

Overview of Area

This area lies to the east/southeast of the town centre. It is bound to the south by the N25 and partially by the N30 to the east. The light industrial and retail parks at Butlersland, Hewitsland and Portersland are adjacent to the southeast while Irishtown borders the north of the area.

This area is predominantly residential in character. There are community facilities in the form of New Haughton Hospital located near the centre and New Ross Rugby Club and Celtic Soccer Club located in the south of the area. 'Three Bullet Gate' a well known landmark feature is located at the north end of this area at a five way crossroads. There are a couple of small convenience shops at this location. The Brandon House Hotel and Spa is located in the south of the area accessed directly from the N25. Public playgrounds are located at Mount Carmel estate and Michael Street.

Access and Linkages

This area is well connected by roads and pedestrian links to adjacent areas. The level of connectivity between existing housing estates could be improved.



New Ross Town and Environs Development Plan 2011-2017

Area 6: Southknock

Land Use Zoning Objectives

The main goal for this area is to enhance the quality of life for existing residents through environmental improvements, retention and provision of useable public open space and ensuring good linkages between this area and adjoining areas. In particular the Councils will seek the provision of playgrounds, appropriate traffic calming measures, public lighting, footpaths and pedestrian crossings to facilitate and encourage pedestrian activity.

The main land use zoning objectives are:

- Existing Residential
- Community and Education
- Open Space and Amenity

Given the predominantly residential character of this area change of use will generally be resisted, although some home-based activity may be considered where it would not impact on residential amenity or create a traffic hazard. The provision of crèches will be encouraged where they do not detract from the amenities of the area or create a traffic hazard.

Urban Design Opportunities

There is an opportunity for a mixed use development at the site at the junction of Wexford Street and the N25 (currently petrol station and large shed). A high design standard will be encouraged.

Proposals for new housing developments on greenfield lands at Chambersland shall comply with national guidelines on 'Sustainable Residential Development in Urban Areas' and associated Urban Design Manual and shall include proposals for provision of high-quality public open space.

Services

Sewerage	This area is serviced by the public WWTP.
Water	This area is serviced by the public water system.
Storm water	Development proposals shall include detailed proposals for storm water attenuation which shall be carried out by the developer to the standards required by the Local Authority.
Roads	Objective to carry out roundabout/junction improvements at (i) N25 and Hospital Road junction (ii) N30 and Wexford Street junction Additional road network required to link developing areas at Chambersland to be constructed by developers.