

**Zone 3: Blackstoops/Kilcannon
Industrial/Commercial**

Zone



Zone



Zone 3: Blackstoops/Kilcannon Industrial/Commercial

Map 6

Map 6

Overview of Area

This area is predominantly an Industrial and Commercial zone with some one off rural housing and agricultural land. The main goal within this Master Plan Zone 3 will be to accommodate future industrial and commercial type developments in a coordinated and planned manner. The TU (transport & utility) zoning is envisaged to accommodate transport related enterprises such as courier type business, hauliers, warehousing and logistics, which require larger space requirements than normal industrial units.

Access & Linkages

Development towards the Scarawalsh junction area will be required to have regard to improvements to the local road network. If haulage and transportation are to be encouraged, a permeable and legible road network is needed with strong links to the town centre, either through the Dublin Road roundabout or/and an easterly route which, will serve needs on the opposite side of the Slaney.

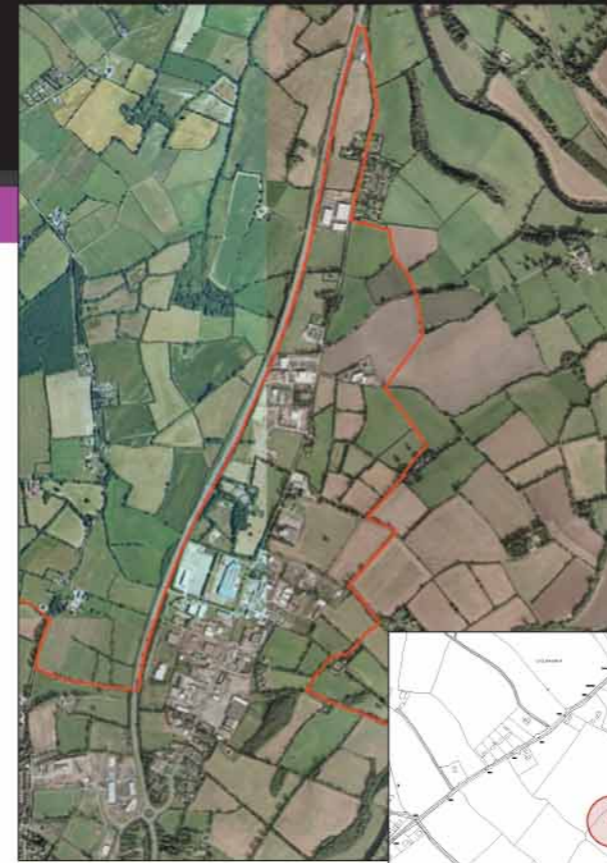
Urban Design

Due to this zone's position close to the N11 and located between Vinegar Hill and a high ridge to the west, development must be sensitive to the landscape.

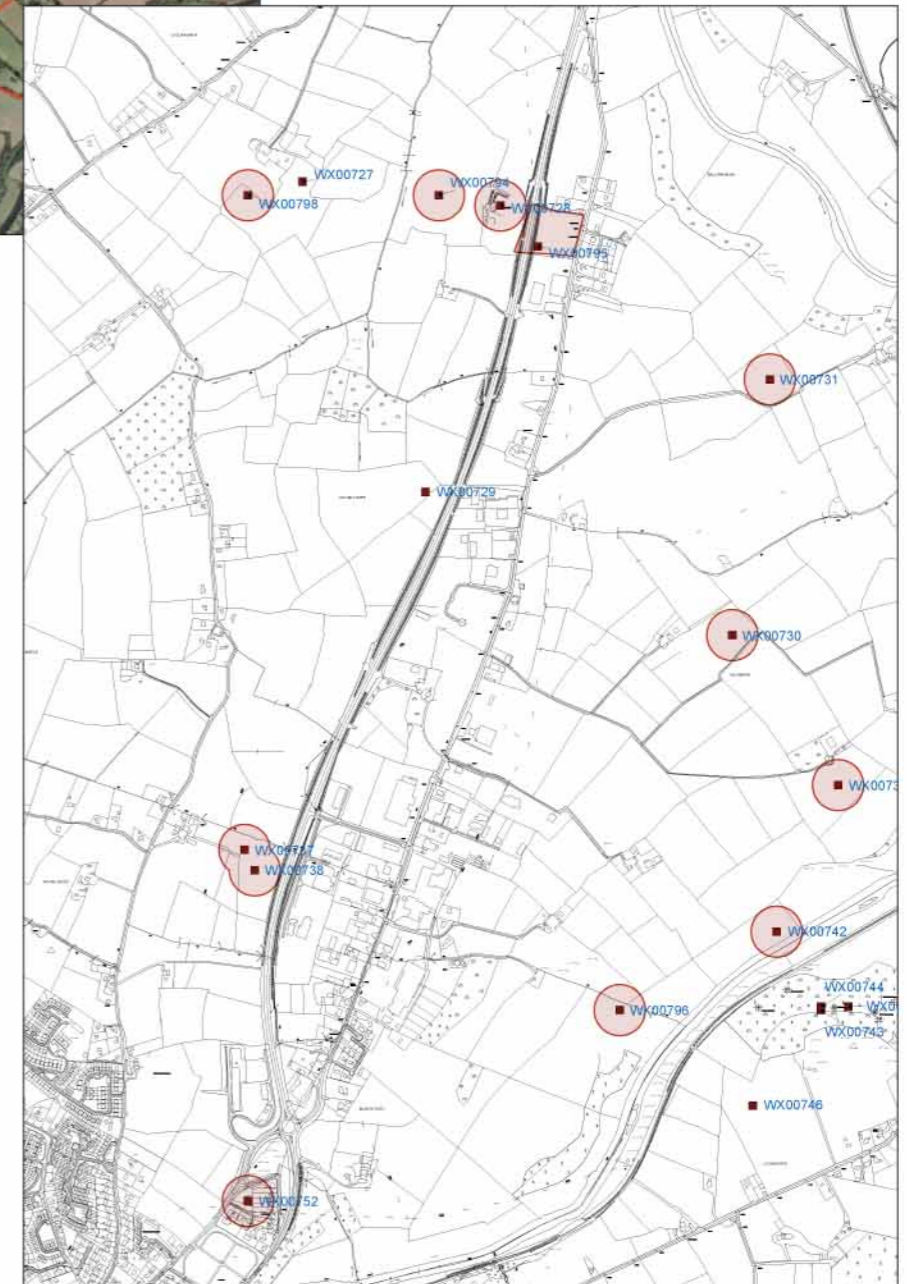
Services

Parts of 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. A standard requirement for any proposals within the area will be the attenuation of storm water at a rate of 4 l/sec per hectare.

Map 6: Zone 3: Blackstoops/Kilcannon



Aerial View



Areas of Archaeological Potential