

## 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 Town Development Plan and the Housing Strategy articulate, at a Town 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 Town Development Plan aims to respond in a coherent and sustainable manner to the challenges facing the Town by providing a framework which encourages and facilitates the physical social and economic development of the towns in line with National policy.

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

- Consolidating and strengthening the Town by achieving critical mass;
- Facilitating balanced economic development;
- Creating a sustainable and vibrant community and providing an attractive place to live and work;
- Providing for the wellbeing of the residents of Dungarvan Town through social and recreational initiatives;
- Encouraging and facilitating enterprises and employment;
- Ensuring the timely provision of infrastructure in line with residential and economic development;
- Building upon strengths in enterprise, tourism and services; and

- Enhancing and protecting the built and natural environment.

### 3.2 National and Regional Population Targets

The *Regional Planning Guidelines for the South East Region 2010-2022* issued by the SERA on 26<sup>th</sup> July 2010, sets out population targets for the region 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
Region	460,838	507,900	542,200	580,500

Table 3.1 Regional Population Target as per Regional Planning Guidelines for the SER

In accordance with the guidance of the *Regional Planning Guidelines Review, Gateway and Hub Population Targets*, issued by the DoEHLG in August 2009, the South East Regional Authority allocated the Regional population target at County level. These figures were further distributed to provide targets for the Hubs and County towns. The targets for Waterford County and the County Town of Dungarvan 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
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 2018 for the County and Dungarvan are projected to be 75,314 and 11,200 respectively.

### 3.3 Residential Zoned Land Under the Town Development Plan 2006

The Dungarvan Town Development Plan 2006-2012, made provision for a total of 289ha of land (developed and undeveloped) zoned for residential use and 27ha of land (developed and undeveloped) zoned for Town Centre uses (which would facilitate a mixture of residential and other uses). The breakdown of undeveloped areas and the potential increase in housing units is set out in Table 3.3 below:

Land Use Zone	Total Undeveloped Area	Density	Potential Increase in Housing Units
Residential	147.6ha	20 units/ha	2,953
Town Centre	12.99ha	20 units/ha with 50% residential use on site	130
Total			3,083

Table 3.3 Residential & Town Centre zoning as per the TDP 2006-2012

### 3.4 Residential Zoned and Mixed Use Zoned Land as per the Town Development Plan 2012-2018

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. Approximately 96ha of land has been zoned for Phased Residential (R3). This land is reserved for sustainable residential development in the next Plan period, 2018-2024.

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.

Land Use Zone	Total Undeveloped Area	Density of Development	Potential Increase in Housing Units
Residential :			
R1 (Medium density)	38.3ha	20 units/ha	766
R2 (Low density)	13.3ha	10 units/ha	130
R3 (Phased)	96ha	Reserved for Future Development	-
Town Centre	12.99ha	20 units/ha with 50% residential use on site	130
Total			1,026

Table 3.4 Residential & Town Centre Zoning as per the TDP 2012- 2018

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 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 County Development Plan and the Town Plan that the Retail Strategy shall be reviewed over the life time of the Plans.

### 3.6 Urban Settlement Hierarchy

The urban settlement hierarchy<sup>1</sup> 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

**Table 3.5 Urban Settlement Hierarchy**

<sup>1</sup> 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.

### **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) must be strengthened and that a renewed emphasis is needed on the potential role of the small town 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 gateway and hub approach, provides a strong platform for balanced development throughout the Region.

Towns, including, Dungarvan 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) *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 integrate the TDP core strategy with the review of the Core Strategy for Waterford County commencing in 2011.

### **3.8 Projected Population Growth**

The projected population growth of the town in the Urban Settlement Hierarchy is set out in Table 3.6.

<b>Hierarchy level</b>	<b>2006</b>	<b>2018</b>
Dungarvan	8,362	12,202

**Table 3.6 Population Projection for the Plan Period**

### **3.9 Road and Rail Network**

The road network for the Town 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 to or from the Town.

