

Overview of Area

This area is located to the north of Gorey Town Centre. The area has a number of distinct types of development, namely residential, industrial, recreational lands and a grid pattern of mainly residential development at the edge of the town centre.

The residential development has occurred mainly in the southern part of the area where it is primarily local authority housing. There are two private housing developments under construction to the northeast of the area – Sharonvale and Guise Wood developments.

The industrial development is located to the west of the area, although permission has been issued for a neighbourhood centre on these lands. This was the site of a mushroom production facility, which is still evident.

The recreational lands are adjacent to this, and currently this is a working forest. The forest offers an amenity to the area, and the town, in accordance with Coillte's national policy of permitting access to their forests. There are no public facilities, such as parking, toilets or playgrounds, associated with the amenity at present.

Some part of the area also remains under agricultural land, which is primarily undeveloped residential zoned land.

Access and Linkages to/from the Area

The area is serviced by a number of roads/streets, primarily the Ballytegan Road, the Ramsfortpark Road and the Fort Road. These roads are connected, but the connections occur at locations within the area that are closest to the town centre. The inner relief road will provide further, vital connectivity within, and beyond, the area.

The inner relief road is currently under construction within parts of the area and will allow people from the area to access the M11 motorway to the north of Gorey Town without having to traverse the Main Street and Gorey Town Centre.

It is of strategic importance for this to be completed in order to provide the opportunity for people who do not reside in the immediate area to access the county/regional/national road networks and to establish linkages to/from the permitted neighbourhood centre on the Walsh Mushrooms site immediately to the west of the area.

The lands to the north east of the area are zoned 'Industry and Warehousing'. These lands can be developed when the inner relief road is completed, or in conjunction with the development of the link from the inner relief road to the R772 regional road and on to the motorway.

Urban Design

There are a number of opportunities for strong edge of settlement development along the three main access/radial routes going to/from the town centre, namely along both sides of the Ballytegan Road, along the Ramsfortpark Road, and along the Fort Road.

There are a number of opportunities to design/develop high quality urban environments on the residential zoned lands to the east of the Ballytegan Road, where there is a significant amount of undeveloped land. The lands closest to the town centre here especially have the advantage of being in close proximity to the town centre, being located on an important access route to/from the town, and being able to avail of the higher order densities permissible under the local area plan.

Urban Design (continued)

If, and when, these lands are developed it will be expected that the highest quality of design and energy efficiencies can be achieved. There are opportunities to provide distinct residential quarters in this area as well as along the inner relief road.

Along the length of these three roads/streets it will also be possible to enclose the space created by the roads, build an appropriate townscape and demarcate the urban environment from the rural environment.

There may be some opportunities to provide better access to the recreational lands to the north of the area from the residential lands off the inner relief road and the Ramsfortpark Road, thus offering access to the amenities and a pleasant environment for walking/cycling/playing. Any development proposals adjacent to this area will be encouraged to address and enhance this area.

The 'Industry and Warehousing' zoned lands will need to be developed sensitively and a high standard of design will be required, especially on some of the more prominent locations on these lands.

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.

In particular, these constraints relate to the existing level of capacity within the Gorey Town wastewater treatment system. The actual pipe infrastructure within the area is limited also. However, there are proposals to extend this at a number of locations within the area, and significantly along the R772.

The pipe network for the distribution of public water also needs development for a large part of the zoned land within the Local Area Plan area. However, there is an available supply of quality public water for any development proposals in this area.

Similarly, the storm water pipe network needs to be developed to the zoned lands. 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. Further requirements for attenuating storm water will be required for new housing developments in this area. These additional attenuation measures shall be designed in such a manner so as to improve flows into the River Banoge and alleviate/reduce any surface water issues that have led to flooding in the past.

All future residential development in this area must be linked to the existing built environment by the provision of footpaths, public lighting, road improvements and public sewers.