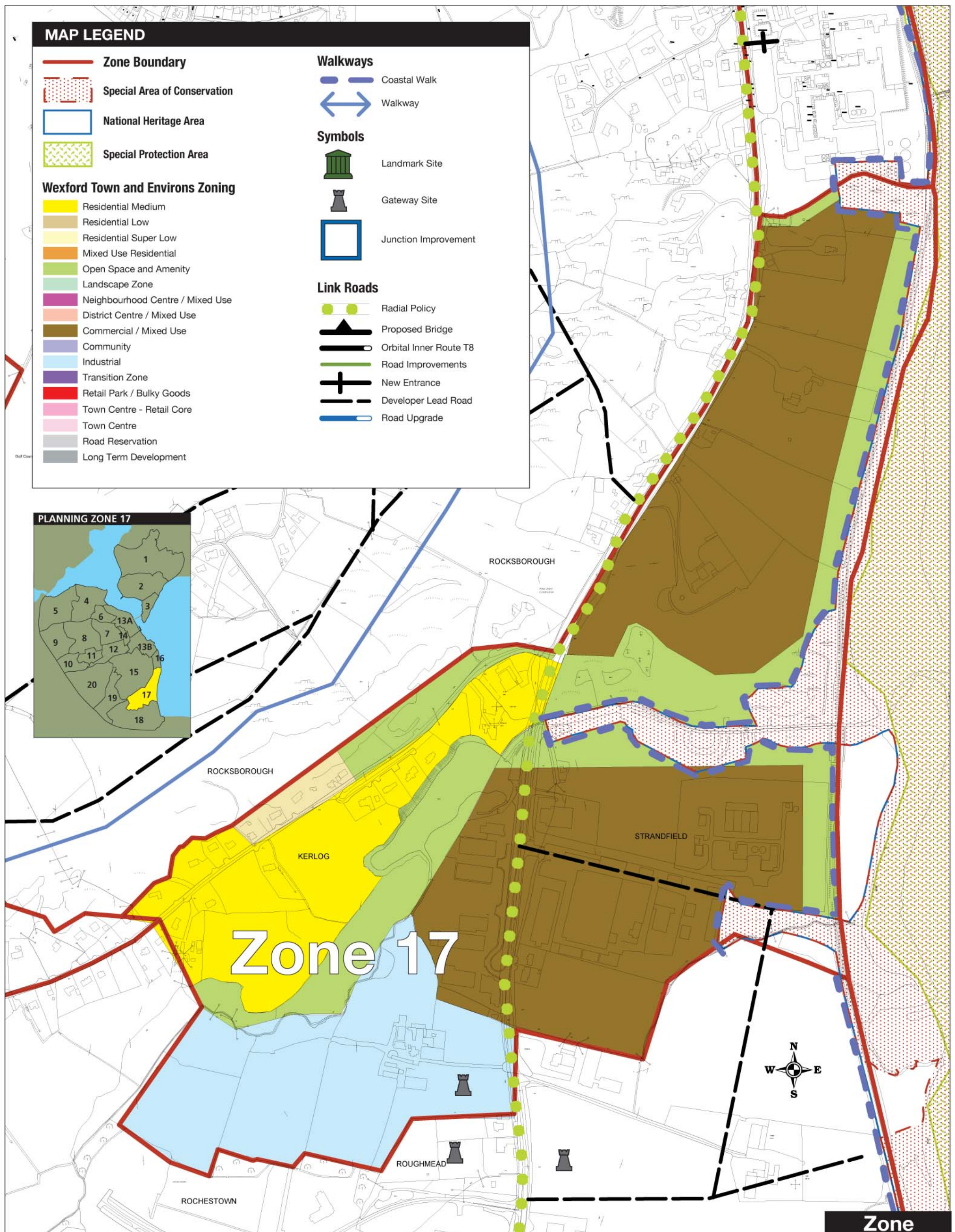


MAP LEGEND

- 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



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

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TITLE
Zone 17: The Rocks

MAP NO.
17

Overview of Area

Committed Infrastructure	Constraints	Permitted Development
	<ul style="list-style-type: none"> Western portion of site is very elevated, exposed and visible from the surrounding area. Land to east of Rosslare Road visible from Rosslare Strand. Proximity to "The Rocks". 	<p>20073682 - Streamline Properties - Retirement Village 158 accommodation units - FI requested 13/12/2007.</p> <p>20052920 - Cleary & Doyle - 308 residential units (7ha site).</p>

Urban Quality

Character	<ul style="list-style-type: none"> Mixed land uses. Highly elevated portion of site to west. Eastern portion of site low-lying and bounded by Wexford Harbour.
Enclosure	<ul style="list-style-type: none"> Wexford Creamery to north. Kerlogue Industrial Park to south. Railway line along eastern boundary. Rocks to west bordering Neville site.
Legibility	<ul style="list-style-type: none"> Aiseiri Centre to east of Rosslare Road. Large residential development proposed on lands to west. Opportunity for promotion of a Regional Park for Wexford within The Rocks. Opportunity to create landscaping / linear parks along the rail line.
Permeability	<ul style="list-style-type: none"> Links established through 2007 2192 to link in with Rosslare Road and future development. Roads to be designed to give priority to pedestrian and cycle movements.
Public Space	<ul style="list-style-type: none"> Linear park along rail line to be promoted - 2005 2920 provides for a boardwalk area along rail. A regional park for Wexford to be promoted in the Rocks Area - tie in with road linkages promoted through 2007 2192.
Adaptability	<ul style="list-style-type: none"> Any development in the western portion of the site area should have regard for the highly sensitive and scenic nature of the area as well as the existing and proposed residential development in the area including retirement homes. An element of commercial development would be beneficial if large scale residential is proposed i.e. neighbourhood centre shopping. Regional Park and linear park to be promoted. Any new development on Coolballow Road is dependent on road and footpath improvements linking any site to the Rosslare Road.
Requirements for Phased Future Development	<ul style="list-style-type: none"> Regional Park and linear park to be promoted. Any new development on Coolballow Road is dependent on road and footpath improvements linking any site to the Rosslare Road.

Map 17: Zone 17: The Rocks

