





MAP LEGEND

-  **Zone Boundary**
-  **Special Area of Conservation**
-  **National Heritage Area**
-  **Special Protection Area**




Wexford Town and Environs Zoning

-  Residential Medium
-  Residential Low
-  Residential Super Low
-  Mixed Use Residential
-  Open Space and Amenity
-  Landscape Zone
-  Neighbourhood Centre / Mixed Use
-  District Centre / Mixed Use
-  Commercial / Mixed Use
-  Community
-  Industrial
-  Transition Zone
-  Retail Park / Bulky Goods
-  Town Centre - Retail Core
-  Town Centre
-  Road Reservation
-  Long Term Development






Walkways

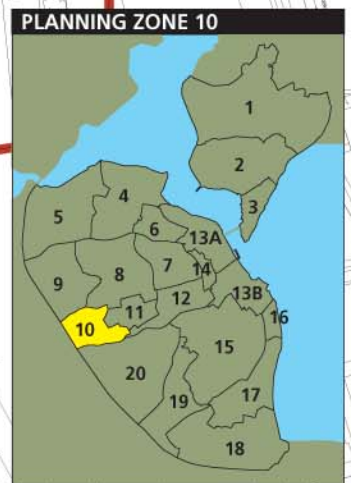
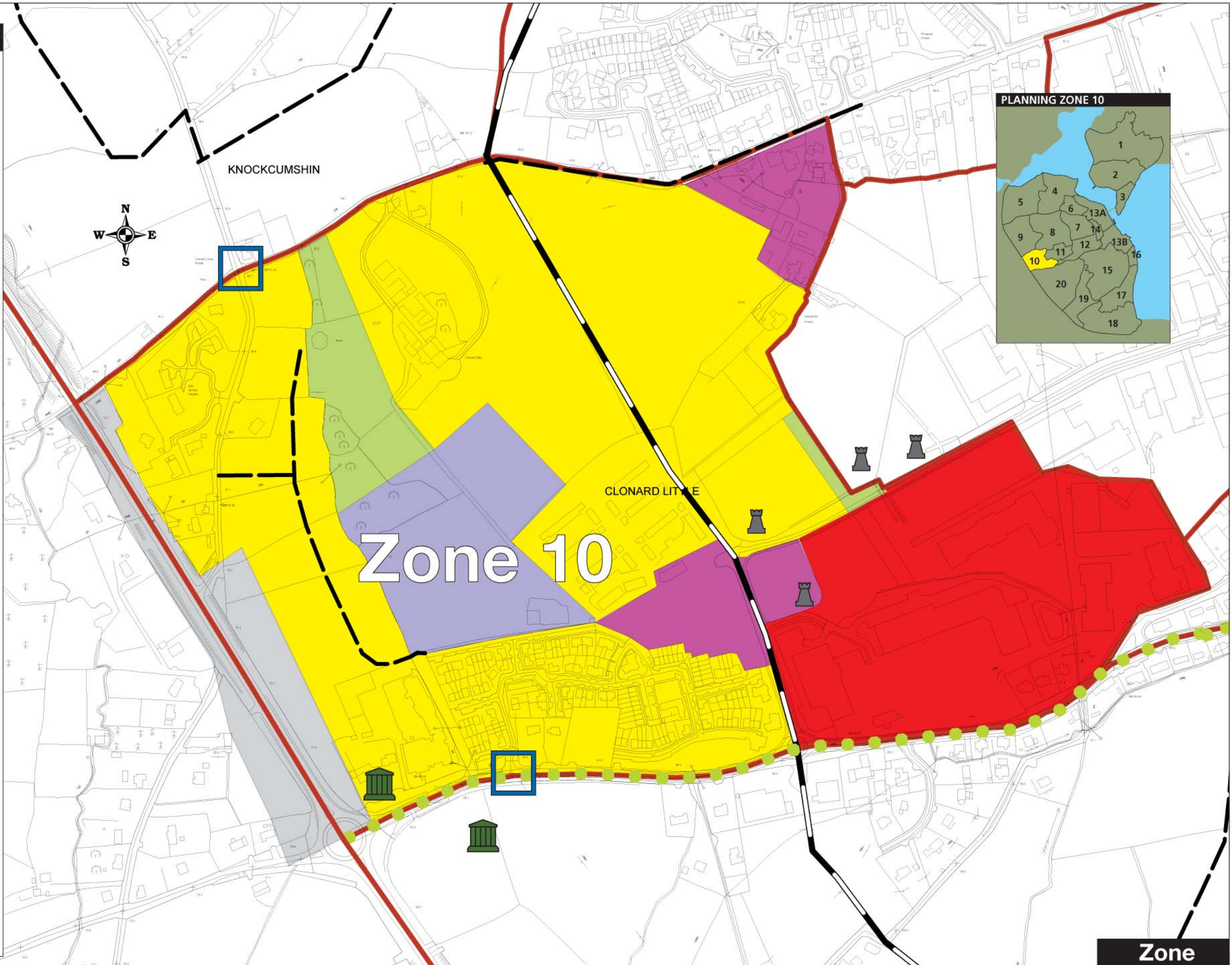
-  Coastal Walk
-  Walkway

Symbols

-  Landmark Site
-  Gateway Site
-  Junction Improvement

Link Roads

-  Radial Policy
-  Proposed Bridge
-  Orbital Inner Route T8
-  Road Improvements
-  New Entrance
-  Developer Lead Road
-  Road Upgrade



Zone
10



Wexford Town and Environs Development Plan 2009 - 2015

TITLE
Zone 10: Clonard Little

MAP NO.
10

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Overview of Area

Committed Infrastructure	Constraints	Permitted Development
	<ul style="list-style-type: none"> Sections of the site are very elevated, exposed and visible from the N11 road. Existing trees on the site in the centre and along narrow laneways. Old stonewall along part of the northern boundary. Adjoining an area zoned and developed for light industrial which could impact on residential uses. 	<p>20072920 - Aldi development.</p> <p>20073443 - Erection of one hundred and forty seven number (147) residential units and one number (01) crèche unit.</p>

Urban Quality

- Character**
- Mixed land uses.
 - Partly elevated site, which is visible from the N11 road.
 - Partly elevated to the east of Clonard Little when viewed from the south.
 - North west section - Low density single residential development.
 - Centre - vacant with established pockets of trees.
 - North east section - filling station and local shop.
 - South west - Whitford Hotel.
 - South - medium residential.
 - South east - Retail Park.
- Enclosure**
- Landscaping corridor along the south and western boundaries.
 - Mostly 2 storey buildings.
- Legibility**
- Whitford Hotel, KFC, Retail park development and existing filling station on site contributes to distinctive land marks.
 - Opportunity for landmark building on the hotel site as well as at the south western corner of the retail park.
 - Opportunity to create landscaping/linear parks along the western and southern boundaries.
- Permeability**
- North south link road will create continuity.
 - Medium and higher order link roads to feed into link road.
 - Roads to be designed to give priority to pedestrian and cycle movements.
- Public Space**
- Linear park in centre of site to enhance elevated part of the site and protect trees.
 - High quality Urban furniture, art work, cycle and pedestrian lanes should enhance public open space.
 - Landscaped strip stretching from the south western roundabout to the east towards the Aldi site must be created and enhanced.
 - Positive frontage to public open space area should be promoted.

Map 10: Zone 10: Clonard Little

Urban Quality (continued)

- Future Development**
- Neighbourhood Centres**
Possible expansion of existing facilities on Clonard Road and further development of the Clonard Village to maximise services at this important crossroads. Residential and commercial uses would be acceptable in these areas.
 - Retail Park**
Further expansion and consolidation could provide additional floor space. Further linkages between each of the parts should be explored - Bulky goods restriction should remain in place.
 - Residential**
Medium density is recommended although higher density could be considered adjacent to the distributor road once public transport has been established.
 - Longer term landmark buildings could be developed at the north and south of the Newline Road close to the junction, but may not proceed until the N25/N11 improvement works have been determined.
 - Gateway buildings must be developed at the junction of Whitemill Industrial Estate and the distributor road. This should reflect the scale and massing on the opposite side of the road (Clonard Village) to create a strong urban design statement at this crossroad.
- Services**
- Sewer** - Studies will be required to determine capacity of main drainage sewer via Bishopswater for this area and areas within the sewers catchments.
 - Water** - Water supply is adequate for this area.
 - Storm water** - Attenuation required for new developments.
 - Roads** - N11/N25 reservation required including reservation for graded junction. Improvements to Clonard Lane are required prior to works commencing on these lands. New mini roundabout required adjacent to Clonard Village on the Newline Road. It is the longer term aim of the Councils to close the existing junction at Glenville Road and the national road (N25) once an alternative route becomes available as part of the redevelopment of the adjoining lands.
- Requirements for Phased Future Development**
- Roads - N11/N25 reservation required including reservation for graded junction.
 - Improvements to Clonard Lane are required prior to works commencing on these lands.
 - New mini roundabout required adjacent to Clonard Village on the Newline Road.