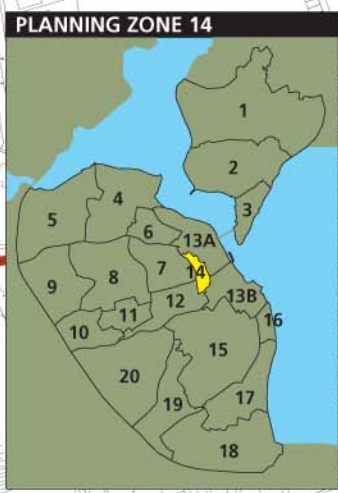
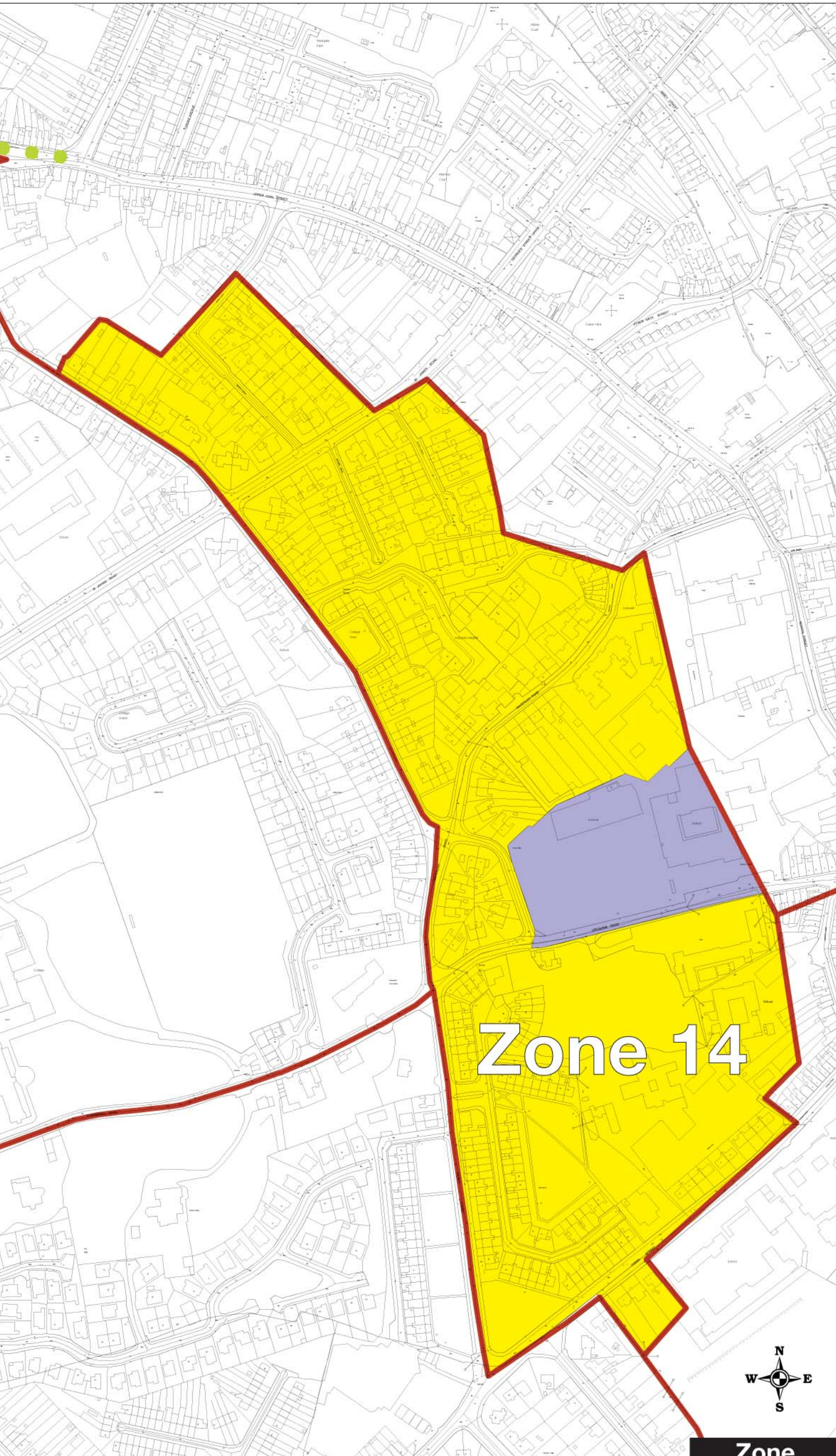


MAP LEGEND

-  **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
14



**Wexford Town and Environs
Development Plan 2009 - 2015**

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TITLE
Zone 14: Edge Town, Grogans Road to Wiggram

MAP NO.
14

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**
 - Predominately Residential and Community Land Use.
 - South section - Wexford CBS.
- Enclosure**
 - Mostly 2 storey residential dwellings/buildings.
 - Wexford CBS to the South of the site.
- Legibility**
 - Wexford CBS to the South of the site.
 - The site is bounded to the South by the Town Centre Zone.
- Permeability**
 - Medium and higher order link roads to feed into link road.
- Public Space**
 - Positive frontage to public open space area should be promoted.
 - Smaller urban parks to be encouraged in new developments.
- Future Deveolpment**
 - Opportunity to develop backland sites and redevelopment of existing low density/single storey. Higher densities would be required to follow the character and grain of the older parts of the town. Height of 3-4 storeys would be acceptable in principle.
- Services**
 - Sewer - Existing established area.
 - Water - No supply issues.
 - Storm water - No known problems with existing network.
 - Roads - Improved pedestrian facilities may be required, general traffic management improvements.
- Requirements for Phased Future Development**
 - Subject to improved pedestrian facilities and general traffic management improvements, there are no restrictions on the phasing of future developments.

Map 14: Zone 14: Edge Town, Grogans Road to Wiggram

