

Chapter 3 Core Strategy

3.0 Introduction

The core strategy sets out how the development objectives in the Development Plan are consistent with the National Spatial Strategy and the Regional Planning Guidelines. In preparing the Plan, the Planning Authority has taken into account:

- The strategic aims of the National Spatial Strategy 2002-2020;
- The strategic aims of the Regional Planning Guidelines for the South East Region 2009; and
- The regional population targets set out by the Minister of the Environment Heritage and Local Government in the Regional Planning Guidelines Review, Gateway and Hub Population targets, August 2009.

3.1 Conformance with the National Spatial Strategy and Regional Planning Guidelines.

The County Development Plan and the Housing Strategy articulate, at a County level, national and regional spatial polices as expressed in the *National Spatial Strategy* (NSS) and the *Regional Planning Guidelines for the South East Region*. Through appropriate objectives and policies, the County Development Plan aims to respond in a coherent and sustainable manner to the challenges facing the County by providing a framework which encourages and facilitates the physical social and economic development of our towns and villages in line with National policy.

The strategic goals of the County Development Plan are as follows:

- Consolidating and strengthening our designated settlements by achieving critical mass;
- Facilitating balanced economic development;
- Creating sustainable and vibrant communities and providing attractive places to live and work;
- Providing for the wellbeing of the residents of County Waterford through social and recreational initiatives;
- Encouraging and facilitating rural enterprises and employment;
- Ensuring the timely provision of infrastructure in line with residential and economic development;

- Building upon local strengths in agriculture, enterprise, tourism, local services, land and marine based natural resources; and
- Enhancing and protecting our built and natural environment.

In line with the NSS and the Regional Planning Guidelines, the County Development Plan supports the designation of Waterford City as a Gateway and the strategic location of the County on the Atlantic Gateways Corridor. The Plan also supports the *Waterford Planning, Land Use and Transportation Study* (PLUTS) which provides a planning framework for the future development of the City and its Environs.

3.2 National and Regional Population Targets

The *Regional Planning Guidelines Review, Gateway and Hub Population Targets*, issued by the DoEHLG in August 2009, sets out population targets for the State and each of the regions up to 2022. Set out in Table 3.1 are the targets for the South East Region, which represent minimum population numbers at future dates which would be desirable to plan for, and exceed if possible.

Population Target	2006	2010	2016	2022
State	4,422,000	4,584,900	4,997,000	5,375,200
Region	487,800	507,900	542,200	580,500

Table 3.1 Regional Population Target as per Regional Planning Guidelines, Gateway and Hub Population Targets

In accordance with the guidance of the above document, the South East Regional Authority allocated the Regional population target at County and Gateway level. These figures were further distributed to provide targets for the Hubs and County towns. The targets for the Gateway (Waterford City) , Waterford County and the County Town as agreed in the Regional Planning Guidelines are set out in Table 3.2.

Population Target	2006	2010	2016	2022
Waterford County	62,213	68,932	73,223	79,495
Waterford City & Environs	49,213	52,500	56,500	62,500
Dungarvan	8,362	10,000	11,600	13,400

Table 3.2 Population Target as per the South East Regional Planning Guidelines 2010

By simple interpolation of the growth rate in the period 2016 to 2022, population targets for 2017 for the County, Waterford City Environs and Dungarvan are projected to be 74,233; 57,458 and 11,882 respectively.

3.3 Residential Zoned Land Under the Waterford County Development Plan 2005

The Waterford County Development Plan 2005-2011, made provision for a total of 1,449.3ha of land zoned for residential use and 55.4ha of land zoned for Town Centre uses (which would facilitate a mixture of residential and other uses) spread across 51 zoned settlements. The breakdown of undeveloped areas and the potential increase in housing units is set out in Table 3.3 below:



The Mills Housing Estate, Lismore

Land Use Zone	Total Undeveloped Area	Density	Potential Increase in Housing Units
Residential	698ha	20 units/ha	13,960
Town Centre	13.52ha	20 units/ha with 50% residential use on site	136
Total			14,096

Table 3.3 Residential & Town Centre zoning as per the CDP 2005-2011

The figures in Table 3.3 exclude Tramore, which is covered by the Tramore Local Area Plan 2007-2013, in which there is 181.24ha undeveloped residential zoned land, 9.3ha undeveloped Town Centre zoned lands and 103.27ha¹ of undeveloped Masterplan Use zoned land likely to be used for Residential use. The Figures in Table 3.3 also excludes Portlaw and Lismore which are covered by respective Local Area Plans. There is approximately 56Ha of undeveloped residential zoned land in Portlaw and 31Ha of undeveloped residential zoned land in Lismore. Dungarvan, which is administered by a separate Planning Authority, is covered by the Dungarvan Town Development Plan 2006-2012.

¹ The percentage of Masterplan zoned lands which it is envisaged will be developed for residential purposes is as follows:

Pickardstown (70% of total site - medium-high density – 36.72ha)	25.70ha
Ballinattin (50% of total site - low density -118.1ha)	59.05ha
Tramore Racecourse (95% of total site - high density – 19.49ha)	18.52ha
Total Mixed Use zoned land likely to be developed for residential use	103.27ha

3.4 Residential Zoned and Mixed Use Zoned Land as per the County Development Plan 2011-2017

To meet the population targets set by the DoEHLG, and as distributed by the South East Regional Authority (SERA), the Council has had to look at significant reductions in the area of residentially zoned lands. The Council de-zoned 13 of the smaller settlement nodes, which accounted for approximately 101ha of residentially zoned lands (82ha of which was undeveloped). Approximately 138.5ha of land has been de-zoned in the settlements which have been retained as zoned centres and a further 141.4ha has been zoned for Phased Residential (R3). This land is reserved for sustainable residential development in the next Plan period, 2017-2023.

To take into account the guidance from the Minister as issued in the *Sustainable Residential Development in Urban Areas Guidelines, 2009*, with regard to new development being in scale with the existing settlement, the Council introduced a residential zoning strategy which would provide for residential development at a medium density (R1) and a low density (R2). The area of undeveloped R1 and R2 zoning is set out in Table 3.4 below.



Mahon Mills Apartments, Kilmacthomas

Land Use Zone	Total Undeveloped Area	Density of Development	Potential Increase in Housing Units
Residential :			
<i>R1 (Medium density)</i>	286.8ha	20 units/ha	5,736
<i>R2 (Low density)</i>	108 ha	10 units/ha	1,081
<i>R3 (Phased)</i>	141.4ha	Reserved for 2017-2023	-
Town Centre	11.88ha	20 units/ha with 50% residential use on site	119
Total			6,936

Table 3.4 Residential & Town Centre Zoning as per the CDP 2011- 2017
(Figures exclude settlements of Dungarvan, Lismore and Portlaw & Tramore)

Table 4.3 in Chapter 4, Settlement Strategy, sets out the land requirements for the Plan period 2011-2017, relative to the amount of land zoned for residential development.

R3 lands may be reviewed by the Planning Authority over the lifetime of the Plan where specific need arises. This shall be subject to the availability and capacity of waste and water services and where R1 & R2 lands have been developed /or committed to development by way of a grant of planning permission.

3.5 Objectives on Retail Development

The Planning Authority has had regard to the Retail Planning Guidelines in the preparation of the Plan. The Retail Planning Guidelines have informed specific development objectives and policies relating to:

- The identification of a retail hierarchy;
- Maintaining the vitality and viability of existing town centres;
- The location and scale of retail development;
- The application of the sequential test for new retail development; and
- Identification of criteria for the assessment of retail development.

It is an objective of the Plan that the County Retail Strategy shall be reviewed over the life time of the Plan.



Lidl, Tramore

3.6 Urban Settlement Hierarchy

The urban settlement hierarchy² for the County is set out in Table 3.5.

County Settlement Hierarchy	Town	Population (Census 2006)	NSS designation
Primary Service Centre	Dungarvan	8,362	County Town
Secondary Service Centre	Tramore	9,634	Large Town - Population over 5,000
District Service Centres	Dunmore East	1,547	Other town - Population 1,500-5,000

Table 3.5 Urban Settlement Hierarchy

3.7 Policies in Relation to National and Regional Population Targets in the Hierarchy

3.7.1 The National Spatial Strategy

Section 4.1 of the NSS states that the County Town (Dungarvan) and large Town structure (Tramore) must be strengthened and that a renewed emphasis is needed on the potential role of the small town and village structure. This is further reiterated in Section 4.6 of the NSS, which states that County towns and other towns should be positioned to support the full realisation of the potential for economic development throughout the region, with a particular emphasis on complementing the gateway and hub approach.

The critical mass of the gateway, supported by the hubs of Kilkenny and Wexford, will be complemented by development in surrounding and adjacent towns. The extensive network of county towns and other large towns in the South East provides a key resource, which, combined with the

² Urban settlement hierarchy means a rank given by a planning authority to a city or town in the area of its development plan, with a population that exceeded 1,500 persons in the census of population most recently published before the making by the Planning Authority of the hierarchy, and given on the basis of:

- 1) Its designation as a gateway city or town or as a hub town, as the case may be, under the National Spatial Strategy; and
- 2) The assessment by the Planning authority of:
 - a) The proposed function and role of the city or town, which assessment shall be consistent with any regional planning guidelines in force; and
 - b) The potential for economic and social development of the city or town, which assessment shall be in compliance with policy directives of the Minister issued under Section 29, have regard to guidelines issued by the Minister under Section 28, or take account of any relevant policies or objective of the Government, the Minister or any other Minister of the government as the case may be.

gateway and hub approach, provides a strong platform for balanced development throughout the Region.

Towns, including, Dungarvan and Tramore are identified as providing good bases for population and services which will attract investment and employment activities additional to those that need to be located in or near a gateway. It further states that there are development opportunities for Dungarvan between Waterford and Cork.

3.7.2 DoEHLG, Regional Planning Guidelines Review, Gateway and Hub Population Targets

It is recommended that, in the areas beyond Gateways and Hubs, a strategy is put in place for a distribution of future development in relation to housing, employment and retailing compatible with the following principles:

- (1) *Achievement of compact sustainable urban development* in line with the Guidelines on Sustainable Urban Residential Development, published by the Minister in 2009;
- (2) *Integration of future housing, employment, retailing and other community services* in order to avoid the need for excessive levels of commuting and promoting quality of life;
- (3) *Implementation of the planning guidelines on Sustainable Rural Housing* (DoEHLG, 2005) including recommendations at the regional level as to the boundaries of the various rural area types³ and how urban generated growth in the environs of the Gateways and Hub towns will be managed to support the achievement of the estimates of future population for these centres; and
- (4) *Promotion of development at locations both along existing or future planned public transport corridors and or that have been serviced or have good prospects of being serviced by water services infrastructure* and in line with the availability of public resources.

In this regard, it is anticipated that after Gateways and Hub towns, development of other urban and rural areas would be the priority, focusing first and foremost on County Towns, followed by other towns and smaller towns, villages and rural areas.

Objective CS 1

The Planning Authority will undertake a review of the Core Strategy commencing in 2011.

³ The boundaries of areas under urban pressure should be consistent with the approach recommended in the Guidelines.

3.8 Projected Population Growth

The projected population growth of cities and towns in the Urban Settlement Hierarchy, the aggregate projected population in villages and smaller towns with a population of under 1,500 persons, and in open countryside outside of villages and towns is set out in Table 3.6. Chapter 4 Settlement Strategy Section 4.2 Population provides further information on population statistics for the County.

Hierarchy level	2006	2017
Dungarvan	8,362	11,882
Tramore	9,634	10,924
Dunmore East	1,547	2,324
Other District Service Centres ⁴	7,067	10,616
Other Centres	4,803	7,687
Unzoned lands	30,800	30,800
Total	62,213	74,233

Table 3.6 Population Projections for the Plan Period

3.9 Road and Rail Network



N25 Youghal

The road network for the County is set out in Appendix A5. This identifies the roads that have been classified as national primary and secondary roads under section 10 of the Roads Act 1993 and relevant regional and local roads within the meaning of Section 2 of that Act. There are no inter-urban or commuter rail routes within the County.

3.10 Rural Area Types

In line with the recommendations of the Sustainable Rural Housing Guidelines, the Council has identified three broad rural area types within the County:

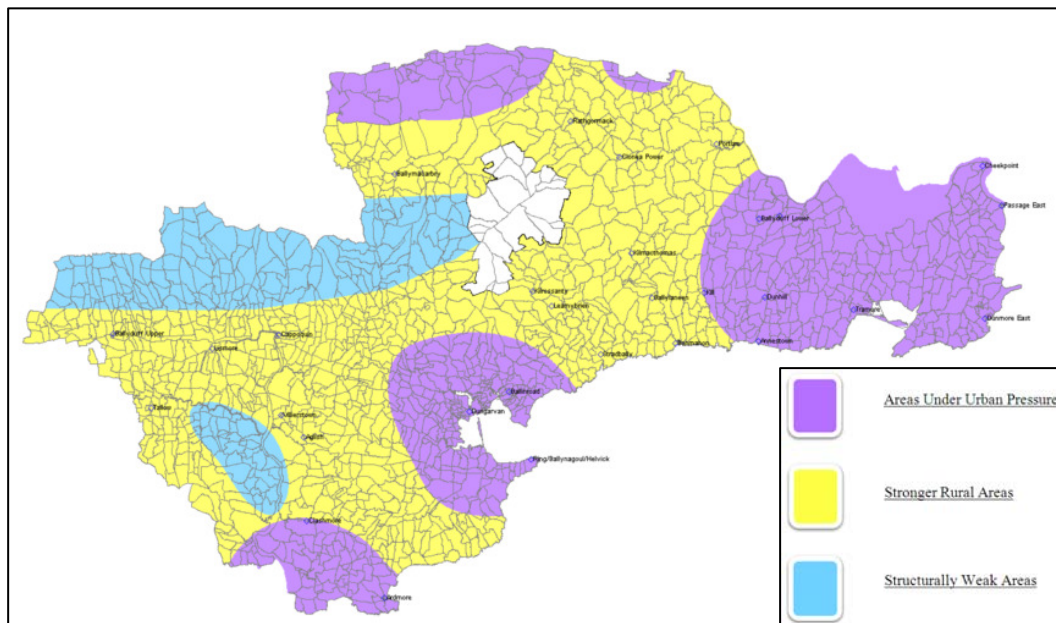
- Areas Under Urban Pressure;
- Stronger Rural Areas; and
- Structurally Weak Rural Areas.

⁴ Excludes Dunmore East.



Dungarvan Bay

The Rural Area Types Map is shown below and also in Appendix A3. The justification for the amendments to the Rural Area Type Map as set out in the 2005 County Development Plan is set out in Section 4.10 (Settlement Strategy Chapter).



Rural Area Types Map