Social Infrastructure Audit

For Development at Kilnahue & Gorey Hill, Carnew Road & Kilnahue Lane, Gorey, Co. Wexford.

on behalf of Glenveagh Homes Ltd

December 2025



McCutcheon Halley

CHARTERED PLANNING CONSULTANTS

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1. Introduction

This Social Infrastructure Audit (SIA) has been prepared by McCutcheon Halley Planning Consultants on behalf of the applicant, Glenveagh Homes Ltd. and accompanies the Large-Scale Residential Development (LRD) application for lands at Kilnahue, Gorey, Co. Wexford.

The proposed large-scale residential development (LRD) compromises of the construction of 413 no. residential units, 1 no. Childcare Facility, and all associated site development works including drainage, landscaping, and boundary treatments at Kilnahue, Gorey, Co. Wexford.

The Gorey Local Area Plan 2017-2023 (extended to 2026) provides a strategic plan for Gorey advocating for population growth and creating a vibrant and attractive town where people can live, work and relax. The LRD is located on zoned Residential lands, within the Creagh Neighbourhood.

The purpose of this Social Infrastructure Audit (SIA) report is to establish the baseline of existing social and community facilities in proximity to the subject site at Kilnahue & Gorey Hill in order to identify any potential shortages and opportunities to inform the concept of uses for the proposed development by Glenveagh Homes Ltd.

2. Methodology

The SIA report will identify the existing provision of social and community facilities within the following categories:

- The need for community and health facilities;
- Accessibility to community facilities and services;
- Public Transport facilities and services;
- Crèche / Childmind facilities;
- Educational facilities and provision; and
- Recreation and sport facilities and provision.

This report is based on a desktop study using online resources including google maps, myplan.ie, CSO SAPMAP, 2022 CSO Results, The Department of Education and other relevant websites. This report has further been informed by utilising planning policy materials and the Wexford County Development Plan 2022-2028.

The research area primarily focused on a radius of 2 km or c. 25-minute walk time from the subject site (figure 1). The subject site is located to the west of Gorey Town Centre with the majority of community infrastructure centralised within the centre of Gorey. Therefore, a 2 km radius was considered an appropriate area to audit to capture a comfortable travel distance to the proposed development.

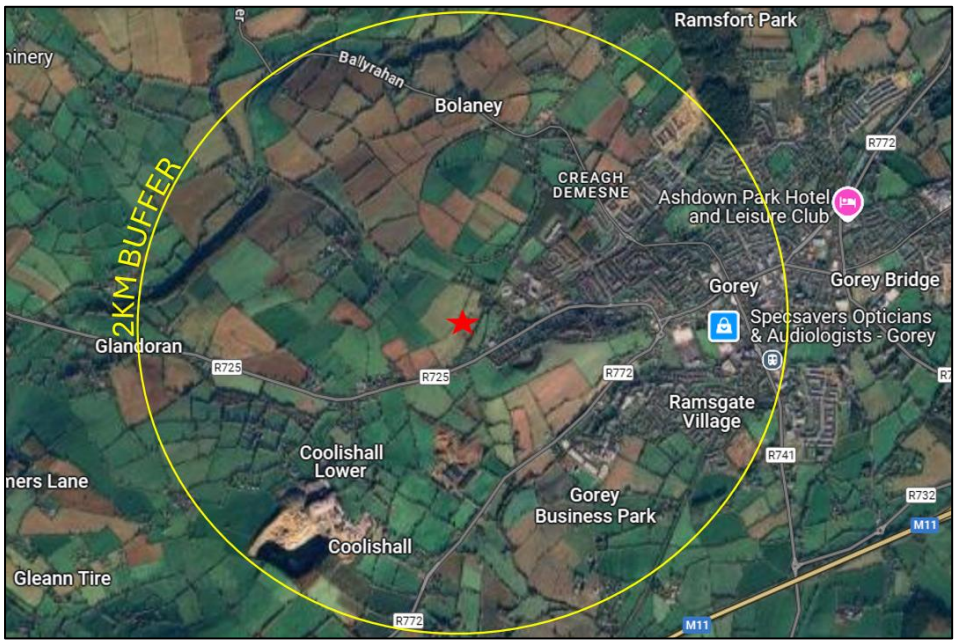

Figure 1 Research Area Radius from the Subject Site (defined with a red star)

To obtain a demographic profile of the immediate area, the Census 2022 data from three Electoral Divisions (ED) including 'Gorey Rural', 'Gorey Urban', and 'Hungtingtown', was examined.

According to the CSO 2022 statistics, the three Electoral Divisions have a combined total population of 12,516 persons of which 6,075 are males and 6,441 are females.

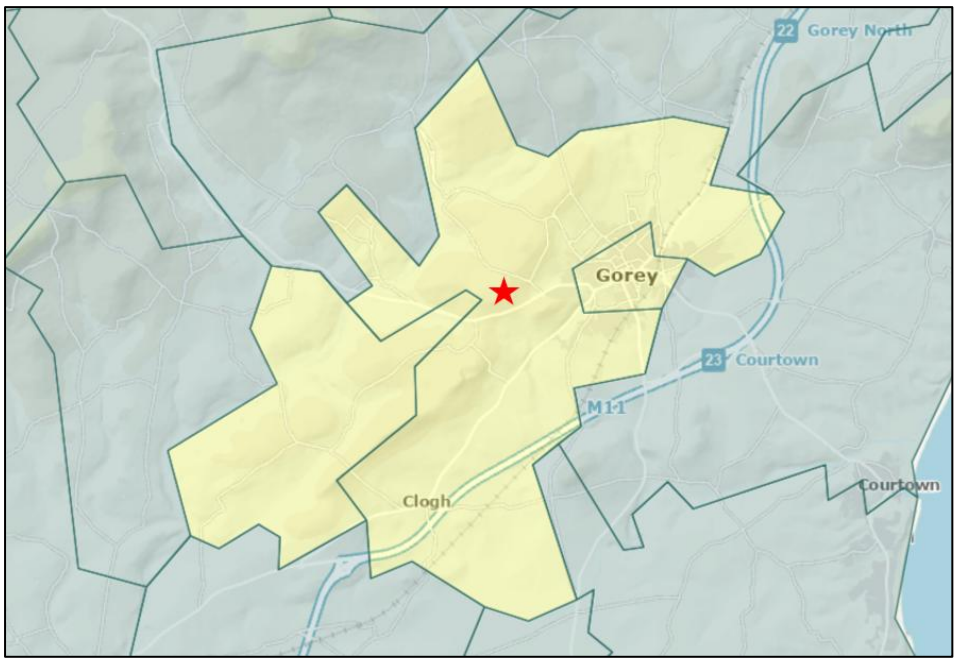

Figure 2 The Research Area (CS0 2022 Study Area indicated with a Red Star)

3. Site Context

The proposed development is primarily located within the townlands of Kilnahue, within the development boundary of Gorey town. Gorey town centre is c. 1.65 km east of the site.

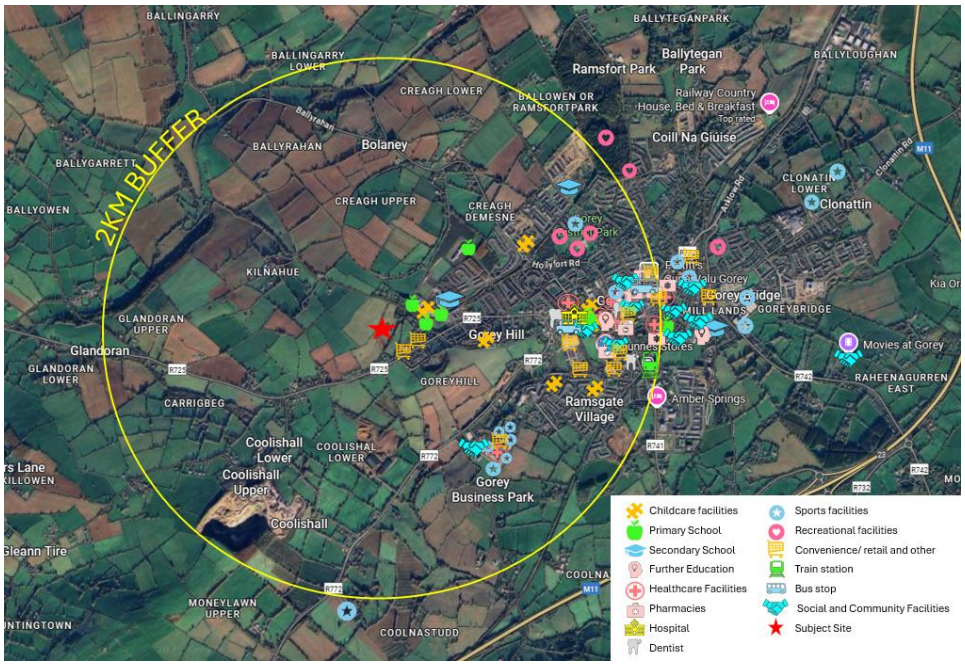

Figure 3 Site context outline in yellow



Figure 4 Site context outlined in yellow facing westwards from Gorey Town Centre.

The area surrounding the site is characterised by predominantly agricultural uses and residential housing and social infrastructure (including primary, secondary and preschool educational facilities). The lands immediately adjoining the site to the north and west are all under agricultural use, with an educational campus to the immediate east.

The site is accessible via Kilnahue Lane L10112 which is located to the east of the subject site and additional access is proposed on the Carnew Road, R725.

The site forms part of Creagh Neighbourhood Framework Plan, as set out in the Gorey Local Area Plan. The majority of the site is zoned for residential use with the northern section of the site zoned for open space.

4. Proposed Development

The proposed development will provide 413 no. residential units, a 102-no. child creche, and all associated site development works at this site in Gorey.

It is proposed that the site will be accessed from 1 no. new vehicular access on Carnew Road (R725) to the south and from 2 no. new vehicular accesses on Kilnahue Lane to the northeast. The internal street network will connect these three access points, ensuring a permeable and well-connected layout.

In addition, a pedestrian/cycle access point will be provided from Kilnahue Lane which will connect with the historic laneway on the site and provide a defined pedestrian/cycle route through the site to the proposed access at Carnew Road to the south.

The proposed residential units include a mix of 1, 2, 3, and 4 bed homes being provided in detached and semi-detached houses, townhouses, and apartment/duplex units. This variety will ensure that a wide range of households can be catered for within the development, including individuals, couples and families, as well as lifelong homes for both elderly and people with disabilities.

5. Planning Context

The following outlines the relevant planning policy context for the proposed development. For a comprehensive analysis of the development please refer to the submitted Statement of Consistency prepared by McCutcheon Halley Planning to accompany this application.

5.1 Project Ireland 2040 – The National Planning Framework First Revision

The Department of Housing Planning and Local Government, on behalf of the Government has prepared and published the National Planning Framework (NPF) under Project Ireland 2040, the overarching policy and planning framework for the social, economic and cultural development of our country.

National Policy Objective 38 states the NPF;

> *'Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services.'*

5.2 Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, 2024

The Sustainable Residential Development and Compact Settlements Guidelines, 2024, set out detailed guidelines for the development of towns and settlements.

Section 4.3 (iii) under 'Urban Design and Quality Placemaking Processes' outlines that masterplans should address the provision of services and amenities for the community where there is residential development which include schools, creches, and other community services.

Section 4.4 (ii) under 'Key Indicators of Quality Design and Placemaking', notes that the guidelines promote compact growth by outlining key principles to reduce the need for unsustainable travel. Key principles outlined include those areas of high-capacity public transport nodes and interchanges should have development that consists of high intensity mixed use development which include residential, commercial, retail and community uses.

Section 1.3.2 'Compact Growth' outlines that compact neighbourhoods with a range of local services and amenities should be an overarching objective when planning for sustainable residential development. This includes creating an integrated network of well-designed neighbourhoods that can accommodate day to day needs within a 10-to-15-minute walk from residents' homes. Such needs include healthcare, education and sports related activities.

5.3 Wexford County Development Plan 2022-2028

Gorey is identified as a Key Town in the Regional Spatial and Economic Strategy (RSES), recognised for its strong growth potential and capacity to become more self-sustaining. As the third largest town in County Wexford in 2016, Gorey serves key functions including housing, employment, education, healthcare, retail, recreation, tourism, and culture. Its strategic location near Wicklow and South Dublin, with direct access to the M11 and rail network, has made it a popular commuter town.

The Wexford County Development Plan (CDP) 2022-2028 establishes a hierarchical network of settlements in the County and identifies Gorey as a Key Town (as per designation within the RSES) within this hierarchy.

It is an objective of the CDP to ensure the Key Towns continue to be drivers of economic growth and prosperity for the region, the county and their Municipal Districts by maximising their strategic location advantages to attract employment and population growth, developing their services and functions and protecting and enhancing their town centres, public realm and heritage and environmental quality making the towns high quality sustainable places to work, live and visit.

Following this, it is also an objective of the plan to;

> *'Ensure that new residential developments contribute to and represent sustainable neighbourhoods which are inclusive*

and responsive to the physical or cultural needs of those who use them, are well-located relative to the social, community, commercial and administrative services and are integrated with the community within which they will be located'

'Ensure that all new residential developments provide a high-quality living environment with attractive and efficient buildings which are located in a high-quality public realm, are serviced and linked with pedestrian and cycle lanes to well-designed and located open spaces and nature and to the town or village centre and existing and planned services'

5.4 Gorey Local Area Plan 2017-2023 (extended to 2026)

The vision for Gorey town will be "*a high quality, green, well-connected town with a compact, walkable urban form. It will have a network of sustainable neighbourhoods that are socially inclusive and desirable places to live. Gorey Town will have high quality sustainable jobs, and it will be an attractive place to live in, to visit and to enjoy its high-quality public realm, its vibrant arts and culture and its bustling town centre and premier retailing services*."

Chapter 2 of the LAP outlines the specific housing objectives that will apply to new developments. Of particular note are:

Objective H03

To facilitate new residential development in accordance with the Core Strategy and to require physical, social and community infrastructure to be provide either prior to or in tandem with this new residential development. No dwelling within that residential development shall be occupied until the required infrastructure has been provide. The required infrastructure which is identified on Maps 3 and 4 and in Section 3.5 Neighbourhood Framework Plans and Appendix 1 Implementation and Infrastructure Delivery Schedules includes wastewater and water supply, public lighting, footpaths, cycleways, playground/play facilities, parks and schools.

6. Social Infrastructure

6.1 Educational Facilities

The area is well served by primary and post primary schools within close proximity of the subject site. Table 1, 2, 3 and 4 below lists the existing educational facilities and Figures 6, 7, 8 and 9 illustrate the location of the education facilities within the study area. These facilities are divided into four categories;

- Childcare Facilities
- Primary Schools
- Post-Primary Schools

- Further Education

6.1.2 Childcare Facilities

There is a total of 7 no. childcare facilities located within a 2.0 km radius from the proposed development.

The below data was gathered from Tusla Early Years Services Register and outbound calls to each childcare facility. Some facilities did not provide the information and for the purposes of the assessment we will assume they are at capacity

Table 1 Childcare Facilities

No.	Childcare Facility	Capacity	Available Places	Distance from Site
1	Naíonra na Síolta Óga	22 Sessional (16 Part-Time)	0	364m
2	Little Lambs Montessori & Creche	32	No answer	765.5m
3	Little Crickets Creche & Childcare - Gorey, Co. Wexford	75	0	1.20 Km
4	Little Oaks Academy	76	0	1.31 Km
5	Giant Steps Montessori	22	No answer	1.53 Km
6	Little Oaks Academy Afterchool	39	0	1.55 Km
7	Higgys House Creche & Montessori	70	No answer	1.62 Km
Total:		336	0	

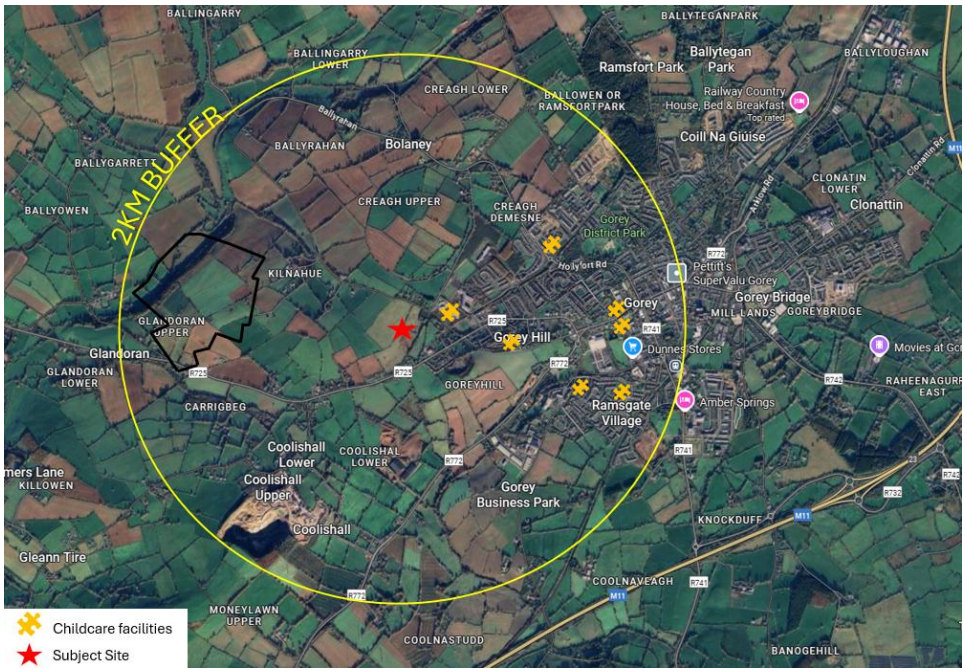

Figure 5 Childcare Facilities within the Study Area

The proposed residential development includes a 102 no. child crèche. The design and size of the proposed creche has considered the available capacity in Gorey's existing local facilities and the demand potentially generated from the proposed development.

Based on the Childcare Guidelines and the Apartment Guidelines, the proposed 377 no. residential units would require a childcare facility with 100.5 no. childcare spaces (377 no. units/75 *20 no. spaces).

The proposed creche, with 102 no. spaces will therefore cater to the proposed development and some additional demand from the wider area. The creche has been strategically located adjacent to the existing schools along Kilnahue Lane which will ensure ease of access.

6.1.3 Primary Schools

There is a total of 6 no. primary schools located within c. 2km radius of the subject site, with a total a combined enrolment of 1,949 no. pupils. These figures were provided by the Department of Education and Schooldays.ie.

The closest primary school to the subject site is Gorey Educate Together National School which is c. 330.5 metres from the subject site and has an enrolment of 373 no. pupils in 2024/25.

The enrolment figures show that 4 of the 6 schools had a higher enrolment in 2023/24 compared to 2024/25. Based on national projections prepared by the Department of Education, the primary school enrolment peaked in 2023 and is expected to decrease for the next 10 years. The schools in Gorey appear to be slightly behind this projection, but assuming the enrolments decrease in line with national projections, it is expected that there will be capacity in these schools as the development matures.

It is to be acknowledged that Gorey Hill Special School (c.365m from the site) provides capacity for students with additional needs in the area. This school officially opened in January 2025 and had 24 students in 2024/25. They have advised that they will be taking a further 12 no. students in 2025/26. While the opening of this facility contributes to the provision of specialist education in the wider area, it serves a broader catchment and is therefore not included in the core assessment for local educational needs.

Table 2 Primary Schools within the Study Area

No.	Primary School	Enrolment Figures 2023-2024	Enrolment Figures 2024-2025	Distance from Site
1	Gorey Educate Together National School	383	373	330.5m
2	Gaelscoil Moshíológ	170	153	365m
4	Scoil Naomh Ioseph	522	514	767m
5	Gorey Central School	231	244	1.54km
6	Bunscoil Loreto Gorey	639	641	2.08km
Total:		1945	1925	

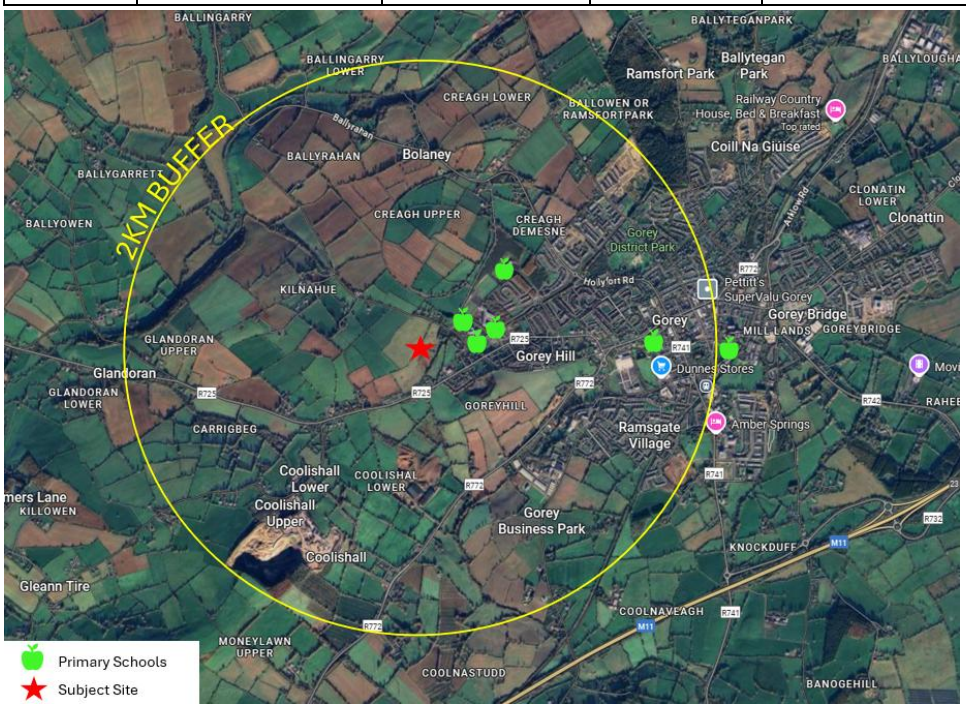

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Figure 6 Primary Schools located within the Study Area

6.1.4 Post-Primary Schools

There are a total of 3 no. post-primary schools within c. 2 km the proposed development in Gorey with an enrolment of 2,863 no. of pupils. Creagh College is located 479 metres from the site and has an enrolment of 1,067 no. of pupils.

The post primary schools had a higher enrolment in 2024/25 compared to 2023/24. However, based on national projections prepared by the Department of Education which predict peak post-primary enrolment in 2025, the enrolment for post primary schools is expected to decrease for the next 10 years. It can therefore be expected that there will be capacity in the schools as the proposed development matures.

Table 3 Post Primary School located within Study Area

No.	Post Primary School	2023/24	2024/25	Distance from Site
1	Creagh College	1,048	1,067	479m
2	Gorey Educate Together Secondary School	189	260	1.62km
3	Gorey Community School	1,526	1,536	2.20km
	Total:	2,763	2,863	

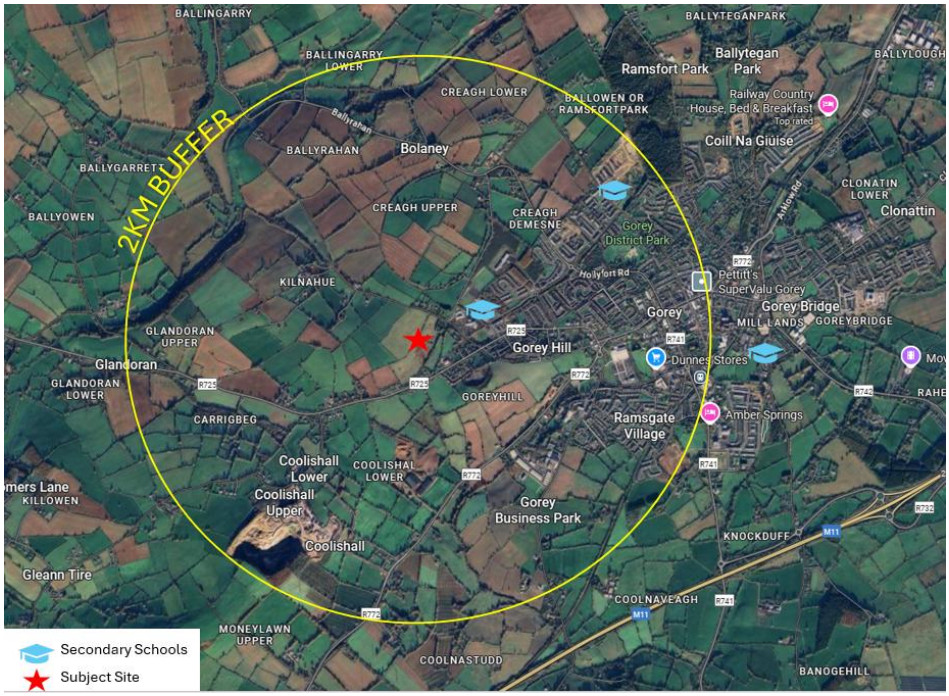

Figure 7 Post- Primary Schools

6.1.5 Further Education and Training Centres

Gorey Institute of Further Education is located 1.61 km from the subject site.

Table 4 Third Level Education and Training Centres within the Study Area.

Further Education	Distance from Site
Gorey Institute of Further Education	1.61km
Gorey Adult Education	2.20km

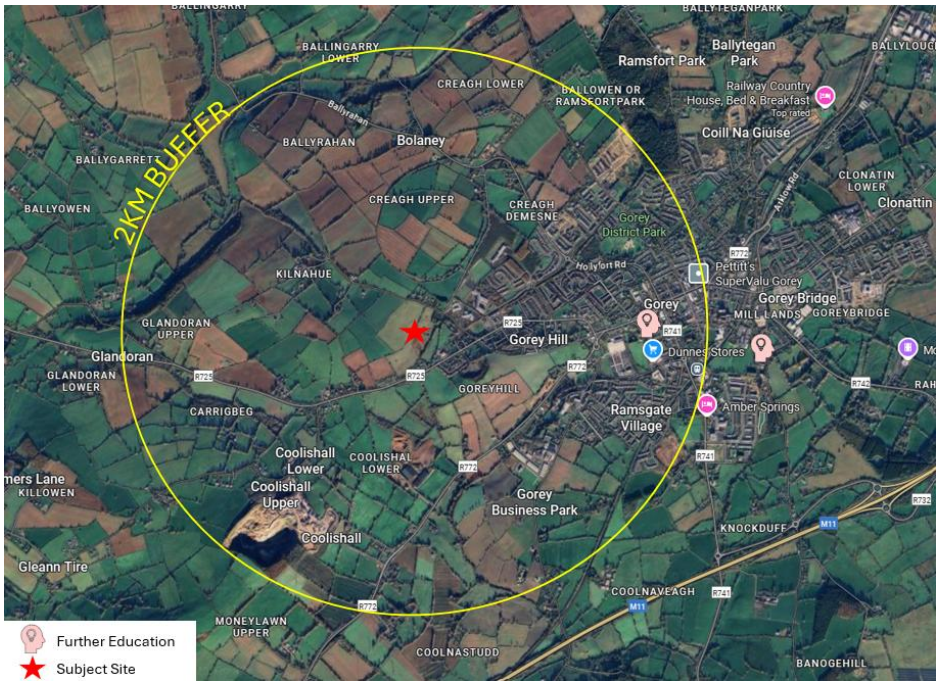

Figure 8 Further Education Centres

6.2 Health

Gorey is well supported by a range of healthcare services, with a total of 20 health facilities situated within the study area. These include GP services, dental practices, and pharmacies. The nearest healthcare facility is approximately 1.24 kilometres from the site, while the closest dental clinic is c. 1.27 kilometres away. The closest pharmacy is located approximately 1.63 kilometres from the site. Additionally, Gorey is served by a district hospital situated c. 1.40 kilometres from the site.

Table 5 Health Facilities

No.	Healthcare Facility	Type of Service	Distance from Site
1	Get Healthcare Gorey Clinic	Healthcare	1.24 Km

2	Gorey Dental Practice	Dentist	1.27 Km
3	Gorey District Hospital	Hospital	1.40 Km
4	Caredoc Gorey	HealthCare Facility	1.40 Km
5	Hickey's Pharmacy	Pharmacist	1.63 Km
6	Gorey Family Practice	HealthCare Facility	1.64 Km
7	Wexford Hearing Centre	Audiologist (HealthCare Facility)	1.68 Km
8	The Avenue Primary Care Centre	HealthCare Facility	1.70 Km
9	Gorey Denture Clinic	Dentist	1.70 Km
10	The Palms GP surgery	HealthCare Facility	1.71 Km
11	Grants Pharmacy	Pharmacist	1.72 Km
12	McCabe's Pharmacy	Pharmacist	1.74 Km
13	McCauley Pharmacy	Pharmacist	1.80 Km
14	OC Dental Surgery	Dentist	1.81 Km
15	Boots Pharmacy	Pharmacist	1.90 Km
16	Roches Allcare Pharmacy	Pharmacist	1.95 Km
17	Conal House Primary Care Centre	HealthCare Facility	2.00 Km
18	Whelan's Pharmacy	Pharmacist	2.00 Km
19	Gorey Medical Centre	HealthCare Facility	2.00 Km
20	Gorey Pharmacy	Pharmacist	2.00 Km

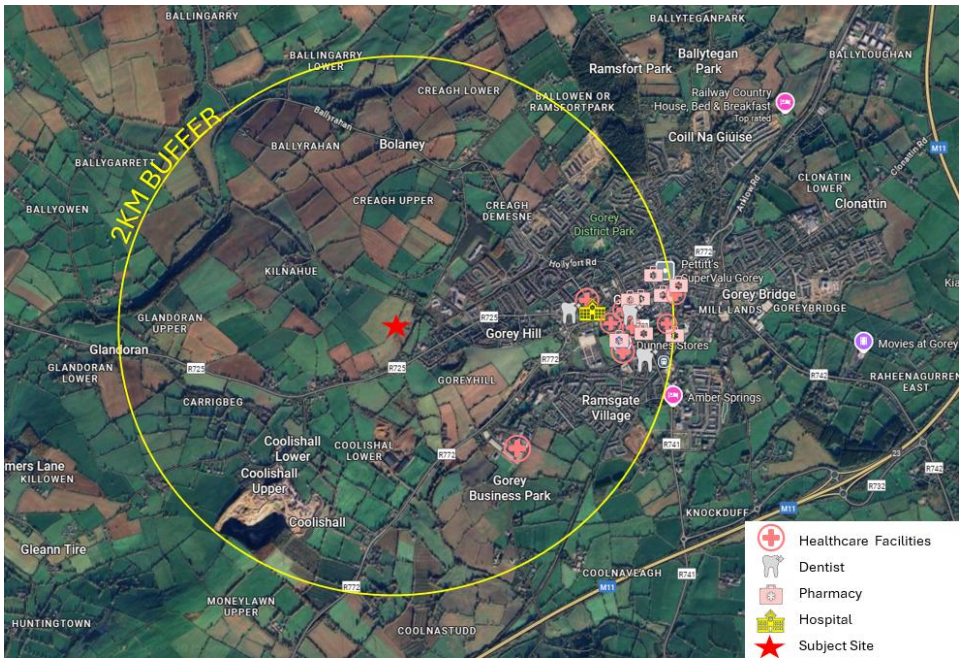

Figure 9 above shows the location of the healthcare facilities, dental practices and pharmacies in proximity to the subject site.

6.3 Sports and Recreation

A number of sports clubs, recreational facilities and public amenities are located within the settlement of Gorey for various needs and ages. Figure 11 and Table 9 illustrates the variety of facilities. In April 2025, Gorey Town Park celebrated its 50th year since it was officially opened. Over the past fifty years, the park has developed into one of the town's key public spaces. Featuring amenities such as dog runs, playgrounds, skateparks, sports fields, a sensory garden, graffiti art, and a local coffee shop, offering a consistent space for connection and wellbeing across all age groups.

Table 6 Sports and Recreation Facilities

No.	Sports Facility	Distance from Site
Within 2km buffer		
1	Gorey Yoga	1.17 Km
2	Time 4 Fitness Gorey PT	1.21 Km
3	Nebula Gym	1.22 Km
4	Fitness 1st Gorey Gym	1.30 Km
5	MyFitt Gym	1.31 Km
6	Gorey Rangers FC	1.36 Km
7	Gorey Athletics Club	1.58 Km
8	PWR Pilates	1.68 Km

9	Ályth's Chair Yoga (Yoga for Every Body)	1.68 Km
Outside 2 Km Buffer		
10	The Stables Fitness	2.05 Km
11	Gorey Boxing Club	2.20 Km
12	Gorey Tennis Club	2.21 Km
13	CrossFit Gorey	2.56 Km
14	Richie Ivory Jiu Jitsu Academy	2.58 Km
15	Naomh Eanna Gaa Grounds	3.20 Km
16	Gorey Rugby Club	3.37 Km
No.	**Recreational Facility**	**Distance from Site**
Within 2km buffer		
1	Public Playground	1.52 Km
2	Public skatepark	1.61 Km
3	Gorey Park	1.62 Km
Outside 2km buffer		
4	Creagh Woods	2.03 Km
5	Ramsfort Woods	2.04 Km
6	Ashdown Leisure Club	2.47 Km

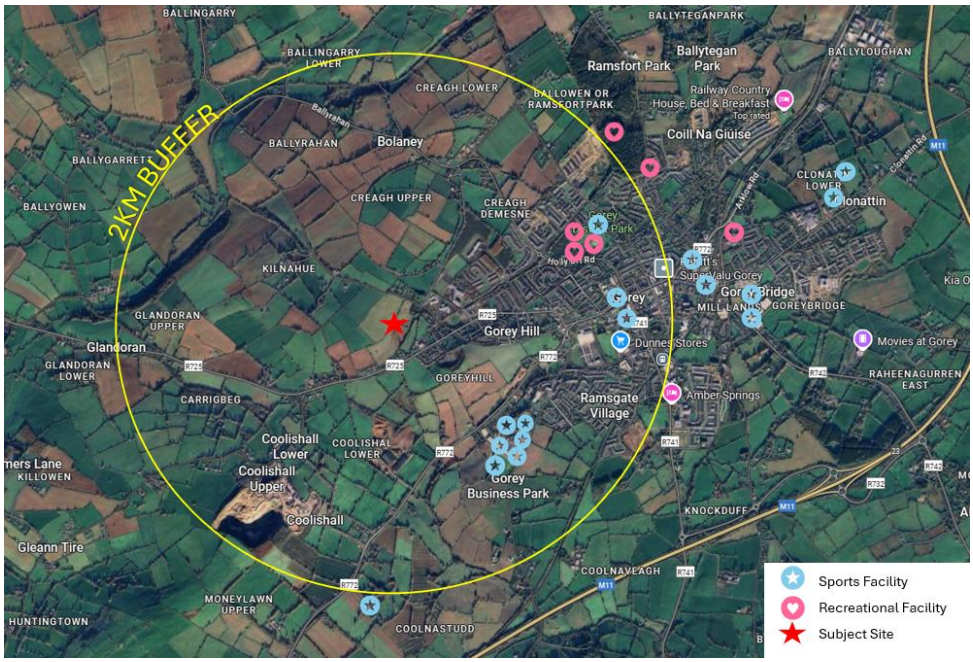

Figure 10 Sports and Recreation Facilities

6.4 Community Facilities

There is a number of social and community facilities in the settlement of Gorey, such as Gorey Library and Gorey Family Resource Centre.

The Gorey Library is c. 1.62 Kilometres from the subject site and assists in facilitating several groups within Gorey town such as schools, additional educational resources, book clubs and parenting groups. Community Facilities are expected to benefit from the proposed development in particular clubs and community centres.

It is also worth noting that the proposed development will provide community facilities on site including a community shed, a bike repair station, public open space and a crèche. These facilities will not only offer valuable local services but also enhance social and community cohesion in the surrounding area.

Table 7 Social and Community Facilities

No.	Social and Community Facility	Distance from Site
Within 2 Km Buffer		
1	Kidzone Indoor Playcentre	1.25 Km
2	Christ Church	1.58 Km
2	Gorey Library	1.62 Km
4	Gorey Market House (renovation project)	1.81 Km

5	Gorey Little Theatre	1.86 Km
Outside 2 Km Buffer		
6	St. Michael's Church	2.11 Km
7	Gorey School of Art	2.17 Km
8	Gore Youth Needs Group	2.17 Km
9	3rd Wexford Gorey Scouts	2.21 Km
10	Movies @ Gorey, Cinema	3.39 Km

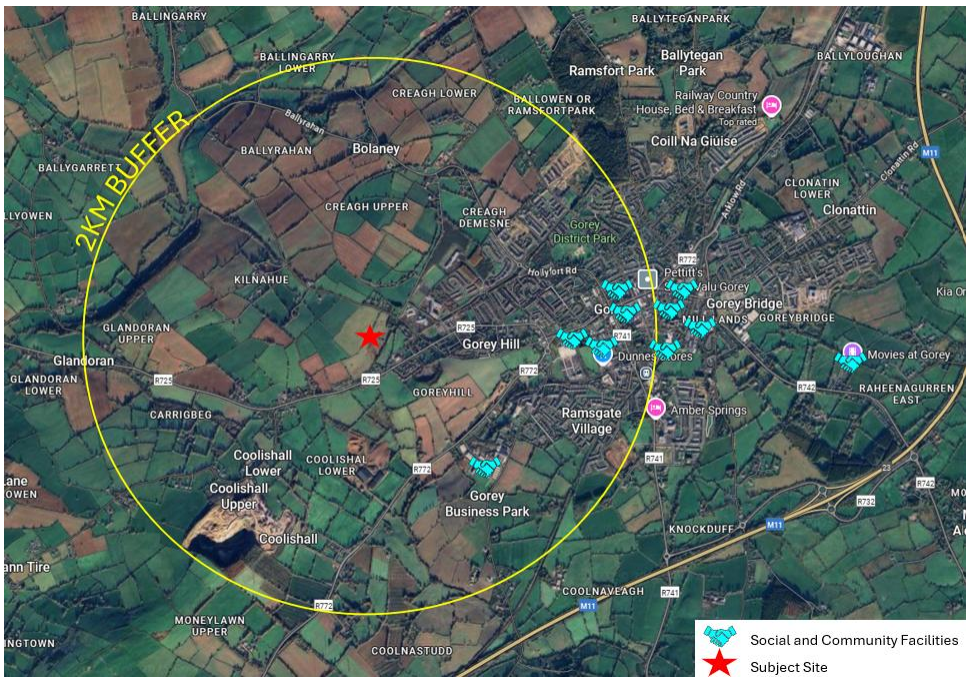

Figure 11 Social and Community Facilities in the Study area.

6.4.6 Future Facility – Gorey Market House

The restoration of Gorey Market House marks a significant cultural and social investment in the heart of the town. This transformative project, to begin in 2025, aims to revitalise the historic Market House and its surroundings into a modern, inclusive, and sustainable community hub. The project will deliver a dynamic space for markets, exhibitions, arts, tourism, and social gatherings, strengthening Gorey's role as a regional centre for culture and connection.

This project is led by Wexford County Council in partnership with the Southern Regional Assembly, Irish State, European Union (via the ERDF Southern, Eastern and Midland Regional Programme 2021–27), and local community groups.

Key objectives include:

- Restoring the Market House as a cultural landmark;

- Creating flexible community spaces;
- Enhancing public realm connectivity;
- Promoting biodiversity;
- and supporting Gorey's day and night-time economy.

The Gorey Market House will be located 1.80 km from the proposed development.

6.5 Convenience Retail and Other Amenities

The retail and other amenities including Tesco Extra, Dunnes Stores and Pettitt's Supervalu are in close proximity of the site. Circle K is the closest Convenience Store, located c. 277 metres from the site on Carnew Road. The below table outlines the extent of the retail and other convenience services within the vicinity of the study area.

Table 8 Convenience Retail and Other Amenities

No.	Convenience Retail and Other Amenities	Distance from the Subject Site
Within 2 Km Buffer		
1	O'Doherty's Veterinary Surgery	275m
2	Circle K Express	277.45m
3	Gorey Business Park	1.20 Km
4	Tesco Extra	1.38 Km
5	Applegreen	1.49 Km
6	Dunnes Stores	1.63 Km
7	Gorey Shopping Centre	1.65 Km
8	Gorey Post Office	1.73 Km
9	Bank Of Ireland	1.80 Km
10	Pettitt's Supervalu Gorey	1.96 Km
Outside 2 Km Buffer		
11	NCBI Charity Shop	2.05 Km
12	Lidl	2.27 Km
13	ALDI	2.34 Km

The proposed development is served by a range of supermarkets, convenience stores and other amenities. This range of services are within a reasonable cycling, walking and driving distance serving the residents of the proposed development via various modes of travel. The convenience shop at

Circle K can provide the residents with essential groceries while, Tesco Extra can offer a diverse range of groceries and is an c. 18-minute walk or a 5-minute cycle / drive from the subject site.

The study area also is supported by a post office, a bank, a veterinary surgery and a charity shop which can provide essential amenities to residents, within a close proximity to the subject site.



Figure 12 Convenience Retail and Other Amenities within the Study Area.

7. Connectivity

The site is well connected to Gorey town centre and the amenities/services identified in this report. The proposal includes access onto Carnew Road to the south and Kilnahue Lane to the north-east which provides permeability through the site and allows easy connections to the wider area, by walking, cycling and driving.

Most of the key services and facilities identified above in this Social Infrastructure Audit are located within a 20-minute walk or 5 minute cycle of the site, as seen in Figure 14 and 15 below. Nearly all the facilities are within a 10 minute cycle of the site, as shown in Figure 16 below.

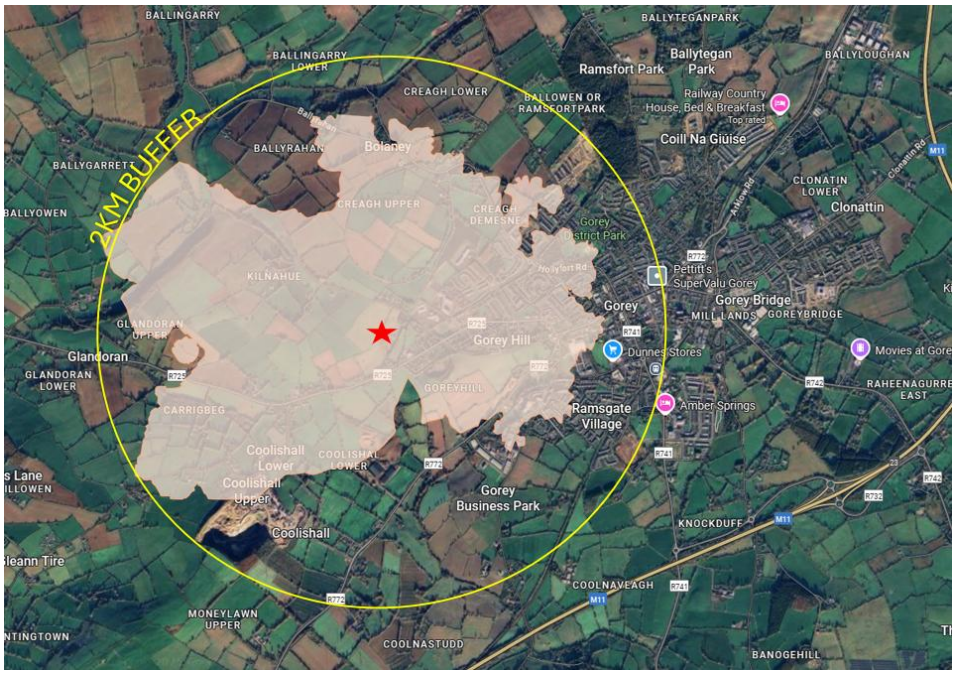

Figure 13 Approximate 20-minute walk boundary from the proposed development.



Figure 14 Approximate 5-minute cycle boundary from Subject site

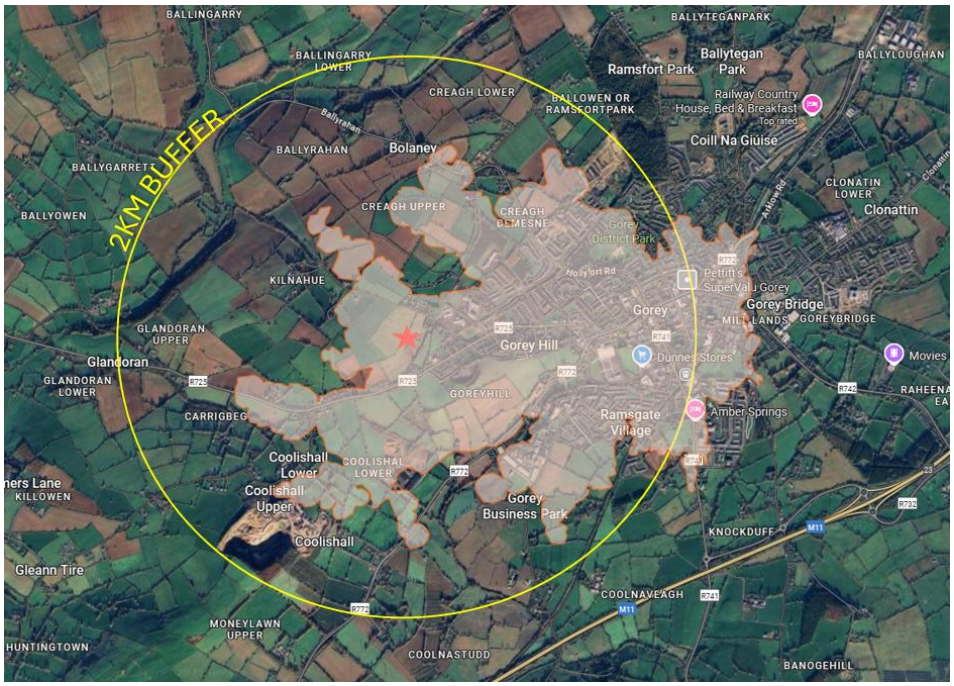

Figure 15 Approximate 10-minute cycle boundary from Subject site

The above maps were created using TravelTime.com, which calculates multi-modal journey times to provide accurate, and scalable location-based maps calculated on time and mode of transport.

Based on the accessibility of the site by both walking and cycling, the site aims to prioritise these modes of transport throughout the scheme, by integrating pedestrian links and cycle routes throughout the site connecting to existing infrastructure.

Gorey town is served by a variety of public transport options, including trains and buses, which are a short distance from the subject site. The train station is c. 1.95 Kilometres from the site or approximately a 29-minute walk, 7-minute cycle or 5-minute drive and provides 3 direct services (each way/per day) for commuters between Wexford Town and Dublin Connolly Station.

Bus Routes from Gorey Town centre also connect to both Dublin City and Wexford Town and take approximately 1 hour to both destinations, via Route 740 and Expressway 2. Expressway 2 service makes 15 round trips per day. Travelling from Dublin to Wexford the service runs every 2 hours between 06:00–10:00, every hour between 10:00-19:00 and approximately every 1.5 hours between 19:00 and 00:00. While travelling Wexford to Dublin the service runs at a low frequency between 02:00- 05:00, with an hourly service running between 07:00 and 15:00, and every 1.5/2 hours between 15:00 and 20:30.

Gorey Town is also served by Route 379 to Wexford and local link services including Riverchapel to Gorey, Askamore to Gorey, Gorey to Foxhaven Loop, Ferns and Rural Area to Gorey, Killowen to Gorey, Inch to Gorey, Monamolin to Gorey, Boolavogue to Gorey, Kilmuckridge to Gorey. The main Bus stop is c. 1.74 Kilometres from the site.

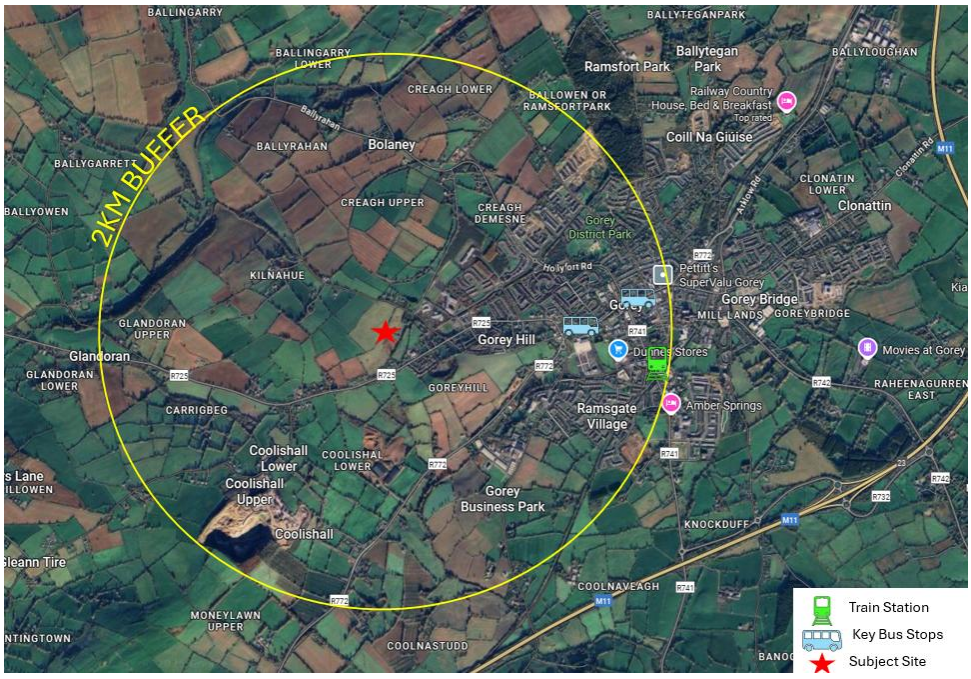

Figure 16 Public Transport Provision.

The proposed development will be very accessible via active transport, including cycling and walking, and will encourage these modes of transport as the most convenient option for residents to access facilities, services and employment.

8. Conclusion

This Social Infrastructure Audit provides an overview of the existing facilities in the surrounding area with the audit identifying that there are a range of services, facilities and amenities located within the study area.

These are accessible via foot, cycle and short drive times which will ensure the future residents of the scheme have convenient access to a range of services and facilities within a short distance of their homes, supporting the concept of a 10–15-minute neighbourhood.

Furthermore, the proposed development contributes to the surrounding area and community by providing additional facilities as part of the scheme. These include a creche, with 102-no. childcare places to cater to the generated demand from the proposal, a community room in the creche building, amenity and recreational pathways, open spaces.

There is a small convenience store on the Carnew road which can facilitate essential items to the residents of the site, while Tesco is very accessible from the site for additional groceries.

The surrounding area provides a range of educational, health and community facilities accessible to residents.

This Social Infrastructure Audit concludes that there are ample social and community facilities (existing and proposed) within the study area and that

the development of these lands is consistent with the objectives of the Creagh Neighbourhood Framework Plan under the Gorey Local Area Plan 2017-2023 (extended to 2026) and Wexford County Development Plan 2022-2028.