessarily successful. Individual applications are a matter for a Local Authority to decide and the final decision rests with them, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location.

The matrix relates to land use only and important factors such as density, building height, design standards, traffic generation, etc., are also relevant in establishing whether or not a development proposal would be acceptable in a particular location.

Zoning Objective A - Town Centre (TC)

 **TC Map Colour**

To protect and enhance the special physical and social character of the existing Town Centre and to provide for new and improved Town Centre facilities and uses.

The purpose of this zone is to protect and enhance the special character of Wexford Town Centre and to provide for and improve retailing, commercial, office, cultural and other uses appropriate to the Town Centre which compliment its historic setting. It will be the objective of the Council to encourage the full use of buildings and back lands especially the full use of upper floors, preferably for residential purposes. Certain uses are best located away from the principal shopping streets because of their extensive character and their need for large-scale building forms and space requirements.

Zoning Objective B - Residential & Infill (R)

 **TC Map Colours**

To protect and enhance the residential amenity of existing and developed communities.

This zoning relates to existing residential lands. The purpose of this zone is to preserve existing residential uses and to provide for infill residential development at a density that is considered suitable to the area and to the needs of the population. While infill or re-development proposals would be acceptable in principle, careful consideration would have to be given to protecting residential amenities.

Zoning Objective C - Neighbourhood Centre (N)

 **N Map Colour**

To provide for a new Neighbourhood Centre and associated facilities.

This zoning provides for the development of a new neighbourhood centre to serve the needs of residential areas. A mix of retail, community and recreational development is sought in this zone. Only limited residential development sufficient to ensure the viable and satisfactory working of the neighbourhood centre will be considered in this zone. This centre is intended to serve the immediate needs of the local working and residential population and complement, rather than compete with the established Town Centre. Medical clinics and professional offices, workshops, a crèche, small convenience stores, or café are all envisaged in this zone. No single shop unit shall be greater than 1500 sq. m., gross floor area. This threshold shall be monitored over the period of this Development Plan.

Zoning Objective D - Community & Educational (CE)

 **CE Map Colour**

To provide for and improve local neighbourhood, community, ecclesiastical, recreational and educational facilities.

This zoning relates to improving local neighbourhood, community, ecclesiastical, recreational and educational facilities. The purpose of this zoning is to provide for the broader community type uses which could also include for uses such as schools, post office, chemist, convenience shop and civic uses. The overall aim is to cater for improvement in facilities in predominantly residential areas where there can be a lack of community facilities provided for. A community workshop type facility will be permissible within this zoning. Where existing facilities are so zoned, it is the intention of the Councils to ensure the retention of the use.

Zoning Objective E - Open Space & Amenity (OS) **OS Map Colour***To protect and provide for recreation, open space and amenity provision.*

This zone relates to both public and private open space and such land use zoning objectives are dispersed throughout the Town. The Council will not normally permit development that would result in a loss of established open space within the Town except where specifically provided for in this Development Plan. Consideration will be given to agricultural development where such development is part of existing agricultural operations.

Zoning Objective F - Industrial & Commercial & Related Uses (IC) **IC Map Colour***To provide for new office, heavy and light industrial development.*

The purpose of this zone is to provide for office, heavy and light industrial development.

Zoning Objective G - Commercial & Mixed Uses (C1) **C1 Map Colour***To make provision for commercial & mixed uses.*

The purpose of this zoning is to provide commercial and office developments. The Council will consider residential type developments where it can be demonstrated that they do not conflict with commercial / industrial development.

Zoning Objective H - Mixed Uses & Residential (MR) **MR Map Colour***To make provision for mixed uses and residential development.*

The purpose of this zoning is to provide for mixed uses including residential, commercial, office, retail type developments. While housing is the primary use in this zone, recreation, education, crèche/playschool, community buildings, sheltered housing and small corner shops will also be considered by the Council, subject to the preservation of neighbouring residential amenity in zones. Medical clinics and professional offices, workshops, a crèche, small convenience stores, or café are all envisaged in this zone.

New residential areas should be developed in accordance with a comprehensive plan detailing the layout of services, roads, links to existing facilities and the landscaping of open space. Residential development shall only take place in conjunction with the provision of the necessary physical, social, community and recreational services/facilities being provided. Where there is evidence of a lack of physical, social, community and recreational services/facilities, the developer shall provide for same.

Zoning Objective I - Transition Zone (TZ) **TZ Map Colour***To provide a transition zone between conflicting land uses so as to protect the amenities of more sensitive land uses.*

The purpose of this zoning objective is to provide a transition zone between conflicting landuses - for example residential and industrial uses. The zone provides both a physical break in zoning uses and also assists in the overall integration of different landuses by providing a transition area which avoids adverse conflict between different uses. Types of land uses in this transition zone must avoid manufacturing heavy or light industry. Light industry is defined as any 'industrial building in which the processes carried on or the plant or machinery installed are such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit'.












Zoning Objective J - Core Retail Area
 **CRA Map Colour**

Primary objective of the zoning is to restrict development of non-retail use at street level within the core retail area. Normal Town Centre uses will be permitted above and below ground floor level. Non retail uses will however be considered for Protected Structures if such uses result in the conservation or improvement of the building.

Zoning Objective K - Bulky Goods (BG)
 **BG Map Colour**

The purpose of this zoning is to provide for the sale of goods generally sold from retail warehouses where DIY goods or goods such as flatpack furniture are of such size that they would normally be taken away by car and are not manageable by customers travelling by foot, cycle or bus. Other non retail uses which are highly car dependent may be considered if they are deemed to compliment the overall zoning objective.

Zoning Objectives

Zoning Objective A		Town Centre (TC)
Zoning Objective B		Residential & Infill (R)
Zoning Objective C		Neighbourhood Centre (N)
Zoning Objective D		Community & Educational (CE)
Zoning Objective E		Open Space & Amenity (OS)
Zoning Objective F		Industrial, Commercial & Related Uses (IC)
Zoning Objective G		Commercial & Mixed Uses (C1)
Zoning Objective H		Mixed Uses & Residential (MR)
Zoning Objective I		Transition Zone (TZ)
Zoning Objective J		Core Retail Area (CRA)
Zoning Objective K		Bulky Goods (BG)

11.03 Zoning Matrix Table

See table on page opposite.

P = Permitted in Principle

A use that will normally be acceptable is one that the Local Authority accepts in principle in the relevant zone. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

O = Are Open for Consideration

A use that is open for consideration means that the use is generally acceptable except where indicated otherwise and where specific considerations associated with a given proposal (i.e. scale) would be unacceptable, or where the development would be contrary to the objective for a given area.

N = Not Normally be Acceptable

Development that is classified as not normally being acceptable in a particular zone is one which will not be considered by the Council except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

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

Application of Zoning Policy

It is an objective of the Councils to carry out its development management function in accordance with the Zoning Matrix for each zone. However, it should not be assumed that if a proposed development complies with the Zoning Matrix it would necessarily be accepted. Factors such as density, height, traffic generation, design criteria and physical environmental factors are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area. (Guidelines and Standards on these matters are set out in this Chapter 11, Development Management Standards).

Non-Conforming Uses

It is not intended that existing uses within the zones outlined in this Plan which appear to be inconsistent with the primary use zoning objective should be curtailed. All such cases, where legally established by continued use for the same purpose prior to October 1st, 1964 or by a planning permission, shall not be subject to legal proceedings under the Acts in respect of the continued use. Where extensions to or improvements of premises accommodating these uses are proposed, each shall be considered on its merits.

11.04 Access for Persons with Disabilities and the Mobility Impaired

All new developments shall have access for persons with disabilities and those who are mobility impaired, incorporated into the design of the building as an integral part of the proposal. Parking bays should be located as close as possible to the entrance to premises and must be clearly visible, sign posted and marked with the relevant international symbol. The Councils will in all developments promote additional standards or review existing standards to ensure that access is available for everyone.

11.05 Architectural Conservation - Protected Structures

The inclusion of a structure in the Record of Protected Structures does not preclude appropriate use or development. However, no works which would affect the character of the structure, or any element of it, which contributes to its special architectural heritage interest may be carried out to a Protected Structure without planning permission.

In addition to the exterior of the building, the interior of a protected structure together with any structures within its curtilage are also protected.

All planning applications relating to a Protected Structure will require; qualitative information to be submitted in order to facilitate a full consideration of the potential impacts of any proposed change of use of a Protected Structure prior to permitting any such change of use.

The Council will only consider the change of use of Protected Structures, if it can be shown that the structure, character, appearance and setting will not be adversely affected by the change of use proposed. The proper recording of the building will be required before any changes are made. In all such cases, the opinion of the DOEHLG and other relevant bodies shall be required.



11.06 Archaeology

Items of archaeological value which are finite, non-renewable resources must be protected and maintained and the planning process is an essential mechanism for ensuring this protection. The Council will play its role in seeking to protect archaeological remains in situ wherever this is feasible. The importance and value of the wider historic landscape and environment, including battlefields is also recognised.

The Council shall require the developer to submit a report prepared by a suitably qualified archaeologist on the archaeological implications of a proposed development involving works which could impact on archaeological remains.

To impose planning conditions in appropriate circumstances requiring the following:

- Professional archaeological supervision of site excavations.
- The funding by the applicant of archaeological assessment, monitoring, testing or excavation of the site and submissions of a report thereon, prior to the commencement of development.
- The preservation of all or part of any archaeological remains on site.

11.07 Sustainable Urban Design Guidelines

The Sustainable Residential Development in Urban Area and its companion document Urban Design Manual (DOEHLG 2008) provide a framework for the best advice in urban design and illustrates how design principals can be translated into practice for the creation of sustainable communities. Developers should therefore take account of the advice contained in these guidelines. This will result in proposed sustainable developments of sufficiently high design quality that will facilitate the granting of planning permission.

It is the policy of the Councils to encourage the establishment and maintenance of high quality sustainable residential communities. Good urban design is essential if communities are to be achieved where people want to live and work. It can be achieved by arranging spaces, streets, densities and scale that combined can create a sense of place which the people of Wexford relate to and take pride in.

The basic principles of good design include;

Character	A place with its own identity, the character of an area refers to its existing layout, form, content and fabric.
Enclosure	A place where public and private spaces are clearly defined.
Legibility	A place that has a clear image and is easy to understand.
Permeability	A place that is easy to get to and move through.
Quality of Public Spaces	A place with attractive and successful outdoor spaces. The treatment of surfaces, landscaping and street furniture must be an integral part of the overall design.
Diversity	A place with variety and choice, containing a mix of compatible developments.
Adaptability	A place that can respond to changing social, technological and economic conditions.

The Councils will seek to ensure that new housing development incorporates the principles of urban design and that future developments are well integrated with the form and framework of the existing Town.

New housing development will be required to meet the following criteria:

- Should be of a design, which is sympathetic to the character of the area and avoids the adverse affects of over development.

- Should achieve a density compatible with the surrounding environment and the guidelines of the Planning Authority.
- Will not have an adverse impact on the amenity of neighbouring properties or its immediate surroundings.
- Will not have an adverse impact on areas or buildings of historic or architectural interest, or on sites of nature conservation or archaeological importance.
- Will provide attractive conditions for walking and cycling with linkages to adjoining residential areas, the Town Centre, amenities and open space areas.
- Will provide for adequate functional open space areas linked to adjoining open space areas, where practical.
- Will not create traffic hazards.



To assist in the achievement of high quality residential development the Council will:

- Prepare a Design Guide for Residential Areas elaborating on and providing a more qualitative emphasis to the Residential Estate Development Standards.
- Prepare, in consultation with designers and developers, Residential Site Briefs for particular sites setting out the main considerations, design principles and quality objectives which a proposed development should address including;
 - Analysis of how the proposed development will fit in and relate to the surrounding Masterplan areas.
 - An analysis of the topography and other environmental considerations.
 - Survey of existing structures on site.
 - How proposed arterial cross routes and other transport links are incorporated into the design.
 - Significant landmark buildings in the vicinity and an appraisal of their visual appropriateness.
 - Major pedestrian generators and public.
 - Identification of areas that should remain undeveloped.
 - Key views and prospects to be protected.
 - Landscape features, groups of trees, hedgerows, streams and topography.

The Councils may require prospective developers of housing estate developments (especially in some of the smaller settlement areas) to submit a report that provides an assessment of the likely impact of their development in relation to (amongst others):

- The need for community/health facilities.
- Accessibility to community facilities and services.
- Public transport facilities and services.
- Crèche/childminding facilities.
- Educational facilities and provision.
- Recreation and sport facilities and provision.

It is envisaged that this measure will assist in flagging those areas within settlements that require intervention and resolution, and also assist in protecting against excessive dilution of the existing community/village structure.

To provide guidance for the general public and developers alike, Councils have outlined below the minimum development standards for new residential development.

11.08 Residential Development

The following although not exhaustive, sets out the general requirements of the Council in relation to these developments. All new residential estates should form a unified concept and relate to the existing Town.

11.08.01 Residential Density

The Sustainable Residential Development in Urban Areas and its companion document Urban Design Manual (DOEHLG 2008) provide a framework for the avoidance of suburbanisation, through the promotion of densities in appropriate locations. Strict adherence to maximum and minimum density standards is not recommended. Regard should also be had to *“Residential Density - Guidelines for Planning Authorities”*, DOE 1999. The emphasis should be on providing quality housing environments based on innovation and a design led approach with proposals appropriate to each site and location. The aim is to make the most efficient use of land and infrastructure, to avoid cramming and over-development and to protect urban green spaces and the quality of life.

While the emphasis will be towards appropriate and reasonable higher densities, the Council recognises the need for lower densities in some areas. Higher land costs have discouraged quality, low density housing in urban areas resulting in growing pressure for such housing in rural areas. In providing for a range of residential densities, consistent with the need to ensure high quality residential environments, the Council will:

- Have regard to Sustainable Residential Development in Urban Areas and its companion document Urban Design Manual (DOEHLG 2008).
- Promote higher density development in the Town Centre and along significant radial routes.
- Adopt a flexible approach in the matter of residential density and avoid the rigid specification of minimum and maximum density standards. The approach will focus on quality and innovation to achieve attractive living environments.
- Recognise the need for lower densities in appropriate areas.

In determining whether the density of a development proposal is appropriate, the Councils will have particular regard to the amenity of surrounding areas. The Councils also reserve the right to permit departures from these standards depending on special circumstances that may apply.

Indicative Residential Density

Zone	*Maximum Dwelling units per		Indicative appropriate locations
	Hectares	Acre	
Super-Low Density	2.5	1	
Low Density Residential	10	4	Outer edge of the Urban-Rural transition.
Medium Density Residential	17 - 25	7 - 10	Generally new zoning within towns except where it is an urban - rural transitional area or a strategic location.
Higher Density Residential (town centre/neighbourhood centres/strategic locations.	>27	>11	At strategic locations including transport nodes and town centre and neighbourhood centres.

* Densities in excess of the upper limits will be considered on their merits.

11.08.02 Layout

Innovation in the layout of residential estates will be encouraged; the overriding factor in the determination of planning applications will be the overall quality of the estate in terms of residential amenity and environmental sustainability. In assessing new housing developments the Council shall consider the following:

- All new housing estates should seek to be secure by design.
- Estate access roads should be designed to provide linkages to the existing and proposed developments adjoining the site.
- Residential streets should be designed to reduce traffic speeds to 30 km ph to provide a safe environment for children to play.
- Traffic calming measures maybe considered to aid in the reduction of vehicular traffic speed to 30 km ph.
- Promote natural surveillance. Properties should face the street and address corner sites - no rear gardens should back onto roads or open space.
- Open space should be located at accessible points within the development.
- New layouts must provide clear and safe routes for access to all parts of the development, including open space, to ensure access for everyone.
- Landscaping should be designed to provide ease of future maintenance and not create security problems in the future.
- Car parking should generally be provided within the curtilage of the proposed dwellings. Where this is not possible rear parking courts or on-street parking can be provided if this can be viewed from the dwelling. Large parking courts will not be permitted.
- Gated estates will not be permitted, however the Council will consider restricted access to private parking courts or service areas.



11.08.03 Design

The design of dwellings in residential estates should bear a relationship to the nature, scale and form of the existing built fabric within the settlement. Any proposals for modern developments must be in harmony with existing dwellings and the surrounding built environment. A variety of dwelling types, sizes and designs will be encouraged.

Outline applications for residential estates in which each site will be developed independently must be accompanied by a design brief for the overall development. Each subsequent dwelling submitted for approval must have regard to that design brief.

11.08.04 Accessibility - Housing for All

The Planning Authorities are committed to providing a range of house design to meet with the requirements of the housing needs of people with disabilities. While the Authorities recognise that Part M of the Building Regulations has led to improved visitor accessibility there is a significant need to ensure a variety of housing types to provide accommodation for people who have disabilities.

In order to improve the supply of suitable housing choice for the future, all new housing estates of 10 dwellings or more shall seek to ensure that at least 20% of the proposed dwellings are adaptable to provide accommodation for people with disabilities.

The Planning Authorities also recognise that people with disabilities do not always live alone and a variety of accommodation types will be required throughout. The provision of “lifetime homes” will also provide the improved choice for all residents to continue to live in their community throughout their lives.

Dwellings should be designed to provide:

- A suitable, safe location should be identified within each dwelling for parking and charging a power wheelchair or scooter.
- The design of all new dwellings that are on more than one level should incorporate provision for a future stair lift, and also a suitably identified space of minimum 1,400mm x 1,100mm for the future installation of a house lift (through-the-floor lift) from the ground to the first floor. The proposed provision must satisfy all normal Building Regulations requirements.
- At least one accessible bedroom should be provided in each dwelling, of minimum dimensions 4,000mm x 4,000mm.
- Where a development incorporates dwellings with three or more bedrooms, a proportion of these should have a second bedroom of minimum dimensions 3,000mm x 3,000mm.
- Where possible, ensuite facilities should be provided, of minimum dimensions 2,000mm x 2,000mm, and should include a WC, a wash-hand basin and a shower.
- Where only one bathroom is provided it should have minimum dimensions of 2,700mm x 2,500mm to allow for the provision of a WC, a wash-hand basin, a bath and a shower.
- Walls in bathrooms, showers and toilets should be constructed to take adaptations such as grab rails.
- Circulation space of minimum 1,800mm x 1,800mm should be available in kitchens after fitting-out.
- Internal doors should have a minimum clear opening of 800mm. The effective clear opening should be clear of projections. Double doors may be fitted, if preferred.
- Window sills should be no more than 900mm above floor level. Any glazing less than 900mm above floor level should be safety glass.
- The width of internal stairs should be minimum 900mm.
- Do not use open risers or open recesses under stairs.
- A step should not overlap the one below.
- There should be a continuous handrail on both sides of the stairs and on landings.
- The use of residential sprinklers should be considered.

11.08.05 Public Open Space Areas

Functional open space areas should be provided at a rate of 10% of the total site area or 1 hectare per 150 dwellings, whichever is the greater.

The above figure may vary according to the quality of the open space and the density of the overall development. Financial contributions may be accepted where it can be demonstrated that sufficient amenity has been provided for the estate through an existing amenity/park in the vicinity.

Open space should be graded from large areas of open spaces to small play areas and incidental open spaces throughout the estate.

All open space in residential estates, along with any green area that formed part of a planning application and was identified for the purposes of recreation/amenity/open space is deemed to benefit from a ‘public open space’ zoning objective.

Hard landscaping should be provided where appropriate, to accommodate desire lines through open spaces and also to facilitate the use of open space year round.

Public open space areas should be provided with an optimal amount of surveillance from dwellings within the estate.

Open space areas should retain where possible, existing site features including mature trees. Where such a feature is to be retained, provision should be made for its protection during construction. All open space areas shall be accessible for people with disabilities.

The use of steps should be avoided; street furniture, footpath surfacing and children's play areas must also be accessible.

Play areas shall be provided on the open space of new residential developments.

11.08.06 Private Open Space Areas

An adequate amount of usable private open space should be provided within the curtilage of each dwelling. This shall consist of a minimum area of 60-75 m² depending on house type.

Emphasis will be placed on the quality of the open space which should be free from overlooking and have adequate amounts of day lighting thereon.

The proportions of this private open space may vary although a distance of 22m shall generally be observed between opposing first floor windows.

The boundaries of rear gardens should generally be provided with a wall 1.4 metres in height. Where rear gardens back onto public areas, excluding a public roadway, this height should be increased to 1.8 metres.

Exemption to these requirements will be considered where dwellings are specifically designed for people with disabilities.

11.08.07 Landscaping

A detailed landscaping plan must be prepared as an integral part of the overall development of the estate and submitted as part of the planning application for the development.

Planting will need to be carefully considered in communal areas. Consideration should be given to the growth rate of the species and also to the level of maintenance required for the landscaping.

The developer will be responsible for the laying out and planting of all landscaped areas.

11.08.08 Naming of Developments

The names of residential, commercial and community developments including roads shall reflect local place



names, particularly townlands, or local names which reflect the landscape, its features, culture or history of the area in which the development is located; also considered will be the names of historical persons associated with the area.

The use of Irish names will be encouraged. The developer/applicant shall provide an explanation of the origin/inspiration for the name with the compliance proposal. The Planning Authorities shall approve the name chosen prior to the launching of any advertising campaign for a development. The Councils will prepare a guide on naming developments to provide assistance to developers.

11.08.09 Maintenance and Management

Section 34(4) (i) of the Planning and Development Acts 2000-2007, provides for the inclusion of conditions attached to a planning permission regarding the maintenance and management of a proposed development. This includes the establishment of a management company or the appointment of a person to carry out such management (including waste management) or maintenance. It is the policy of the Councils that management companies will only be required for the following type of developments:

- apartment blocks or multi-occupancy units.
- holiday home developments.
- If a specific service or facility is provided for residents use only such as a swimming pool.

11.08.10 Infill Housing

Well-designed and integrated infill housing will be encouraged for its role in the social and environmental revitalisation. It may be possible to relax normal planning standards, e.g. car parking, and reduce planning contributions in order to encourage such development where there is a clear planning gain for the community. Each case will be considered on its merits.

The Councils will encourage and facilitate infill housing development including the redevelopment of vacant, derelict or underused sites. Applicants and developers will be required to have regard to the following guidelines in preparing development proposals:

- The design must be in sympathy with the existing character of the area in terms of density and details such as window types, heights, materials, finishes, building lines and roof pitches.
- The development should incorporate an acceptable element of private open space for amenity use; where this is not possible, the developer may be required to contribute towards the cost of provision of new open space or improvements to existing open space in the vicinity.
- Sufficient space should be provided to accommodate bin, fuel and other household storage.

11.08.11 House Extensions

Extending existing dwelling houses to meet changing family needs is an acceptable form of development which is viewed positively by the Council. Development proposals should have regard to the following:

- The size of the extension should be suitably designed, having regard to the size of the existing house and houses in the vicinity.
- The design and use of external materials should be in harmony with that of the existing house and the general architectural character of the area.
- The development should not have an adverse impact on the amenities of adjoining properties.
- Site coverage should be carefully considered to avoid unacceptable loss of private open space or encroachment on wastewater treatment infrastructure.
- In urban areas the development should not result in the loss of any off-street parking.

The Councils will consider on their merits, exemptions to the above policy in the case of adaptations required to provide accommodation for people with disabilities.

In dealing with detached units to provide ancillary accommodation for family members (granny flats) the Council shall have regard to the following;

- Vehicular Access to the flat should be shared.

- Required separation distances from wastewater treatment systems.
- Garden areas should be shared.
- The unit should not consist of more than a combined living/kitchen/dinning area, WC bathroom and no more than two bedrooms.
- The unit will be conditioned to restrict the use to the enjoyment of the main dwelling.

11.08.12 Backland Development

Development of backlands, including the construction of extra dwellings in back gardens may result in inappropriate and disorderly development and can have an adverse affect on the residential amenity of adjoining properties. This may also result in the overloading of infrastructure and in missed opportunities for integrated renewal.

Backland development will be considered if:-

- There is no loss of privacy to adjoining dwellings.
- The access arrangements would not significantly increase noise and disturbance to existing dwellings.
- There is adequate off-street parking.
- There is adequate provision of private amenity space.
- The scale and design of the dwelling is compatible with the character of the buildings in the surrounding area.
- There are no issues of overshadowing.
- Existing trees or natural features are retained.

In the event that a large plot of land, located in a backland location, is the subject of a development proposal, an indicative layout of the overall development intentions for the land will be required.

11.08.13 Apartments

The Councils acknowledge that apartment developments have a role to play in meeting the accommodation needs of the young, mobile sectors of the community, small households and as tourist accommodation.

Apartments are also important in mixed use developments providing security when located above shops and community facilities and have a valuable role in creating new streetscapes in urban areas.

All proposals for apartments should have regard to the 'Sustainable Urban Housing, Design Standards for New Apartments' DOEHLG 2007, these guidelines provide a framework for ensuring that the design and layout of new apartments will provide satisfactory accommodation for a variety of household types.



Communal facilities for drying clothes may be provided in well-ventilated areas in some larger schemes. Where this is not done, consideration will need to be given to the provision of drying facilities within each unit, such as screened balconies.

The Councils will consider such developments provided they are compatible with surrounding areas, would not give rise to adverse impacts on the amenities of adjoining properties or on areas or structures of historic or architectural interest and can be provided with adequate car parking facilities.

The Councils will ensure that the standard of accommodation is suitable and will not permit apartment developments where the internal floor area of the apartment is less than 75 sq. m.

The subdivision of existing dwelling houses into apartments/flats will not generally be permitted within residential estates designed and developed for single family occupancy.

11.08.14 Derelict Sites

The Councils will continue to take appropriate action in accordance with the provisions of the Derelict Sites Act 1999 to ensure the elimination of dereliction as it occurs.

11.08.15 Use of Upper Floors for Residential Purposes

The unused upper floors of premises provide a valuable accommodation resource. Their use for living purposes would contribute to the revitalisation of the Town Centre. The Councils will promote and encourage the utilisation of upper floor space for residential purposes.

11.08.16 Refuse Storage

In all estate and apartment development proposals, provision shall be made for a secure, and well-screened, refuse storage and collection point area. A minimum space sufficient for three wheelie bins will be required for each residential unit. Roads and access to these areas should be suitable for easy servicing and turning by emergency vehicles. Provision should also be made for a 'Bottle-Bank' facility. Proposals for terraced housing developments must provide adequate storage space for bins if external access to the rear gardens is not proposed.

11.08.17 Residential Care Homes

The Councils recognise the need to provide for a range of accommodation for those who require supervised care. In considering applications for care homes the Councils will have regard to the following:

- The existing social facilities and demand within the area. In locations where there is a grouping of a particular user group applications should include an assessment of the impact on local services.
- The impact on the physical character of the area such as car parking levels, private amenity space.
- The impact on noise and disturbance from additional traffic.
- The standard of accommodation and facilities offered. In large developments or developments which are not located adjacent to local facilities the provision of Pray Rooms /Chapels, Shops etc. will be required.

11.09 Building Sustainability

The Councils are committed to encouraging more sustainable development through energy end use efficiency, and increasing the use of renewable energy, in all new building projects.

It will achieve this by:

- Encouraging responsible environmental management in construction;
- Promoting sustainable approaches to housing developments by spatial planning, layout, design and detailed specification.
- Ensuring high standards of energy efficiency in all housing developments under its remit, and encouraging developers, owners, and tenants to improve the environmental performance of the building stock, including the deployment of renewable energy.
- For housing, specifically adopting the SEI "House of Tomorrow" standard of energy performance to be applied as the norm, representing an improvement of 40% relative to prevailing norms as represented by the Building Regulations Part L.
- For all other buildings, specifically applying a comparable improvement of 40% relative to prevailing norms as represented by the Building Regulations Part L.
- Anticipating the operational implementation of the EU Directive on the Energy Performance of Buildings (EPBD) by encouraging the energy rating and labelling of building energy performance, so as to give visible recognition to such improvements.

The specific approach proposed for developers is to set a target, accompanied by a menu of design and technology options. This includes renewable energy technologies, as a means of offering flexibility towards meeting that target in the most technically and economically feasible manner on a case by case basis. As an initial step towards achieving greater environmental sustainability, the Councils propose the introduction of a performance based CO₂ Emissions Target (CET) for new buildings being constructed within the County.

11.09.01 Targets

All new buildings will represent a significant improvement in energy and associated environmental performance relative to current prevailing practice. Either as a prerequisite to receiving planning approval (calculation report to be submitted with the planning application) or as a voluntary code, the conditions listed below in the following sections have been adopted.



11.09.02 Housing

The Councils shall seek a reduction of at least 40% in CO₂ emissions within housing developments, relative to a baseline of prevailing regulatory and design practice. This initial baseline of comparison is to be represented by the provisions of Technical Guidance Document L (TGDL) to the Building Regulations, 2002 using conventional oil fired heating boiler with an assumed seasonal efficiency of 75%. The calculation is to be carried out for the time being using the Dwellings Energy Assessment Procedure (DEAP) in TGDL, pending adoption of the official national methodology for determining energy performance of housing for the purposes of the EU Energy Performance of Buildings Directive (EPBD).

In meeting this CO₂ performance target, the development shall include:

- A collective average reduction of at least 40% in energy consumption for space and water heating , relative to the baseline of existing regulatory and design practice and using the methodology outlined above; and
- A contribution of 30% by renewable energy supply systems to meet the collective space and water heating requirements within the housing development.

Wexford County Council proposes that new housing developments should aim to achieve a 40% reduction in CO₂ emissions associated with space and water heating (i.e. to below 14.2 kg/m²/year), which must include a reduction in energy use for this purpose (i.e. to below 75 kWh/m²/year) and a contribution of at least 30% by

renewable energy systems to meet the collective space and water heating requirements within the development.

11.09.03 Non-Residential

The Council shall seek a collective reduction of at least 40% in CO² emissions deriving from total energy usage (space heating, water heating, lighting, other) arising from all services within the development, relative to a baseline of existing regulatory and design practice. This initial baseline of comparison is to be represented by the provisions of TGDL to the Building Regulations, 2006. In the absence of an official national methodology for determining the energy performance of non-domestic buildings, this calculation is to be carried out using a method compliant with the draft European Standard prEN 13790.

In meeting this CO² performance target, the development shall include:

- A collective average reduction of at least 40% in energy consumption for all services, relative to the baseline of existing regulatory and design practice and using a methodology as outlined above; and
- A contribution of 30% by renewable energy supply systems to meet the collective energy requirements within the development.

New industrial developments requiring high energy use must be designed using the Best Available Technology

11.09.04 Menu of Options

In pursuit of these targets, a strong menu of superior design and specification options will include the following:

- Site layout and associated bio-climatic/passive solar design measures.
- Enhanced levels of insulation in walls, roofs, floors, glazing and doors.
- Reduced uncontrolled air infiltration losses.
- Use of healthy and controllable ventilation systems.
- Heat recovery systems.
- Use of daylight.
- Water conservation measures.
- More sustainable building materials.
- Improved heat generation appliance efficiency, e.g. condensing boilers.
- Intelligent heating system configuration and time/temperature/zone/function controls.
- Efficient provision of domestic hot water.
- Fuel switching to low or zero CO² emitting fuels.
- Energy efficient lighting systems.
- Incorporation of renewable energy systems, e.g. active solar, heat pumps, biomass.
- Provision of appropriate group or district heating systems.

In the case of non-domestic buildings, additional options include:

- Heating, ventilation and air conditioning systems and controls.
- Electrical energy use including motive power.
- Efficient lighting systems and controls.
- Building Energy Management Systems.
- Occupancy controls.
- Monitoring and Targeting systems.
- Combined Heat and Power (CHP).

Other measures which can contribute to the energy efficiency and renewable energy targets can also be considered. This menu approach enables and requires developers to adopt approaches which are responsive to site and client circumstances and constraints. It also offers the flexibility to explore and employ different mixes of options on a case by case basis, to maximise technical and economic feasibility (SEI April 2006).

11.09.05 Commercial Development

There will be a presumption in favour of industrial and commercial development located where infrastructure has been provided and in line with the principle of sustainable development.

Industrial and commercial developments on greenfield sites will be required to satisfy minimum requirements for design regarding location, layout, finishes, access, tree planting and landscaping, boundary treatment, water supply, drainage, and effluent disposal. In addition, sufficient space shall be reserved within the curtilage of the site for parking of all employees' and visitors' cars and for the loading and unloading of vehicles. It is intended that such developments should leave one-third of the site free from buildings and that adequate rear access to business premises be made. Adequately screened on-site storage shall be provided for raw materials, waste products and finished goods.

All new developments shall be designed to provide access for all and shall include parking areas for people with disabilities at the main entrance, equal access toilets and access to floors above ground level.

Proposals for developments that would generate a large volume of HGV traffic, should not be located where they would encourage movement of such traffic through residential areas.

Areas between the building and the road boundary may include car parking spaces, provided an acceptable landscaping scheme is incorporated.

Industrial/warehousing/business park developments should present a pleasant aspect helped by tree planting, careful design of signage, screening of storage space and unobtrusive loading and parking space. A variety of unit size shall be provided to cater for the differing needs of potential occupants.



11.09.06 Office Development

New office developments shall be designed to ensure access for all with adequate equal access WC facilities for staff. The Councils will encourage over counter office development to be located in established centres. The use of vacant or under-utilised upper floors for office development will be encouraged by the Planning Authority. All new office developments will be required to provide a minimum of 10% open space.

11.09.07 Home Based Economic Activity

Home based economic activity is defined as small scale commercial activity carried out by residents of a house which is subordinate or ancillary to the use of the dwelling as a place of residence. In assessing

applications for such developments, the Planning Authorities will have regard to the following:

- The nature and extent of the work.
- The effects on the amenities of adjoining properties.
- The level of traffic generated by the proposed development.
- The generation, storage and collection of waste.

Permission for such partial change of use will be restricted to use by the applicant. Permission will not normally be granted for such changes of uses in apartments

11.10 Retail Development

The criteria to be determined in the assessment of significant planning applications for retail development are as follows:

- Testing the proposal against the 'Sequential Approach' and that alternative location have being considered.
- Impact on the town centre, including cumulative impact.
- The baseline information and capacity/impact assessment is accurate and transparent.
- There is a demonstrable need for the development.
- Its contribution to town centre improvement.
- Its contribution to site/area improvement.
- The quality of access by all modes of transport.
- Its role in improving the competitiveness of the County.
- Its role on sustaining rural communities.
- Any other Development Plan considerations.

In considering retail developments the Council will require:

- Stores above a floor area of 1000 sq. m. to provide public equal accessible toilets.
- Adequate provision of parking for people with disabilities in addition to parking for parents with young children.
- Provision of recycling bring centres to be located in accessible locations.
- Provision of covered bicycle parking.
- Stores above 3000 sq. m. provision for taxi ranks and bus stop/lay-bys.

11.10.01 Shop Front Design

Shop front design has the potential to contribute significantly to the environmental quality of retail development in the town centre. In general, the design of the shop fronts should relate to the architectural character of the area or of the building of which it forms part. Developers and designers are advised to consult the design guide 'Shop Fronts and Streetscapes in County Wexford'. New shop fronts shall ensure the provision of ramped or level access to facilitate access for all.

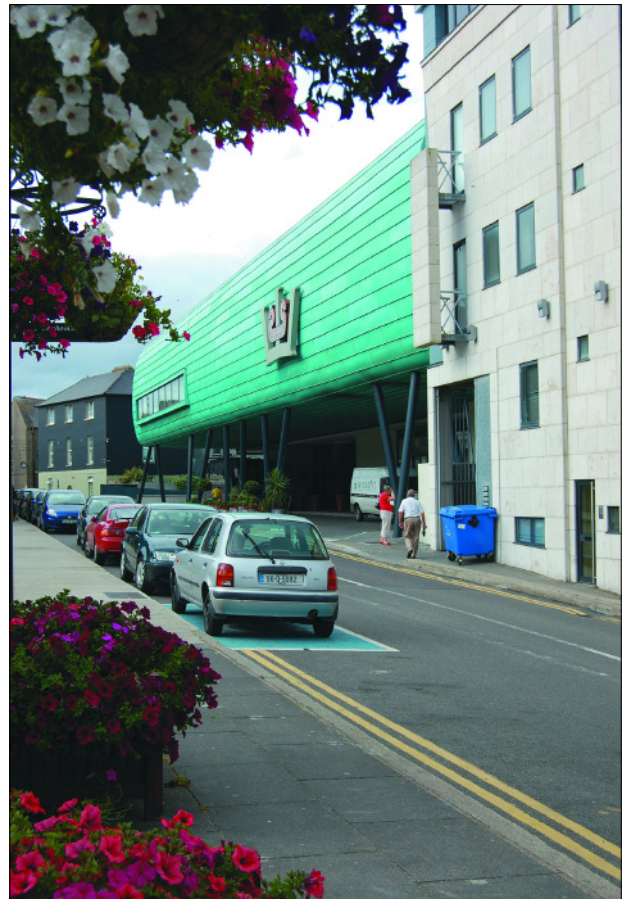
External Roller shutters will not be permitted on shop fronts in the prime retail areas of the town.

11.10.02 Hot Food Takeaways

Proposals for the development of these facilities will generally only be acceptable in areas of mixed use activity. Fast food outlets will generally not be permitted within a 200m radius of educational establishments and only in exceptional circumstances will such development be considered in residential areas, having regard to the negative impacts including noise, litter, opening hours and general disturbance, to which it can give rise. Stringent controls will be applied with regard to litter collection and façade design. The latter may necessitate the alteration of corporate images in order to assimilate into the character of the area. The Planning Authorities may impose restrictions on opening hours as a condition of planning permission.

11.10.03 Petrol Filling Stations

In general filling stations, where a need has been established, should be located within the 50kph or 60kph speed limits and/or within lands zoned for general commercial or industrial uses. Residential areas should be avoided.



11.10.04 Pubs/Nightclubs/Amusements Centres

The following issues shall be taken into account in the assessment of applications for the above uses:

- Potential effects of the development on the amenity of nearby residents will be assessed prior to the granting of planning permission.
- Prevent an excessive concentration of any of the above uses in a particular area.
- Noise at the boundaries will be carefully monitored and noise insulation measures will be required at the time of the submission of the planning application. An important consideration for a local authority is the number and frequency of events in such facilities.
- The Planning Authorities shall insist that proper litter control measures are in place prior to the opening of any premises.
- Facade design will be carefully controlled by the Planning Authorities and in particular the type and degree of advertising signage and lighting. The design shall respect the character of the street and the buildings.

11.11 Community Facilities

11.11.01 Schools

Sites required for a primary school shall comply with the requirements of the Department of Education and Science publication Planning Guidelines for Primary Schools (2000). Provision must be made within the site for adequate car parking for staff (at a rate of 3 per classroom), bus parking, pick-up/drop off areas, informal hard surface play area, and areas for organised sport activities.

The Councils in association with the school authorities will endeavour to provide pedestrian crossings, road markings and footpath provision where required.

Provision should be made in secondary schools for all forms of organised sporting facilities.

11.11.02 Childcare Facilities

The Councils recognise the need for the provision of properly run and conveniently located childcare facilities. Applications for childcare facilities in residential areas will be assessed in terms of the effects on the amenities of adjoining properties and the level of traffic generated by the proposed development. In general the factors to be considered in determining an application for a childcare facility are as follows:

- Compliance with Childcare (Pre School Services) Regulations, 1996.
- The suitability of the site and building.
- The size and nature of the proposed facility (seasonal or full day care).
- Availability and ease of access, parking and collection points.
- The impact on local traffic circulation.
- Adequacy and suitability of outdoor play area.

Residential developments of 75 or more dwelling units, or as stipulated in Section 7.2.0 of the Wexford County Development Plan 2007-2013, will require the provision of a purpose built childcare facility. The Council will consider, by agreement, the development of a central childcare facility serving one or more housing estates.

11.12 Transport

If the road network is to fulfil its primary function in an era of rapid growth in car ownership and freight movement, it will be necessary to limit the number of accesses and junctions to the network. Failure to do so would result in:

- Creation of traffic hazard and congestion.
- Reduction in carrying capacity.
- Premature obsolescence.
- Inadequate return on public investment.

11.13 Sightlines

Each proposed development will be carefully assessed and sight distance requirements may vary depending on the location and the nature and scale of the development. The assessment of sight distance requirements will have due regard to National Roads Standards, referred to as NRA DMBRA and DMRB Road Geometry Handbook.

11.14 Car Parking Requirements, Layout and Design

The layout and design of roads in housing developments shall have regard to the “Traffic Management Guidelines” issued jointly by the Department of Environment, Heritage and Local Government, the Department of Transport and the Dublin Transportation Office.

Requirements for numbers of car parking spaces are set out in Table 4.

In dealing with planning applications for change of use or for replacement buildings, allowance will be made for the former site use in calculating the car parking requirements generated by the new development as extra;

- Where the provision of on-site parking is not possible, the Councils will require a financial contribution towards the provision of car parking.
- Parking and service spaces must be located on site so as to prevent road/street obstruction, and should be located where possible to the rear and side of buildings and in such a manner to ensure minimal injury to the amenity of adjoining premises.

Table 3: Dimensions for Parking and Loading Bays

DESCRIPTION	WIDTH
Car parking bay	5.0m x 2.5m
Disabled parking bay	5.0m x 3.3m
Loading Bay	6.0m x 3.0m
Circulation Aisles	6.0m in width



Where parking is allowed in general view, adequate screening or landscaping must be provided to reduce its impact.

In addition to the general car parking standards, service parking space will be required for vehicles necessarily involved in the operation of business including the delivery and collection of goods, the carrying out of repairs and maintenance.

Table 4: Car Parking Standards

Residential	Car Parking Requirements
Houses	2 per House
Apartment/Flat	1.5 per apartment/flat
Guest House/B&B	1 space per bedroom
Hotel	1 spaces per bedroom
Hostel	1 space per bedroom or 1 space per 10 bed dormitory
Caravan/Camping Site	1 space per pitch
Commercial	Car Parking Requirements
Shopping: Retail Floorspace	1 space per 20 sq. m.
Offices: Gross Floorspace	1 space per 25 sq. m.
Public Houses / Restaurants	1 space per 25 sq. m.
Hot Food Take Aways	Minimum of 5 spaces per unit or 1 space per 10 sq. m.
Dance Halls Public Area	1 space per 25 sq. m.
Cinemas, Theatres, Stadia	1 space per 10 seats
Conference Centres: Public Areas	1 space per 25 sq. m.
Churches/Church Hall	1 space per 10 seats
Nursing homes	1 space per 2 beds
Surgeries	2 spaces per consultants room
Industrial	Car Parking Requirements
Man. Ind./Light Ind. Gross Floorspace	1 space per 50 sq. m.
Showrooms: Gross Floorspace	1 space per 50 sq. m.
Warehouses: Gross Floorspace	1 space per 100 sq. m.
Garages	1 space per 50 sq. m.
Community	Car Parking Requirements
Sports Clubs, Grounds, Swimming Pools	1 space per 15 sq. m. & 6 spaces for each pitch, 2 for each court
Library	1 space per 100 sq. m.
Funeral Home	10 spaces
School	1 space per classroom
Golf Course/Pitch & Putt	4 spaces per hole

11.15 Cycle Facilities

Cycle routes must be well provided for in terms of parking infrastructure at the destination. The National Manual for the Design of Cycle Facilities in Urban Areas will be the basis for informing the design of cycle facilities.

11.16 Advertising

The Councils recognise the role which advertising plays in the commercial life of the County. It is also recognised that the haphazard proliferation of hoardings, signs has the potential to detract from visual and scenic amenities and through confusion gives rise to traffic hazard. Uncontrolled advertising detracts from the character and identity of the town and if located at junctions or in competition with traffic signs, can give rise to traffic hazard.

11.16.1 General Signage

All advertisements and advertisement structures, other than those exempted under Part II, Second Schedule of the 2001 Planning and Development Regulations, shall be the subject of a formal planning application.

The following general policy will apply:

- The location of signage should be such as to prevent it leading to obstructions to the visually impaired or interfering with access on footpaths.
- The size and scale of signs should not conflict with those existing structures in the vicinity.
- The number and positions of signs should not unduly clutter the building façade or streetscape.
- High level advertising will not be permitted; signs should be positioned at or below ground floor fascia level; signs will not be permitted above eaves or parapet levels.
- The use of neon, plastic, PVC, perspex flashing, reflectorised or glitter type signs on the exterior of buildings or where they are located internally but visible from the outside will be prohibited.
- Signs shall not exceed 10% of the surface area of the building.
- Signs will not be permitted if they compete with road signs or otherwise endanger traffic safety.
- Signs attached to buildings are preferable to those on freestanding hoardings.
- Signs should not interfere with windows or other features of the façade or project above the skyline.

11.17 Telecommunications

In order to facilitate the evaluation of development proposals for the erection of antennae and support structures, the applicant will be required:

- To submit a reasoned justification as to the need for the particular development at the proposed location in the context of the operator's overall plans to develop a network.
- To indicate what other sites or locations which were considered.
- To submit evidence of consultation with other operators with regard to the sharing of sites and support structures.
- To submit proposals to mitigate the visual impact of the proposed development including the additional poles and structures.
- To furnish a statement of compliance with the International Radiation Protection Association (IRPA) Guidelines or the equivalent European Pre-Standard 50166-2.

All proposed developments must comply with Environmental Management Guidelines in the Extractive Industry, EPA 2006.

11.18 Seveso Establishments

In line with the requirements laid down by Directive 96/82/EC, and Regulations SI No. 74 of 2006 the National Authority for Occupational Health and Safety, as the Central Competent Authority, is obliged to provide technical advice to the Planning Authority in case of decisions taken regarding:

- Development within the vicinity of existing Seveso site areas
- The proposed development of a new Seveso establishment and
- The modification of an existing establishment.

Although at present there are no such facilities in Wexford town, these policies are in accordance with Regulation 29 of the said regulations, entitled “Advice on Land Use Planning”. Applicants considering any development, as outlined above, will be required to consult the Fire Services Section of Wexford County Council, and also the National Authority for Occupational Health and Safety, prior to lodging any development application.

11.18.1 Seveso Developments: New Establishments

It is necessary for new ‘Greenfield/ Brownfield’ establishments to demonstrate that they do not present a risk of a dangerous dose greater than 5×10^{-6} to their current neighbours or a risk of a dangerous dose greater than 1×10^{-6} to the nearest residential type property.

11.19 Development Contributions

The Councils may require financial contributions towards the capital cost of providing infrastructure, public lighting, services and utilities. These include roads, footpaths, car parking, traffic management, drainage, wastewater treatment, water supply and open space. Some developments may be exempt from payment of contributions including community and social facilities developments. The Councils reserves the right to alter the amount of contributions, may set a time limit within which contributions must be paid and may allow payment on an instalment basis where appropriate. The schedules of contributions are set out in the Development Contribution Schemes.

11.19.1 Bonds & Development Deposits

To ensure that permitted development is satisfactorily completed the Councils will require, as a condition of planning permission, the lodgement of appropriate securities. The amount of the security will be as determined by the Councils. The bond or development deposit will remain in place until all works are satisfactorily completed or until the development is taken in charge.