





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

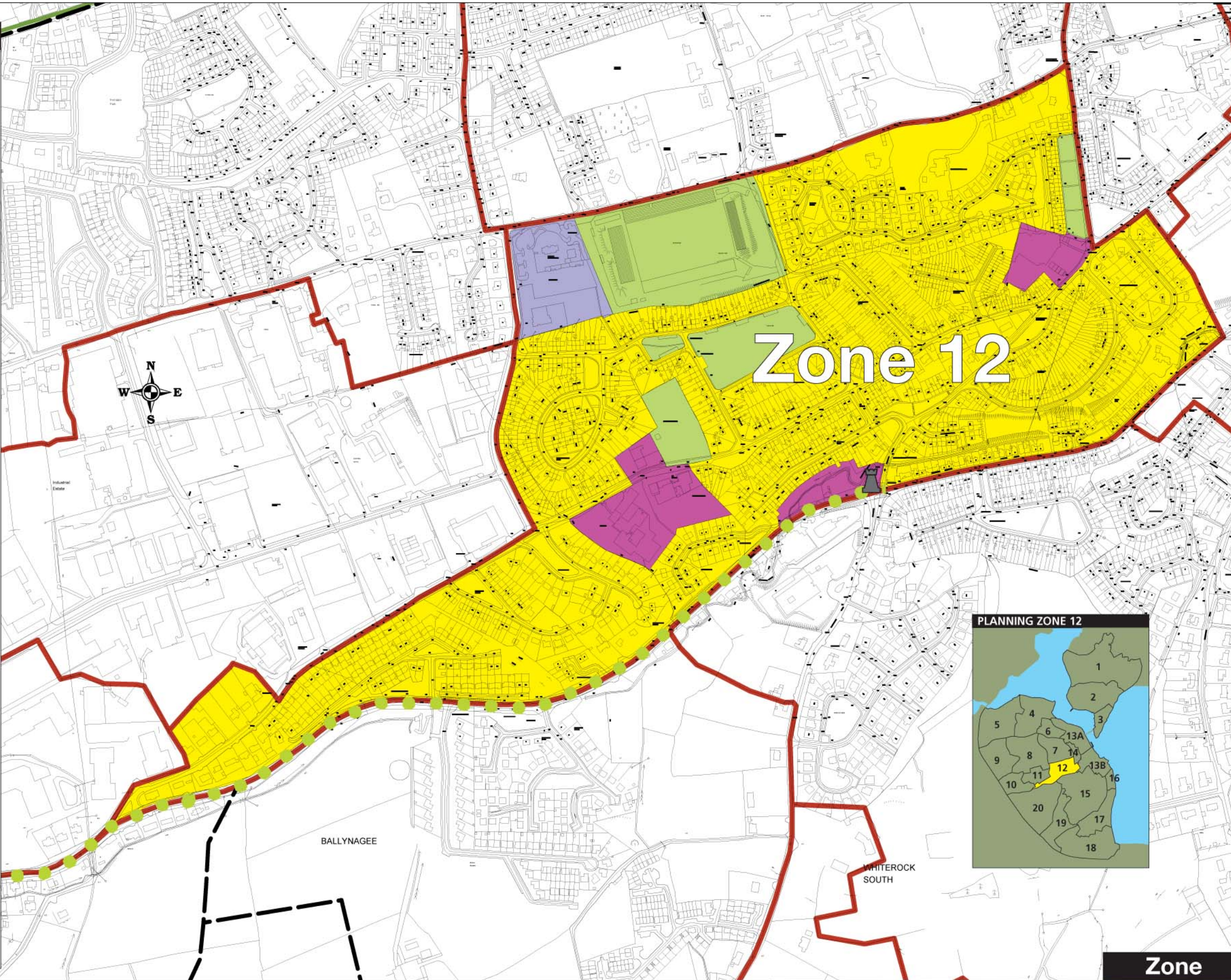
-  Coastal Walk
-  Walkway

Symbols

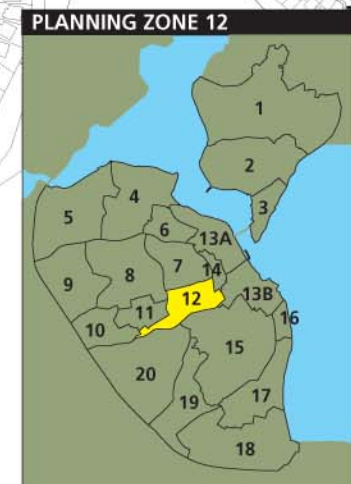
-  Landmark Site
-  Gateway Site
-  Junction Improvement

Link Roads


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



Zone 12



Zone




Wexford Town and Environs Development Plan 2009 - 2015

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TITLE
Zone 12: Wexford Park, St. Aidans, Pineridge, Pinewood/Summerhill

MAP NO.
12

Overview of Area

Committed Infrastructure	Constraints	Permitted Development
	<ul style="list-style-type: none"> The majority of the area is already built up. Established street pattern. Traffic. 	

Urban Quality

Character	<ul style="list-style-type: none"> Predominately Residential Land Use. North section - Wexford Park GAA Grounds and Catholic Church. West of Kennedy Park - Neighbourhood Centre Currently Petrol filling station, betting office and a number of smaller units.
Enclosure	<ul style="list-style-type: none"> Mostly 2 storey residential dwellings buildings.
Legibility	<ul style="list-style-type: none"> Super Valu to the West of Site. The site is bounded to the west by an existing Secondary School. Residential Areas of Kennedy Park etc. Wexford Park to the North of the site. Potential for Gateway development on the Retail area to the west of Kennedy Park.
Permeability	<ul style="list-style-type: none"> Good interconnection, existing established area. Medium and higher order link roads to feed into link road.
Public Space	<ul style="list-style-type: none"> There is one large area of public open space within the Corish Park area of the zone. Planting to be encouraged as a buffer between Whitemill Industrial Estate to the West of the site and the existing residential areas within the zone.

Map 12: Zone 12: Wexford Park, St. Aidan's, Pineridge, Pinewood/Summerhill

Urban Quality (continued)

Adaptability	<ul style="list-style-type: none"> Land uses proposed in the Neighbourhood should have regard to the impact on established residential uses. Maximum height for buildings here should not exceed three storeys. Residential Developments Any future residential development must be of a height (two-storey), scale and density that reflects the existing residential character in the area. Browns Corner Neighbourhood Centre The vacant site at Browns Corner is considered to provide a significant opportunity for a Gateway building at this major junction. Mixed use development will be encouraged with heights of 3-4 storeys with a 5 floor corner element could be accommodated without overshadowing given the drop in levels from the houses adjoining the site to the north. A building of this scale will be required to improve the visual appearance of this area by reducing the impact of the rear gardens on this main gateway to the town.
Services	<ul style="list-style-type: none"> Sewer - No major concerns for new developments in this area but further studies will be required for sections of the main drainage if developments take place up stream. Water - No issues, existing network. Storm water - Improvements to Bishopswater stream have reduced localised flooding, further improvements and diverting of the stream may be required. Roads - Recent improvements carried out including 'Brownes Roundabout' and improved pedestrian facilities and junction sightlines improvements close to Tesco entrance.
Requirements for Phased Future Development	<ul style="list-style-type: none"> Subject to the above and to the provision of adequate social infrastructure there are no restrictions on the phasing of future developments.