

**WEXFORD COUNTY COUNCIL****Minutes of Special Meeting of Wexford County Council  
Held Monday 14 June, 2021 (via MS TEAMS)****Attendance:****In the Chair:** Cllr. Ger Carthy, Cathaoirleach.**Councillors:**

<b>BARDEN</b>	PAT	<b>FARRELL</b>	MARY	<b>MOORE</b>	JIM
<b>BELL</b>	MAURA	<b>FLEMING</b>	JOHN	<b>MURPHY</b>	BARBARA-ANNE
<b>BOLGER</b>	ANDREW			<b>MURPHY</b>	BRIDÍN
<b>BREEN</b>	PIP	<b>HEGARTY</b>	JOHN	<b>O'ROURKE</b>	JOHN
<b>BROWNE</b>	AIDAN	<b>HYNES</b>	DAVID	<b>O'SUILLEABHAIN</b>	FIONNTAIN
<b>BYRNE</b>	CATHAL	<b>KAVANAGH</b>	WILLIE	<b>OWENS</b>	JACKSER
<b>CODD</b>	JIM			<b>SHEEHAN</b>	MICHAEL
<b>CODD-NOLAN</b>	KATHLEEN	<b>KENNY</b>	DONAL	<b>STAPLES</b>	FRANK
<b>CONNICK</b>	ANTHONY	<b>LAFFAN</b>	GARY	<b>SULLIVAN</b>	JOE
<b>DEVEREUX</b>	DIARMUID	<b>LAWLOR</b>	GEORGE	<b>WALSH</b>	OLIVER
<b>DONOHUE</b>	ANTHONY	<b>MCDONALD</b>	LISA	<b>WHELAN</b>	MICHAEL

**Officials:**

- 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, SEO
- Ms. D. Kearns, Senior Executive Planner
- Ms. Pauline Doyle, Executive Planner
- Ms. F. Fenlon, Assistant Planner

**Oireachtas Members:** Deputy Verona Murphy

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

**Apologies:** Cllrs T. Forde and Mr. T. Enright, CE

The Cathaoirleach welcomed all to the meeting.

**1. Consideration of draft County Wexford Development Plan 2021-2027 and Chief Executive's Report on submission received to the draft Plan**

Dep. Chief Executive T. Larkin addressed the Members and outlined the Members' role in reviewing and adopting the Development Plan.

Mr. Larkin advised that while he understood legislation was being considered to allow for an extension of the period within which a Development Plan is to be reviewed, no such legislation was yet in place. Therefore the Members were working within the current statutory framework which provided for a period of 12 weeks in which to complete their consideration of the Draft Plan and accompanying report of the CE in relation to the submissions received.

Mr. D. Houston SP advised that it would be helpful at this time to begin the process of consideration of the submissions received and the comments of the CE in relation to same as set out in the CE's Report.

Cllr. Kelly requested that the review process be halted in view of proposed legislation to extend review period.

Mr. T. Larkin advised the members that the review process to date has seen very high levels of engagement during the public consultation process. He also stated that the Council is satisfied that it is compliant with the law in relation to its conduct of the review process and there is no reason to think that the review process and new Development Plan would be legally challenged.

A number of members expressed the view that in delaying the process, the Council was stalling the public and creating an impasse, particularly in relation to local area plans, which can only be completed when the County Plan is complete.

Mr. D. Houston clarified that the Members could consider some or all of the submissions made and the various Motions submitted thereon by the members, so long as the overall consideration by the Members was completed within the statutory 12-week process.

It was noted that the recommendation from the Planning Regulator regarding village boundaries was not currently being considered due to time constraints, and an extension of the review period might not support the continuation of this approach.

Following additional discussion, Cllr. Michael Whelan proposed that the Council continue with the review process. This proposal was seconded by Cllr. G. Lawlor. The proposal was put to a roll-call vote and the following was the outcome of that vote.

Special Planning Meeting of WCC 14th June, 2021 - Proposal to continue Plan Review								
BARDEN	PAT	A	FARRELL	MARY	A	MURPHY	BARBARA-ANNE	F
BELL	MAURA	F	FLEMING	JOHN	F	MURPHY	BRIDIN	F
BOLGER	ANDREW	F	FORDE	TOM	ABSENT	O'ROURKE	JOHN	A
BREEN	PIP	F	HEGARTY	JOHN	F	O'SUILLEABHAIN	FIONNTAIN	F
BROWNE	AIDAN	F	HYNES	DAVID	A	OWENS	JACKSER	ABSENT
BYRNE	CATHAL	F	KAVANAGH	WILLIE	F	SHEEHAN	MICHAEL	F
CARTHY	GER	F	KELLY	LEONARD	A	STAPLES	FRANK	F
CODD	JIM	A	KENNY	DONAL	F	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	F			
DONOHUE	ANTHONY	F	MOORE	JIM	F			
F = For, A = Against								

At this point the Council adjourned for a 15-minute comfort break.

## 2. Motions for Consideration

	Councillor Name	Relevant Submission	Motion	Reason
2.1	Cllr. G. Lawlor	WXF-C3-62 Wexbug  WXF-C3-63 Brannigan  WXF-C3-121 O'Mathuna	To amend Objective CB21 on page 148 in Volume 3 – Section 3 Castlebridge Specific Objectives as follows:  <del>To facilitate the provision of</del> <u>To provide for active travel in the village of Castlebridge and in particular to provide</u> cycle paths to/from the village centre <u>and a cycle path and footpath</u> to/from Wexford Town.	The reason for this amendment is to provide for active travel, reduce the need for car-based commuting and encourage the use of sustainable modes of transport to reduce carbon generation in pursuance of climate change mitigation.
2.2	Cllr. J. Moore	WXF-C3-10 Geological	To insert a new objective after Objective CZM26 on page 463 in Section 12.5	To ensure the sustainable management of our

		<p>Survey of Ireland</p> <p>WXF-C3-169 Coastwatch</p> <p>WXF-C3-10 Geological Survey of Ireland</p> <p>WXF-C3-169 Coastwatch</p>	<p>Managing the Coastal Zone and Maritime Area General Objectives in Volume 1:</p> <p><u>To support the development of updated national modelling of coastal erosion and in the absence of such adopt a precautionary approach to development in the coastal area.</u></p> <p>To amend Objectives CZM33, 34 and 35 on page 465-467 in Section 12.5 Managing the Coastal Zone and Maritime Area General Objectives of Volume 1 as follows:</p> <p><b>Objective CZM33</b></p> <p>Within coastal settlements located on a soft shoreline or where a) is an identified area of coastal erosion risk, the Council will consider the development of buildings or uses (including caravans or temporary dwellings) where there are existing coastal protection works in place or these works are underway. In order for the development to be considered:</p> <p>a) The development must not extend the length of the coastline that would require additional coastal protection works.</p> <p>b) The applicant must objectively establish based on the best scientific information available at the time of the planning application that the likelihood of erosion at the location is minimal taking into account, inter alia, the effectiveness of the existing coastal protection works and any potential impacts of the</p>	<p>coastal areas using the best available data.</p> <p>To ensure the sustainable management of our coastal areas using the best available data.</p>
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			<p>proposed development on erosion or deposition.</p> <p>c) The onus will be on the applicant to provide the evidence (including appropriate modelling which incorporates climate change) to demonstrate that the development will not be at risk in the over its lifetime. The Planning Authority will have regard to recent and historic trends and events <u>and the data sources referred to in CZM28</u> in assessing such applications.</p> <p>d) The applicant must also demonstrate that the proposed development will not pose a significant or potential threat to coastal habitats or features and is compliant with the Habitats Directive.</p> <p>e) This objective will not apply to minor extensions to existing buildings.</p> <p><b>Objective CZM34</b>          Within established coastal settlements located on a soft shoreline and where there is an identified coastal erosion risk and where there are no coastal protection works in place and no such work is underway or planned by the Council, the Council will only consider the development of infill sites where the development is <b>a minimum of 100m</b> <u>(or greater such distance as may be specified by the planning authority having regard to the data sources referred to in CZM28)</u> from the soft shoreline. In those circumstances the following applies:</p>	
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			<p>a) The development must not extend the length of the coastline that may require coastal protection works in the future.</p> <p>b) The applicant must objectively establish based on the best scientific information available at the time of the planning application that the likelihood of erosion at the location is minimal taking into account, inter alia, any potential impacts of the proposed development on erosion or deposition.</p> <p>c) The onus will be on the applicant to provide the evidence (including appropriate modelling which incorporates climate change) to demonstrate that the development will not be at risk in the over its lifetime. The Planning Authority will have regard to recent and historic trends and events <u>and the data sources referred to in CZM28</u> in assessing such applications</p> <p>d) The applicant must also demonstrate that the proposed development will not pose a significant or potential threat to coastal habitats or features and is compliant with the Habitats Directive.</p> <p><b>Objective CZM35</b> Where the principle of a development outside of an existing settlement in the coastal zone is acceptable and it complies with the location objectives of the CDP, the Council will only give consideration to the development of a buildings and uses (including</p>	
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			<p>caravans and temporary dwellings) where the development is a minimum of 250m (or a greater distance as may be specified by the Planning Authority <u>having regard to the data sources referred to in CZM28</u>) from the soft shoreline or an area identified as at risk from coastal erosion. In order for the development to be considered:</p> <p>a) The applicant must objectively establish based on the best scientific information available at the time of the planning application that the likelihood of erosion at the location is minimal taking into account, inter alia, the effectiveness of any existing coastal protection works and any impacts of the proposed development on erosion or deposition.</p> <p>b) The onus will be on the applicant to provide evidence (including appropriate modelling which incorporates climate change) to demonstrate that the development will not be at risk in the over its lifetime. The Planning Authority will have regard to recent and historic trends and events <u>and the data sources referred to in CZM28</u> in assessing such applications.</p> <p>c) It must be demonstrated that the development will not pose a significant or potential threat to coastal habitats or features.</p> <p>d) The application will not permit a development where such development could not be adequately defended</p>	
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			<p>over the lifetime of the development without the need to construct new or additional coastal defence works.</p> <p>e) This objective will not apply to minor extensions to existing buildings.</p>	
2.3	<b>Cllr. J. O'Rourke</b>	<p>WXF-C3-85 PPN</p> <p>WXF-C3-94 WEN</p> <p>WXF-C3-142 HSE</p>	<p>To amend Objective TS24 on page 302 in Chapter 8 Transportation Strategy of Volume 1 as follows:</p> <p>To maintain, improve and provide appropriately designed and universally accessible infrastructure <u>(including by mobility scooters)</u> for walking and cycling <u>in urban and rural areas of the county</u> as resources allow including footpaths, cycle paths, pedestrian crossings, dropped kerbs, road surfaces, cycle parking, junction designs, street lighting <u>Cycleways shall be segregated where possible.</u> <u>As far as reasonably possible,</u> the design of future roundabouts will be 'Dutch style' roundabouts with priority cycle lanes and pedestrian ways and to undertake traffic management schemes which facilitate convenient, pleasant and safe cycling and walking in towns, villages and rural areas. <u>Trials may be undertaken to establish the practicalities of new infrastructure and modifications to roads and streets.</u></p> <p>To amend Objective ROS40 page 562 in Chapter 14</p>	<p>To ensure that walking and cycling infrastructure and greenways is designed to maximise opportunities for access by all and that the specific design considerations of mobility scooters are integrated in future infrastructure provision.</p>



		<p>WXF-C3-85 PPN</p> <p>WXF-C3-94 WEN</p> <p>WXF-C3-142 HSE</p>	<p>Recreation and Open Space Strategy in Volume 1 as follows :</p> <p>To support investment in the development of <u>universally accessible (including by mobility scooters)</u> walking and cycling facilities and greenways and to explore the potential to develop greenway corridor linkages between settlements to create interregional greenways subject to complying with the relevant objectives in Chapter 7 Tourism, Chapter 8 Transportation, the Habitats Directives and normal planning and environmental criteria.</p>	<p>To ensure that walking and cycling infrastructure and greenways is designed to maximise opportunities for access by all and that the specific design considerations of mobility scooters are integrated in future infrastructure provision.</p>
2.4	<b>Cllr. C Byrne</b>	<p>WXF-C3-137 Southern Regional Assembly</p>	<p>To amend Objective TS30 as follows:</p> <p>To support and facilitate the provision of infrastructure serving public transport including, but not limited to, new transport mode-interchanges, bus and rail stations, bus shelters, adequate bus parking, bus lanes, car parking facilities, taxi ranks and cycle parking and lanes. Such facilities will be supported, <u>particularly in settlements on and in proximately to national routes</u>, where they:</p> <ul style="list-style-type: none"> <li>• Facilitate universal access;</li> <li>• Promote the effectiveness and viability of services;</li> <li>• Promote the convenience and attractiveness of public transport for all</li> </ul>	<p>To reduce the need for car-based commuting and encourage the use of sustainable modes of transport to reduce carbon generation and in pursuance of climate change mitigation.</p>

			<p>sections of the community;</p> <ul style="list-style-type: none"> <li>• Allows for efficient integration between different transport modes;</li> <li>• Connect key locations such as tourism assets, leisure and recreational destinations; and</li> <li>• Provide appropriate and sensitive parking and infrastructure for all modes at tourism and amenity sites.</li> </ul>	
2.5	<b>Cllr. K. Codd Nolan</b>	WXF-C3-57 Mernagh	<p>To change the land use zoning of the lands identified as Submission No.57 on Map B(A) in Section 2 of Book 2 from 'Commercial' to 'New Residential Phase 2' and to make all ancillary amendments to the Bunclody Settlement Plan contained in Volume 3 of the Draft Development Plan, including to:</p> <p>Figure B3 Route Concept - to amend potential link roads</p> <p>Figure B4 Place and Landscape Concept – to amend tree line to align with link road</p> <p>Section 1.4.8 and Table B1 – Future Residential Land and Delivery Approach</p> <p>Figure B5 Flood Zone overlaid with land use zoning</p> <p>Map 2 Bunclody Objectives to amend indicative linkage</p>	<p>Having regard to:</p> <ul style="list-style-type: none"> <li>• the pattern of development in the area, and in particular the adjoining residential uses, and to</li> <li>• the proposed residential zoning adjoining the site</li> </ul> <p>it is considered that zoning this land for residential use will be more compatible use in the interest protecting the residential amenities of current and future residents.</p>

			Section 1.6 Bunclody Infrastructure Assessment Report	
2.6	<b>Cllr. L. Kelly</b>	WXF-C3-153 Helen Corish-Wylde and Cllr. David Hynes	<p>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.</p> <p><b>Old Post Boxes</b></p> <ul style="list-style-type: none"> <li>• O’Hanrahan’s Station (15500035)</li> <li>• Spawell Road (15500024)</li> <li>• North Main Street (15503093)</li> <li>• School Street (15502161)</li> <li>• St John’s Road (15502091)</li> <li>• John Street Upper (15502127)</li> <li>• Maudlintown (15509004)</li> <li>• Barrack Street (15505081)</li> <li>• Kevin Barry Street (15505087)</li>   <li>• Trinity Street (15505102)</li> <li>• Distillery Road (15507023)</li> </ul>	To secure their use and preservation into the future and to protect the architectural heritage of the area.
2.7	<b>Cllr. B.A. Murphy</b>	WXF-C3-20 Toomey  WXF-C3-91	To amend Objective TS56 on page 318 in Volume 1 - Written Statement as follows:	To implement objectives contained in the NPF and RSES relating to:

		<p>Clohamon Development Group</p> <p>WXF-C3-93 O'Connor</p> <p>WXF-C3-104 Slaney Foods</p> <p>WXF-C3-117 Mahon</p> <p>WXF-C3-165 Breen</p>	<p>To support the future upgrading of the N80 to improve capacity and safety given the roads importance to connect to the Midlands and Rosslare Europort.</p> <p><u>Further to this objective, the Council will work with Transport Infrastructure Ireland and all other stakeholders in the development and assessment of options, including those relating to the link road and/or a possible by-pass, to improve regional journey times and to reduce the impacts of national road traffic on the public realm and maximise opportunities for walking and cycling in Bunclody town centre. Any such options shall be subject to compliance with the Environmental Impact and Habitats Directives.</u></p>	<ul style="list-style-type: none"> <li>• Improving the capacity, safety and journey times on the N80</li> <li>• Addressing the adverse impacts of national road traffic on the public realm (including the Architectural Conservation Area)</li> <li>• Enhancing opportunities for active travel (walking and cycling).</li> </ul>
2.8	<b>Cllr. B.A. Murphy</b>	<p>WXF-C3-20 Toomey</p> <p>WXF-C3-91 Clohamon Development Group</p> <p>WXF-C3-93 O'Connor</p> <p>WXF-C3-104 Slaney Foods</p> <p>WXF-C3-117 Mahon</p> <p>WXF-C3-165 Breen</p>	<p>To amend Volume 3 – Section 1 – Bunclody Settlement Plan to include the following paragraph after paragraph 2 on page 19 in Section 1.4.3:</p> <p><u>At peak times through traffic on the national road (N80) adversely impacts on the amenities of Bunclody town centre and can deter walking and cycling. Congestion also increases journey times on this important national road. The Council will therefore work with Transport Infrastructure Ireland and all other stakeholders in the development and assessment of options, including those relating to</u></p>	<p>To implement objectives contained in the NPF and RSES relating to:</p> <ul style="list-style-type: none"> <li>• Improving the capacity, safety and journey times on the N80</li> <li>• Addressing the adverse impacts of national road traffic on the public realm (including the Architectural Conservation Area)</li> <li>• Enhancing opportunities for active travel (walking and cycling).</li> </ul>

			<p><u>the link road and/or a possible by-pass, to address these issues.</u></p> <p>To include a new objective in Volume 3 – Section 1 – Bunclody Settlement Plan after B39 on page 35 as follows:</p> <p><u>To work with Transport Infrastructure Ireland and all other stakeholders in the development and assessment of options, including those relating to the link road and/or a possible by-pass, to improve regional journey times and to reduce the impacts of national road traffic on the public realm and maximise opportunities for walking and cycling in Bunclody town centre. Any such options shall be subject to compliance with the Environmental Impact and Habitats Directives.</u></p>	
2.9	<b>Cllr. J. Hegarty</b>	<p>WXF-C3-62 WexBUG</p> <p>WXF-C3-151 KIO</p>	<p>To include the following text in Section 8.5 Walking and Cycling after the first paragraph on page 301 in Chapter 8 Transportation Strategy in Volume 1:</p> <p><u>The Council will prepare separate strategies for walking and cycling in the county to inform and co-ordinate the development of the necessary accessible infrastructure to facilitate and encourage more walking and cycling for both everyday transport and leisure purposes.</u></p>	<p>To facilitate and encourage more walking and cycling in the county in the interests of health and well-being, tourism and reduction in emissions.</p>

2.10	Cllr. J. Hegarty	WXF-C3-62 WexBUG  WXF-C3-151 KIO	<p>To include the below new objectives before TS21 in Section 8.5 Walking and Cycling in Chapter 8 Transportation Strategy in Volume 1:</p> <p><u>To prepare a Walking Strategy for the county to inform the development and co-ordination of the necessary accessible infrastructure to facilitate and encourage more walking for both everyday transport and leisure purposes.</u></p> <p><u>To prepare a Cycling Strategy for the county to inform the development and co-ordination of the necessary infrastructure to facilitate and encourage more cycling for both everyday transport and leisure purposes.</u></p>	To facilitate and encourage more walking and cycling in the county in the interests of health and well-being, tourism and reduction in emissions
2.11	Cllr. J. Hegarty	WXF-C3-62 WexBUG  WXF-C3-151 KIO	<p>To include the following text in Section 14.8 Walking and Cycling Routes after the first paragraph on page 561 in Chapter 14 Recreation and Open Space Strategy in Volume 1:</p> <p><u>The Council will prepare separate strategies for walking and cycling in the county to inform and co-ordinate the development of the necessary accessible infrastructure to facilitate and encourage more walking and cycling for both everyday transport and leisure purposes.</u></p>	To facilitate and encourage more walking and cycling in the county in the interests of health and well-being, tourism and reduction in emissions.
2.12	Cllr. J. Hegarty	WXF-C3-62 WexBUG	To include new objectives before ROS33 in Section 14.8 Walking and Cycling	To facilitate and encourage more walking and cycling

		WXF-C3-151 KIO	<p>Routes of Chapter 14 Recreation and Open Space Strategy in Volume 1:</p> <p><u>To prepare a Walking Strategy for the county to inform the development and co-ordination of the necessary accessible infrastructure to facilitate and encourage more walking for both everyday transport and leisure purposes.</u></p> <p><u>To prepare a Cycling Strategy for the county to inform the development and co-ordination of the necessary infrastructure to facilitate and encourage more cycling for both everyday transport and leisure purposes.</u></p>	<p>in the county in the interests of health and well-being, tourism and reduction in emissions.</p>
2.13	<b>Cllr. M. Bell</b>	WXF-C3-153 Helen Corish-Wylde and Cllr. David Hynes	<p>With regard to the structures listed 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 structures are added to the Record of Protected Structures.</p> <ul style="list-style-type: none"> <li>• Old Fountain at Upper John Street (NIAH Ref. 15502113)</li> <li>• The Trough at Davitt Road North/Wygram (NIAH Ref. 15502063)</li> <li>• The Swan, The Faythe (NIAH Ref. 15505088).</li> </ul>	<p>To ensure the preservation of these structures into the future and to protect the architectural heritage of the area.</p>

<p>2.14</p>	<p><b>Cllr. K. Codd-Nolan</b></p>	<p>WXF-C3-94 Wexford Environmental Network (WEN)</p> <p>WXF-C3-146 Wexford Greens</p> <p>WXF-C3-156 Larry Dunne</p>	<p>To insert a new objective in Section 6.6.5 Place on page 212 as follows:</p> <p><u>To facilitate remote working and consider the development of home office units for use by the occupiers of the dwelling. The unit shall be attached to the dwelling. In certain circumstances and subject to Section 5.4 Home Based Economic Activity in Volume 2 Development Management Manual the Council will consider detached units.</u></p>	<p>To reduce the need for travel for work and support the achievement of local, regional and national transport and climate change objectives.</p>
<p>2.15</p>	<p><b>Cllr. K. Codd - Nolan</b></p>	<p>WXF-C3-94 Wexford Environmental Network (WEN)</p> <p>WXF-C3-146 Wexford Greens</p> <p>WXF-C3-156 Larry Dunne</p>	<p>To insert additional Section in Volume 2 Development Management Manual after Section 5.4 Home Based Economic Activity on page 67 as follows:</p> <p><b>Remote Working</b></p> <p><u>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:</u></p> <ul style="list-style-type: none"> <li>• <u>The unit is located within the curtilage of the dwelling;</u></li> <li>• <u>The unit does not exceed 15 sqm and is single storey;</u></li> <li>• <u>The design and external finishes are compatible with the dwelling and the external materials are durable;</u></li> <li>• <u>The unit would not adversely impact on</u></li> </ul>	<p>To reduce the need for travel for work and support the achievement of local, regional and national transport and climate change objectives.</p>



			<p><u>existing effluent treatment systems;</u></p> <ul style="list-style-type: none"> <li><u>The unit would not result in any significant loss of privacy or amenity to any adjoining property; and</u></li> </ul> <p><u>The unit is only used for remote working associated with the occupants employment.</u></p>	
2.16	<b>Cllr. P. Breen</b>	<p>WXF-CE-137 Southern Regional Assembly</p> <p>WXF-C3-164 Office of the Planning Regulator</p>	<p>To amend '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:</p> <p>Insert the word 'Density in' before the headings 'Cities and Town Centres' and 'Small Towns and Villages'.</p> <p>Add the following text to the end of Table 4.5 Indicative Density and Scale of Residential Development for Level 1-4 Settlements</p>	<p>To ensure that the scale of residential development complies with the Core Strategy and that the scale of new residential development is commensurate to, and in keeping with, the scale of the particular settlement in the interests of proper planning and sustainable development of the settlements.</p>

**Scale of Residential Development in Level 1 and Level 2 Settlements**

The scale of residential development in these settlements will be set out in the respective Local Area Plan.

**Scale of Residential Development in Level 3(a) and 3(b) Settlements**

The scale of residential development in Level 3 (a) Settlements will be set out in the respective Settlement Plan/Local Area Plan.

Regarding Level 3 (b) settlements, the appropriate scale/number of units in each residential scheme will be determined based on the scale and characteristics of the individual settlement.

In line with the Core Strategy and with the exception of Rosslare Harbour and Kilrane, the population of the other Level 3(a) and 3(b) settlements is not to grow by more than 30% by 2040. Accordingly, the combined permitted residential development should not increase the population of a settlement by more than 20% of its 2016 population during the lifetime of this Plan.

**Scale of Residential Development in Level 4 Large Villages**

In general, in villages with a population of <400 people, the scheme size should be no more than 10-12 units, and in villages with a population of >400 people, the scheme size should be between 10 – 15 units.

In line with the Core Strategy, the population of each Level 4 settlement is not to grow by more than 30% by 2040. Accordingly, the combined permitted residential development should not increase the population of a settlement by more than 20% of its 2016 population over the period of this Plan.

2.17	Cllr. J. Fleming	WXF-C3-40 Balfe	<p>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 <b>Strong Urban Influence Rural Areas</b> as follows:</p> <p>A person who has lived fulltime for a minimum period of <del>40</del> <u>6</u> years in that local rural area and the site is within <del>5km</del><u>8km</u> radius of where the applicant has lived or is living and <del>who has never owned rural house</del> <u>who can have owned a rural house. (See Point 4 in Definitions and Notes regarding owning a rural house).</u> <del>The dwelling must be</del></p>	In the interests of sustainable rural development.
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			<p><u>the person's permanent place of residence.</u> The person can work from home or commute to work daily.</p>	
2.18	Cllr. J. Fleming	WXF-C3-40 Balfe	<p>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 <b>Stronger Rural Areas</b> as follows:</p> <p>A person who has lived fulltime for a minimum period of <del>10</del> <u>6</u> years in that local rural area and the site is within <del>7km</del><u>15km</u> radius of where the applicant has lived or is living and <del>who has never owned rural house</del> <u>who can have owned a rural house. (See Point 4 in Definitions and Notes regarding owning a rural house).</u> <u>The dwelling must be the person's permanent place of residence.</u> The person can work from home or commute to work daily.</p>	In the interests of sustainable rural development.
2.19	Cllr. J. Fleming	WXF-C3-40 Balfe	<p>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 <b>Structurally Weak Rural Areas</b> as follows:</p> <p>A person who has lived fulltime for a minimum period of <del>10</del> <u>6</u> years in that local rural area and the site is within <del>10km</del><u>20km</u> radius of where the applicant has lived or is living and <del>who has never owned rural house</del></p>	In the interests of sustainable rural development .

			<p><u>who can have 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.</u> The person can work from home or commute to work daily.</p>	
2.20	<b>Cllr. J. Fleming</b>	WXF-C3-40 Balfe	<p>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: <u>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.</u></p>	In the interests of the sustainable rural development.
2.21	<b>Cllr. J. Fleming</b>	WXF-C3-64 Construction Industry Federation	<p>To amend the Chief Executive's Recommendation CE CH4.14 on page 262 of the Chief Executive's Report as follows:</p> <p>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, <del>2018</del>, <u>2020</u>), 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.</p>	To increase the attractiveness of apartments as homes and in the interests of developing sustainable communities

			<p><u>Each apartment should have its own door access to the external street/external communal access area.</u></p> <p>To amend Section 3.12.3 Apartment Standards and Design on page 46 in Volume 2 Development Management Manual as follows:</p> <p>An apartment refers to a dwelling unit that is not a house and may comprise an apartment or duplex unit. <u>Each apartment should have its own door access to the external street/external communal access area.</u> 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, <del>2018</del>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.</p>	
2.22	<b>Cllr. F. Ó Súilleabháin</b>	WXF-C3-84 Dunbar	<p>With regard to the structure listed below and the Chief Executive’s recommendation to not add it to the Record of Protected Structures, I propose that we do not accept this recommendation and that this structure is added to the Record of Protected Structures.</p> <ul style="list-style-type: none"> <li>• Hollyfort Famine Cottage</li> </ul>	<p>To ensure the preservation of this structure into the future and to protect the cultural heritage of the area.</p>

<p>2.23</p>	<p><b>Cllr. F. Staples</b></p>	<p>WXF-C3-64 Construction Industry Federation</p>	<p>To amend Section 4.9.6 Modular Homes and Objective SH48 in Chapter 4 Sustainable Housing on page 142 as follows:</p> <p><b>Section 4.9.6 Modular Homes and Pre-fabricated Timber Homes</b></p> <p><u>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.</u></p> <p><u>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</u></p>	<p>To give people the opportunity to provide an affordable home for themselves and their families subject to proper planning and sustainable development.</p>
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			<p><u>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.</u></p> <p><u>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.</u></p> <p><b>Modular Units</b>          The use of modular units as permanent residences will be given consideration <u>in rural and urban locations</u> on a case-by-case basis. It must be demonstrated that the units will <del>be</del> 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</p>	
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			<p>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.</p> <p><b><u>Pre-fabricated Timber Homes (Log Cabins) in Rural Nodes and the Open Countryside</u></b></p> <p><u>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:</u></p> <ul style="list-style-type: none"> <li>• <u>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</u></li> </ul>	
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			<p><u>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.</u></p> <ul style="list-style-type: none"> <li>• <u>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.</u></li> <li>• <u>The development must comply with all relevant Building Control Standards.</u></li> </ul> <p><b><u>Pre-fabricated Timber Homes in Towns and Villages</u></b></p> <p><u>In general, the Council will not consider the development of these units as an appropriate</u></p>	
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			<p><u>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.</u></p> <p><b>Objective SH48</b></p> <p>To consider the use of modular units <u>and pre-fabricated timber homes</u> for use as a permanent residence where it complies with the requirements of this section and all other normal planning and environmental criteria.</p>	
<p>2.24</p>	<p><b>Cllr. F. Staples</b></p>	<p>WXF-C3-64 Construction Industry Federation</p>	<p>To amend the 2<sup>nd</sup> bullet point on page 37 in Section 3.1.2 Standards for Single Dwellings in Rural Areas in Volume 2</p>	<p>To give people the opportunity to provide an affordable home for</p>

			<p>Development Management Manual on page as follows:</p> <ul style="list-style-type: none"> <li>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. <u>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. may be considered in appropriate settings e.g. forested sites or well-screen sites and where that type of development is not out of character with the existing built form.</u></li> </ul>	<p>themselves and their families.</p>
2.25	Cllr. J. Hegarty	<p>WXF-C3-164 OPR WXF-C3-137 SRA WXF-C3-64 CIF</p>	<p>To amend the following section of Table 4.5 Indicative Densities and Scale</p> <p>Levels 1-4 in the Settlement Hierarchy on pages 87-90 in the Chief Executive’s Report as follows:</p> <p><b><u>Provision for Lower Densities in limited cases:</u></b></p>	<p>To ensure that there a range of different house types available in urban areas</p>

			<p><u>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.</u></p>	
2.26	Cllr. J. Hegarty	<p>WXF-C3-40 Balfe WXF-C3-98 O'Brien</p>	<p>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:</p> <p><b>Coastal Zone</b></p> <p>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). <u>The person can work from home or commute to work daily.</u></p>	<p>To take into account the new opportunities to work long term from home in County Wexford as opposed to commuting or living in cities and reduce the need for travel for work and support the achievement of local, regional and national transport and climate change objectives.</p>
2.27	Cllr. J. Hegarty	<p>WXF-C3-40 Balfe</p>	<p>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:</p> <p>A person who has lived fulltime <u>in a principal residence</u> within the Coastal Zone for a minimum period of 10 years <u>(not necessarily concurrently and at any time in their life)</u> and the</p>	<p>To ensure that those people with childhood and family links to County Wexford are facilitated in returning to rural Wexford in the interests of sustainable communities and rural revitalisation.</p>

			subject site is within 3km radius of where the applicant has lived or is living and who has never owned a rural house.	
2.28	<b>Cllr. J. Hegarty</b>	<p>WXF-C3-94 Wexford Environmental Network (WEN)</p> <p>WXF-C3-146 Wexford Greens</p> <p>WXF-C3-156 Larry Dunne</p>	<p>To insert a new objective in Section 6.6.5 Place in Chapter 6 Economic Development Strategy on page 212 as follows:</p> <p><u>To facilitate remote working and consider the development of home office units for use by the occupiers of the dwelling. The unit shall be attached to the dwelling. In certain circumstances and subject to Section 5.4 Home Based Economic Activity in Volume 2 Development Management Manual the Council will consider detached units.</u></p> <p>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:</p> <p><b><u>Remote Working</u></b></p> <p><u>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:</u></p> <ul style="list-style-type: none"> <li>• <u>The unit is located within the curtilage of the dwelling;</u></li> <li>• <u>The unit does not exceed 15 sqm and is single storey;</u></li> <li>• <u>The design and external finishes are compatible</u></li> </ul>	To reduce the need for travel for work and support the achievement of local, regional and national transport and climate change objectives

			<p><u>with the dwelling and the external materials are durable;</u></p> <ul style="list-style-type: none"> <li>• <u>The unit would not adversely impact on existing effluent treatment systems;</u></li> <li>• <u>The unit would not result in any significant loss of privacy or amenity to any adjoining property; and</u></li> <li>• <u>The unit is only used for remote working associated with the occupants employment.</u></li> </ul>	
2.29	<p><b>Wexford MD Members</b></p>                       <b>Wexford MD Members</b>	<p>WXF-C3- 62 Wexbug</p> <p>WXF-C3-63 Brannigan</p> <p>WXF-C3- O'Mathuna</p>                       WXF-C3-4 WXF-C3-67 WXF-C3-153	<p>To amend Objective CB21 on page 148 in Volume 3 – Section 3 Castlebridge Specific Objectives as follows:</p> <p><del>To facilitate the provision of</del> <u>To provide for active travel in the village of Castlebridge and in particular to provide</u> cycle paths to/from the village centre and <u>a cycle path and footpath</u> to/from Wexford Town.</p>                      With regard to NIAH reference 15505108 and the Chief Executive's recommendation to not add this structure to the Record of Protected Structures I propose that we do not accept this recommendation and that this structure, together with the wall/folly identified under NIAH reference Screen Wall NIAH Ref 15505109 are added to the protected structures.	<p>To provide for active travel, reduce the need for car-based commuting and encourage the use of sustainable modes of transport to reduce carbon generation in pursuance of climate change mitigation.</p>                      To ensure the preservation of these structures into the future and to protect the architectural heritage of the area. The building dates back hundreds of years, while the inhabitants can be traced back to the

				<p>early 19<sup>th</sup> Century. It is currently listed in the National Inventory of Architectural Heritage as being of regional importance from an architectural, historical and social perspective. In the most recent submission from January 2021 on a nearby planning application a submission from the Department of Tourism, Culture, Arts, Gaelteacht, Sport and Media states that the Department “would find it difficult to endorse the proposed demolition and removal of the primary or core structure in this context”.</p> <p>It is a very unique part of Wexford’s towns history and heritage and it needs to remain on the list of protected structures. We</p>
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				do not want to be remembered as the Council who removed this status from this historic part of Wexford.
2.30	<b>Cllr. M. Whelan</b>	WXF-C3-6  John Devereux	To amend Table No. 3-2 County Wexford Settlement Hierarchy in Chapter 3 Core Strategy on page 52 by moving Ballyhack from Level 5, Category Village to Level 4 Large Village, and make all associated text changes, where necessary, in the Draft Plan to reflect this.	To maximise the potential of the settlement offered by its transport links to Waterford and the planned development of the sewage treatment plant.
2.31	<b>Cllr. M. Whelan</b>	WXF-C3-164 Office of the Planning Regulator	To insert a new objective after Objective TV30 in Section 5.9 Compact Growth and Regeneration in Chapter 5 Design and Place-making in Towns and Villages on page 176 as follows:  <u>To establish a Wexford County Council inter-departmental rural regeneration team to co-ordinate active land management and assist with the implementation of projects and proposals that encourage, stimulate and support the regeneration and renewal of the county's rural towns and villages</u>	In the interests of prioritising and securing the regeneration of the county's rural towns and villages.
2.32	<b>Cllr. M. Whelan</b>	WXF-C3-164 Office of the Planning Regulator	To amend the Chief Executive's Recommendation reference <b>CE OPR 19</b> 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	To encourages families to move to the rural area where they work, contributing to a better balanced lifestyle and to



			<p>the Chief Executive’s Report s by adding the following text to the definition:</p> <p><u>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.</u></p>	<p>help sustain rural services such as schools, post offices and shops.</p>
2.33	<b>Cllr. M. Whelan</b>	WXF-C3-164 Office of the Planning Regulator	<p>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:</p> <p><u>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.</u></p> <p>To insert a new Commercial Development in Rural Areas Objective on page 240 after Objective ED118:</p>	

			<p><u>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.</u></p>	
2.34	<b>Cllr Michael Whelan</b>	WXF-C3-164 Office of the Planning Regulator	<p>To amend the Chief Executive’s Recommendation – <b>CE OPR 35</b> on page 110 of the Chief Executive’s Report as follows:</p> <p><u>Wind turbines will not be permitted within <del>250</del> 300 metres of the boundary of an adjacent landholding (including residential and agricultural landholdings), unless the written consent of the owner is given.</u></p> <p>This will also require the last line of the third paragraph on page 54 in Volume 10 Energy Strategy to amended to reflect this amendment as follows:</p> <p>Similarly, turbines shall not be permitted within <del>250m</del> <u>300m</u> of the boundary of an adjacent landholding (including residential and agricultural landholdings), unless the written consent of the owner is given.</p>	In the interests of protecting the amenity and operation of adjacent landholdings.
2.35	<b>Cllr. A. Bolger</b>	WXF-C3-164 OPR  WXF-C3-137 SRA  WXF-C3-64 CIF	<p>To amend the following section of Table 4.5 Indicative Densities and Scale</p> <p>Levels 1-4 in the Settlement Hierarchy on pages 87-90 in the Chief Executive’s Report as follows:</p>	To ensure that there is a range

			<p><b><u>Provision for Lower Densities in limited cases:</u></b></p> <p><u>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.</u></p>	
2.36	<b>Cllr. M. Sheehan</b>	<p>WXF-C3-164 Office of the Planning Regulator</p> <p>WXF-CE-137 Southern Regional Assembly</p> <p>WXF-CE-82 Dept. Tourism, Culture, Arts, the Gaeltacht, Sport and Media.</p> <p>WXF-CE-94 Wexford Environmental Network</p>	<p>To include a new objective in Chapter 5 Design and Place-making in Towns and Villages after Objective TV08 on page 151 as follows:</p> <p><u>To prepare Urban Regeneration Framework plans for the four main towns which provide a clear vision, context, rationale and goals for urban renewal and regeneration in each town. These frameworks, which will be informed by consultations with the public, private and community sectors, will address the interrelationships between environmental, physical, economic and social dimensions and will be used to inform spatial planning policy and future regeneration programmes and projects in those towns, subject to compliance with the Habitats and all other relevant EU Directives.</u></p>	<p>To provide a clear framework to assist with and encourage urban renewal and regeneration in our four main towns in the interests of the proper planning and sustainable development</p>
2.37	<b>Cllr. M. Sheehan</b>	<p>WXF-C3-64 Construction Industry Federation</p>	<p>To amend Objective SH14 in Chapter 4 Sustainable Housing, page 119 as follows:</p>	<p>To ensure that new apartments provide and</p>

		<p>Objective SH14</p> <p>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, <del>2018-2020</del>), <u>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 90m<sup>2</sup>.</u></p> <p>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.</p> <p>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:</p> <p>*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. <u>The Council will require the floor</u></p>	<p>deliver high quality living accommodation suitable for a range of household types and tenures.</p>
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			<u>area all new apartments in settlements with a population less than 8,500 (as of Census 2016) to be a minimum of 90m<sup>2</sup>.</u>	
2.38	<b>Cllr. M. Sheehan</b>	WXF-C3-82 Department of Tourism, Culture, Arts, the Gaeltacht, Sports and Media (Dept. TCAGSM).	<p>To include a new objective in Chapter 5 Design and Place-making in Towns and Villages after TV02 on page 150 as follows:</p> <p><u>To carry out, as part of the preparation of future local area plans and settlement plans, a comprehensive health check of the settlement. This health check, which will incorporate the Heritage Council's 'Town Centre Health Check' approach, a community health check and audit of social and community facilities and recreation and open spaces, will inform the development of targeted local authority strategies and the spatial planning framework and objectives in the local area plan/settlement plan.</u></p>	To ensure that our towns and villages are vibrant, accessible, healthy and sustainable places to live, work and visit.
2.39	<b>Cllr. M. Sheehan</b>	<p>WXF-C3-164 Office of the Planning Regulator</p> <p>WXF-C3-137 Southern Regional Authority</p>	<p>To include a new strategic Core Strategy objective after Objective CS08 on page 85 in Chapter 3 Core Strategy as follows:</p> <p><u>To give consideration, where appropriate and relevant, to factors such as economic development, employment and access to community facilities and their related objectives in the County Development Plan and local area plan/or settlement plan when considering planning</u></p>	To ensure that future developments contribute, where possible, to the physical, social and economic regeneration and revitalisation of towns, villages and rural areas.

			<u>applications to ensure that future developments contribute, where possible, to the physical, social and economic regeneration and revitalisation of towns, villages and rural areas.</u>	
2.40	<b>Cllr. M. Sheehan</b>	WXF-C3-137 Southern Regional Assembly	<p>To include a new Core Strategy objective for New Ross Town on page 93 in Chapter 3 Core Strategy as follows:</p> <p><u>To examine, as part of the two-year review of the County Development Plan, the progress in achieving the Core Strategy growth allocation and strategic objectives for New Ross Town. This examination will consider the most up to date population and macro-economic figures available at that time and the appropriateness/necessity to adjust to bring New Ross in line with the growth projections of the other MDs/Towns by 2030</u></p>	<p>In light of recent developments in the Rejuvenation Project in Waterford, to review all the baseline data, baseline assumptions and review the macro-economic figures to bring New Ross in line with all other Municipal Districts projections by 2030/2040.</p>
2.41	<b>Cllr. M. Sheehan</b>	WXF-CE-137 Southern Regional Assembly	<p>To amend, as follows, CE Recommendation SRA 4 and CE Recommendation SRA 8 which relate to the preparation of an Economic and Spatial Strategy for New Ross Town as follows</p> <p><b>CE SRA 4</b></p> <p>Insert a new bullet point after bullet point 2 on page 64 in Section 3.6.2 Large Towns – New Ross Town as follows:</p>	<p>To provide a comprehensive report which will be used to ensure that the economic and spatial framework fully considers all elements of the relationship between the Waterford Metropolitan Area and New</p>

			<p><u>To prepare as part of the local area plan for the town, an Economic and Spatial Strategy which will identify and develop opportunities for economic synergies and specialisms to compliment the role of Waterford MASP. This strategy will be informed by a report commissioned by the Council which will consider the strengths, opportunities, impacts and consequences of the Waterford MASP on South Wexford and New Ross.</u></p> <p><b>CE SRA 8</b></p> <p>Insert a new strategic objective for New Ross Town on page 93 as follows:</p> <p><u>To prepare as part of the local area plan for the town, an Economic and Spatial Strategy which will identify and develop opportunities for economic synergies and specialisms to compliment the role of Waterford MASP. This strategy will be informed by a report commissioned by the Council which will consider the strengths, opportunities, impacts and consequences of the Waterford MASP on South Wexford and New Ross.</u></p>	Ross and South Wexford
2.42	<b>Cllr. A. Browne</b>	WXF-C3-164 Office of the Planning Regulator	To amend, as follows, the Chief Executive's Core Strategy Recommendations set out in CE OPR 10 on pages 72-77	In order to secure a critical mass of population to

			<p>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:</p> <p><b>To frontload the full 30% population growth to Enniscorthy Town for this plan period <a href="#">2021 – 2027</a>.</b></p>	<p>support its strategic growth and development of Enniscorthy as a Large Town.</p>
2.43	<b>Cllr. M. Farrell</b>	<p>WXF-CE-137 Southern Regional Assembly</p> <p>WXF-C3-164 Office of the Planning Regulator</p>	<p>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:</p>	<p>To ensure that the density of development in smaller towns and villages reflects the density of existing development where appropriate in the interests of proper planning and sustainable development of the settlements.</p>

**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 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.

<p><b>2.44</b></p>	<p><b>Cllr Ger Carty</b> <b>Cllr Lisa McDonald</b> <b>Cllr Jim Codd</b> <b>Cllr Jim Moore</b></p>	<p>WXF-C3-39  Ballygillane Residents Association</p>	<p>That additional community lands be zoned within the boundaries of the plan.  That 50% of the site marked "A" be zoned community adjacent to the existing pitches to the west of the site.  That the field adjacent to the national school in Kilrane zoned for community use be extended to the boundaries with the Westwinds .</p>	<p>Based on the requests of the submissions to improve community facilities it is considered that additional lands be zoned community adjacent to the school in Kilrane and the pitches in Rosslare Harbour.</p>
<p><b>2.45</b></p>	<p><b>Cllr Ger Carty</b> <b>Cllr Lisa McDonald</b> <b>Cllr Jim Codd</b> <b>Cllr Jim Moore</b></p>	<p>WXF-C3-80  Billy Mythen</p>	<p>That the 1.75 hectares of residential zoning now proposed for community use under site A be re-located to land outlined in submission 80 (located to the south of Westwinds housing estate).  That additional lands identified for residential zoning for site E be relocated to lands identified in submission 80, 1 hectares (located to the south of Westwinds housing estate).</p>	<p>To provide a distribution of the new zoned areas between the Villages of Kilrane and Rosslare. To ensure that the lands adjacent to the existing community facilities are developed in Kilrane.</p>
<p><b>2.46</b></p>	<p><b>Cllr Ger Carty</b> <b>Cllr Lisa McDonald</b> <b>Cllr Jim Codd</b> <b>Cllr Jim Moore</b></p>	<p>WXF-C3-39  Ballygillane Residents Association</p>	<p>That the green buffer zone on the boundaries of the Kilrane Business park be increase to a minimum of 30 m.</p>	<p>To reduce the impact of future developments on the adjoining properties.</p>
<p><b>2.47</b></p>	<p><b>Cllr. P. Breen</b></p>	<p>WXF-C3-34</p>	<p>To amend Section 8.7.1.1 National Roads Projects on</p>	<p>To update the project in light</p>

		<p>Transport Infrastructure Ireland</p>	<p>pages 313 -314 of the Draft Plan as follows:</p> <p><b><u>N11/N25 Oilgate to Rosslare Europort Harbour</u></b></p> <p>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.</p> <p><del>The first Concept and Feasibility phase for the Oilgate to Rosslare Europort project was completed in 2011. A Route Selection report completed at that time identified a Preferred Route Corridor. However, it has been determined that, given the lapse of time which has passed since 2011, the scheme would be reviewed from the start. After a comprehensive feasibility and constraints study, 8 scheme options are currently being considered.</del></p> <p><u>The project is currently progressing through the option selection process which examines a range of multi-modal scheme options to determine the best option for the development of the project. A route corridor was previously selected for the scheme following the publication of a Route</u></p>	<p>of progress in the scheme's development.</p>
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			<p><u>Selection Report in 2011. The option section process is currently being revisited to ensure that an informed decision on the optimal scheme option is made on the basis of up to date constraints information and in compliance with up to date policies, legislation, guidelines and standards. Following the anticipated confirmation of the selected scheme option in June 2021 and the subsequent completion of design and environmental assessment processes, it is anticipated the scheme could proceed through the statutory planning processes by 2023</u></p>	
2.48	<b>Cllr. P. Breen</b>	<p>WXF-C3-34 Transport Infrastructure Ireland</p>	<p>To amend Chief Executive Recommendation CE CH8.18 relating to the N25 Rosslare Europort Access Road on pages 353 – 354 of the Chief Executive’s Report as follows:</p> <p><del>This element is currently progressing through Phase 2 (Option Selection see Map 8.4) which entails the identification and examination of scheme options to determine the best option for its development. Following the completion of Phase 2 (Option Selection), the Council and TII have has confirmed the preferred selected scheme option for the route. The chosen option combines is the construction of a new offline access road to the port and the upgrade of the existing Ballygerry Link Road, as andis shown in blue in Figure 8.2. The design and environmental assessment of</del></p>	<p>To update the project in light of progress in the scheme’s development.</p>

			<p>the proposed scheme will proceed next, and it is anticipated that the project could proceed through the statutory planning processes by 2022. Separately, the 'N25 Ballygillane Roundabout' scheme received Part 8 Planning approval in January 2020. That project will provide a roundabout on the N25 at its junction with the L7021 Link Road. The N25 Rosslare Europort Access Project will be developed to fully integrate with the N25 Ballygillane Roundabout scheme <u>and the approved Rosslare Europort Masterplan development (shown in red in Figure 8.2).</u></p>	
2.49	<b>Cllr. P. Breen</b>	<p>WXF-C3-34 Transport Infrastructure Ireland</p>	<p>To amend Chief Executive Recommendation CE RHK.9 on page 97-98 of Section 3 - Rosslare Harbour and Kilrane Settlement Plan of Book 2 of the Chief Executive's Report as follows:</p> <p><b>N25 Rosslare Europort Access Road</b></p> <p><del>This element is currently progressing through Phase 2 (Option Selection). The following 3 options are currently under consideration (Also refer to Figure RHK-4).</del></p> <p><b>Option A</b></p> <p><del>Option A ('Do-Minimum' Option) utilises the existing N25 National Road as the access route to Rosslare</del></p>	<p>To update the project in light of progress in the scheme's development.</p>

			<p>                     Europort. It includes the N25 Ballygillane roundabout project which will provide a new roundabout at the existing junction between the N25 (St. Patrick's Road) and the existing L7021 (Ballygerry Link Road). This project received planning approval in January 2020, and Wexford County Council intends to proceed with the construction of the roundabout in 2021. Option A begins at this proposed roundabout with the Ballygerry Link Road, continues along the existing N25 National Road and terminates at the existing roundabout at Rosslare Europort. This 'Do-Minimum' option provides the baseline for the appraisal of all scheme options.                 </p> <p> <b>Option B</b>                      Option B ("Do-Something" Management Option) assumes that there will be investment to improve the existing N25 National Road corridor which will remain the access route to Rosslare                 </p>	
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			<p>                     Europort. Option B seeks to utilise the existing asset where feasible through a package of on-line improvements which may include a mix of the following: the rationalisation of direct accesses onto the N25, provision of parallel service roads, left-in/left-out junctions, designated pedestrian crossing facilities, signalised junctions, and improvement works at Delaps Hill. This option will be developed to the “best possible standard” using the existing infrastructure. It also includes the N25 Ballygillane roundabout project which will provide a new roundabout at the existing junction between the N25 (St. Patrick’s Road) and the existing L7021 (Ballygerry Link Road). Option B begins at this proposed roundabout with the Ballygerry Link Road, continues along the existing N25 National Road and terminates at the existing roundabout at Rosslare Europort.                 </p> <p><b>Option C</b></p>	
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			<p>Option C (“Do-Something” Development Option) consists of a combination of existing road infrastructure along with a new road corridor to provide a new access route to the Rosslare Europort. This option utilises the existing Ballygerry Link Road and begins at its junction with the existing N25 National Road, where the proposed N25 Ballygillane Roundabout is again included. A new section of road then extends from the existing junction of the Ballygerry Link Road/Churchtown Road and loops to the north, crossing the existing railway track before continuing east to connect into Rosslare Europort, via a new roundabout proposed as part of the future development of the Rosslare Europort. We are consulting with Rosslare Europort to ensure that any scheme proposal that may develop from this option will be compatible with the Port’s own future infrastructural plans.</p>	
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			<p><b>N25 Rosslare Europort Access Road</b></p> <p><u>The proposed access road to Rosslare Europort is also discussed in Section 8.7.1.1 in Chapter 8 Transportation Strategy in Volume 1 Written Statement. Following the completion of Phase 2 (Option Selection), the Council confirmed the <del>preferred selected</del> scheme option <del>for the route</del>. The chosen option <del>is combines</del> the construction of a new offline access road to the port, and the upgrade of the existing Ballygerry Link Road as <del>and is</del> shown in blue in Figure RHK-4.</u></p> <p><u>The Preferred <del>selected</del> Scheme Option will now proceed to the next phase of the project, which is Design and Environmental Evaluation, during which it will be further developed to refine the design of the road alignment, junctions, accesses and structures. The environmental evaluation of the scheme will be progressed in tandem with design development, with both elements of the process influencing each other.</u></p>	
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2.1 Agreed unanimously

- 2.2 Agreed unanimously
- 2.3 Agreed unanimously
- 2.4 Agreed unanimously
- 2.5 Agreed unanimously
- 2.6 **Deferred pending further consideration**
- 2.7 Agreed unanimously
- 2.8 Agreed unanimously
- 2.9 **Agreed unanimously – subject to the removal of the word “separate”**
- 2.10 Agreed unanimously
- 2.11 Agreed unanimously
- 2.12 Agreed unanimously
- 2.13 **Deferred pending further consideration**
- 2.14 Agreed unanimously
- 2.15 **Deferred pending further consideration**
- 2.16 Agreed unanimously
- 2.17 **Deferred pending further consideration**
- 2.18 **Deferred pending further consideration**
- 2.19 **Deferred pending further consideration**
- 2.20 **Deferred pending further consideration**
- 2.21 **Deferred pending further consideration**
- 2.22 Agreed unanimously
- 2.23 **Deferred pending further consideration**
- 2.24 **Deferred pending further consideration**
- 2.25 **Deferred pending further consideration**
- 2.26 **Deferred pending further consideration**

- 2.27 **Deferred pending further consideration**
- 2.28 **Deferred pending further consideration**
- 2.29 Both elements to Motion agreed unanimously
- 2.30 Agreed unanimously
- 2.31 Agreed unanimously
- 2.32 **Deferred pending further consideration**
- 2.33 **Deferred pending further consideration**
- 2.34 Agreed unanimously
- 2.35 **Deferred pending further consideration**
- 2.36 Agreed unanimously
- 2.37 **Deferred pending further consideration**
- 2.38 Agreed unanimously
- 2.39 Agreed unanimously
- 2.40 Agreed unanimously
- 2.41 Agreed unanimously
- 2.42 **Deferred pending further consideration**
- 2.43 **Deferred pending further consideration**
- 2.44 Agreed unanimously – subject to the name of Cllr. O’Súilleabháin being added to the motion proposer
- 2.45 Agreed unanimously – subject to the name of Cllr. Staples being added to the motion proposer
- 2.46 Agreed unanimously – subject to the name of Cllr. Staples being added to the motion proposer
- 2.47 Agreed unanimously
- 2.48 Agreed unanimously
- 2.49 Agreed unanimously

It was agreed that the issue of proposals by the Minister to extend the period of time in respect of the review of a development plan be placed on the agenda for the July meeting of the Council.

**THIS CONCLUDED THE BUSINESS OF THE MEETING**

**Daingithe ar an                      lá de Iúil, 2021.**

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***Cllr. Barbara-Anne Murphy,  
Cathaoirleach***

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***Anita McLoughlin,  
A/County Secretary***