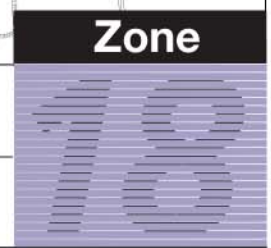


Wexford Town and Environs Development Plan 2009 - 2015

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TITLE
Zone 18: Sinnottstown and Drinagh

MAP NO.
18



Overview of Area

Committed Infrastructure	Constraints	Permitted Development
<ul style="list-style-type: none"> Existing Public Mains. IDA Park with existing access road to Greenfield sites. 	<ul style="list-style-type: none"> NHA to east and northeast of zone - Wexford Slobs and Harbour. Buffer zone required between new industrial developments and adjacent residential developments. Set back from N25 National Road. Local archaeology/architectural heritage to be retained (no. of recorded monuments in eastern section of zone). 	<p>20073920 - Modifications to approved Retail Park at Sinnottstown.</p> <p>20072051 - Modifications to Leisure Complex (includes bowling ally and play barn).</p> <p>20052020 - Sinnottstown Retail Centre.</p> <p>20074204 - Single storey industrial/warehouse (705sq.m.) and two-storey office space (352sq.m).</p> <p>20062156 - IDA changes to site boundaries, 160 car parking spaces, bike shed, etc.</p>

Urban Quality

Character	Zone 18 comprises of a large area of relatively flat land which lies to the north of the N25 and is accessed from the Rosslare roundabout. The predominant use is industrial with a number of recent office and bulky retail developments. There are also existing pockets of residential development. A bowling alley/leisure centre has recently been constructed to the south of the zone adjacent to the N25. The Drinagh Court Hotel is also located within this zone.
Enclosure	Bound by the N25 to the south, the Sloblands to the east and mainly greenfield lands to the west. There is some residential development adjoining to the north of the zone with The Rocks forming a backdrop.
Legibility	Views on approach from Rosslare Europort need to be improved as this is the first entry point to the town. A Landscaping/buffer zone is required along the N25. 3/4-storey corner building approved as part of Sinnottstown Retail Centre will form landmark building at Rosslare roundabout. Opportunity exists for another landmark building to the northeast of this roundabout.
Permeability	Good access from the N25 (Dublin & New Ross) and from Rosslare Europort. An access road has been constructed in the IDA park to an abundance of greenfield sites in centre of zone and the Sinnottstown Industrial Park also has a good access road. Pedestrian and cycle linkages should be provided between residential developments and employment centres to encourage a range of transport modes.

Map 18: Zone 18: Sinnottstown and Drinagh

Urban Quality (continued)

Public Space	Area to east of zone incorporating NHA could accommodate linear parks and recreational activities. Existing trees to be protected.
Future Development	<ul style="list-style-type: none"> Provide sufficient serviced lands to attract firms to the town, including high-tech research and development firms. Facilitate a range of uses which are not suitable for town centre locations (industrial, corporate office developments, leisure/recreation facilities). The provision of leisure facilities will encourage uses later in the day. Mixed use and retail park Gateway site located to north of roundabout offers opportunity for strong landmark feature buildings to complement recent office developments. Residential To be located to the South-East of the site in Drinagh South. These lands are not suitable for significant development due to landscape and heritage constraints. Suitable for development of single houses (1 acre sites) subject to overall sewer and road network proposals by developers. High standard of contemporary design and landscaping will be required for each plot. Industry Existing industrial lands shall be extended. New residential development adjacent to this zoning will not be encouraged.
Services	<ul style="list-style-type: none"> Sewer - Lands are serviceable with local connections required to the northern area. IDA park is fully serviced. Water - Adequate for proposed development areas. Storm water - Local improvements required to prevent localised flooding to northern section. Attenuation and harvesting will be promoted in this area. Roads - New road linkages to east of Rosslare road will be required as part of the development of these lands.
Requirements for Phased Future Development	<ul style="list-style-type: none"> Buffer zone required between new industrial developments and adjacent residential developments. Set back from N25 National Road to preserve free from development route corridors reservation where development would interfere with road objectives. New road linkages to east of Rosslare road will be required as part of the development of these lands.