






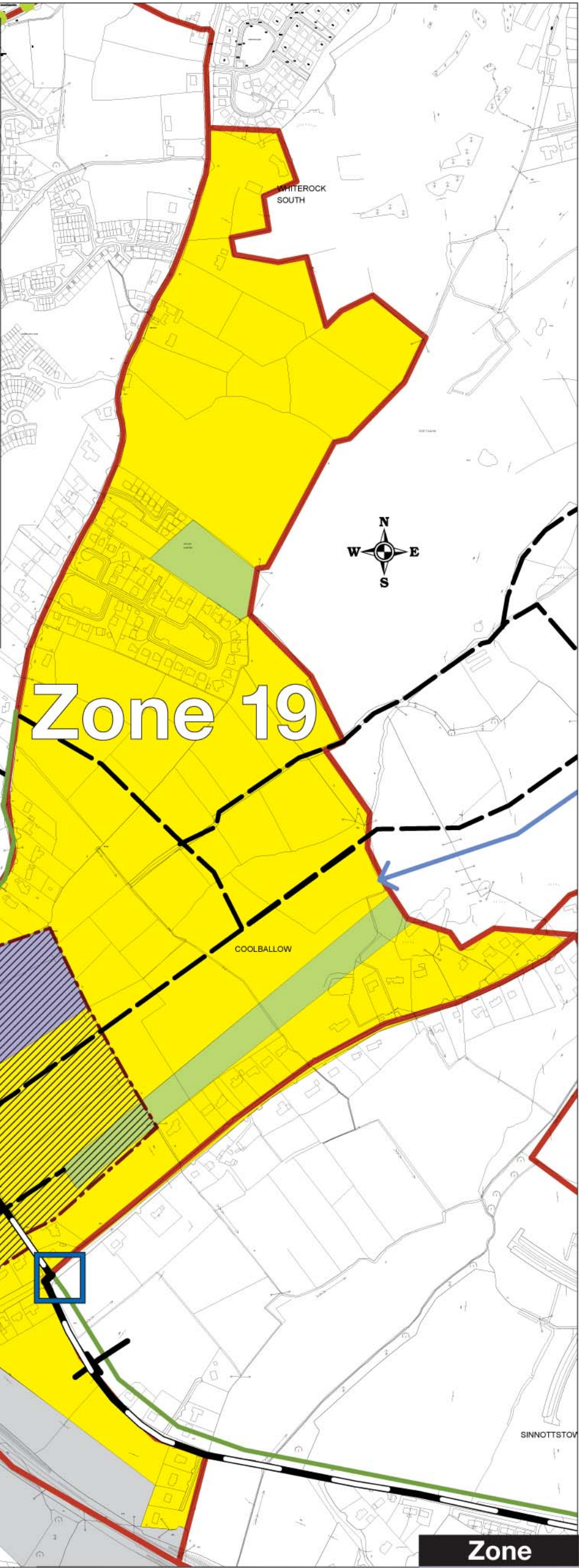
MAP LEGEND

-  **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



Zone 19



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

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TITLE
Zone 19: Whiterock and Coolballow

MAP NO.
19

Zone
19

Overview of Area

Committed Infrastructure	Constraints	Permitted Development
	<ul style="list-style-type: none"> N11 National road along the south - eastern boundary and 100 metre reservation requirement for possible road upgrade. 	

Urban Quality

Edge of town undeveloped lands with a very high potential due to proximity to town centre and excellent views.

- Character**
- Largely comprised of undeveloped agricultural land.
 - Significant number of one off houses, particularly along Coolballow Lane and Whiterock Hill.
 - Recent residential estate developments accessing onto Whiterock Road.
 - Bordered to the east by Wexford Golf Club.
- Enclosure**
- Proposed inner relief road to east.
 - N11 National road to the south west.
 - Coolballow Lane to the south.
 - Whiterock Hill to the west.
- Legibility**
- Proposed inner relief road which will open up lands on this site and on lands to the east in Rocksborough whilst provide direct access onto the Rosslare Road.
 - Future neighbourhood centre to be located off the inner relief road near the midpoint of the site. Future roads, pedestrian and cycle links to maximise accessibility.
- Permeability**
- Currently access to the site is via Whiterock Hill with limited access via Coolballow Lane.
 - Future links to maximise permeability for all.
- Public Space**
- Areas of public open space at suitable locations envisaged adjacent to link roads.
 - Suitable community facilities envisaged adjacent to neighbourhood centre.
 - Green buffer zone to the rear of existing dwellings on Coolballow Lane.

Map 19: Zone 19: Whiterock and Coolbarrow

Urban Quality (continued)

- Future Development**
- Development of lands (identified on map) will be subject to the delivery of social and physical infrastructure and will not be considered until there is:
- 1) Upgrading of road junctions.
 - 2) Provision of local shopping facilities within the development or at the neighbourhood centres.
 - 3) Provision of capacity in the sewer network.
 - 4) Development of public water reservoir at Whiterock/Mulgannon.
 - 5) Structural storm water attenuation measures and studies to ensure capacity exists in the Bishopswater attenuation pond to accommodate maximum rainfall projections.
- Low to medium density to be permitted on elevated western section of site (Whiterock Hill) to reduce impact.
 - Large community zoned area may accommodate location for primary school and or sports facilities.
- Services**
- Sewer**
- Lands to the west of the site will require solution to provide a gravity sewer to main drainage. Remaining lands can be connected. With gravity feed.
- Water**
- Local improvements required to local network including upgrading of the Whiterock reservoir.
- Storm water**
- Detailed plans for attenuation and release of storm water required.
- Roads**
- Development would be dependent on delivery of inner relief route.
 - Residential roads must link to adjoining landholdings.
 - Improvements to footpaths, lighting and road realignment on Coolballow Lane.
 - Long term reservation adjacent to N11/25 is required for possible future road improvements. This will be reserved as landscaped area in addition to open space requirements.
- Requirements for Phased Future Development**
- Development of lands (identified on map) will be subject to the delivery of social and physical infrastructure and will not be considered until there is:
- 1) Adequate provision of social infrastructure.
 - 2) Upgrading of road junctions.
 - 3) Development would be dependent on delivery of inner relief route.
 - 4) Provision of local shopping facilities within the development or at the neighbourhood centres.
 - 5) Provision of capacity in the sewer network.
 - 6) Development of public water reservoir at Whiterock/Mulgannon.
 - 7) Structural storm water attenuation measures and studies to ensure capacity exists in the Bishopswater attenuation pond to accommodate maximum rainfall projections.
 - 8) Long term reservation adjacent to N11/25 is required for possible future road improvements. This will be reserved as landscaped area in addition to open space requirements.