

WEXFORD COUNTY COUNCIL

**Minutes of Special Meeting of Wexford County Council
Held Monday 6 September, 2021 at County Hall, Wexford at 2.30pm**

Attendance:

In the Chair: Cllr. Barbara Anne Murphy, Cathaoirleach

Councillors:

BARDEN	PAT				
BELL	MAURA	FARRELL	MARY		
BOLGER	ANDREW	FLEMING	JOHN		
BREEN	PIP	FORDE	TOM	O'ROURKE	JOHN
BROWNE	AIDAN	HEGARTY	JOHN		
BYRNE	CATHAL	HYNES	DAVID	OWENS	JACKSER
		KAVANAGH	WILLIE	SHEEHAN	MICHAEL
CODD	JIM	KELLY	LEONARD		
CODD-NOLAN	KATHLEEN			SULLIVAN	JOE
CONNICK	ANTHONY	LAFFAN	GARY	WALSH	OLIVER
DEVEREUX	DIARMUID	LAWLOR	GEORGE	WHELAN	MICHAEL

Officials:

- Mr. T. Enright, Chief Executive
- Mr. T. Larkin, Director of Services
- Mr. E. Hore, Director of Services
- Ms. A. O'Neill, Head of Finance
- Ms. A. Byrne, A/Director of Services
- Ms. C. Godkin, A/Director of Services
- Mr. D. Minogue, County Secretary
- Mr. D. Houston, Senior Planner
- Ms Sinead Casey, Senior Engineer
- Ms. E. Hore, Senior Executive Officer
- Ms. D. Kearns, Senior Executive Planner
- Ms. Pauline Doyle, Executive Planner
- Ms. F. Fenlon, Assistant Planner
- Mr. Graham Hunt, Executive Planner

Oireachtas Members: Deputy Verona Murphy

Public: A number of members of the public attended the meeting

Apologies: Cllrs G. Carthy, A. Donohoe, D. Kenny, L. McDonald, J. Moore, B. Murphy, F. O'Súilleabháin, F. Staples

The Cathaoirleach welcomed all to the meeting, the purpose of which was to continue the process of consideration of the Draft Wexford County Development Plan 2021-2027 and Chief Executive's Report on the Submissions and Observations received on same.

The Members considered each of the following Motions:

3.1 We propose that all considerations in relation the Draft County Development Plan be suspended pending the publication of the legislation in support of the cabinet decision to extend the period of consideration of all county development plans for 1 year, and that the council shall extend the period of formation of the plan for the maximum period allowable under the new legislation to enable the Councillors to properly consider the implications of various circulars from the Minister since the formation of the draft plan.

The Motion was proposed in the names of Cllr. M. Farrell, Cllr. P. Barden, Cllr. Jackser Owens, Cllr. Leonard Kelly, Cllr. John O'Rourke, Cllr. David Hynes, Cllr. Anthony Connick.

An amendment to the Motion was proposed by Cllr. M. Sheehan and seconded by Cllr. J. Fleming, to the effect that the Council should proceed to consider the Draft Wexford County Development Plan 2021-2027 and Chief Executive's Report on the Submissions and Observations received on same.

The amendment was put to a roll-call vote and the following was the outcome of that vote:

Special Planning Meeting of WCC Monday 6 September, 2021 – Amendment Proposal to continue Plan Review								
BARDEN	PAT	A	FARRELL	MARY	A	MURPHY	BARBARA-ANNE	F
BELL	MAURA	F	FLEMING	JOHN	F	MURPHY	BRIDIN	AB
BOLGER	ANDREW	F	FORDE	TOM	AS	O'ROURKE	JOHN	A
BREEN	PIP	F	HEGARTY	JOHN	F	O'SUILLEABHAIN	FIONNTAIN	AB
BROWNE	AIDAN	F	HYNES	DAVID	A	OWENS	JACKSER	A
BYRNE	CATHAL	F	KAVANAGH	WILLIE	F	SHEEHAN	MICHAEL	F
CARTHY	GER	AB	KELLY	LEONARD	A	STAPLES	FRANK	AB
CODD	JIM	A	KENNY	DONAL	AB	SULLIVAN	JOE	F
CODD-NOLAN	KATHLEEN	F	LAFFAN	GARY	F	WALSH	OLIVER	F
CONNICK	ANTHONY	A	LAWLOR	GEORGE	F	WHELAN	MICHAEL	F
DEVEREUX	DIARMUID	F	MCDONALD	LISA	AB			
DONOHUE	ANTHONY	AB	MOORE	JIM	AB			
F = For, A = Against, AB = Absent, AS = Abstain								

- 2.19 ***To amend, as follows, the Chief Executive's Core Strategy Recommendations set out in CE OPR 10 on pages 72-77 and CE OPR 12 on pages 78-82 in the Chief Executive's Report and all associated tables and references in the Chief Executive's Report and the Draft Plan including revision of the Housing Strategy:***

To frontload the full 30% population growth to Enniscorthy Town for this plan period 2021 – 2027.

Proposed by Cllr. A. Browne.

Following discussion, Cllr. Browne agreed to withdraw the Motion, and to seek a review of the Development Plan implementation and related population changes after two years.

It was agreed to take the following two Motions as a single Motion:

- 2.11 ***To amend the following section of Table 4.5 Indicative Densities and Scale:***

Levels 1-4 in the Settlement Hierarchy on pages 87-90 in the Chief Executive's Report as follows:

Provision for Lower Densities in limited cases:

To facilitate a choice of housing types within areas, limited provision may be made for lower density schemes of 20-35 units per hectare provided that, within a neighbourhood or district as a whole average, densities achieve the densities mentioned above.

- 2.17 ***To amend the following section of Table 4.5 Indicative Densities and Scale***

Levels 1-4 in the Settlement Hierarchy on pages 87-90 in the Chief Executive's Report as follows:

Provision for Lower Densities in limited cases:

To facilitate a choice of housing types within areas, limited provision may be made for lower density schemes of 20-35 units per hectare provided that, within a neighbourhood or district as a whole average, densities achieve the densities mentioned above.

The single Motion was proposed by Cllr. J. Hegarty and seconded by Cllr. P. Barden.

Following discussion, it was agreed to amend the Motion as follows:

Provision for Lower Densities in limited cases:

To facilitate a choice of housing types within areas, limited provision may be made for lower density schemes of a minimum of 20 units per hectare, provided that within a neighbourhood or district as a whole average densities achieve the densities mentioned above.

The amended Motion was put to the meeting and agreed.

2.20 To amend the Chief Executive's recommended 'Table 4.5 - Indicative Density and Scale of Residential Development for Level 1-4 Settlements' in Section 4.7.2.1 Density of Residential Developments (Chapter 4 Sustainable Housing, Volume 1) as follows:

Small Towns and Villages

Centrally Located Sites

Within a given smaller town or village, there can be marked variations in development context which affect the density of development and external space standards needed to take account of those contexts. Because of the variety of contexts and the probability of mixed use developments, it is difficult to be prescriptive about the level of density recommended. However, within centrally located small infill sites, densities of 30-40+ dwellings per hectare for mainly residential schemes may be appropriate or for more mixed use schemes.

Development of larger greenfield sites, which are not zoned under a local area plan or settlement plan, will be subject to overall densities of 20-35 per hectare but will be required to provide a minimum of 40% for community or open space uses. Applications for residential developments of a maximum of 15 dwellings on a defined site will be required and further development will be considered once the first scheme has been satisfactorily completed.

Edge of Centre Sites

The emphasis will be on achieving successful transition from central areas to areas at the edge of the smaller town or village concerned. Development of such sites tend to be predominantly residential in character and given the transitional nature of such sites, densities to a range of 20-35 dwellings per hectare will be appropriate including a wide variety of housing types from detached dwellings to terraced and apartment style accommodation. On un-zoned lands applications for residential developments of a maximum of 15 dwellings on a defined site will be required and further development will be considered once the first scheme has been satisfactorily completed.

Edge of Small Town/Village

In order to offer an effective alternative to the provision of single houses in surrounding unserviced rural areas, it is appropriate in controlled circumstances to consider proposals for developments with densities of less than 15 - 20 dwellings per hectare along or inside the edge of smaller towns and villages, as long as such lower density development does not represent more than about 20% of the total new planned housing stock of the small town or village in question. This is to ensure that planned new development in small towns and villages offer a range of housing types, avoiding the trend towards predominantly low density commuter-driven developments around many small towns and villages within the commuter belts of the principal cities and other similar locations. Such lower density development also needs to ensure the definition of a strong urban edge that defines a clear distinction between urban and the open countryside. On un-zoned lands applications for residential developments of a maximum of 15 dwellings on a defined site will be required and further development will be considered once the first scheme has been satisfactorily completed.

The Senior Planner advised the Members to comply with the densities set out in the Sustainable Residential Development in Urban Areas Guidelines (2009).

The Motion was proposed by Cllr. M. Farrell.

Cllr. J. Fleming proposed an amendment to remove the phrase *a minimum of 40% for community or open space uses* and replace with *a minimum of 30% for community or open space uses*. Cllr. M. Farrell agreed to the amendment and seconded it.

The Senior Planner suggested that 35 units per hectare may create problems for centrally located sites and he recommended removing it and replacing it with a minimum of 20 units per hectare and this was agreed.

The amended Motion was put to the meeting and agreed.

- 3.2** *We proposed that draft county development plan be amended to provide for general densities in the range of 20 to 50 per hectare, and under 20 to be discouraged” and that the executive draft the appropriate amendments to the core strategy to give effect to this amendment.*

The Motion was proposed by Cllr. M. Farrell, Cllr. P. Barden, Cllr. Jackser Owens, Cllr. Leonard Kelly, Cllr. John O’Rourke, Cllr. David Hynes, Cllr. Anthony Connick

Following discussion, it was agreed to postpone consideration of the Motion until later in the meeting.

- 3.11** *To amend Table 5.2 as recommended on page 100 of the Chief Executive’s Report as follows:*

Amendment to Table 5.2 Timeline for Key Active Land Management Proposals

Project- Enniscorthy Town Centre – Urban renewal, regeneration and economic plan

Proposal - Development and implementation of a urban regeneration and renewal plan for the town centre

Later phases to include:

Developments consents, site assembly including CPO, site remediation, enabling infrastructure, site development works, property development, public realm development, Derelict Sites, Vacant Sites/Urban Regeneration.

Timeline - Completion of plan 2022

The Motion was proposed by Cllr. C. Byrne, seconded by Cllr. K. Codd Nolan and agreed.

- 2.4 ***To amend the Chief Executive's Recommendation, CE OPR 19, on page 91 of the Chief Executive's Report relating to the definition of Category A Housing for Persons with a Demonstrable Social Functional Rural Housing need to live in Strong Urban Influence Rural Areas as follows:***

A person who has lived fulltime for a minimum period of 6 years in that local rural area and the site is within 8km radius of where the applicant has lived or is living and who can have owned a rural house.

The dwelling must be the person's permanent place of residence. The person can work from home or commute to work daily.

Proposed by Cllr. J. Fleming and seconded by Cllr. M. Sheehan.

Following discussion, it was agreed to amend the Motion to read as follows:

A person who has lived fulltime for a minimum period of 7 years in that local rural area and the site is within 7km radius of where the applicant has lived or is living and who has not previously owned a rural house (See Point 4 in Definitions and Notes regarding owning a rural house). The dwelling must be the person's permanent place of residence. The person can work from home or commute to work daily.

The motion as amended above was proposed by Cllr. J. Fleming, seconded by Cllr. M. Sheehan and agreed.

- 2.5 ***To amend the Chief Executive's Recommendation, CE OPR 19, on page 92 of the Chief Executive's Report relating to the definition of Category A Housing for Persons with a Demonstrable Social Functional Rural Housing need to live in Stronger Rural Areas as follows:***

A person who has lived fulltime for a minimum period of 6 years in that local rural area and the site is within 15km radius of where the applicant has lived or is living and who can have owned a rural house. The dwelling must be the person's permanent place of residence. The person can work from home or commute to work daily.

Following discussion, it was agreed to amend the Motion to read as follows:

A person who has lived fulltime for a minimum period of 7 years in that local rural area and the site is within 15km radius of where the applicant has lived or is living and who has not previously owned a rural house. (See Point 4 in Definitions and Notes regarding owning a rural house). The dwelling must be the person's permanent place of residence. The person can work from home or commute to work daily.

The motion as amended above was proposed by Cllr. J. Fleming, seconded by Cllr. C. Byrne and agreed.

- 2.6 To amend the Chief Executive's Recommendation, CE OPR 19, on page 91-92 of the Chief Executive's Report relating to the definition of Category A Housing for Persons with a Demonstrable Social Functional Rural Housing need to live in Structurally Weak Rural Areas as follows:**

A person who has lived fulltime for a minimum period of 6 years in that local rural area and the site is within 20km radius of where the applicant has lived or is living and-who can have owned a rural house. The dwelling must be the person's permanent place of residence. The person can work from home or commute to work daily.

Following discussion, it was agreed to amend the Motion to read as follows:

A person who has lived fulltime for a minimum period of 7 years in that local rural area and who has not previously owned a rural house. (See Point 4 in Definitions and Notes regarding owning a rural house). The dwelling must be the person's permanent place of residence. The person can work from home or commute to work daily.*

The Motion as amended above was proposed by Cllr. J. Fleming, seconded by Cllr. C. Byrne and agreed.

- 2.7 To insert the following text under Category A in the Structurally Weak Rural Areas section of Table 4.6 Criteria for One-Off Rural Housing in Section 4.6 Single Housing in the Open Countryside:**

The speculative development of two-house clusters will be considered in Structurally Weak Rural Areas. These houses will have shared vehicular access to the public road and each dwelling must be occupied as the future owner's permanent place of residence.

This Motion was withdrawn by Cllr J. Fleming.

- 2.12 To amend the Chief Executive's Recommendation with regard to rural housing on pages 93 of the Chief Executives Report (Table 4.6 Criteria for Off One Rural Housing) as follows:**

Coastal Zone:

A person who has lived full time within the Coastal Zone for a minimum period of 10 years and the subject site is within 3km radius of where the applicant has lived or is living and who has never owned a rural house. (See Point 4 in Definitions and Notes regarding owning a rural house). The person can work from home or commute to work daily.

The Motion was proposed by Cllr. J. Hegarty, seconded by Cllr. M. Sheehan and agreed.

- 2.13 To amend the Chief Executive's Recommendation with regard to rural housing on pages page 91-95 of the Chief Executive's Report (Table 4.6 Criteria for Off One Rural Housing) by inserting the following wording in all places where there is reference to a person having to live in the area for 10 years:**

A person who has lived fulltime in a principal residence within the Coastal Zone for a minimum period of 10 years (not necessarily concurrently and at any time in their life) and the subject site is within 3km radius of where the applicant has lived or is living and who has never owned a rural house.

The Motion was proposed by Cllr. J. Hegarty, seconded by Cllr. D. Devereux and agreed.

- 2.15 ***To amend the Chief Executive's Recommendation reference CE OPR 19 relating to the definition of Category B Housing for Persons with a Demonstrable Economic functional need in the Strong Urban Influence Rural Area, the Stronger Rural Area and the Structurally Weak Rural Area Types on pages 91 – 93 of the Chief Executive's Report by adding the following text to the definition:***

Functional economic need will also be related to persons who are working in that particular local rural area in a non-rural resource-based activity where such employment is full-time and permanent. The applicant must be able to provide documentary evidence that the employment is full-time and permanent.

Following discussion, it was agreed to postpone consideration of the Motion until later in the meeting.

- 2.8 ***To amend the Chief Executive's Recommendation CE CH4.14 on page 262 of the Chief Executive's Report as follows:***

To require new apartment developments to comply with the Specific Planning Policy Requirements and Standards set out in the Apartment Guidelines for Planning Authorities (Department of Housing, Environment and Local Government, 2018,2020), where relevant. Proposals for apartment block developments in excess of 50 units will also be assessed having regard to the nature of existing developments in the area, existing and planned social facilities and the need to ensure that apartment developments contribute to the development of sustainable communities into the future. Each apartment should have its own door access to the external street/external communal access area.

To amend Section 3.12.3 Apartment Standards and Design on page 46 in Volume 2 Development Management Manual as follows:

An apartment refers to a dwelling unit that is not a house and may comprise an apartment or duplex unit. Each apartment should have its own door access to the external street/external communal access area. All apartments, including the new concept 'Built to Rent' and 'Shared Living' residential accommodation, must comply with the Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities, (DECLH, 2018,2020), in particular, the specific planning policy requirements (SPPR) set out therein. Table 3-4 provides a summary of Section 2-5 of the Guidelines, relevant SPPRs and where they are addressed in this Plan with Table 3-5 setting out the detail of SPPR 3-6.

Following discussion, it was agreed to amend the Motion as follows:

To amend the Chief Executive's Recommendation CE CH4.14 on page 262 of the Chief Executive's Report as follows:

To require new apartment developments to comply with the Specific Planning Policy Requirements and Standards set out in the Apartment Guidelines for Planning Authorities (Department of Housing, Environment and Local Government, 2020), where relevant. Proposals for apartment block developments in excess of 50 units will also be assessed having regard to the nature of existing developments in the area, existing and planned social facilities and the need to ensure that apartment developments contribute to the development of sustainable communities into the future. Generally, where the site permits it, each apartment should have its own door access to the external street/external communal access area.

To amend Section 3.12.3 Apartment Standards and Design on page 46 in Volume 2 Development Management Manual as follows:

An apartment refers to a dwelling unit that is not a house and may comprise an apartment or duplex unit. Generally, where the site permits it, each apartment should have its own door access to the external street/external communal access area. All apartments, including the new concept 'Built to Rent' and 'Shared Living' residential accommodation, must comply with the Sustainable Urban Housing Design Standards for New Apartments, Guidelines for Planning Authorities, (DECLH, 2020), in particular, the specific planning policy requirements (SPPR) set out therein. Table 3-4 provides a summary of Section 2-5 of the Guidelines, relevant SPPRs and where they are addressed in this Plan with Table 3-5 setting out the detail of SPPR 3-6.

The amended Motion was proposed by Cllr. J. Fleming, seconded by Cllr. M. Sheehan and agreed.

2.18 To amend Objective SH14 in Chapter 4 Sustainable Housing, page 119 as follows:

Objective SH14

To require new apartment developments to comply with the Specific Planning Policy Requirements and Standards set out in the Apartment Guidelines for Planning Authorities (Department of Housing, Environment and Local Government, 2020), save for the following deviation which is to require the floor area of all new apartments in settlements with a population less than 8,500 persons (as of Census 2016) to be a minimum of 90m².

Proposals for apartment block developments in excess of 50 units will also be assessed having regard to the nature of existing developments in the area, existing and planned social facilities and the need to ensure that apartment developments contribute to the development of sustainable communities into the future.

To amend Table 3-6 Specific Planning Policy Requirements 3-6 of the Apartment Guidelines on page 49 in Volume 2 Development Management Manual as follows:

****The Guidelines outline that the floor area parameters set out in SPPR 3 shall generally apply to apartment schemes but do not apply to purpose-built and managed student housing. The Council will require the floor area all new apartments in settlements with a population less than 8,500 (as of Census 2016) to be a minimum of 90m².***

Proposed by Cllr. Sheehan, seconded by Cllr. O'Suilleabhain, and agreed.

2.9 To amend Section 4.9.6 Modular Homes and Objective SH48 in Chapter 4 Sustainable Housing on page 142 as follows:

Section 4.9.6 Modular Homes and Pre-fabricated Timber Homes

Alternative forms of house construction are evolving, and in many cases, are resulting in more sustainable houses e.g. timber framed homes have a lower carbon footprint than concrete built homes. As these houses may be cheaper to develop, they also offer a more affordable housing option for many people. While the Council encourages the development of sustainable housing, there are concerns about the suitability of some building forms and associated external finishes, both in rural and urban settings.

In all cases, where permission is sought for these homes in the open countryside, the developments will be assessed as one-off rural housing for occupation as a permanent residence, and accordingly the applicant will be required to demonstrate compliance with the local need criteria for the rural area type that the subject site is located within. A permanent residence condition will also be attached to the planning permission. The dwelling will be deemed to have fulfilled the applicant's rural housing need, and going forward, the applicant will therefore be considered to have previously owned a rural home. Notwithstanding, and in the case of a pre-fabricated timber dwelling only (e.g. log cabin type structure), the Council will consider the replacement of the structure with a house of more permanent construction by the same applicant on the same site subject to compliance with all normal planning and environmental criteria.

As these developments are assessed as independent dwellings in the open countryside, it must have its own site edged red, comply with minimum site size requirements, be served by its own independent wastewater treatment system and water supply, provide a safe vehicular entrance that meets the minimum sightline requirements for the road on which the site is located, and comply with all other normal planning and environmental criteria and the relevant standards set out in Volume 2 Development Management Manual.

Modular Units

The use of modular units as permanent residences will be given consideration in rural and urban locations on a case-by-case basis. It must be demonstrated that the units will provide a high quality, sustainable construction with a lifetime similar to concrete construction (minimum 60 years). The external finishes of the units must be in keeping with the local vernacular finishes, and in this regard the units must therefore have an external plaster finish and normal roof slates. The units must comply with all other standards pertaining to residential developments.

Pre-fabricated Timber Homes (Log Cabins) in Rural Nodes and the Open Countryside

The Council will consider the development of pre-fabricated timber homes e.g. log cabin type structures on a case-by-case basis on sites in the open countryside, and will have regard to the following as part of that assessment:

- The siting of the unit must complement its rural setting, be sensitively sited to ensure that it blends in with its surroundings and landscape setting, is not visually prominent especially when viewed from approach roads to the four main towns, scenic routes (see Section 5 in Volume 7 Landscape Character Assessment) or detract from landscape character units which are assigned medium or high landscape sensitivity (see Section 5 in Volume 3.2 Landscape Character Assessment). The unit should be simple in form and design and not have the characteristics of alpine dwellings. The external materials will be considered on a case-by-case having regard to the characteristics of the site, its visual sensitivity and visibility of the unit. The use of a timber external finish may be appropriate on some rural sites where the site is well-screened and/or not visually prominent. Where a timber external finish is not considered appropriate, the Council will consider an alternative external finish e.g. render or an appropriate cladding.***
- The site must be suitably landscaped, and details of the proposed landscaping must be submitted with the planning application. The planting should be specified by a suitably qualified person. Where a timber finish is proposed the tree planting must be at a density that will provide a woodland setting. The landscaping must be carried out before commencement of construction.***
- The development must comply with all relevant Building Control Standards.***

Pre-fabricated Timber Homes in Towns and Villages

In general, the Council will not consider the development of these units as an appropriate residential unit in the back garden of an existing dwelling house in a town or village setting. The Council may give consideration where it will be on its own self-contained site with independent vehicular access and private open space. The structure must be simple in form and design, must not detract from visual amenity and must be in keeping with the existing built form and character of the area. In general, they will not be considered on the main thoroughfares in the town or village or in visually prominent locations. Where a timber external finish is not considered appropriate, the Council will consider an alternative external finish e.g. render or an appropriate cladding. The applicant will submit a planting plan prepared by a suitable qualified person to provide appropriate screening for the unit. The development must all comply with all relevant Building Control Standards.

Objective SH48

To consider the use of modular units and pre-fabricated timber homes for use as a permanent residence where it complies with the requirements of this section and all other normal planning and environmental criteria.

Proposed by Cllr. O. Walsh, seconded by Cllr. K. Codd Nolan and agreed.

2.10 To amend the 2nd bullet point on page 37 in Section 3.1.2 Standards for Single Dwellings in Rural Areas in Volume 2 Development Management Manual on page as follows:

- ***New rural dwellings must be well-designed, simple, unobtrusive, respond to the site's characteristics and be informed by the principles for rural architecture. All new rural dwelling houses should demonstrate good integration within the wider landscape. The external materials should enable the development to blend into the landscape. The visual suitability of pre-fabricated timber homes (e.g. log cabins) on rural sites will also be considered in accordance with the criteria set out in Section 4.9.6 in Chapter 4 Sustainable Housing***

Proposed by Cllr. O. Walsh, seconded by Cllr. C. Byrne and agreed.

2.16 To insert the following new text in Commercial Development in Rural Areas in Section 6.7.5.6 after the third paragraph on page 239 in Chapter 6 Economic Development Strategy:

In recognising the importance of entrepreneurial spirit in setting up small businesses, the Council will permit the development of small workshops within the curtilage of a dwelling subject to the normal planning criteria and assessment of impacts on neighbouring properties. These units will be linked to the occupier of the dwelling and accessed through the same vehicular access to the dwelling. Such developments will be considered as commercial properties and subject to additional controls.

To insert a new Commercial Development in Rural Areas Objective on page 240 after Objective ED118:

To facilitate the development of small workshops within the curtilage of a dwelling to facilitate the setting up of a small business subject to the criteria set out Section 6.7.5.6 Commercial Development in Rural Areas and normal planning criteria and assessment of impacts on neighbouring properties.

Proposed by Cllr. M. Whelan, seconded by Cllr. A. Connick and agreed.

2.3 To insert additional Section in Volume 2 Development Management Manual after Section 5.4 Home Based Economic Activity on page 67 as follows:

Remote Working

As a result of the move towards remote working the development of a home office for use by the occupiers of the dwelling will be considered in addition to a detached garage or store where:

- ***The unit is located within the curtilage of the dwelling;***
- ***The unit does not exceed 15 sqm and is single storey;***
- ***The design and external finishes are compatible with the dwelling and the external materials are durable;***

- *The unit would not adversely impact on existing effluent treatment systems;*
- *The unit would not result in any significant loss of privacy or amenity to any adjoining property; and*
- *The unit is only used for remote working associated with the occupants employment.*

Proposed by Cllr. K. Codd Nolan, seconded by Cllr. J. Hegarty and agreed.

2.14 To insert additional a new sub-section in Volume 2 Development Management Manual after Section 5.4 Home Based Economic Activity on page 67 as follows:

Remote Working

As a result of the move towards remote working the development of a home office for use by the occupiers of the dwelling will be considered in addition to a detached garage or store where:

- *The unit is located within the curtilage of the dwelling;*
- *The unit does not exceed 15 sqm and is single storey;*
- *The design and external finishes are compatible with the dwelling and the external materials are durable;*
- *The unit would not adversely impact on existing effluent treatment systems;*
- *The unit would not result in any significant loss of privacy or amenity to any adjoining property; and*
- *The unit is only used for remote working associated with the occupant's employment.*

The Motion was proposed by Cllr. J. Hegarty.

As this Motion was the same as Motion 2.3, it was agreed this Motion was also carried.

3.3 To amend Section 8.7.1.1 National Roads Projects on pages 313 -314 of the Draft Plan as follows:

N11/N25 Oilgate to Rosslare Europort Harbour

The improvement of road linkages to Rosslare Europort is supported in the NPF, the National Development Plan 2018 – 2027, the National Marine Planning Framework and the RSES for the Southern Region.

Following an option selection process which assessed possible route options against Economic, Safety, Environmental, Accessibility & Social Inclusion, Integration and Physical Activity criteria, and examined multi-modal scheme options and alternatives, a preferred scheme option corridor was selected and published in June 2021. Following detailed scheme design and the completion of environmental and appropriate assessment processes, it is anticipated the scheme could proceed through the statutory planning processes in 2023.

Proposed by Cllr. P. Breen, seconded by Cllr. W. Kavanagh and agreed.

3.5 Having regard to the amendments to land use zoning in the Draft Rosslare Harbour and Kilrane Settlement proposed under Motion No. 2.44, that all associated and consequential amendments and updates arising from those proposed amendments be made to the Draft Settlement Plan to include the following:

- **Amendments to Map No. 3 Land Use Zoning and Figure RHK – 5 Flood Zones Overlaid on Land Use Zoning Map.**
- **Amendments to Table RHK-1 Future Residential Development and Delivery Approach; and**
- **Amendments to the Infrastructural Assessment Report.**

Proposed by Cllr. Lawlor, seconded by Cllr. M. Bell and agreed.

3.6 Having regard to the proposed allocation of the Plot E residential zoned land quantum (1ha) to lands in Kilrane under Motion No. 2.45, that the zoning of the Plot E lands be changed from Residential to Community and Education and that all associated and consequential amendments and updates arising from this proposed zoning amendment be made to the Draft Settlement Plan to include the following:

- **Amendments to Map No. 3 Land Use Zoning, Figure RHK.1 Place and Landscape Concept, Figure RHK - 2 Route Concept and Figure RHK – 5 Flood Zones Overlaid on Land Use Zoning Map.**
- **Amendments to Table RHK-1 Future Residential Development and Delivery Approach; and**
- **Amendments to the Infrastructural Assessment Report.**

Proposed by Cllr. Lawlor, seconded by Cllr. M. Bell and agreed.

3.7 Having regard to the proposed zoning of 2.75ha of residential land in Kilrane (to the south of Westwinds housing development) under Motion No. 2.45, that all associated and consequential amendments and updates arising from the proposed amendment be made to the Draft Settlement Plan to include the following

- **Amend Map No. 3 Land Use Zoning to identify 1.75ha of this land as ‘New Residential, Phase 1’ and the remaining 1.0ha as ‘New Residential, Phase 2’.**
- **Amend Map No. 4 Objectives and Figure RHK – 2 Route Concept to show an indicative new Link road from the L-7107 through this residential zoned land, the lands to the east and north to connect to the L-7102 (Plot F).**
- **Amend Figure RHK – 2 Route Concept to show a strong frontage onto the L-7107 and on both sides of the proposed Link Road.**
- **Amend Figure RHK – 1 Place Concept and Landscape Concept to show an indicative tree line along the proposed Link road.**
- **Amend Table RHK-1 Future Residential Development and Delivery Approach to set out the Plot I.Ds for both parcels and their tier, phase and location within the built up footprint, the plot sizes (ha), zoning, density and residential yield along with infrastructural requirements.**
- **Amend the Infrastructural Assessment Report to include these lands.**
- **Insert a new Transport and Movement objective to read as follows:**

To require a new Link road to be delivered as part of the development of the Plot E(i), E(ii) and F lands to form part of an overall Link road connecting the L-7107 to the L-7102.

Proposed by Cllr. Lawlor, seconded by Cllr. M. Bell and agreed.

3.8 *To amend Chief Executive Recommendation CE. RHK.13 on page 100 of Book 2 of the Chief Executive's Report as follows:*

CE RHK.13

Amend Point (b) in Objective RHK27 on page 89 as follows:

To require new Link Routes to be delivered at the following locations (see Map 4 and conceptually on Figure RHK -2):

(b) From St Brendan's Estate to the L-3059 through the the Community and Education lands and Plot A New Residential land, and through the Community and Education lands and Plot C New Residential lands to the roundabout at Ballyknockan.

Proposed by Cllr. Lawlor, seconded by Cllr. M. Bell and agreed.

3.9 *Having regard to the proposed allocation of 2.75ha of residential zoned land in Kilrane under Motion 2.45, that an additional 0.7ha of `Community and Education lands be zoned between the new residential lands and the adjoining properties to the south, and that all associated and consequential amendments be made to the Draft Settlement Plan including to Map No. 3 Land Use Zoning and Figure RHK – 5 Flood Zones Overlaid on Land Use Zoning Map.*

Proposed by Cllr. Lawlor, seconded by Cllr. M. Bell and agreed.

3.10 *That the Land Use Zoning Matrix in Section 2.5.2 of the Draft Rosslare Harbour and Kilrane Settlement Plan be amended to allow for the following uses to be O - Open for Consideration on the Business and Technology (BT) zoned lands:*

- Culture, recreation and leisure***
- Medical and related consultants***

Proposed by Cllr. Lawlor, seconded by Cllr. M. Bell and agreed.

2.1 *With regard to old post boxes in Wexford Town (NIAH references below) and the Chief Executive's recommendation to not add these to the Record of Protected Structures, I propose that we do not accept this recommendation and that these post boxes are added to the Record of Protected Structures.*

Old Post Boxes:

- O'Hanrahan's Station (15500035)***
- Spawell Road (15500024)***
- North Main Street (15503093)***
- School Street (15502161)***
- St John's Road (15502091)***
- John Street Upper (15502127)***

- ***Maudlintown (15509004)***
- ***Barrack Street (15505081)***
- ***Kevin Barry Street (15505087)***
- ***Trinity Street (15505102)***
- ***Distillery Road (15507023)***

The Motion was proposed by Cllr. L. Kelly and seconded by Cllr. D. Hynes.

At this point, and noting that the meeting duration had reached 1 hour and 55 minutes, the Cathaoirleach declared the meeting closed and reminded the Members that a further scheduled meeting of the Council would commence at approximately 5.15pm.

THIS CONCLUDED THE BUSINESS OF THE MEETING

Daingithe ar an **lá de Deireadh Fomhair, 2021.**

Cllr. BA Murphy
Cathaoirleach

David Minogue
County Secretary