

### Overview of Area

This area is located to the east of Gorey Town Centre. The current pattern of development in the area is mixed comprising residential and commercial/light industrial.

The residential development has occurred mainly in the northern part of the area, whilst some limited light industrial/commercial development has occurred in the eastern part of the area. A large part of the area remains under agricultural land, i.e. to the south and east of the area (business and technology, and residential).

The area is serviced by two roads, which travel along the northern and southern perimeters of the area and converge at the bottom of Esmonde Street (town centre).

The R742 Courtown Road is typified by one-off rural housing type development that was prevalent along the approach roads to towns/villages in the 1980's. The Clonattin Road has a more urban feel to it with suburban housing estates.

### Access and Linkages to/from the Area

The area is serviced by two roads – the Clonattin Road and the R742 Courtown Road. The area can be accessed from the by-pass via a new roundabout on the R742 regional road, where there is a slip road to/from the by-pass.

There is a need to establish a link between these two roads. This would provide some relief at the bottom of Esmonde Street with its junction with the Clonattin Road and the Courtown Road. This is an essential piece of infrastructure if further residential development is to be comfortably accommodated on/off the Clonattin Road. This will also provide an alternative to the town centre as a link to/from the train station via the Millands area, once this link/street is established in its entirety.

This new street can be accommodated at a number of locations within the area, and proposals that take advantage of the opportunity to provide all, or part of, this new street will be encouraged and given favourable consideration.

There is an opportunity to develop this link/street through the existing cinema site via the 'Business & Technology Park' zoned lands to the north towards the 'Community & Education' zoned lands on the adjacent site to the west.

### Urban Design

The area provides the entrance to Gorey Town from the east and for a considerable amount of vehicles off the Gorey by-pass. Therefore, the main entrance road (the R742) should reflect this through appropriate uses and building design along this route.

The uses should be in the higher order with business and technology, where lands are zoned under the plan for this use. There is an opportunity to reflect the connection between Gorey and Courtown along this route also. The cinema complex in the area is indicative of this. It is also representative of the encouragement that will be given to contemporary buildings, which has the added bonus of bringing day and night time activity to the area.

Any link road/street from the Clonattin 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. Of particular importance at this location is the 5 acres of 'Community and Education' zoned lands, where a strong school/community building would be a focal point. Linkages for cyclists and pedestrians will be particularly important in this regard.

### Urban Design (continued)

There is a strip of open space located centrally in the area that, if developed, could provide an amenity area with through routes, which would enhance the living and working environment in the area. Any development proposals adjacent to this area will be encouraged to address and enhance this 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.

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.