

Overview of Area

This area extends eastwards from the town centre. From the town centre the land rises up gradually to the Irishtown junction where it levels out before beginning its descent towards Maudlins. The main part of Irishtown is formed by a wide market street. This was originally an extension to the medieval town centre and now forms part of the Zone of Archaeological Potential.

Maiden Gate forms part of the upstanding remains of the town wall providing an entry point to Irishtown from the town centre to the west of this area. The Old Post Office is also a landmark building located at the junction of Irishtown with Haughton Place, as is St. Mary's Church on Mary Street Upper.

This area accommodates a variety of existing land uses. The western section of this area comprises older terraced housing on small narrow plots while newer residential developments are located beyond St. Stephen's Cemetery to the east. Infill developments have occurred mostly around the Irishtown junction.

A neighbourhood centre has developed to the east and west of the Irishtown junction. Its services include convenience shopping, bookmakers, restaurants and take away. A play barn has recently opened in this area.

The area encompasses a number of educational institutions including the CBS, Good Counsel and St. Mary's secondary schools. Mount Carmel Convent is centrally located in this area.

Access and Linkages

This area is well served by the established road network. The N30 dissects this area running on a north-south axis. Permeability in individual housing developments is good. However, the area would benefit from improved connectivity between existing and new developments.



New Ross Town and Environs Development Plan 2011-2017

Area 4: Irishtown

Land Use Zoning Objectives

The primary land use zoning objectives for this area are:

a) Community and Education

Mount Carmel Convent and Good Counsel secondary school occupy large sites in this area. Taking cognisance of their established uses these lands will be zoned for 'Community and Education'. Apart from the existing town park in the town centre area there are no other significant functional public open spaces within the plan boundary. The quality of life for the town's residents would be greatly improved if another town park was developed at more centrally located site in the town. The Councils aspire to the development of a new town park on the Mount Carmel lands. Given its central location, its accessibility, proximity to residential developments and schools, it would represent an ideal opportunity to provide a centrally located high quality public open space. The Planning Authorities will encourage and facilitate the development of these lands for this purpose.

The dual use of educational facilities would also contribute to meeting the wider needs of the community provided they do not conflict with the main use as education. Schools will be encouraged to consider this approach. New education developments and other community facilities shall be designed in such a way as to facilitate dual use from the outset.

b) Neighbourhood Centre

It is proposed to further develop the neighbourhood centre at Irishtown. This centre is intended to serve the needs of the local working and resident population and complement rather than compete with the established town centre. A mix of retail, commercial, community and recreational development is sought in this area. Only limited residential development sufficient to ensure the viable and satisfactory working of the neighbourhood centre will be considered. Medical clinics and professional offices, workshops, a crèche, small convenience stores and cafés are all envisaged in this area.

Urban Design

The application of good urban design principles will play a key role in delivering a high quality town park that people will want to visit and relax in.

Services

Sewerage	Parts of this area will be dependent on the pumping of wastewater. There is an existing pumping station at Maudlins.
Public water	Public water supply is capable of servicing this area.
Storm water	Development proposals shall include detailed proposals for storm water attenuation which shall be carried out by the developer to the standard required by the Local Authority.
Roads	Objective TM08: To provide a new link road between Irishtown/Morrissysland and Redhouse as shown on Map No. 10. Objective TM03: To carry out roundabout/junction improvement at the L-8038/Irishtown junction.