

Overview of Area

This area is connected to the town centre by O'Hanrahan Bridge which crosses the River Barrow. The land rises up from the river in a westerly direction. The area is characterised by large tracts of industrial lands including the disused Albatross site to the south, the Mart site to the north and Stafford's site along the riverfront to the east. Stafford's site is separated from the rest of the area by the N25 Waterford Road which runs in a north-south direction. The area is also divided by the R704 Thomastown Road which runs from east to west. A number of mixed use developments have been constructed in recent years adjacent to the bridge and railway line. A boat club, with a jetty and slipway, is located to the north of the bridge. Beyond this is a large area of undeveloped agricultural land.

Landmark structures include Rosbercon Castle which occupies a prominent position overlooking the River Barrow, as well as the Old Rectory, the Church of the Assumption and the Holy Faith Convent along Thomastown Road.



New Ross Town and Environs Development Plan 2011-2017

Area 2: Rosbercon

Access and Linkages

A good road network serves the area although it is often subject to traffic congestion arising from the volume of traffic entering New Ross from the Waterford site. Improvements are required at the junction of the Waterford Road (N25) with Rosbercon Hill (R704). Cycling and pedestrian linkages could also be improved. The disused railway dissects this area. Developments that would prohibit the reopening of this railway line will not be favourably considered.

Constraints

The constraints to development in this area include:

- The SAC/pNHA.
- Parts of the Stafford's site and lands to west and north of the Boat Club are located within Flood Zone A and Flood Zone B.
- Railway line.
- Brownfield sites with potential hazardous materials.
- Archaeology.



Land Use Zoning Objectives

This area offers the opportunity to develop new neighbourhoods, new social and community facilities and areas of public open spaces through development of existing brownfield and greenfield sites.

The primary land use objectives for this area are:

- Mixed use
- Neighbourhood Centre
- Residential

There are two significant brownfield sites in this area; the Albatross lands and Stafford's lands.

The Councils will favour the redevelopment of these sites. Careful consideration shall be given to the mix and scale of uses on these sites to ensure that there is no negative impact on the vitality, vibrancy and viability of the town centre or the neighbourhood centre in this area. The main issues include:

- Flooding
- Mix and scale of uses
- Access, traffic safety, parking
- Linkages through the site and connections with adjoining lands, the neighbourhood centre and the town centre
- Key urban design issues
- Impacts on adjoining properties
- Phasing of the development

Albatross



Development proposals on this site must be made in the context of a master plan/design statement for the former Albatross site situated in both KCC and NRTC jurisdictions. This master plan shall be prepared in consultation with both authorities. There shall be an emphasis on the attainment of an appropriate mix of uses to include recreation, leisure, tourism, offices, residential and public open space.

Stafford's



The New Ross Urban Design Waterfront Study includes this site as a composite part of the redevelopment proposals for the waterfront area. It is referred to as 'Character Area 5: New West Bank'. The Study provides key proposals for this site which include:

- Landmark building close to the bridge on the Waterford Road.
- Provision of a commuter railway station in the event that the former railway line could be reopened.
- Provision of a marina on the southern end of the site (subject to an analysis of siltation and environmental impact).
- A waterfront boardwalk and cycleway.
- The mix of uses proposed includes residential, office with some retail/ commercial activity at ground floor level.

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Urban Design

The Councils are committed to ensuring that good urban design principles are applied in the planning of the mixed use sites. The adherence to good urban design will achieve a sustainable high quality built environment, a distinct sense of place and an attractive place to live, work and relax. The Councils will encourage the highest standards of architectural design for new buildings.

New residential developments shall comply with national guidelines on 'Sustainable Residential Development in Urban Areas' and the associated Urban Design Manual. Higher densities will be considered adjacent to the waterfront, the N25 primary route and railway line.

Services

Sewerage This area is serviceable by the public WWTP.

Water The public water supply is capable of servicing the area.

Storm water Development proposals shall include detailed proposals for storm water attenuation which shall be carried out by the developers to the standards required by the Local Authorities.

Attenuation proposals shall not give rise to significant adverse direct, indirect or secondary impacts on the integrity of the River Barrow and River Nore SAC having regard to the conservation objectives of the SAC.

Roads Objectives to carry out roundabout/junction improvements at the following locations:
(i) N25/R704 junction
(ii) N25/Millbanks Road
Additional road network required to link developing areas to be constructed by developers.

Future Requirements for New Development

Proposals for new developments in Flood Zone A and B for developments that are vulnerable to flooding shall be accompanied by an appropriate flood risk assessment carried out in accordance with The Planning System and Flood Risk Management Guidelines for Planning Authorities (DEHLG, OPW November 2009).