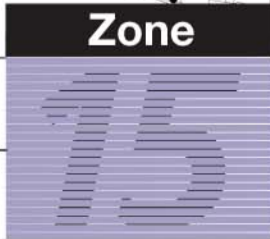


**Wexford Town and Environs
Development Plan 2009 - 2015**

© Ordnance Survey Ireland. All rights reserved. Licence number 2008/10CCMA/Wexford Local Authority

TITLE
Zone 15: Mulgannon

MAP NO.
15



Overview of Area

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

Urban Quality

- Character**
- Partly elevated site particularly to the South of the site, which is visible from the East.
 - Predominately Residential Land Use at the eastern section of the zone.
 - Western section - Wexford Golf course and open space.
 - The whole Northern Site boundary is bounded by the area referred to as the Rocks.
 - Mulgannon Road characterized by sporadic one off linear type housing.
 - North east section - Medium Density Residential Housing.
- Enclosure**
- Mostly 2 storey residential dwellings/buildings and open space.
- Legibility**
- Wexford Golf Course to the West of Site.
 - Residential Areas of Cromwellsfort etc.
 - Potential for low density housing to the southern elevated section of the site.
- Permeability**
- Inner relief 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**
- Positive frontage to public open space area should be promoted.
 - Development of Rocks as Public Park.
 - Green area to the eastern section of the site. Could be used as a community facility or improved green space.
- Future Development**
- Medium residential development with low density adjacent to existing housing. Formalized open space along the ridge of the rocks to create a new pedestrian link from Trespan Rocks to Coolballow.
- Services**
- Sewer - New developments will have to provide assessments.
 - Water - Upgrade of Mulgannon reservoir required.
 - Roads - New linkages required to reduce dependency on Mulgannon Road.
 - Storm water - Further assessment required.
- Requirements for Phased Future Development**
- Formalized open space along the ridge of the rocks to create a new pedestrian link from Trespan Rocks to Coolballow.
 - Water - Upgrade of Mulgannon reservoir required.
 - Roads - New linkages required to reduce dependency on Mulgannon Road.
 - Storm water - Further assessment required.

Map 15: Zone 15: Mulgannon

