



Wexford Town Local Area Plan 2024 - 2030 Consultation Paper



June 2023

A New Local Area Plan for Wexford Town

Wexford County Council is preparing a new Local Area Plan for Wexford Town and we want to hear your views on what the vision for the future of the town should be and what the key objectives of the plan should be.

This initial public consultation stage will run from **Thursday 8th June to Tuesday 8th August 2023**. You can make your submission via Wexford County Council's Online Consultation Portal, by email or in writing. Further details of how to make a submission are set out at the back of this document.

The Plan team will be in Wexford Library, Mallin Street on **Wednesday 14th June 2023 from 10.30am to 1.30pm and Thursday 13th July 2023 from 5pm to 8pm** if you would like to drop in and discuss the plan to help inform your submission. The Plan team will also be available by phone during the consultation period. We will also be holding other stakeholder events. For more details see the back pages of this document.

Submissions must be in writing and must be received by 4pm on Tuesday 8th August 2023.



Introduction to the Wexford Town Local Area Plan

Wexford Town is designated as a Key Town in the Regional Spatial and Economic Strategy (RSES) for the Southern Region. The town's population, employment opportunities and social and community infrastructure has grown significantly in the 21st century. With Trinity Wharf, the South East Technological University (SETU) and numerous other public and private developments planned, we are optimistic and ambitious for the future of the town.

The purpose of this consultation document is to provide details on how to make a submission to the plan before we prepare the Draft Local Area Plan (LAP), to outline the plan preparation process, to provide baseline information and to set out some of the strategic issues you may wish to consider in making a submission. It also provides detail on inputs and policy documents that we will have regard to in preparing the plan.

We want to hear your views on how the town should develop and what the plan should include. We want to hear what is important to you. We particularly want to hear from children and young people and those with specific needs. Achieving the consensus and support of all of those with an interest in the town's future is critical to making a successful plan which has a shared vision for the future of our town and a plan which people want to see implemented.

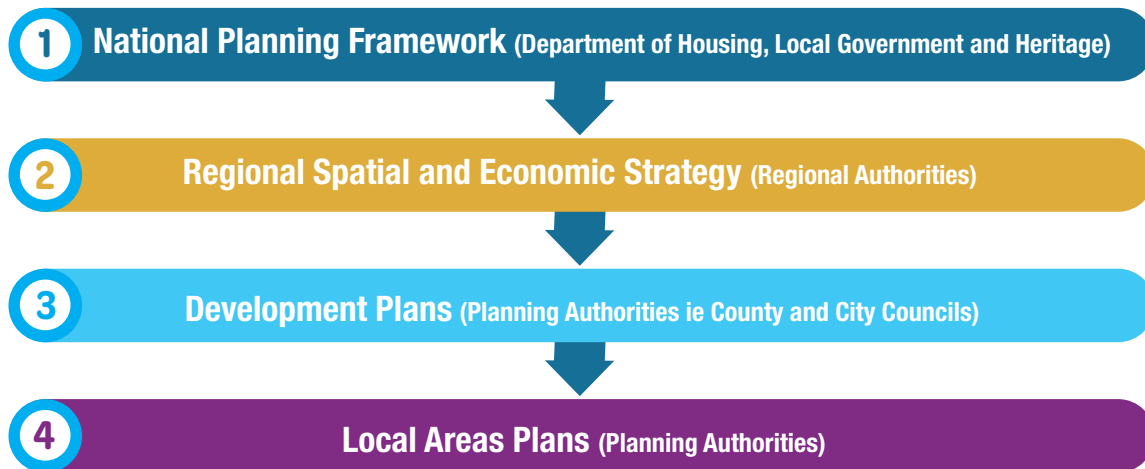
What is a Local Area Plan?

A LAP is a statutory land use planning policy document prepared in accordance with the requirements of the Planning and Development Act 2000 (as amended). The making of the LAP is the function of the Elected Members of the Council (Councillors).

The LAP is a key component in the national hierarchy of land use planning documents, setting out on a detailed basis how the strategic objectives of the National Planning Framework (NPF), RSES and Wexford County Development Plan 2022 - 2028 (CDP) will be applied to the development of the town.



HIERARCHY OF PLANS IN IRELAND

**The Local Area Plan will be used to:**

- Inform the Council's and An Bord Pleanála's assessment of planning applications;
- Provide clarity and guidance on land use and development for the general public, private sector developers and other public bodies;
- Guide the Council's work and the work of other service providers including those who provide infrastructure, educational facilities and transportation infrastructure and services;
- Stimulate and inform regeneration in the town and support funding applications including to the Urban Regeneration and Development Fund; and
- Inform other land management functions including the Residential Zoned Land Tax.

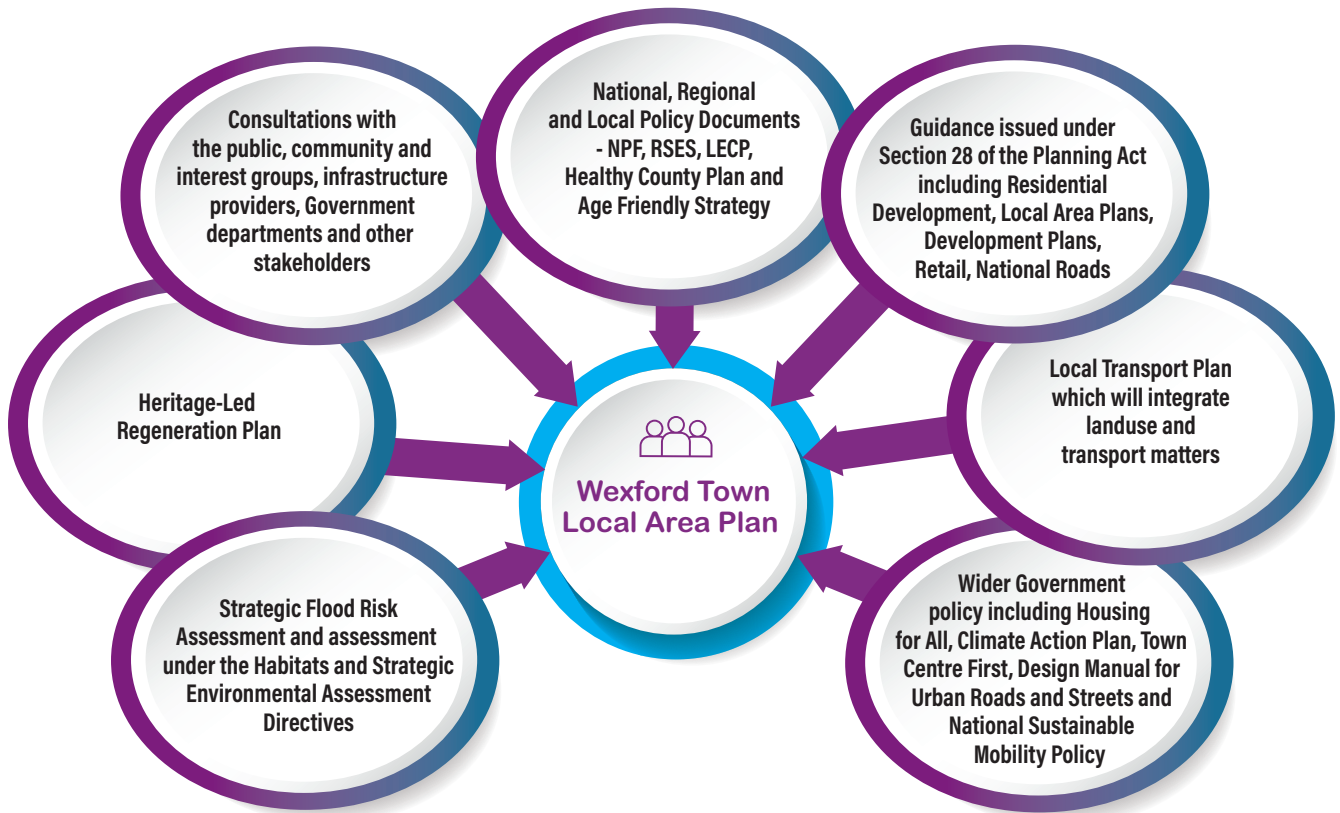
What information will the Local Area Plan contain?

The LAP will take the form of a written statement and maps, including a land use zoning map. The LAP will set out the Council's key development proposals for the town. It will address a full range of land use and development matters including:

- the provision of housing;
- economic development including retail and tourism;
- the provision of social infrastructure including education, health, community and recreational land uses;
- the development of effective and sustainable transport networks;
- the protection and enhancement of built and natural heritage and biodiversity;
- mitigation of, and adaptation to, climate change;
- renewal and regeneration of existing residential, employment and shopping areas; and
- quality urban design.

As well as the national, regional and local policy documents inputs, the LAP will be informed by consultations with the public and stakeholders, environmental assessments and strategies that will be commissioned to inform the plan.

INPUTS TO THE LOCAL AREA PLAN



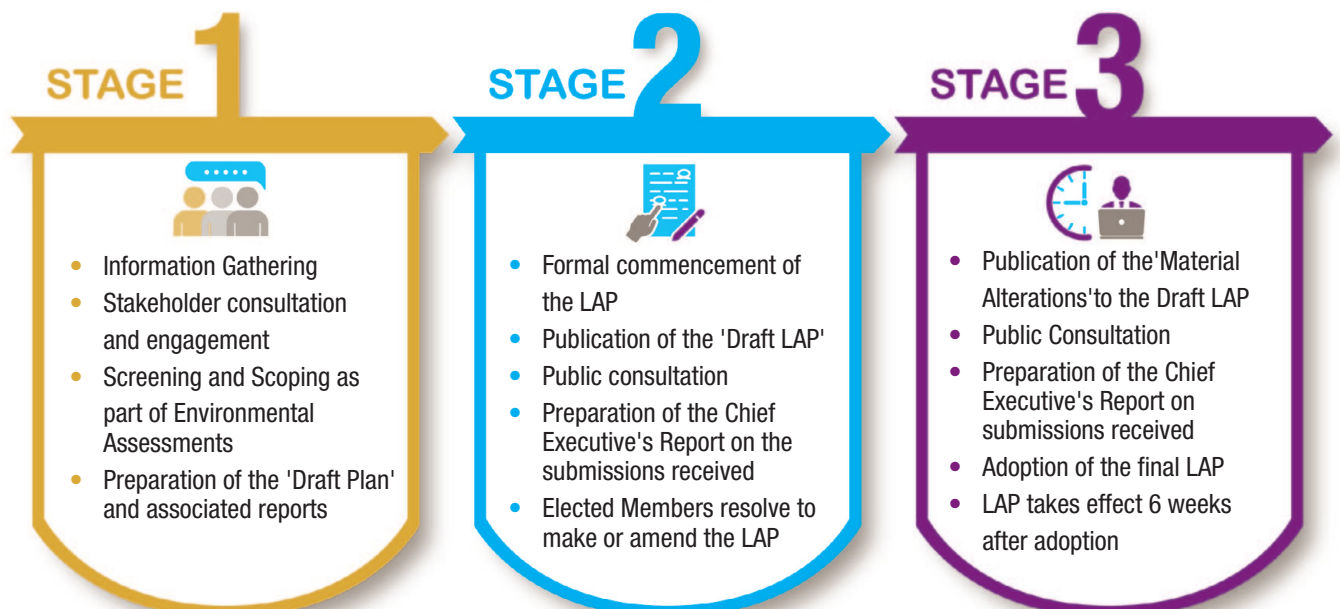
What is the process for preparing the Local Area Plan?

There are three main stages in the process of making and adopting a new LAP:

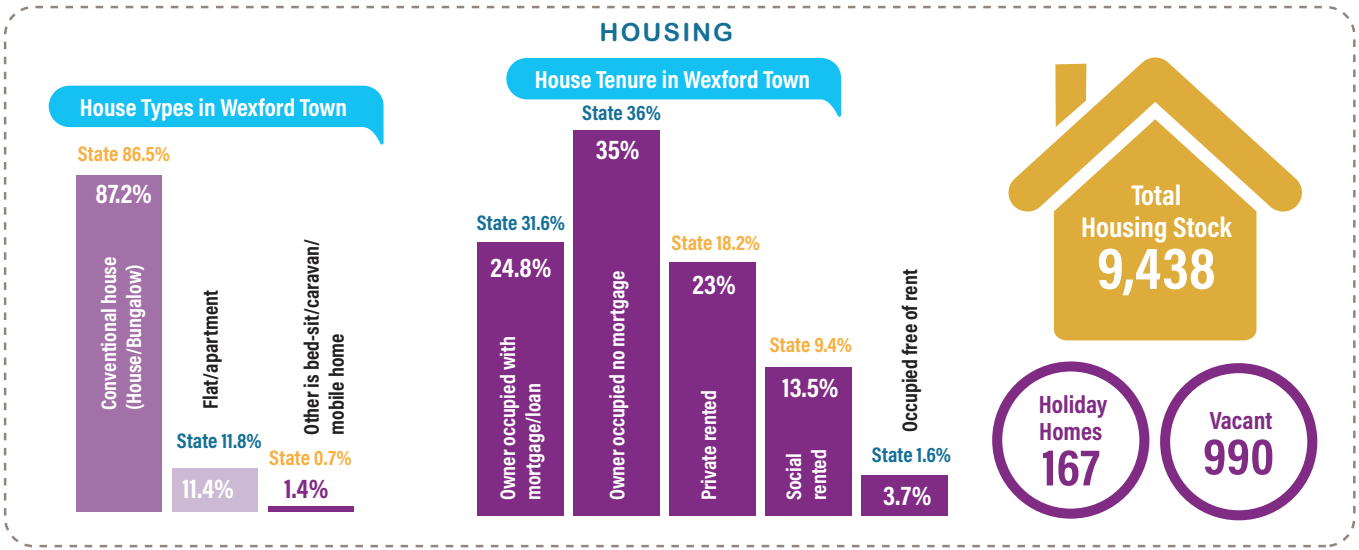
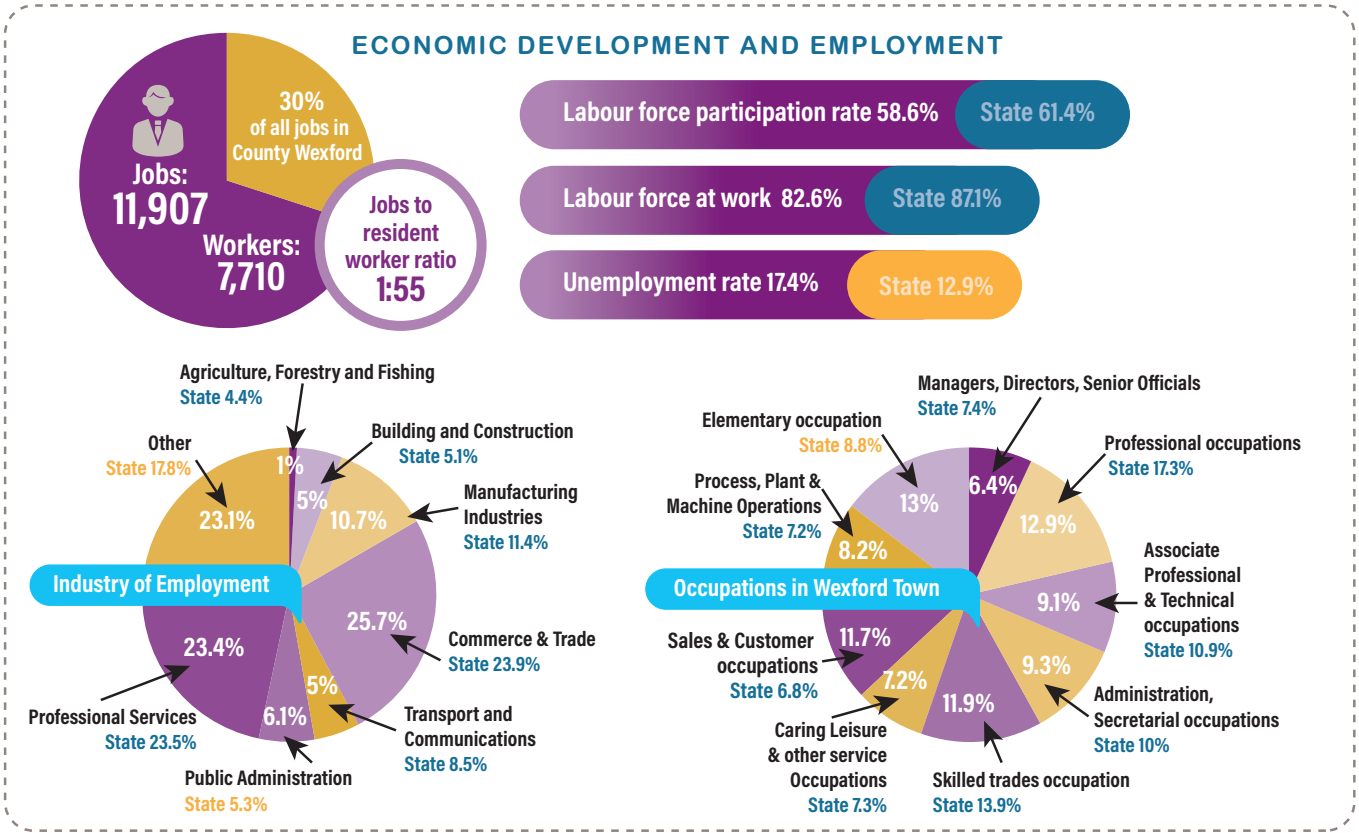
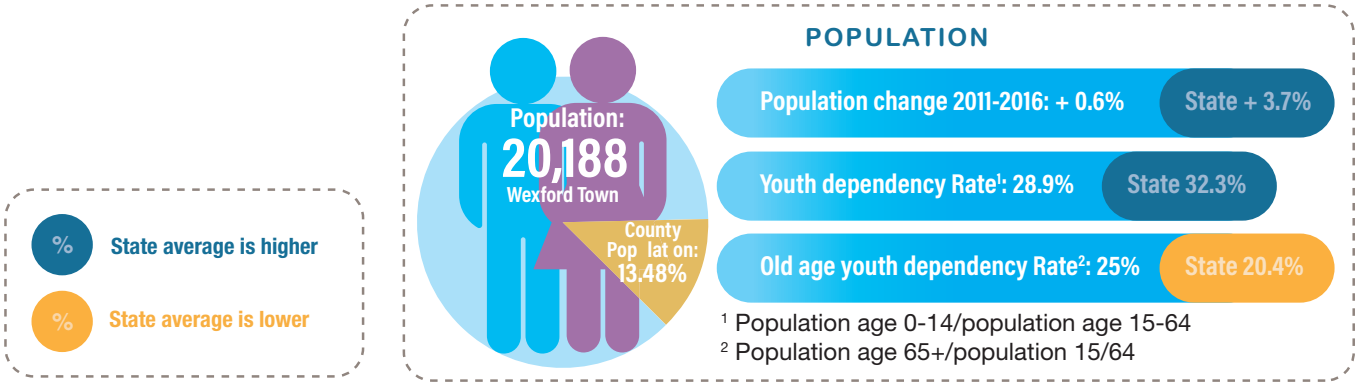
1. The 'Pre-Draft' stage
2. The 'Draft Plan' stage
3. The 'Material Alterations' stage and adoption.

The Council is currently at the 'Pre-Draft' stage during which consultation and research is being undertaken to develop the strategies and policies which form part of the Draft LAP.

STAGES IN THE LOCAL AREA PLAN PROCESS



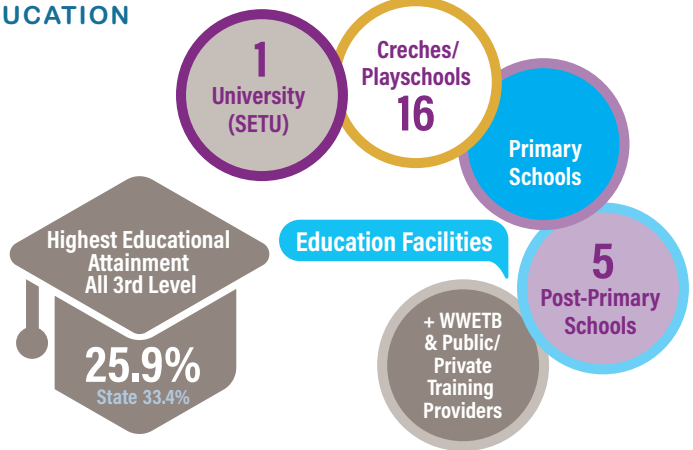
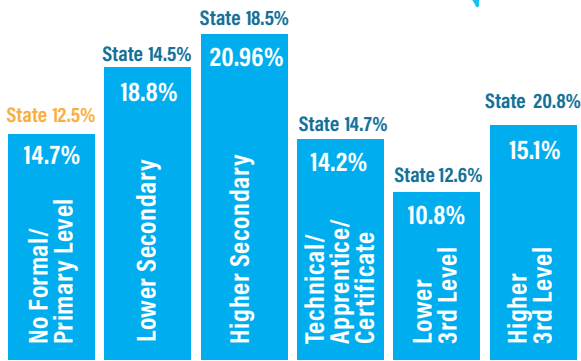
Wexford Town at a Glance



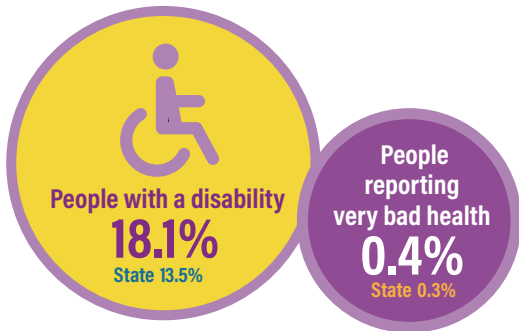
Wexford Town at a Glance

EDUCATION

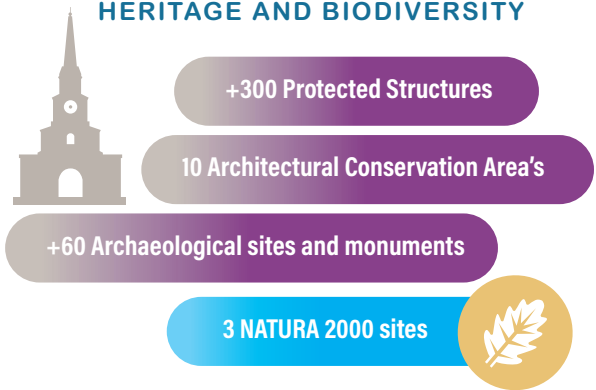
Highest Level of Education Attainment



DISABILITY AND HEALTH

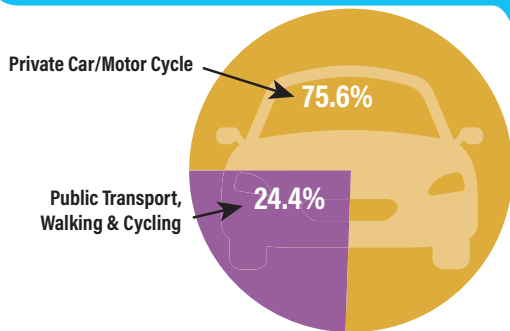


HERITAGE AND BIODIVERSITY

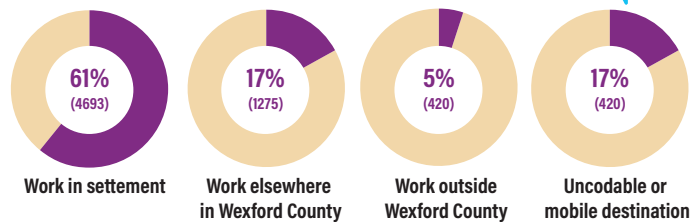


TRANSPORT AND COMMUTING

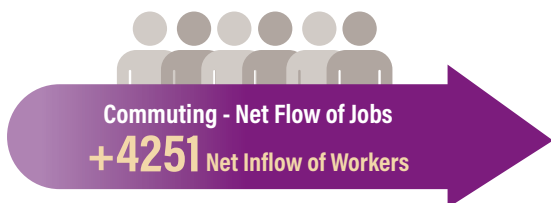
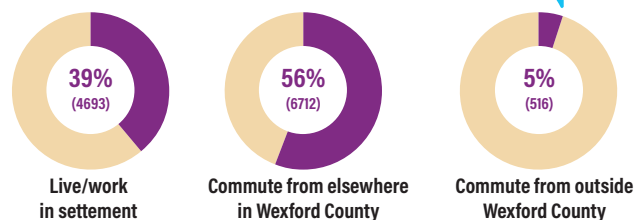
Mode of Travel to Work - Private Car/Motorcycle v Public Transport/Walking/Cycling



Where are Wexford Town Resident Workers Employed?



Where do Wexford Town Workers Come from?



Strategic Issues

This section sets out some key strategic issues. It also sets out some questions which you may wish to consider in making a submission. Submissions are not limited to these issues or questions - ideas and suggestions on any other matters relevant to the planning and development of the town are welcome and will be considered in preparing the Draft LAP.

The Vision for Wexford Town

The LAP will set out a vision for Wexford to 2030.

This vision will inform the spatial planning framework set out in the plan and will guide future development in the town.

Questions

- What is your vision for Wexford Town?
- What should the town look like in 2030? What should we be working towards for 2050?
- Are there key assets in the town that we can make better use of?
- Are there negative features that land use planning policies can address?
- How can we ensure that we maximise the benefits from the priority designation of Wexford Town in the RSES and the CDP?



A Town for Everyone

It is crucial that the LAP ensures, to the greatest extent possible, that life in the town can be enjoyed by everyone regardless of age, health, ability/disability, and inclusive of the many diverse backgrounds and circumstances of the people of the town. Planning policies must seek to remove barriers that people encounter in the physical environment and ensure that new developments are designed in accordance with the principles of universal design. Planning policies must also ensure that the physical environment is designed so that it may be accessed, understood and used to the greatest extent for accessibility and sustainability.

The LAP must also seek to address non-physical barriers which prevent people from participating in a fulfilling and healthy life, ensuring access to employment and recreation, social and cultural activities for a fully inclusive, diverse, welcoming and sustainable town.

Questions:

- Are there particular locations within the town that are difficult to navigate by walking, cycling or when using mobility aids, wheelchairs or pushchairs? If so, what interventions are needed?
- Do you experience physical or non-physical barriers to your daily activities that restrict your ability to participate in a fulfilling life in the town?
- What can the LAP do to ensure that future developments, the physical environment and public spaces and amenities are accessible for everyone?



Population and Housing

The Core Strategy of the CDP provides for a population allocation of **3,194** persons and a housing supply target of **2,174** housing units for Wexford Town to 2027. It outlines that at least **652** of those units will be delivered within the existing built-up footprint. The Core Strategy also identifies a requirement for **62.11ha** of residential zoned land to facilitate this housing target*.

A key aim of the LAP will be to ensure that the right houses are built at the right locations and the needs of all households are met. In line with national planning policy, the LAP will also provide guidance on the appropriate density for residential lands, having regard to the site's location and other characteristics.

*These figures will be adjusted pro rata for the period of the plan.

Questions

- What type of housing is required in the town and where should it be located?
- What are the priorities in terms of house size, type and tenure?
- Are there specialist housing types required?
- How can the LAP help to integrate established residential areas with new development that may occur in the surrounding areas?



Town Centre and Regeneration

The LAP will seek to focus investment and development on ‘compact growth’ and a ‘Town Centre First’ approach in line with national, regional and local policy. The LAP will identify key settlement consolidation sites including brownfield sites and infill sites in the town centre and the wider plan area and promote the regeneration and renewal of the town centre and other existing residential, employment and retail areas around the town.

The LAP will promote development which is of high-quality design in respect of its architecture, street layout and provision of open space, utilising and enhancing the town’s outstanding built and natural heritage.

Questions

- Are there particular areas or key sites in the town centre that should be identified for regeneration?
- What measures could be included in the LAP to encourage property owners to bring vacant properties back into use?
- What land use planning policies are necessary to encourage more people to live in the town?





Climate Action, Biodiversity, Green and Blue Infrastructure and Flood Risk Management

The effects of climate change are keenly felt in County Wexford and, in particular, Wexford Town with its coastal location. Adapting to and taking measures to reduce (mitigating) the effects of climate change will therefore underlie and inform the strategies and objectives of the LAP. There will be a focus on reducing the impacts through sustainable settlement and travel patterns, reduction of greenhouse gas emissions, promotion of renewable energy use, flood risk management and the protection and enhancement of biodiversity and green and blue infrastructure.

A Strategic Flood Risk Assessment will be prepared as part of the LAP. This will identify the areas in the town at risk of flooding and set out the appropriate land uses for those areas. The LAP will include a green and blue infrastructure strategy and will emphasise the role of nature-based solutions in managing surface water (rainfall) and in reducing flood risk.

Questions

- How can the LAP help to adapt to and mitigate the effects of climate change and build climate resilience?
- How can the LAP support the transition to a low carbon and clean energy town?
- How can the LAP maximise the role of biodiversity and green infrastructure in climate action, flood risk management and place-making?
- How can the LAP protect and restore biodiversity? What areas in the town could interventions take place to restore and expand biodiversity, for example, urban forests, rewilding, community gardens?
- How can land use planning policies maximise the use and biodiversity value of existing and new areas of open space?
- How can the town develop in a way which best protects, enhances and utilises the Slaney estuary?
- What areas of the town have experienced flooding?



Social Infrastructure and Healthy Wexford

It is vital that the development of social infrastructure keeps pace with the growing population of the town.

The Council will undertake an audit of existing education, social, community and recreational facilities in the town. The outcomes of the audit will then be used to inform land use zoning and objectives in the LAP to support the development of additional social infrastructure.

Questions

- Can you help in the audit by providing details of your group, club or organisation? Has the group needs that can be met through the land use policies of the plan?
- What additional education, social, community and recreational facilities are required in the town? Where should these be located?
- What additional facilities are required for the younger and older residents of the town and where should these be located?
- How can the LAP help to make Wexford an age friendly town and a town that is accessible for everyone?
- What land use policies can we use to make Wexford a healthier town for its residents?
- How can land use planning address mental health and well-being issues?





Transport

The **10 minute town concept** will be an underlying theme of the LAP.

This concept envisages a compact settlement where employment and a

range of community facilities and services are accessible in short walking and cycling times from homes. Infill and ‘brownfield’ sites within the existing built-up area of the town will be favoured for new development, and where development of ‘greenfield’-type sites is being considered, prioritisation will be given to those sites which are within easy walking distance of shops, schools and other amenities.

A Local Transport Plan, which will be prepared alongside the LAP, will explore how the transport networks of the town can be designed and managed to facilitate effective mobility in the town to serve its growing population and economic base. Critical to this will be implementing land use policies which will reduce the need for unnecessary travel, avoid an overreliance on the private car and support the provision of the necessary infrastructure to facilitate public transport, walking and cycling.

Questions

- What measures can be undertaken to encourage the use of public transport and sustainable modes such as walking and cycling? Where and what type of infrastructure should be provided?
- What land use planning and transport policies are necessary to reduce and prevent the social, environmental and economic costs of traffic congestion?
- What transport policies are necessary to improve access to nearby villages, beaches, amenities and tourist attractions?
- Where could new linkages between existing residential areas be developed to encourage walking and cycling and provide more direct routes?



Economic Development and Tourism

The LAP will include an economic development strategy for the town. This strategy will promote and facilitate economic growth in the town and include objectives, actions and initiatives that will work towards fulfilling Wexford's Key Town role and taking advantage of the town's location on the Eastern Economic Corridor.

A key focus for the LAP will be to ensure that the conditions for the creation of new enterprise and innovation are developed and encouraged to facilitate a diversity of employment opportunities and promote inward investment in Wexford Town.

Questions

- What are the economic strengths and competitive advantages of Wexford Town and how can we use these strengths to attract economic investment and fulfil the town's role as a Key Town in the Southern region?
- How can the LAP support and facilitate new business and employment opportunities? Is there a need for active land management and site assembly to facilitate economic development?
- What type of employment is needed in the town, and where should it be located?
- How can the LAP support the development of the town's tourism potential?
- Are there specific areas of tourism that should be targeted, for example, heritage, leisure, activity-based tourism?



Built and Archaeological Heritage

The town has a wealth of built and archaeological heritage assets. Many of the buildings are Protected Structures protected under the Planning and Development Act.

Archaeological remains are protected under the National Monuments Acts. The town also has a number of Architectural Conservation Areas and examples of vernacular and industrial heritage, both protected and unprotected. The town has a rich maritime history and associated archaeology.

The land use policies of the plan must ensure that these assets are cherished and protected. We are fortunate that the quality of the built and archaeological heritage in the town offers opportunities to encapsulate these assets to regenerate the core areas of the town. A Heritage-led Regeneration Plan is being prepared for the town and this will inform the LAP.



Questions

- How can the land use planning policies of the LAP encourage heritage-led regeneration?
- Are there specific interventions that are required, or safeguards that should be included within the LAP to protect and enhance the built and archaeological environment in the town?
- What views and aspects of the built and archaeological environment should land use planning policies seek to protect and enhance?



How to Make a Submission

The 'Pre-Draft' public consultation on the Wexford Town LAP 2024 - 2030 is now open and you can make a written submission until **4pm on Tuesday 8th August 2023**.

You can make your submission in one of the following ways:

- Via Wexford County Council's Online Consultation Portal:
<https://consult.wexfordcoco.ie/>
- By email to **forwardplanning@wexfordcoco.ie**
- In writing to: Wexford Town Local Area Plan, Planning Department, Block B, County Hall, Carricklawn, Wexford Town, Y35 WY93.

Submissions must be in writing. All written submissions received during this stage will be considered by the Council in developing the Draft LAP.

Important Points:

- Your submission should relate to the planning and development of Wexford Town only.
- No changes can be made to the content of the Wexford County Development Plan 2022 - 2028 or the Record of Protected Structures through the LAP process.
- Please include your name and contact details, a map (where appropriate) and where relevant details of any organisation, community group or company which you represent (see data protection section below).
- In your submission please confirm whether you consent to:
 - Your name being published alongside your submission on the Council's online consultation portal and website.
 - Your name being included and published in any reports submitted to the Elected Members of Wexford County Council for their consideration in developing the LAP. (see Data Protection below)

Data Protection

We will publish submissions received on Wexford County Council's online consultation portal at <https://consult.wexfordcoco.ie> and website. We would like to publish the names of people who make submissions with their submissions. A report summarising the written submissions received (via the methods mentioned above) will be prepared for the Elected Members of Wexford County Council for their consideration in developing the LAP and we would like to include and publish your name in this report. The report will be published on the Council's website and online consultation portal. The report will also be produced and available for inspection in hard copy. Your name will only be used for these purposes if you consent.

Your contact details will not be published on the online consultation portal, website or in any report.

The personal information (data) collected during the consultation process (which may include the collection of sensitive personal data) is collected for the purpose of receiving and dealing with submissions and observations on the Wexford Town Local Area Plan and any data collected is subject to Wexford County Council's privacy statements. For queries regarding data protection please email dataprotection@wexfordcoco.ie.

Public Consultation Events

The Plan team will be in Wexford Library, Mallin Street on **Wednesday 14th June 2023 from 10.30am to 1.30pm and Thursday 13th July 2023 from 5pm to 8pm** so please come along and join us to discuss the future of Wexford Town. Please contact the Planning Customer Service Unit to arrange any additional requirements you may have to facilitate your attendance at our public consultation event in Wexford Library.

We will also be holding other stakeholder and consultation events which will be advertised on our website at this location <https://wexfordcoco.ie/latest-news>

Mapalerter will also be used to notify the public of all consultation events relating to the Wexford Town Local Area Plan 2024 - 2030. To sign up to Mapalerter, please go to <https://www.mapalerter.ie/wexford>

You can also contact the LAP team to discuss your thoughts on the plan. Please contact the Planning Customer Service Unit at **053 919 6101** to talk with a member of the team.

We look forward to hearing from you!







Forward Planning



Comhairle Contae
Loch Garman
Wexford
County Council