

Zone 1: Clonhaston/Blackstoops Residential

Zone



Zone

Map 4

Map 4

Map 4: Zone 1: Clonhaston/Blackstoops



Overview of Area

This area has remained relatively undeveloped over the last plan period due to lack of sewage network facilities. The N11 bypass will run quite close to Clonhaston, on the eastern side of the town and the Councils recognize the strategic location of these lands for accommodating future planned growth. The Councils recognise the huge potential of the Blackstoops Mixed Use and Residential zoning and the importance of securing its development in a coordinated and planned manner.

Access & Linkages

Good permeability and ease of access between new and existing developments as well as community facilities will be encouraged. The emphasis will be on the creation of linkages between residential estates and to connect these areas to the town centre and local convenience shopping facilities.

Urban Design

The Planning Authorities will seek an innovative approach to architectural design of new residential estates and will require a high quality of urban design. Sustainable development that would complement the established adjoining uses and contribute to delivering a high quality built and natural environment in this area will be encouraged. The provision of integrated neighbourhood centres and community facilities will also be of prime importance within this zone.

Services

Parts of the area are serviced by public water, public foul sewers and public storm sewers. However, there are a number of constraints within this area regarding public services. In particular, these constraints relate to both the existing level of capacity within the Enniscorthy Town wastewater treatment system and the actual pipe infrastructure at a number of locations within the area.

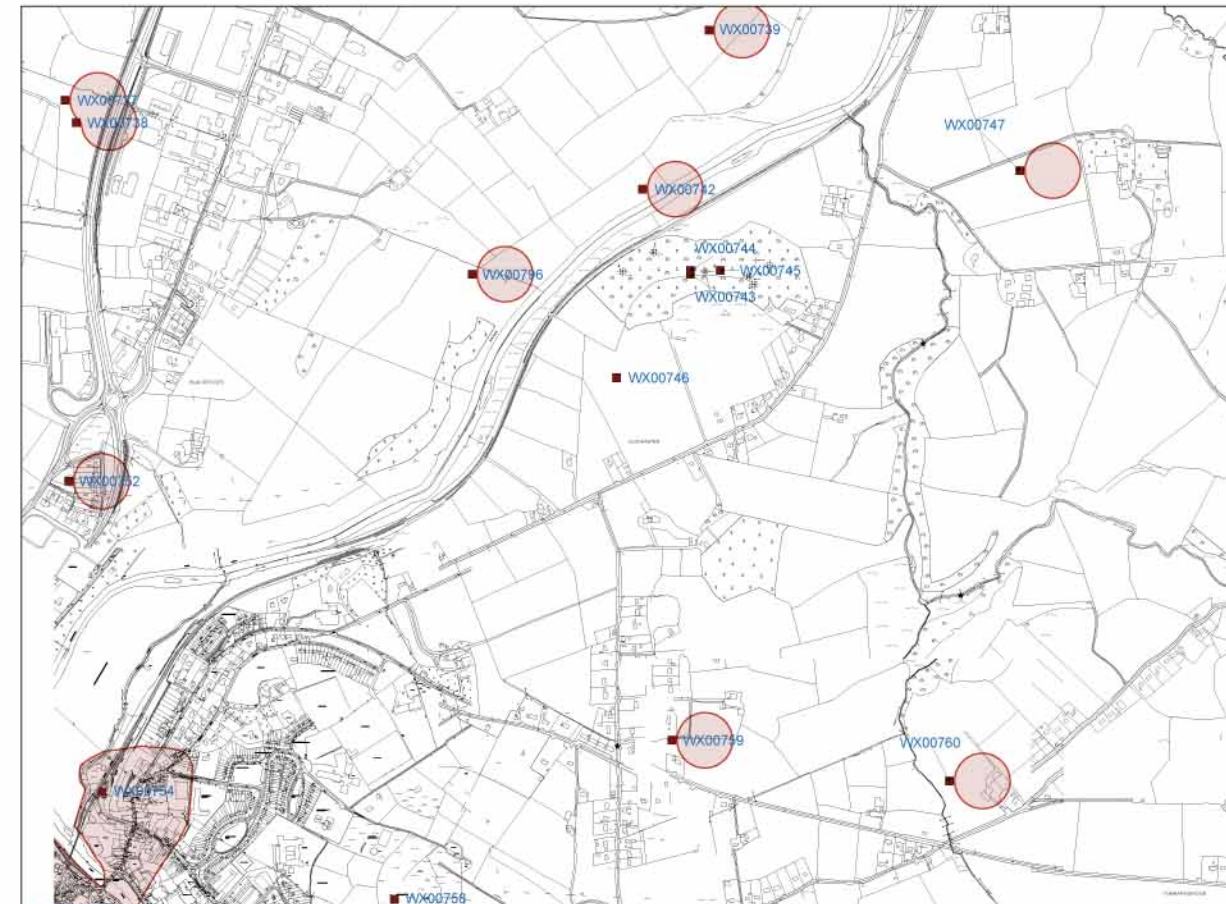
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Aerial View



Protected Structures



Areas of Archaeological Potential