






**MAP LEGEND**

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

**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

**PLANNING ZONE 16**



**Zone 16**

**Zone**

**16**



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

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TITLE

Zone 16: Maudlintown

MAP NO.

16

**Overview of Area**

Committed Infrastructure	Constraints	Permitted Development
	<ul style="list-style-type: none"> <li>Existing established residential area located between Senator Windows and Wexford Creamery Site.</li> </ul>	20071843 - extension to Nutricia Infant Nutrition Limited.  Part VIII Application for Social Housing to north of site (Batt Street).

**Urban Quality**

<b>Character</b>	<ul style="list-style-type: none"> <li>Mixed land uses - Enterprise - Senator Windows.</li> <li>Existing established residential development.</li> <li>Industry - Wexford Creamery.</li> <li>Flat landscape located along R730 heading toward Rosslare.</li> </ul>
<b>Enclosure</b>	<ul style="list-style-type: none"> <li>R730 (Rosslare Road) runs along the entire western site boundary.</li> <li>Railway line along eastern boundary.</li> <li>Wexford Harbour bounds to east.</li> <li>Sporadic residential development onto Batt Street to north.</li> </ul>
<b>Legibility</b>	<ul style="list-style-type: none"> <li>Senator Windows, Wexford Creamery - distinctive land marks.</li> <li>Opportunity for land mark buildings along entire length of Batt Street which would be ideal for Social Housing for predominately but not solely single family units.</li> <li>Opportunity to create landscaping / linear parks along the western and southern boundaries.</li> </ul>
<b>Permeability</b>	<ul style="list-style-type: none"> <li>Good permeability through residential priority should be given to pedestrian and cycle movements.</li> <li>Objective to provide access along harbour side.</li> </ul>
<b>Public Space</b>	<ul style="list-style-type: none"> <li>Small area of open space in residential area currently zoned for Medium Residential development - Change to Open Space.</li> <li>Small pocket of open space along Regional Road.</li> </ul>

Map 16: Zone 16: Maudlintown

**Urban Quality (continued)**

<b>Adaptability</b>	Celtic Linen Site Mixed zoning is proposed, residential uses to the north and commercial office units are recommended along the boundary with Wexford Creamery. This could be extended into the creamery site, part of which could also be developed around an additional access onto the main road. Sections of both sites are zoned 'industrial transition' which would permit offices and light industry.
<b>Services</b>	<ul style="list-style-type: none"> <li>Sewer - Main Drainage to most of site but this is a rising main. (Wexford Creamery private treatment plant).</li> <li>Water - No supply issues.</li> <li>Storm water - Attenuation required on all site - care required to ensure discharge directly to harbour does not result in pollution risks.</li> <li>Roads - New access road may be required to industrial lands. Study possible pedestrian and vehicular link along the harbour.</li> </ul>
<b>Requirements for Phased Future Development</b>	<ul style="list-style-type: none"> <li>New access road may be required to industrial lands.</li> </ul>