

Overview of Area

This area is located to the west of Gorey Town Centre. The primary pattern of development in the area is residential. This has occurred mainly in the eastern part of the area, i.e. closer to the town centre. More recently, community facilities - two primary schools - have been constructed centrally in the area. The western part of the area remains agricultural land, with one-off housing along the road fronts.

The area is dissected by the R725 regional road, which enters the town at the Monument/town centre. This road allows access to/from Carnew to the west in south County Wicklow.

There is a distinct lack of alternative routes to/from the area. The inner relief road, which is partially constructed, allows 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

Good permeability and ease of access between the existing residential development and the primary school complex will be encouraged. Linkages for cyclists and pedestrians will be particularly important in this regard.

At present, the schools are accessed from Kilnahue Lane at the junction with the R725. Although improvement works are to be carried out at this junction, it would be appropriate in the context of good urban design to establish alternative means of accessing the site for local traffic.

The inner relief road presents an opportunity to extend this along the north eastern boundary of Goreyhill housing estate and south western part of the recently constructed County Council housing scheme at Creagh. This can run through the bottom of the area zoned for open space, which is currently inaccessible, and provide access to/from the south eastern part of the Department of Education and Science lands at this location.

There are no realistic alternatives for additional linkages to the south of the R725, given the topography. As there is limited residential development to the south of the road and no proposals for additional zoned land, this does not cause concern and the R725 is satisfactory as the main distributor road for this area.

Urban Design

Strong development along the R725 will be encouraged and sought. There are opportunities along the length of the R725 where it will be possible to enclose the space created by this important transport corridor in order to create a sense of enclosure, build an appropriate townscape and demarcate the urban environment from the rural environment to the west of the town.

There is an opportunity to link the Department of Education and Science site with the open space immediately to the east of the site in order to provide a functional open space within this area.

There is a significant amount of undeveloped zoned residential land at the westernmost edge of the plan area. There is an opportunity on these lands to create a distinct sense of place for a residential development. However, there is a pinch point on Kilnahue Lane for the development of these lands. These lands can be accessed from the R725, but such is the extent of the lands that more than one means of access to these lands must be sought. Any such access points then must be linked to existing development, and the town centre, by appropriate pedestrian and cyclist facilities.

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.

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.