

Overview of Area

This area is located to the north west of Gorey Town Centre. The primary pattern of development in the area is residential, although most of the zoned land is still in agricultural use in the area. The residential development has occurred mainly from the central part of the area towards the town centre.

More recently, development has occurred along the inner relief road where two significant residential developments are underway – one private estate (under construction) and one public estate. The north western part of the area remains agricultural land, with a few one-off houses along the Hollyfort road.

The area is dissected by a county road (Hollyfort Road) on a SE/NW axis. It will be further dissected when the inner relief road is complete, which will run on a SW/NE axis through the area. The Fort Road, which runs along the length of the north eastern boundary of the area, also provides access to the area.

There are two large green areas within this area. One is the town park, which can be accessed from the Hollyfort Road (main entrance) and by pedestrians from the Fort Road. The other open space area is adjacent to this and is largely under utilised. This space is currently in use as a football pitch.

The inner relief road currently under construction will also 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.

Access and Linkages to/from the Area

As a large part of the area is currently undeveloped, good permeability and ease of access between the existing and future residential development should be achievable without the normal constraints of retrospectively trying to attain linkages. All such linkages will be encouraged, and some will be sought. Linkages for cyclists and pedestrians will be particularly important in this regard.

The inner relief road is currently under construction within the area. Part of this road has been completed within the adjoining area to the west. It is important 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 roads and to establish linkages to/from the permitted neighbourhood centre on the Walsh Mushrooms site immediately to the west of the area.

Urban Design

There are a number of opportunities for strong edge of settlement development along the two main access/radial routes going to/from the town centre, namely along both sides of the Hollyfort Road beyond its junction with the inner relief road and, similarly, along the Fort Road, to the north-east of its junction with the inner relief road.

Along the length of both these roads it will be possible to enclose the space created by the roads, build an appropriate townscape and demarcate the urban environment from the rural environment to the northwest of the town.

Options and opportunities need to be explored and developed in relation to the Town Park and adjacent open space to the northwest. There is a recently permitted access road from the residential zoned lands to the west of the site. There is also an opportunity to make the lands accessible from the inner relief road. It is important that any such access should be developed, and highlighted with good design, as a new access to the open space in the area.

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, mainly along both the Hollyfort and Fort Roads.

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.