

Overview of Area

This area lies to the north of the town centre and Irishtown. The R700 radiates out from the town centre in a northerly direction and is separated from the River Barrow to the west by a long strip of wooded area (SAC and pNHA). The N30 also runs in a northerly direction from Irishtown connecting with the R700 at Mannion's Cross at the northern tip of this area. The north of the area is rural in character. To the south is the built-up area of Irishtown.

Most development is located between the N30 and R700. The land rises up from the River Barrow in an easterly direction. The predominant use in this area is residential with ribbon development extending out of the town centre along the N30. Housing estates have been constructed on backland sites overlooking the R700 and the River Barrow to the west. There are some small housing estates located closer to Irishtown. The GAA grounds (Kennedy Park) and St. Joseph's Park, are located in the centre of this area.

The square Tower House at Mountgarrett forms a landmark structure at the northern edge of the town.

Access and Linkages

The N30 and the R700 form the main routes through this area with minor roads serving the GAA grounds and An Caisleán Maol housing estate. There are footpaths along most of the roads. However, the road serving the GAA ground requires upgrading. There is poor connectivity between existing housing developments. Future infill development will be required to address this issue. The proposed new link road runs through this area. Developers will be required to deliver sections of this road as part of their overall proposals.

Constraints

The constraints to development in this area include:

- SAC/pNHA
- Wastewater Infrastructure



Land Use Zoning Objectives

There are two primary land use zoning objectives for this area:

a) Community and Education

Planning permission has been granted for two primary schools on lands at Castlemoyle. These lands have been zoned for Community and Education. Having regard to the existing concentration of residential development in this area, the capacity of the road network, proposed junction improvements and the availability of lands, this location is considered appropriate for further education developments. Should the need arise for additional education lands the residential zoned lands to the west of the primary schools would be considered appropriate. These lands are identified on Map 10.

New Ross Town and Environs Development Plan 2011-2017

Area 3: Castlemoyle/Mountgarrett/Knockavilla

Land Use Zoning Objectives (continued)

b) Residential

This area is predominantly residential in character and it is proposed to continue this pattern of development. Given the edge of centre location of this area it is proposed to permit new residential development at a low density with medium density closer to the educational campus. Proposals for new residential developments shall comply with national guidelines on 'Sustainable Residential Development in Urban Areas' and the associated Urban Design Manual and will be required to include proposals for high-quality public open space. Residential development will be served by the neighbourhood centre at Irishtown.

Although the GAA grounds are located in this area there is a general lack of useable public open space in this area. There is an opportunity to develop a woodland walk along the River Barrow which could be connected to the quays/town centre by way of a boardwalk/linear walk. The development of appropriate linkages between residential areas and this linear walk would be encouraged. The development of the boardwalk/linear walk would have to be carefully considered having regard to the designation status of this area (SAC and pNHA).

Urban Design

High quality urban design that will assist in delivering a sustainable built and natural environment and an innovative approach to the architectural design of new residential estates will be encouraged. Opportunities exist on greenfield sites to enclose the area by developing streets as a key part of the design framework.

Infrastructure

Sewerage	An extension to the wastewater pipe network will be required to serve lands at Knockavilla. Pumping of wastewater will be required in this area.
Water	The public water supply system is capable of servicing this area. Some extensions to the pipe network will be required to service undeveloped lands.
Storm water	Development proposals shall include detailed storm water attenuation proposals which shall be carried out by the developer to the standards required by the Local Authority.
Roads	Objective to upgrade the following road sections: (i) L-8037 road (Knockavilla) from junction with N30 to junction with L-8038 (ii) L-8038 road (Knockavilla) from junction with L-8037 to junction at Irishtown
Roads	Objective to carry out roundabout/junction improvements at: (i) N30/R700 (Mannion's Cross) (ii) N30/Mountgarret Road junction (iii) N30/L-8037 (iii) L-8037/L-8038 junction

Requirements for New Development

The future development of lands at Knockavilla is dependent on the provision of the necessary sewerage, water and roads infrastructure.