





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

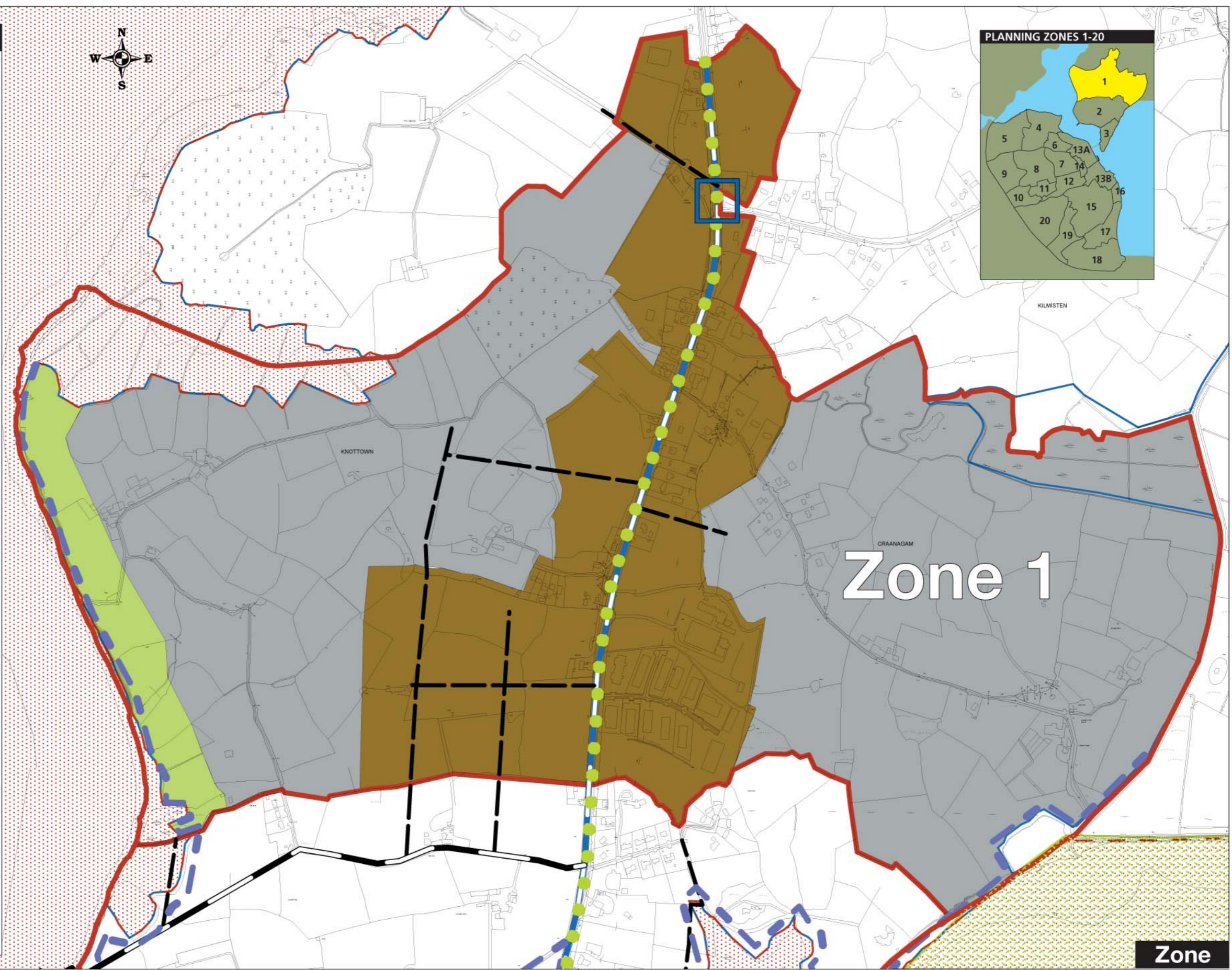
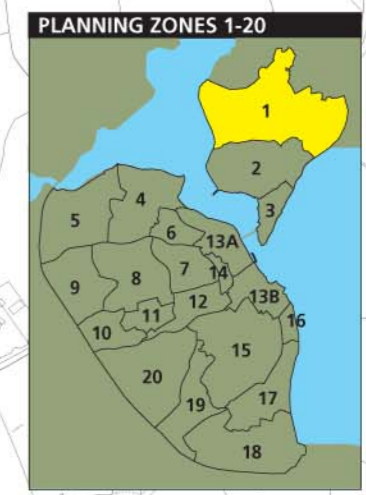
-  Coastal Walk
-  Walkway

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

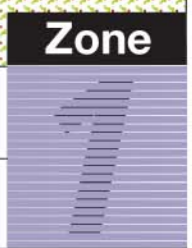


Wexford Town and Environs Development Plan 2009 - 2015

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TITLE
Zone 1: Ardcahan or Knottstown / Graanagam

MAP NO.
1



Overview of Area

Committed Infrastructure	Constraints/Opportunities	Permitted Development
<ul style="list-style-type: none"> R741. County road to Wexford Slobs to east. Laneways only to west. Mains water on R741, part of county road and some lanes. Imminent connection to Wexford treatment plant. 	<ul style="list-style-type: none"> NHA/SPA. Current design of R741. No existing accesses to west. Capacity of county road to east. Sporadic commercial and one-off housing development on R741 and to east. Coastal areas vulnerable to flooding / rises in sea levels. Coastal areas privately owned. 	<p>None significant.</p>

Urban Quality

Character	<p>R741 - variety of commercial / residential developments / undeveloped site with retained field boundaries – no overriding character.</p> <p>To east - Undeveloped undulating land with extensive sporadic one-off development on county road.</p> <p>To west - Undeveloped undulating land. Little existing development. Limited existing accesses. River Valley.</p>
Enclosure	<p>R741- Some enclosure provided by larger car showroom buildings on R741 and landscaping to dwellings/undeveloped fields.</p> <p>Restricted enclosure elsewhere.</p>
Legibility	<p>R741 - good.</p> <p>Restricted elsewhere.</p>
Permeability	<p>R741 - new road network required, good for vehicles, poor for pedestrians, cyclists.</p>
Public Space	<p>None currently.</p>
Diversity	
Adaptability	<p>R741</p> <ul style="list-style-type: none"> Road improvement reservation required. Vacant fields with frontages suitable for large development / new accesses routes with frontage to R741, contemporary design. R741 to be redesigned for pedestrians, cyclists, visual amenities etc, public transport. Strict control over signage and frontage treatments on R741. 'Commercial' usage and extent to be defined. Contemporary designs encouraged.

Map 1: Zone 1: Ardcahan or Knottstown / Graanagam

Urban Quality (continued)

Future Development	<p>Short Term lands adjacent to R741</p> <ul style="list-style-type: none"> Suitable for commercial mixed use. New individual access shall be limited and new East/West Access Roads would be the pictured access from regional road. Suitable uses - car showrooms, offices, industrial, warehousing, bulky goods retail (subject to Retail impact assessment), health and community, leisure. Residential - Generally not permitted unless to meet the housing need of landowners immediate family (including restricted Future Dev. Zone). <p>Long Term Development Zoning</p> <ul style="list-style-type: none"> Lands are to be reserved and protected against haphazard developments. These lands are considered to be strategically important. Projects of regional or international importance could be accommodated if all infrastructural needs are met during the lifetime of this plan (e.g. Road networks, public transport provision, sewer connections). <p>Services</p> <ul style="list-style-type: none"> Future growth is dependent on provision of public sewer connection to Wexford Main Drainage and delivery of planned investment by Wexford County Council. Private treatment may be considered in the interim. Water main layouts will be required. Storm water attenuation to be provided by developer. Roads - reservations required on R741, new individual accesses will be restricted. Linkages to adjoining lands will be required.
Requirements for Phased Future Development	<ul style="list-style-type: none"> Lands are to be reserved and protected against haphazard developments. These lands are considered to be strategically important. Projects of regional or international importance could be accommodated if all infrastructural needs are met during the lifetime of this plan (e.g. Road networks, public transport provision, sewer connections).