

Overview of Area

This area is located to the south of New Ross town. It is bound to the east by the R733 and to the west by the River Barrow. It comprises large areas of low-lying land. It has become one of the main transport and industrial centres for the town. By the nature of these established uses it has developed an industrial character.

Access and Linkages

The area is well located to serve the needs of industries. It has direct access to the R733. The N25, which forms part of the national road network, is also in close proximity. The River Barrow and New Ross Port Company offer an alternative transport option. The development of a continuous footpath link from this area to the N25/town centre is important for accessibility.

Constraints

The River Barrow which lies directly west of the site is an SAC/pNHA. Developments that will impact negatively on the SAC/pNHA will not be permitted.

The majority of lands in Marshmeadows are located within Flood Zone A, with a small amount of land in Flood Zone B.

There are currently two Seveso sites within the plan boundary and they are both located in this area, namely Esso Ireland Ltd. Joint Fuels Terminal and Barrow Storage Co. Ltd. T/A Campus Oil.

Land Use Zoning Objectives

The primary land use in this area will be Port-Related Activities to expand upon its existing role.

There is a Traveller Accommodation Scheme located to the south of this area. A transition zone is proposed between this scheme and adjoining lands to reduce the potential negative impacts that port-related uses may have on adjoining residential amenities. Given the nature of the operations involved in port-related uses and the consequent potential for conflict, no further residential development shall be permitted in this area.



New Ross Town and Environs Development Plan 2011-2017

Area 7: Marshmeadows

Urban Design

Developers will be encouraged to employ an innovative approach to the design of industrial buildings. Consistency in terms of finishes, signage, security fencing and landscaping will make a positive contribution in improving the quality of the built environment in this area.

Services

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| Sewerage | Servicing of these lands will be dependent on the provision of a gravity sewer along the R733. |
| Water | Public water supply for non-domestic users will be planning led and will be dependent on an increased water supply to the town. |
| Storm water | <p>Applications shall be accompanied by detailed storm water attenuation proposals which shall be provided by the developer to the standards required by the Local Authority.</p> <p>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.</p> |
| Roads | <p>Objective TM04: To upgrade the following section of road: R733 from N25 junction to the end of the development boundary.</p> <p>Objective TM02: To provide a traffic control/junction improvements at the Junction of N25/R733 to facilitate the development of the Port-related and Industry land use zonings on the R733. The Council shall apply a special levy to applications on these lands as the works are required to facilitate the development of these lands.</p> <p>The amount of new vehicular accesses onto the R733 will be restricted.</p> |

Requirements for New Developments

Future development will be subject to the provision of a gravity sewer along the R733.

Proposals for medium or high water usage development may be dependent on an additional water supply to the town.

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).

Seveso sites

The Planning Authority will consult with the Health & Safety Authority when any development, referred to in Schedule 8 of the Planning & Development Regulations 2001, is proposed

- within 300m of the ESSO Joint Fuels Terminal.
- within 400m of the Campus Fuels Terminal.