

**MAP LEGEND**

**Walkways**

- Coastal Walk
- Walkway

**Symbols**

- Landmark Site
- Gateway Site
- Junction Improvement

**Link Roads**

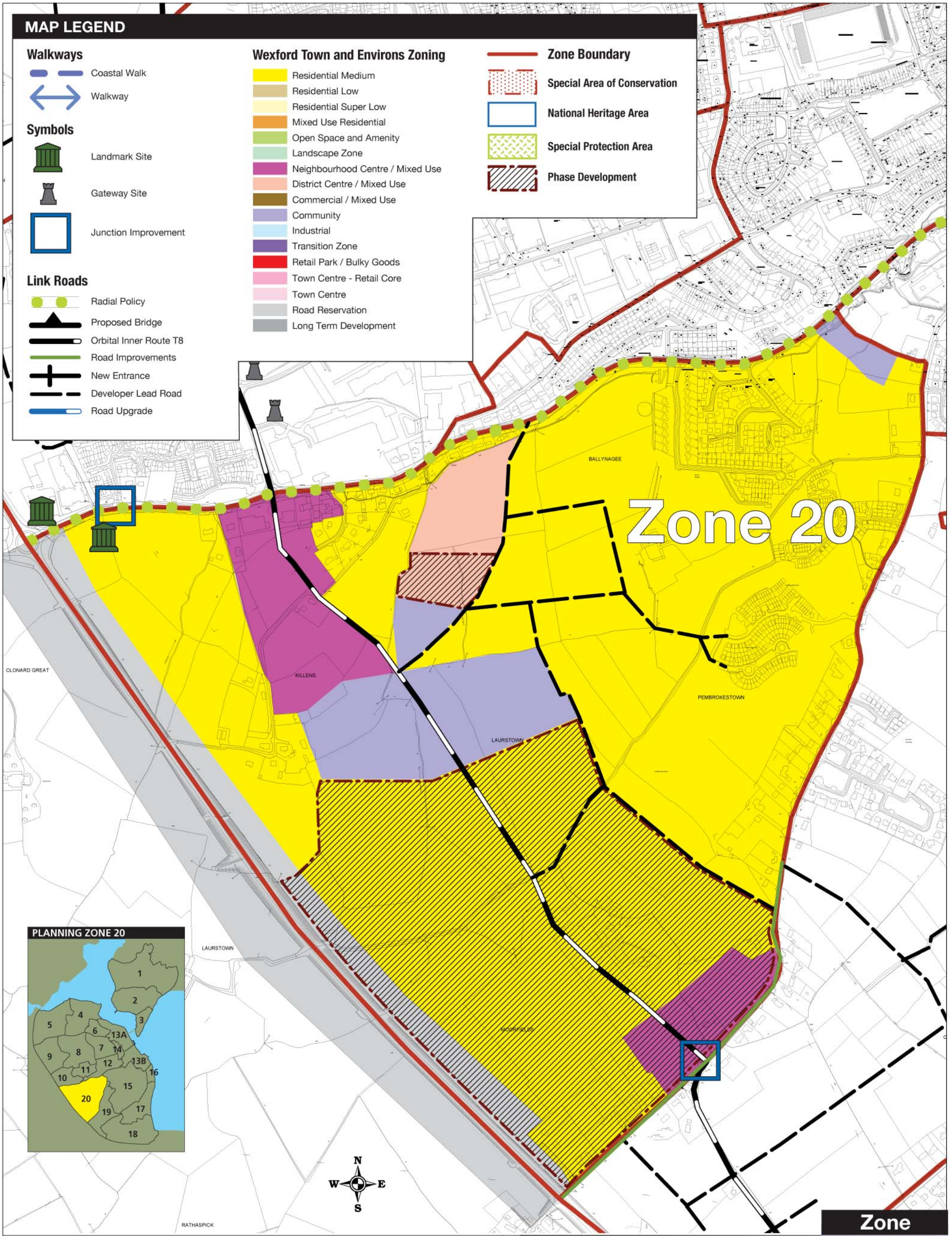
- Radial Policy
- Proposed Bridge
- Orbital Inner Route T8
- Road Improvements
- New Entrance
- Developer Lead Road
- Road Upgrade

**Wexford Town and Environs 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

**Zone Boundary**

- Special Area of Conservation
- National Heritage Area
- Special Protection Area
- Phase Development



**Zone 20**



**Zone**

**20**



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

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TITLE  
Zone 20: Western Quarter -  
Ballynagee / Pembrokestown / Killeens / Moorfields

MAP NO.  
**20**



**Overview of Area**

- Constraints**
- N11 National road along western boundary and need for strip of green space alongside so that development is not located too close.
  - Land to be reserved for upgrading of Whitford roundabout which is at capacity.
  - Sloping lands.

**Urban Quality**

- Character**
- Predominantly agricultural land.
  - Small degree of one off houses.
  - Housing estates under construction.

- Enclosure**
- Clonard village to north.
  - Proposed inner relief road to east.
  - N11 National road to west.

- Legibility**
- Opportunity for major landmark building at Clonard Great off the R733/ N11 roundabout.
  - Proposed inner relief road, part of which is under construction, would open up lands on this site and on lands to the east.
  - Future location for primary and secondary schools.
  - 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**
- There is no direct access to or through the site except along its northern and southern boundaries.
  - Future links to maximise permeability.

- Public Space**
- Areas of public open space at suitable locations envisaged adjacent to inner relief road and within new housing estates.
  - Suitable community facilities envisaged adjacent to neighbourhood centre.

**Future Development**

This area represents the largest new zone to be added to the town. The land offers the opportunity to develop new neighbourhoods and new social and community facilities. However, due to the recent developments and granted permissions, restrictions will have to be put in place until new social and physical infrastructure is complete.

- Development of additional lands identified as Medium Residential subject to provision of social and physical infrastructure will not be considered until there is:
- 1) Provision of additional primary school.
  - 2) Provision of secondary school - new school or relocated and expanded school.
  - 3) Provision of sporting playing fields and athletics (including football and GAA pitches) and shared changing facilities.
  - 4) Provision of orbital route linking the site to Whiterock Road or Newline Road.
  - 5) Provision of local shopping facilities within the development or at the neighbourhood centres to the north and south of the area.
  - 6) Provision of capacity in the sewer network.
  - 7) Development of public water reservoir at Whiterock/Mulgannon.
  - 8) Structural storm water attenuation measures and studies to ensure capacity exists in the Bishopswater attenuation pond to accommodate maximum rainfall projections.

**Urban Quality (continued)**

**Residential**  
 Mixture of dwelling types required, generally medium but high density may be permitted adjacent to radial route, main junctions and neighbourhood centres.

**Mixed Use**  
 A variety of uses will be considered. Buildings should be flexible to adapt to changing development patterns. General retail may not be suitable but can be reviewed subject to retail impact assessment. Opportunity exists for new gateway buildings adjacent to the Newline Road each side of the orbital road.

**Neighbourhood Centres/District Centre**  
 A neighbourhood centre has been granted as part of the Fortissimo Development, expansion of this centre could be considered in the longer term 5-10 years. Lands are identified for expansion to district centre subject to need based on population or economic growth. A District centre would permit a wider range of goods and larger retail floor space. Development of a district centre should only be permitted once it has been demonstrated that it would not have an adverse impact on the town centre.

Neighbourhood centre zoning is also proposed to the south of the site. This area will provide local services to residential zoned lands at Moorfields, Coolballow and Whiterock. The change in levels from Killeens to Coolballow will act as a physical barrier, and this 2nd neighbourhood centre will be necessary to reduce car journeys and encourage pedestrian activity.

**Services**

**Sewer**

- Lands will require solution to provide a gravity sewer to main drainage.

**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.
- 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**

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