



## Appendices

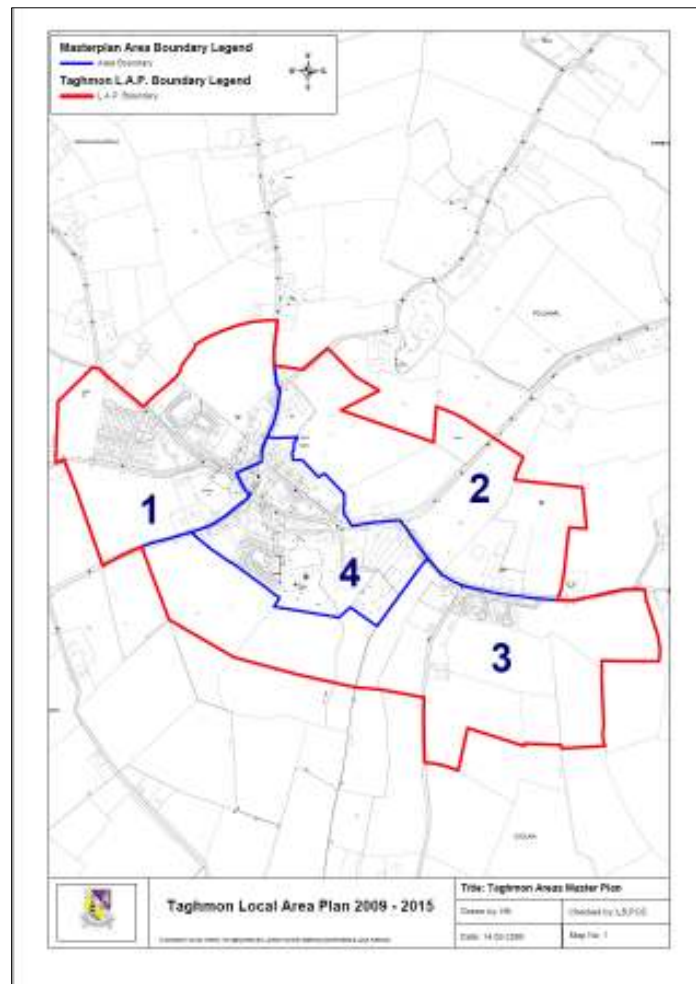
### Masterpan Areas Written Statements with accompanying Maps

- |               |  |
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## Masterplan Areas

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The plan area has been divided into 4 smaller area zones. The purpose of this approach is to provide more detailed information on the proposed land uses, the main issues and physical setting of each area. It will better inform the local community, landowners, and prospective developers on how the Planning Authority envisages each are developing.



## Area 1

### Overview of the area

This area is located to the west of the village and is bound to the east and south by public roads. It is a predominantly residential area. The north-western section of these lands is elevated and exposed.

There is a large undeveloped field in the southern section of this area. A community crèche is currently under construction in this area and permission has recently been granted for an adjoining community centre and all weather sports pitch. This topography of the lands slopes down to the Foulkesmills road.

### Land use zoning context

The zoning objectives for this area are:

- Residential
- Community and Education
- Village Centre
- Public Utility

### Access/Linkages

It is envisaged that a developer led road will be provided through this area linking the two public roads to the east and west. Developments shall ensure that access to backlands is preserved. Upgrading works will be required along the 'Forest' public road including road widening, footpaths and public lighting.

### Services

This area can be serviced by public water and public sewerage.

### Urban design

The upper section of this area, that is, the lands to the rear of the Church, is elevated and exposed. As such a sensitive design approach will be required. Residential development will be permitted at a low-medium density. Development

fronting onto public roads shall provide street frontages. Quality passive and recreational open spaces shall also be delivered as part of any developments. Existing mature trees, hedgerows and stone walls that form existing road frontage shall be retained in so far as possible.

## Area 2

### Overview of the area

This area has road frontage on to the R738, Stream Street and Chapel Street. It is bound to the east by the existing graveyard, to the northwest by the national school and the southwest by Stream Street. This area is characterised by elevated and exposed lands in the north-western section which slope down to the R738. There are mature hedgerows and trees throughout the area that should be retained and incorporated into design proposals.

The lands to the southeast/east of the area have frontage onto the county road (L3018). Part of these lands is currently occupied by Taghmon Business Park and Taghmon/Camross GAA grounds.

### Land use zoning context

The zoning objectives for this area:

- Community and Education
- Mixed Use
- Town centre
- Existing residential
- Enterprise and Industry
- Community and Education
- Public open space
- Transition Zone

### Access and Linkages

This area can be accessed from the R738 and the county road. Upgrading works including road widening, footpaths and public lighting would be necessary on the roads within the area to facilitate any development with direct access onto this road. The surface condition of the area between the public road and the entrance to the GAA grounds should be improved and footpaths provided.

### **Constraints**

The section of land fronting on the R738 is prone to flooding; an issue which will have been addressed in any future development proposal for the lands.

### **Services**

These lands can be served by public water and public sewerage system.

### **Urban Design**

The Planning Authority has identified the area zoned mixed use and residential as an ideal location for a public park. These lands by reason of their central location are accessible to all areas of the village. Development proposals on these lands must include a detailed proposal to deliver a high quality public park. The design brief for the park includes a walking trail; children's play areas, passive open space and picnic areas. A detailed design framework including landscaping will be required.

Permeability is a key to ensuring that this public park is used and as such safe pedestrian links to this area should be developed, for example, from Stream Street and Chapel Street.

Due to its more elevated nature, the north-western section of the site enjoys expansive views of the countryside. It is visually sensitive and full regard should be had to this in any design proposal.

This area also includes backlands to the rear of Stream Street and Chapel Street. Proposals to suitably develop these lands would be considered by the Planning Authority.

An area of land has been identified at the junction of the R739. It is proposed that this be developed as a passive public open space and will act as an important visual break between adjoining land uses. A transition zone will be required along

the road frontage onto the R738 (Wexford Town road). The purpose of this zone is to ensure a positive visual introduction to the village.

Any proposal for enterprise and industrial development in this area shall purport a high design standard in terms of layout, unit design, materials. Signage will be restricted in the interests of visual amenity.

## Area 3

### Overview of the area

This area is located east of the Baldwinstown/Kilmore Quay road and runs the length of the southern boundary with the village centre area. There is an existing housing estate in the north eastern section of this area. The remaining lands are underdeveloped and are agricultural in nature. The topography of the land slopes downwards towards the southern boundary of the Plan area.

### Land use zoning context

This area is zoned for the following uses:

- Residential (low-medium density)
- Community and Education
- Residential
- Mixed use
- Enterprise and Industry

### Access and linkages

This area is served by three public roads. The adjoining section of the R738 regional road will require upgrading in terms of widening, footpaths and public lighting. Pedestrian links should be provided throughout this area to allow for ease of access. Any development of these lands will be expected to deliver a new road to connect the existing public roads.

### Constraints

The topography of the lands represents a constraint, both in terms of the location of the new road and the overall layout of any residential scheme. The exclusion zone around the treatment plant will also constrain development, as will the recorded monument located to the southwest of the area.



### Urban Design

The area zoned for Enterprise and Industry shall be developed with due regard to the need to protect the residential amenities of adjoining residential properties. Any proposal for enterprise and industrial development in this area shall require high design standards in terms of layout, unit design, and materials. Signage will be restricted in the interests of visual amenity.

Street frontage should be developed onto the public roads to provide a strong edge to the village at these locations. New residential development will be permitted at a low-medium density.

This area has the potential to deliver a substantial residential scheme or smaller integrated schemes. Given the extent of the area involved, it is considered that any such proposal(s) would benefit from comprehensive design statements/overall action plan. A high quality scheme with quality open spaces and landscaping, good vehicular and pedestrian access to the village centre and a range of housing types will be the key to developing an attractive living environment for future residents of this area.

## Area 4

### Overview of the area

This area is the village centre in Taghmon. It is comprised of the areas along Main Street, Stream Street and the area to the south east of the Foulkesmills Road. This area also includes the Irish Pride Bakery and the area surrounding the waste water treatment plant.

### Land use zoning context

The zoning objectives for this area are:

- Village Centre
- Residential
- Community and Education
- Open Space and Amenity
- Enterprise and Industry
- Exclusion Zone
- Public Utility

### Access/Linkages

Developments shall ensure that backlands become accessible and are linked to/from the village centre, as well as via the adjoining areas on all sides of the village centre. Quality pedestrian facilities need to be provided throughout this area with good public lighting essential for a safe environment.

### Services

This area can be serviced by public water and public sewerage.

### Urban design

The approach to development within this area should primarily focus on strengthening existing streetscapes. In all cases, a sensitive design approach will be required. Given the number of infill and backland sites within the area,

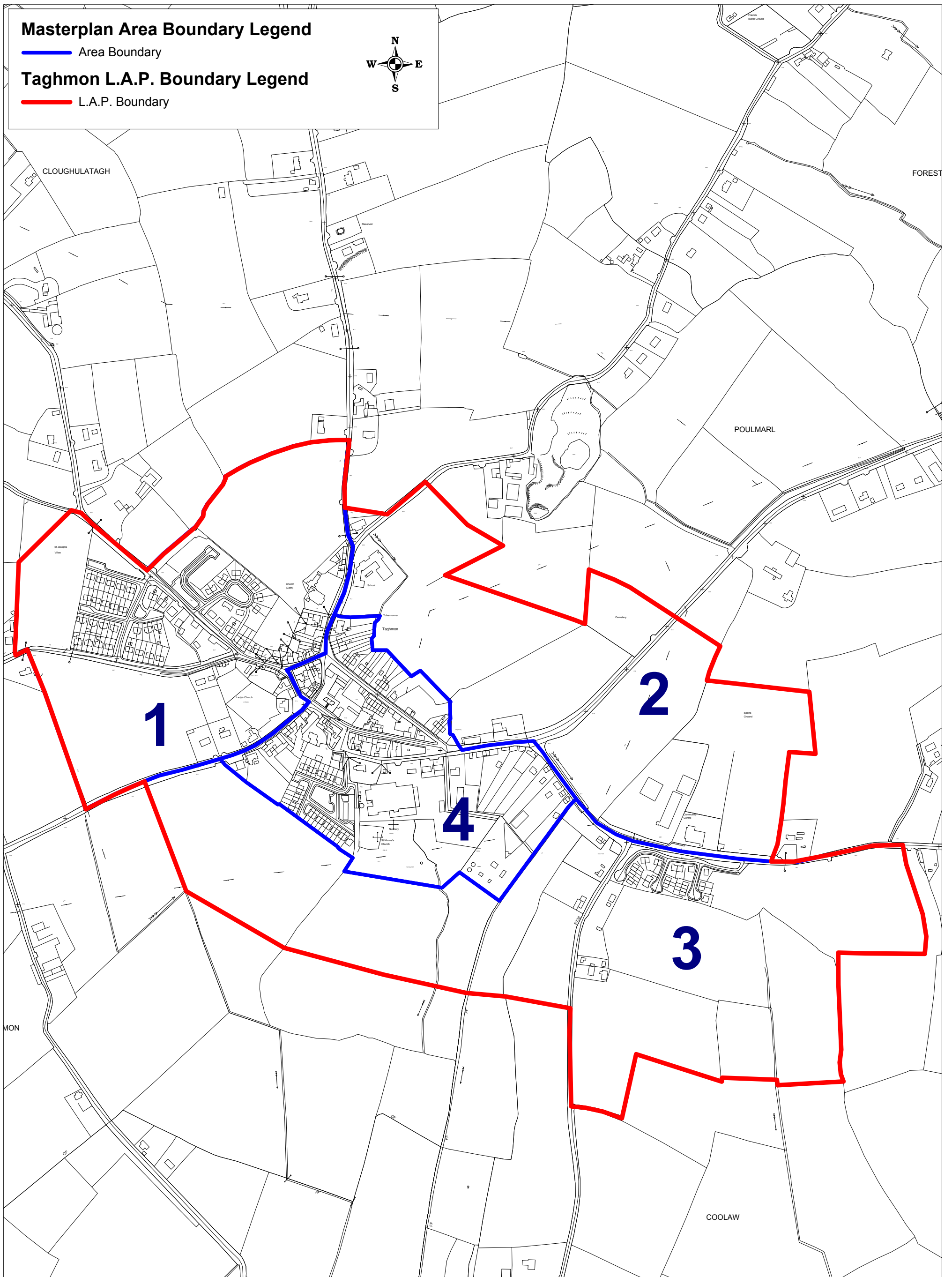
opportunities do exist for sensitive development either on individual or amalgamated sites.

**Masterplan Area Boundary Legend**

— Area Boundary

**Taghmon L.A.P. Boundary Legend**

— L.A.P. Boundary



**Taghmon Local Area Plan 2009 - 2015**

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**Title: Taghmon Areas Master Plan**

Drawn by: NK

Checked by: LB,POS

Date: 14.09.2009

Map No: 1

### Zoning Layer Legend

- Open Space and Amenity (OS&A)
- Community and Education (C&E)
- Low - Medium Residential (L-M)
- Enterprise and Industry (E&I)
- Village Centre (VC)
- Residential and Mixed Use (MU&R)
- Exclusion Zone (EZ)
- Transition Zone (TZ)
- Public Utility (PU)



### Roads Layer Legend

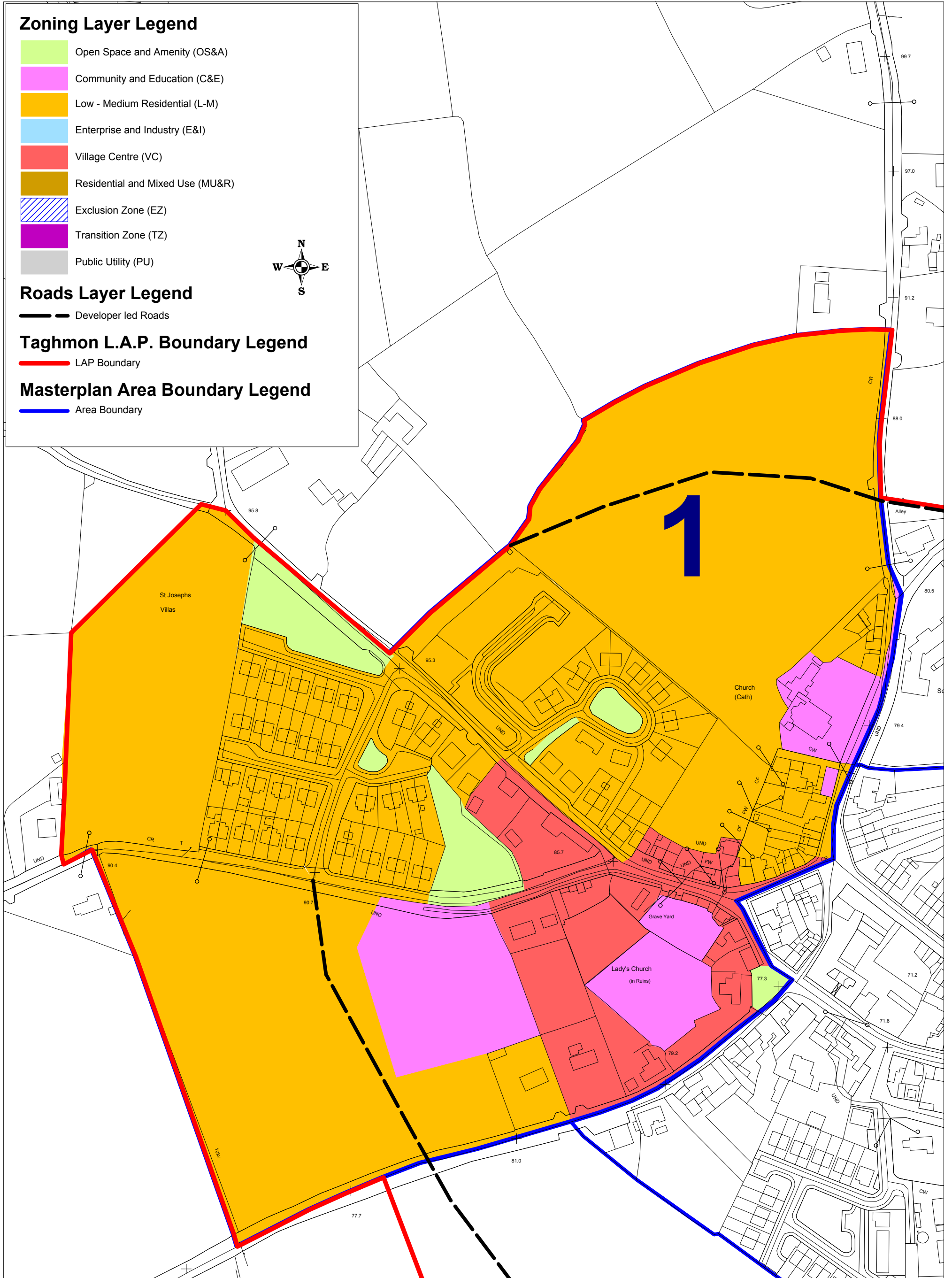
- Developer led Roads

### Taghmon L.A.P. Boundary Legend

- LAP Boundary

### Masterplan Area Boundary Legend

- Area Boundary



## Taghmon Local Area Plan 2009 - 2015

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Title: Taghmon Area 1

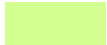


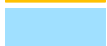





Drawn by: NK

Checked by: LB, POS

Date: 14.09.2009

Map No: 2

### Zoning Layer Legend

-  Open Space and Amenity (OS&A)
-  Community and Education (C&E)
-  Low - Medium Residential (L-M)
-  Enterprise and Industry (E&I)
-  Village Centre (VC)
-  Residential and Mixed Use (MU&R)
-  Exclusion Zone (EZ)
-  Transition Zone (TZ)
-  Public Utility (PU)



### Roads Layer Legend

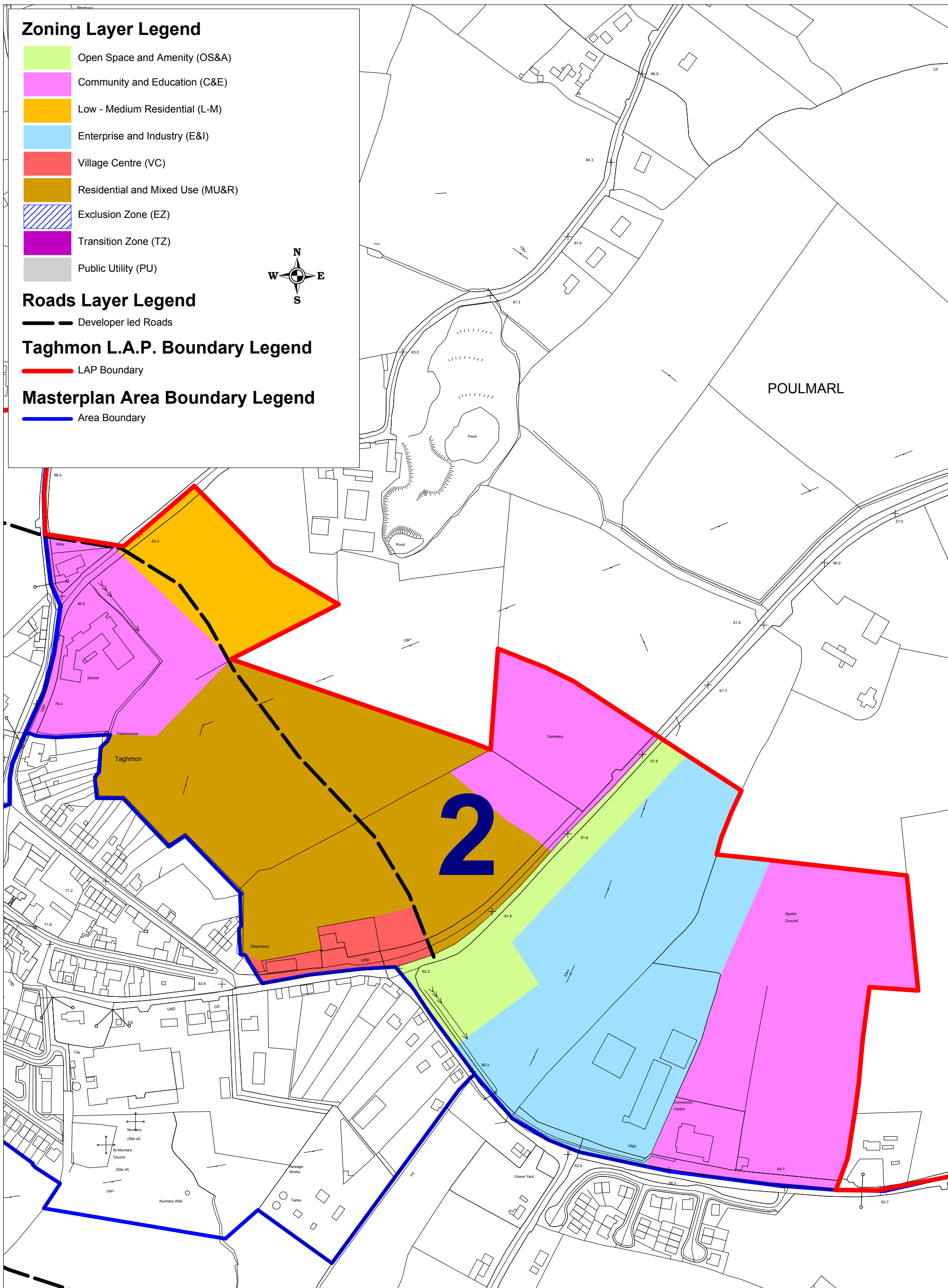
-  Developer led Roads

### Taghmon L.A.P. Boundary Legend

-  LAP Boundary

### Masterplan Area Boundary Legend

-  Area Boundary



## Taghmon Local Area Plan 2009 - 2015

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Title: Taghmon Area 2

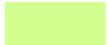


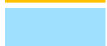





Drawn by: NK

Checked by: LB,POS

Date: 14.09.2009

Map No: 3

### Zoning Layer Legend

-  Open Space and Amenity (OS&A)
-  Community and Education (C&E)
-  Low - Medium Residential (L-M)
-  Enterprise and Industry (E&I)
-  Village Centre (VC)
-  Residential and Mixed Use (MU&R)
-  Exclusion Zone (EZ)
-  Transition Zone (TZ)
-  Public Utility (PU)



### Roads Layer Legend

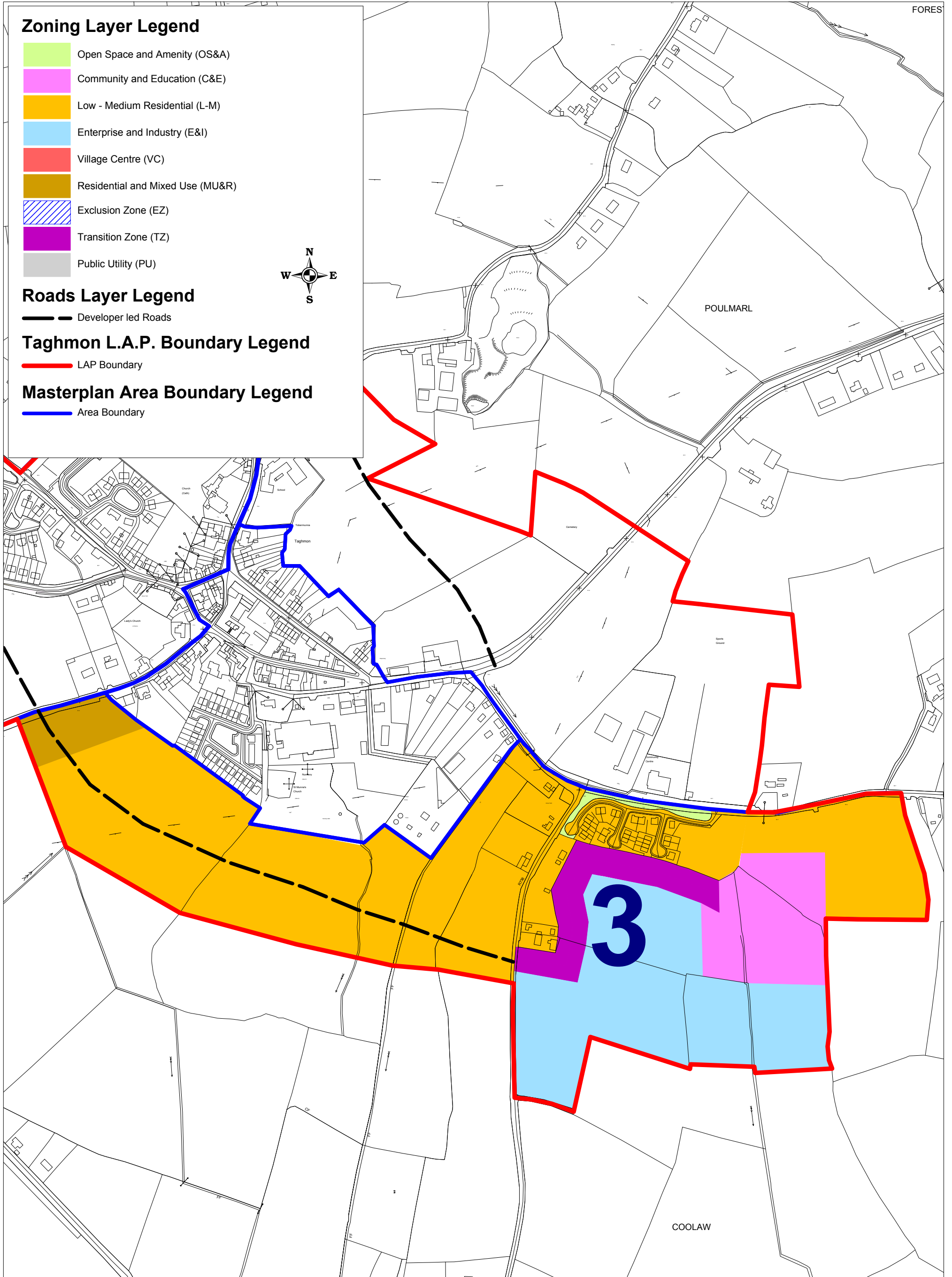
-  Developer led Roads

### Taghmon L.A.P. Boundary Legend

-  LAP Boundary

### Masterplan Area Boundary Legend

-  Area Boundary



## Taghmon Local Area Plan 2009 - 2015

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Title: Taghmon Area 3










Drawn by: NK

Checked by: LB,POS

Date: 14.09.2009

Map No: 4

**Zoning Layer Legend**

-  Open Space and Amenity (OS&A)
-  Community and Education (C&E)
-  Low - Medium Residential (L-M)
-  Enterprise and Industry (E&I)
-  Village Centre (VC)
-  Residential and Mixed Use (MU&R)
-  Exclusion Zone (EZ)
-  Transition Zone (TZ)
-  Public Utility (PU)


**Roads Layer Legend**

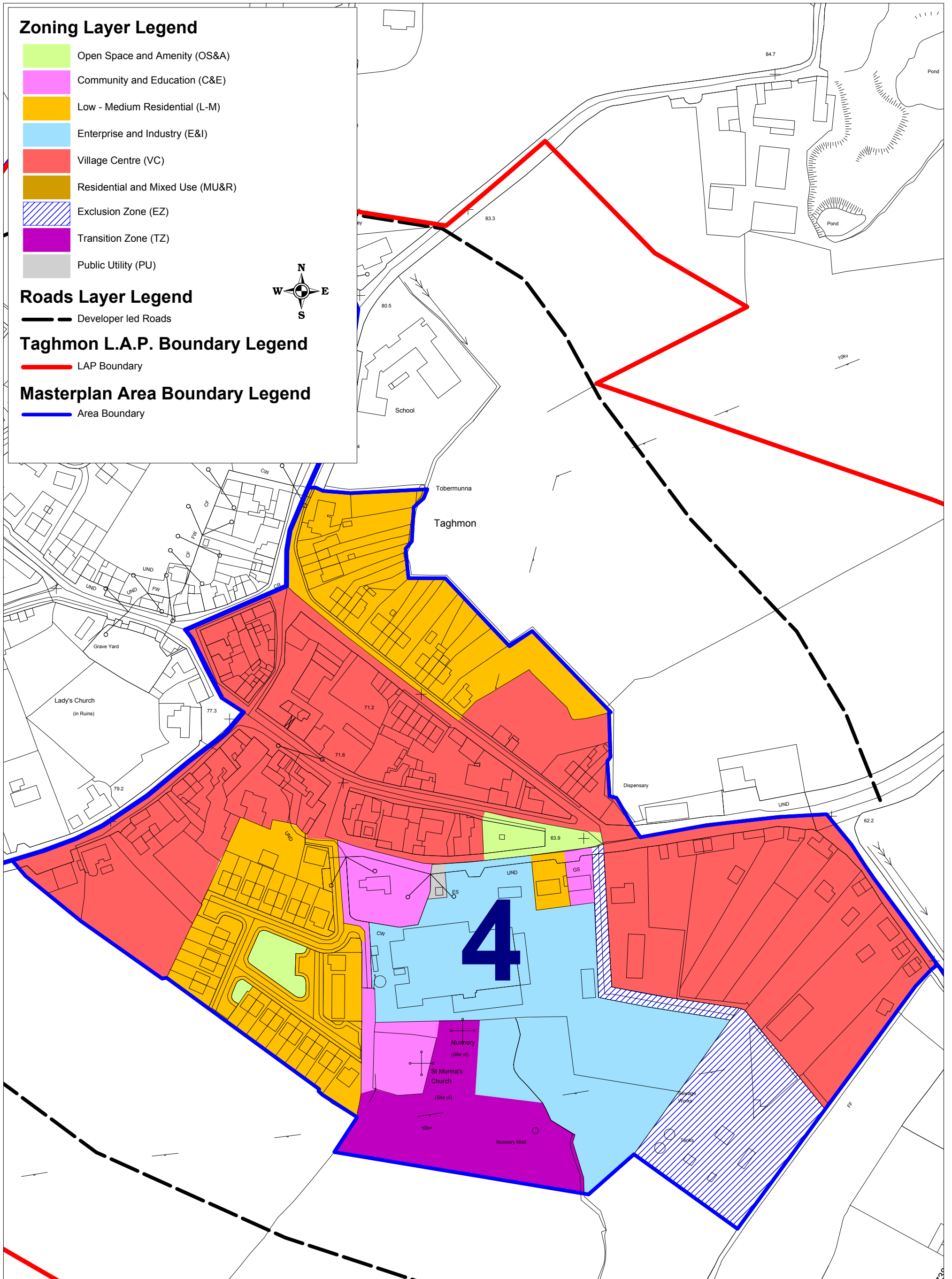
-  Developer led Roads

**Taghmon L.A.P. Boundary Legend**

-  LAP Boundary

**Masterplan Area Boundary Legend**

-  Area Boundary



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**Title: Taghmon Area 4**

Drawn by: NK

Checked by: LB.POS

Date: 14.09.2009

Map No: 5



# Development Boundary Legend

 Taghmon Development Boundary



## Taghmon Local Area Plan 2009 - 2015

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**Title: Taghmon Aerial Plan**

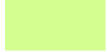


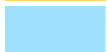
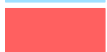



Drawn by: NK

Checked by: LB,POS


Date: 14.09.2009

Map No: 6

**Zoning Layer Legend**

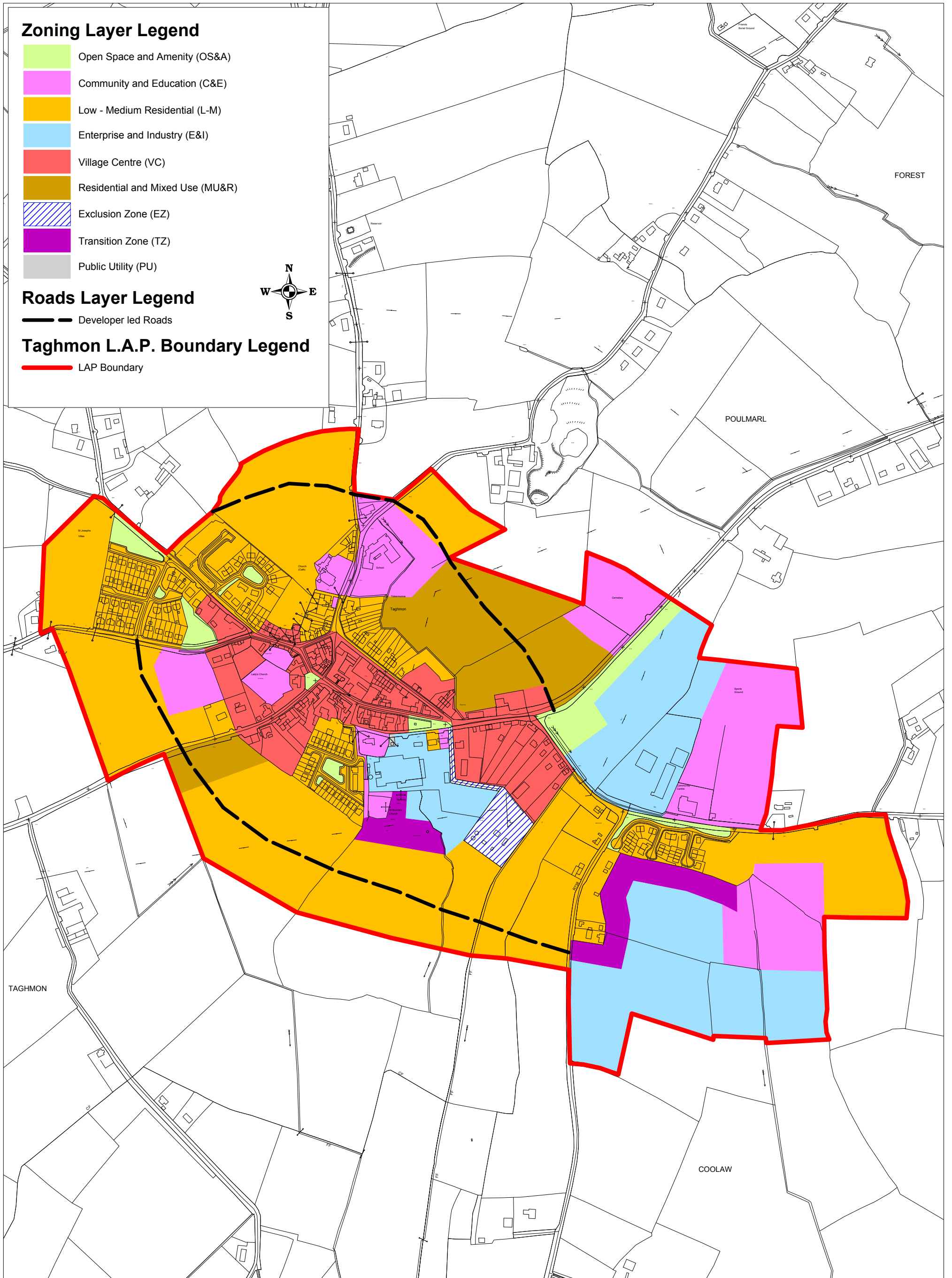
-  Open Space and Amenity (OS&A)
-  Community and Education (C&E)
-  Low - Medium Residential (L-M)
-  Enterprise and Industry (E&I)
-  Village Centre (VC)
-  Residential and Mixed Use (MU&R)
-  Exclusion Zone (EZ)
-  Transition Zone (TZ)
-  Public Utility (PU)

**Roads Layer Legend**

-  Developer led Roads

**Taghmon L.A.P. Boundary Legend**

-  LAP Boundary



**Taghmon Local Area Plan 2009 - 2015**

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**Title: taghmon Zoning Plan**

Drawn by: NK

Checked by: POS

Date: 14.09.2009

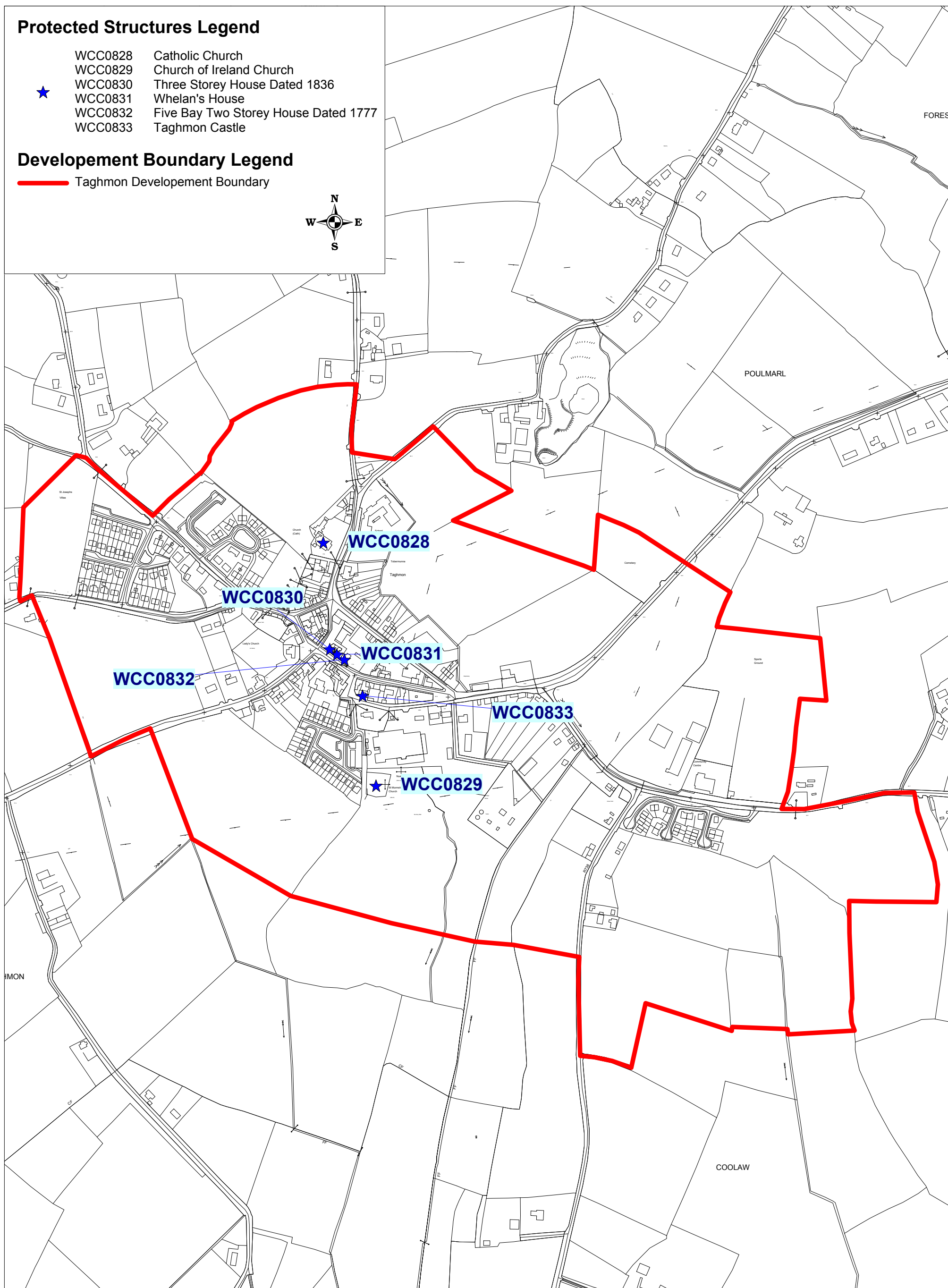
Map No: 7

**Protected Structures Legend**

- WCC0828 Catholic Church
- WCC0829 Church of Ireland Church
- ★ WCC0830 Three Storey House Dated 1836
- WCC0831 Whelan's House
- WCC0832 Five Bay Two Storey House Dated 1777
- WCC0833 Taghmon Castle

**Development Boundary Legend**

Taghmon Development Boundary



**Taghmon Local Area Plan 2009 - 2015**

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**Title: Taghmon Protected Structures Plan**

Drawn by: NK

Checked by: LB,POS

Date: 14.09.2009

Map No: 8

## Monuments Legend

Important Monuments In Taghmon  
 WX041:00801 Tower house  
 WX041:00802 St Munn's Church and High Cross  
 WX041:00803 St Munna's Church and Graveyard  
 WX041:00804 Nunnery  
 WX041:00807 Lady's Church and Graveyard  
 WX041:007 Field System

WX02057 Nunnery Well  
 WX02058 St Munna's Well

■ Other Monument



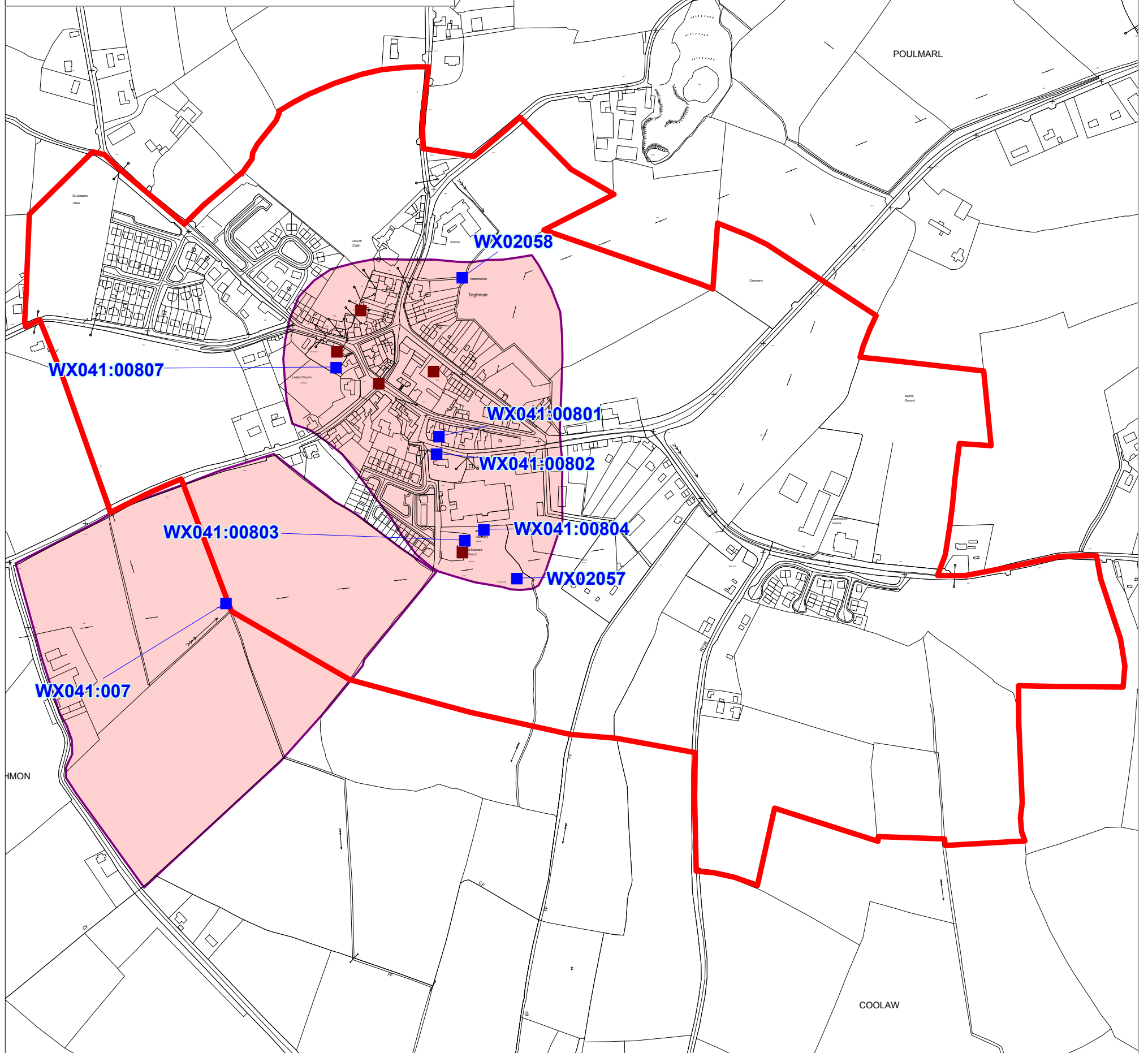
## Archaeological Sites Legend

□ Other Archaeological Sites

■ Zone of Archaeological Importance

## Development Boundary Legend

— Taghmon Development Boundary



## Taghmon Local Area Plan 2009 - 2015

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Title: Taghmon Archaeology Plan



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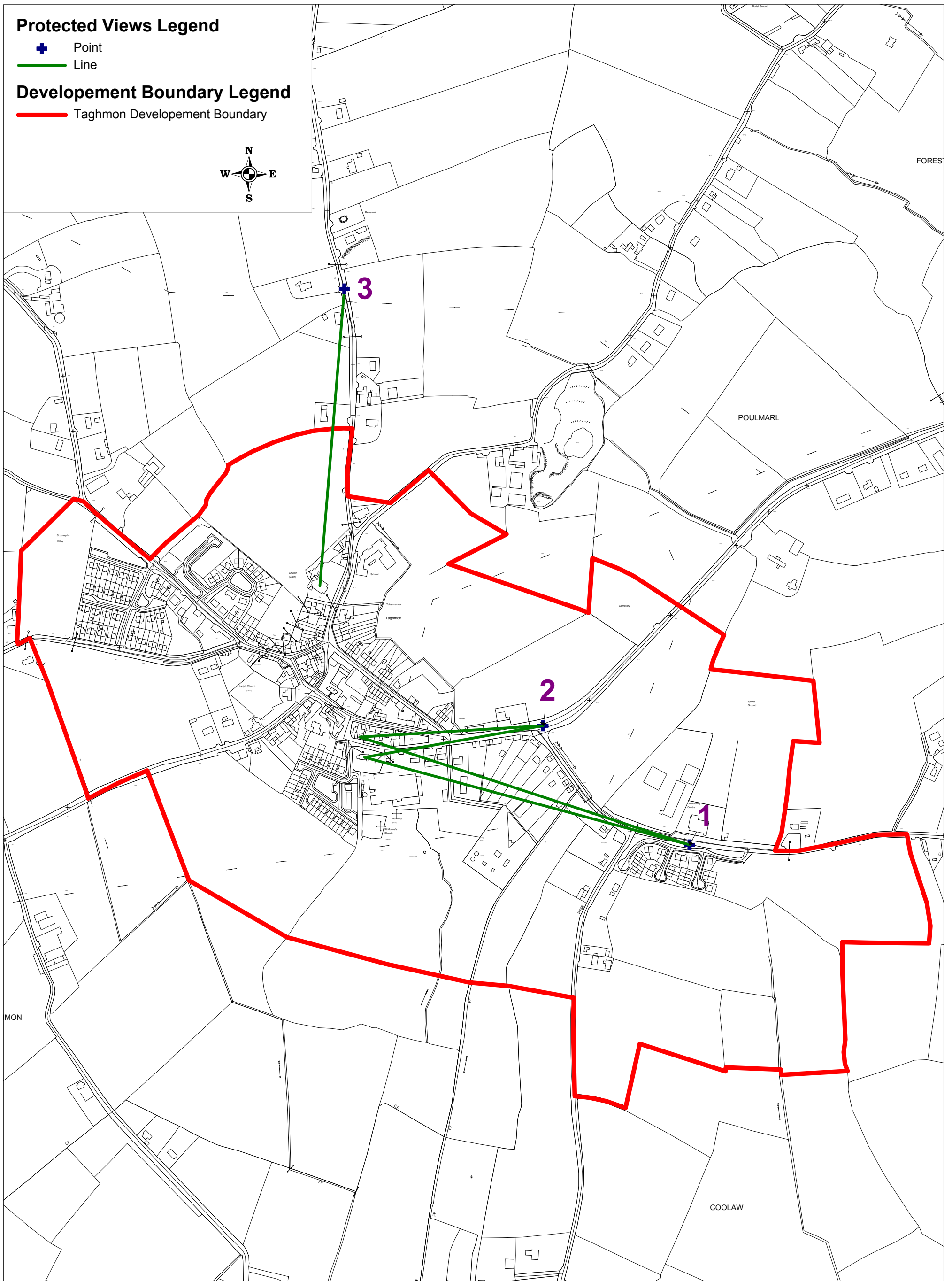
Map No: 9

**Protected Views Legend**

-  Point
-  Line

**Development Boundary Legend**

-  Taghmon Development Boundary



**Taghmon Local Area Plan 2009 - 2015**

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**Title: Taghmon Protected Views Plan**

Drawn by: NK

Checked by: LB,POS

Date: 14.09.2009

Map No: 10