

Overview of Area

This area is located to the north east of Gorey Town Centre. The area has a number of distinct types of development, namely residential, commercial/light industrial and recreational lands.

The residential development has occurred mainly in the western part of the area adjacent to (and associated with) the Ashdown Park Hotel. The commercial/light industrial development is prevalent on/off the Clonattin Road where there are a number of units, primarily window manufacturers and a bakery. The recreational lands are adjacent to this on the Clonattin Road and facilitate local hurling, gaelic football and rugby clubs.

The area is serviced by two roads, which travel along the north western (R772) and south eastern (Clonattin Road) perimeters of the area. These roads are connected at the western end along by the hotel and at the eastern end by the Ballymoney Road.

Access and Linkages to/from the Area

The area is serviced by two roads - the Clonattin Road and the R772 Arklow Road (old N11). The area can be accessed from the by-pass via a new roundabout on the R772 regional road, where there is a slip road to/from the by-pass.

The development of residential zoned lands between the R772 regional road and the Clonattin Road can only occur with the provision of a road/street linking the two roads. This will provide some relief at the bottom of Esmonde Street with its junction with the Clonattin Road. This is also an essential piece of infrastructure if further residential development is to be comfortably accommodated on/off the Clonattin Road.

This can take the form of a new street, and proposals that take advantage of the opportunity to provide all, or part of, this new street will be encouraged and given favourable consideration. The provision of this street/road may require site accumulation and possible demolition of some existing buildings.

Urban Design

The area provides the entrance to Gorey Town from the north and for a considerable amount of vehicles off the Gorey by-pass. Therefore, the main entrance road - the R772 - should reflect this through appropriate uses and building design along this route. There is a distinct lack of buildings that would be worthy to be located along this approach road. There are opportunities at a number of locations along the road, where high quality contemporary buildings would be encouraged. These opportunities exist on some of the residential zoned lands closer to the town centre.

There is an opportunity to design/develop a high quality urban environment on the residential zoned lands off (to the east of) the R772, where there is a significant amount of undeveloped land. These lands 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. If, and when, these lands are developed it will be expected that the highest quality of design and energy efficiencies can be achieved.

The road/street from the Arklow Road to the Courtown Road could be able to accommodate strong buildings, particularly on corner sites at junctions on the route. A mix of uses could also be given consideration on such a route/link/street. Linkages for cyclists and pedestrians will be particularly important in this regard also.

Urban Design (continued)

There may be some opportunities to provide better access to the recreational lands to the west of the area from the residential lands off the R772, thus offering access to the amenities and a pleasant environment for walking. Any development proposals adjacent to this area will be encouraged to address and enhance this area.

The lands to the north east of the area, zoned 'Industry and Warehousing', are capable of accommodating significant development at this strategic entry point to Gorey from Dublin/the north.

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.