

### Overview of Area

This area is located to the south of Gorey Town Centre. It is divided into three distinct parts, i.e. the area to the west of the R741 Wexford Road, the area to the east of the R741, and the area to the west of the R742 Courtown Road.

The westernmost part of the area is partially developed as typical suburban housing, with further zoned lands for residential development immediately to the south of the developed lands.

The central area has been developed as a retail park and as a golf driving range. To the south of this is the recently developed Amber Springs Hotel. There are further undeveloped residential lands to the east and south of the hotel site.

### Access and Linkages to/from the Area

There are opportunities to provide good permeability and ease of access throughout this area, given the limited extent of development in the area. In this regard, linking the Courtown and Wexford Roads is of particular importance within this area. This connection can probably be achieved along the southern boundary of the area with the greatest degree of ease. However, any alternative proposal for the route could also be facilitated and indeed may offer greater permeability options within the area itself.

This route should be developed as a street, which would provide alternative routes for the new residents of the area also. Linkages for cyclists and pedestrians will be particularly important, especially with regard to the connections offered to the train station to the west of the area, the leisure facilities permitted/under construction to the east of the area (cinema), and the link offered to the east towards Courtown.

### Urban Design

There are existing opportunities along the three access roads for interesting design solutions that would enhance the urban fabric. A good example of this is the recently constructed Amber Springs Hotel on the R741 Wexford Road. As well as this, there is scope to develop all the frontages on the approach roads to the town within this area.

Each of the three approach roads have different characteristics and each will require unique design solutions. There are opportunities along and off the Courtown Road within this area of the plan for larger dwelling units on the residential zoned land where areas of mature trees are prevalent. Along the county road (Millands Road) there will be an opportunity to develop a streetscape at a scale appropriate to a residential area. Alternative solutions can also be facilitated along the R741 Wexford Road at the entrance to the town. Although, it will be necessary to create a strong edge to any development at this location, this should respect the setting of the new hotel.

There will be opportunities to increase the height of buildings along the higher order routes/streets to three storeys, where appropriate. Similarly, strong buildings will be facilitated/encouraged at nodes along proposed and existing roads/streets, i.e. adjacent to junctions/roundabouts. Within the residential streets these opportunities may only present themselves on corner sites, if at all.

It is worth considering that each of the three roads that service the area are accessible with ease from the recently completed Gorey by-pass on the N11 national primary road. Consequently, there may be opportunities to reflect the importance of these entry points to the town with building design. In particular, this is important for the Wexford (R741) and Courtown (R742) Roads.

### 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.