



Oifig an
Rialaitheora Pleanála
Office of the
Planning Regulator

30th July 2026

Forward Planning,
Wexford County Council,
County Hall,
Carricklawn,
Wexford,
Y35 WY93.

Re: Proposed Variation No. 2 to the Wexford County Development Plan 2022-2028

A chara,

Thank you for your authority's work in preparing the Proposed Variation No. 2 (proposed Variation) to the Wexford County Development Plan 2022-2028 (Development Plan).

As Wexford County Council (Planning Authority) is aware, a key function of the Office of the Planning Regulator (Office) is to evaluate and assess statutory plans to ensure consistency with legislative requirements and national and regional planning policy. The Office has undertaken this evaluation and assessment pursuant to Part 3 of the Planning and Development Act 2024 (Act) and its functions under section 546, and this submission sets out the outcome.

In this context, the submission includes recommendations and observations. Recommendations arise where the Office identifies clear inconsistencies with legislative provisions or policy frameworks and are intended to be addressed to ensure compliance. Observations highlight areas where further clarification, justification, or refinement would strengthen the plan. The submission may also include advice to support the proper planning and sustainable development of the area.

Following adoption of the Variation, the Office will carry out a further assessment under section 63 of the Act.

1. Overview

The proposed Variation introduces a number of changes to the Development Plan to support the implementation of the NPF Implementation: Housing Growth Requirements (2025). These include:

- land use zoning and objectives for Bunclody Town;
- land use zoning and objectives for Rosslare Harbour and Kilrane; and
- associated text and mapping objectives.

The Office welcomes the work undertaken by the Planning Authority and considers that the proposed Variation provides a positive basis for supporting compact growth and alignment with national and regional policy. In particular, the rezoning of additional New Residential land in Bunclody Town, Rosslare Harbour and Kilrane to align with the updated core strategy as a result of proposed Variation No.1 to the Development Plan, and the removal of phasing in relation to proposed New Residential zoned land to facilitate housing delivery at suitable locations, supported by necessary infrastructure and amenities.

The Office has, however, identified concerns regarding the proposed development of land parcels I, J and K, as access arrangements would increase traffic onto a 100 km/h section of the N80 and may conflict with national and regional road policy. The Office therefore considers that a reduction in the speed limit should be identified as a prerequisite to the development of these sites.

The following recommendation set out below is intended to support the Planning Authority in further strengthening the proposed Variation and ensuring its effective implementation:

Subject	Recommendation	Observation
National road network	Recommendation 1	-

2. National road network

The N80 traverses the county, forming a key part of the strategic national road network in County Wexford, providing important regional and inter-regional linkages.

Regional Policy Objective (RPO) 140(b) of the Regional Spatial and Economic Strategy (RSES) for the Southern Regional Assembly area focuses on maintaining and enhancing the strategic capacity and safety of the national roads.

In the interests of maintaining the safety and carrying capacity of the national road network, section 2.5 of the Spatial Planning and National Roads Guidelines for Planning Authorities (2012) (National Roads Guidelines) sets out that it should be the policy of planning authorities to avoid the creation of any additional access points from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60 km/h apply.

In this context, the Office notes that the development of land parcels I, J and K (as identified on revised map 1: Bunclody Zoning Map and revised table B-1: Future Residential Development and Delivery Approach are dependent on the upgrading of the existing laneway to the N80 (or alternative acceptable access). As there is a 100 km/h speed limit at this section of the N80, the generation of increased traffic from the existing laneway to the N80 is materially inconsistent with RPO 140(b) of the RSES and fails to take due account of section 2.5 of the National Roads Guidelines.

As such, the Office considers that the reduction of the speed limit at this location, as highlighted in the infrastructure assessment report, or the provision of an alternative acceptable access, should be identified in table B-1: Future Residential Development and Delivery Approach as a prerequisite to the development of the land parcels I, J, and K.

Recommendation 1 - National Road Network

Having regard to the need to maintain the carrying capacity and safety of the strategic road network, and having considered the following:

- RPO 140(b) of the RSES (maintaining and enhancing the strategic capacity and safety of the national roads); and

- sections 2.5 of the Spatial Planning and National Roads Guidelines for Planning Authorities (2012), in respect of the policy approach for access to national roads,

the Office recommends that the Planning Authority amends table B-1: Future Residential Development and Delivery Approach to include the reduction of speed limits along the N80, or the provision of an alternative acceptable access, as a prerequisite for development on land parcels I, J, and K.

3. Summary

The Office requests that the Planning Authority addresses the recommendation set out above.

As part of this process, the Chief Executive's report to the elected members, prepared under section 58(11) of the Act should summarise the Office's recommendation and outline how it is proposed to address it.

Following adoption of the Variation, the Planning Authority is required to:

- provide the Office with a copy of the adopted Variation, together with any submissions received from the Minister, regional assemblies, and the National Transport Authority during the plan preparation process, within **one week** of adoption;
- inform the Office, **as soon as practicable**, where it decides not to comply with a recommendation, including the reasons for this decision; and
- publish notice of the Variation within **one week** of adoption, confirming that the Development Plan as varied will be available for inspection (online and at a specified location) no later than **five weeks** after adoption.

The Office looks forward to continued constructive engagement with the Planning Authority. If further clarification or discussion would be helpful, the Office would be pleased to assist and can be contacted at plans@opr.ie.

Is mise le meas,

A handwritten signature in dark ink, appearing to read 'AM O'Connor'.

Anne Marie O'Connor

Deputy Regulator and Director of Planning Policy Implementation

Designated Public Official under the Regulation of Lobbying Act 2015
