






















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

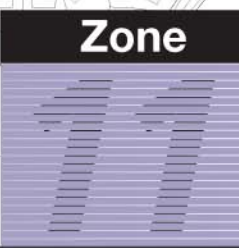
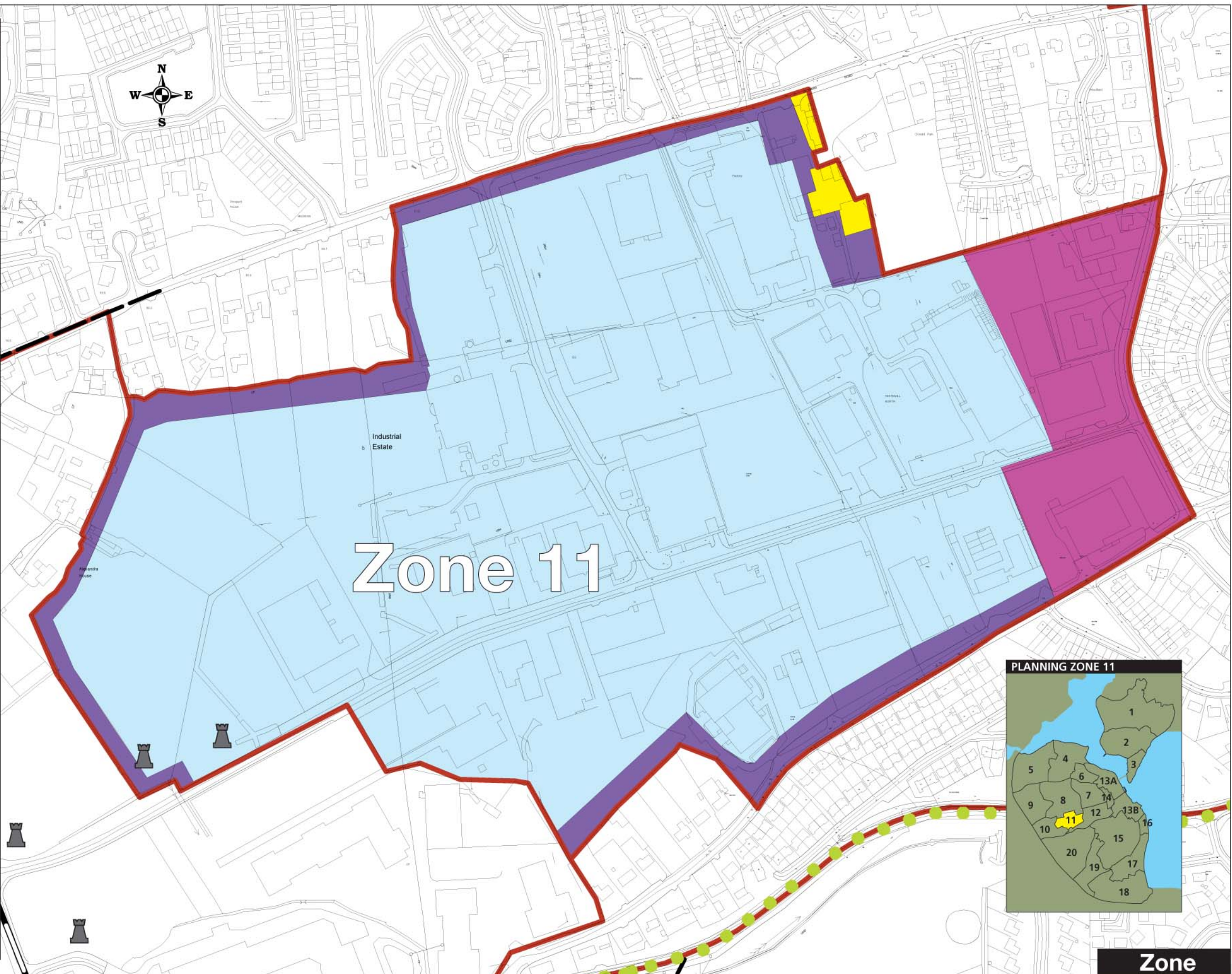
-  Coastal Walk
-  Walkway

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



Wexford Town and Environs Development Plan 2009 - 2015

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TITLE
Zone 11: Whitemill Industrial Estate

MAP NO.
11

Overview of Area

Committed Infrastructure

- Road Improvements have been carried out in this zone along the road bounding the southern boundary of the site and road improvements have also been carried out at the road traveling through the centre site.
- Existing public water and sewerage in the area.

Constraints

- The majority of the area is already built up or has permitted developments with few opportunity sites available.
- Development backing onto existing residential areas must respect the amenity of the area.

Permitted Development

- 20070918 - Azurite Developments Ltd. development of three number industrial buildings.
- 20063370 - Azurite Developments Ltd. industrial development of five number buildings.
- 20053842 - William & Declan Devereux proposed erection of retail/warehouse park consisting of 6 number single storey/warehouse units.

Urban Quality

Character

- Industrial land uses.
- Site relatively level, which is visible from the Clonard area to the west.
- North west section - Open Space with permitted development for 8 industrial buildings.
- Centre - Mainly industrial area.
- North east section - Mainly industrial area.
- South east - Lidl Site.
- South - Mainly industrial area.
- South west - Mainly industrial area.

Enclosure

- Mostly 2 storey residential buildings.

Legibility

- Lidl; Drover etc.
- Opportunity for gateway building on site north of Lidl.
- Opportunity for landscaping between industrial zone and the Clonard area.

Permeability

- Road improvements have created continuity.

Public Space

- Landscaping area along main road frontage should be retained.

Map 11: Zone 11: Whitemill Industrial Estate

Urban Quality (continued)

Future Development

Industrial
 Whitemill Industrial Estate has undergone changes with gradual shift away from manufacturing to more office and storage uses. However there are a number of more traditional units such as ABS pumps which continue to invest in the area.

New office units will be encouraged within the industrial zone to reduce the impact on the adjoining residential properties. New manufacturing and extensions to existing will only be permitted where it is shown that disturbance to adjoining residential dwellings would be within acceptable levels.

New developments should front onto main roads.

Neighbourhood

Local shopping serving the lands to the east of this area could be extended north of the industrial estate road. Larger retail units would be subject to retail impact assessment. A gateway building would be required to the corner of this junction.

Services

- Sewer - Existing sewer capacity for most developments.
- Water - Water supply available for most developments.
- Storm water - Large sheds may require attenuation, storm water harvesting will be encouraged on new developments.
- Roads - Estate road recently extended for access onto Newline Road.

Requirements for Phased Future Development

- Subject to the above there are no restrictions on the phasing of future developments.