

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

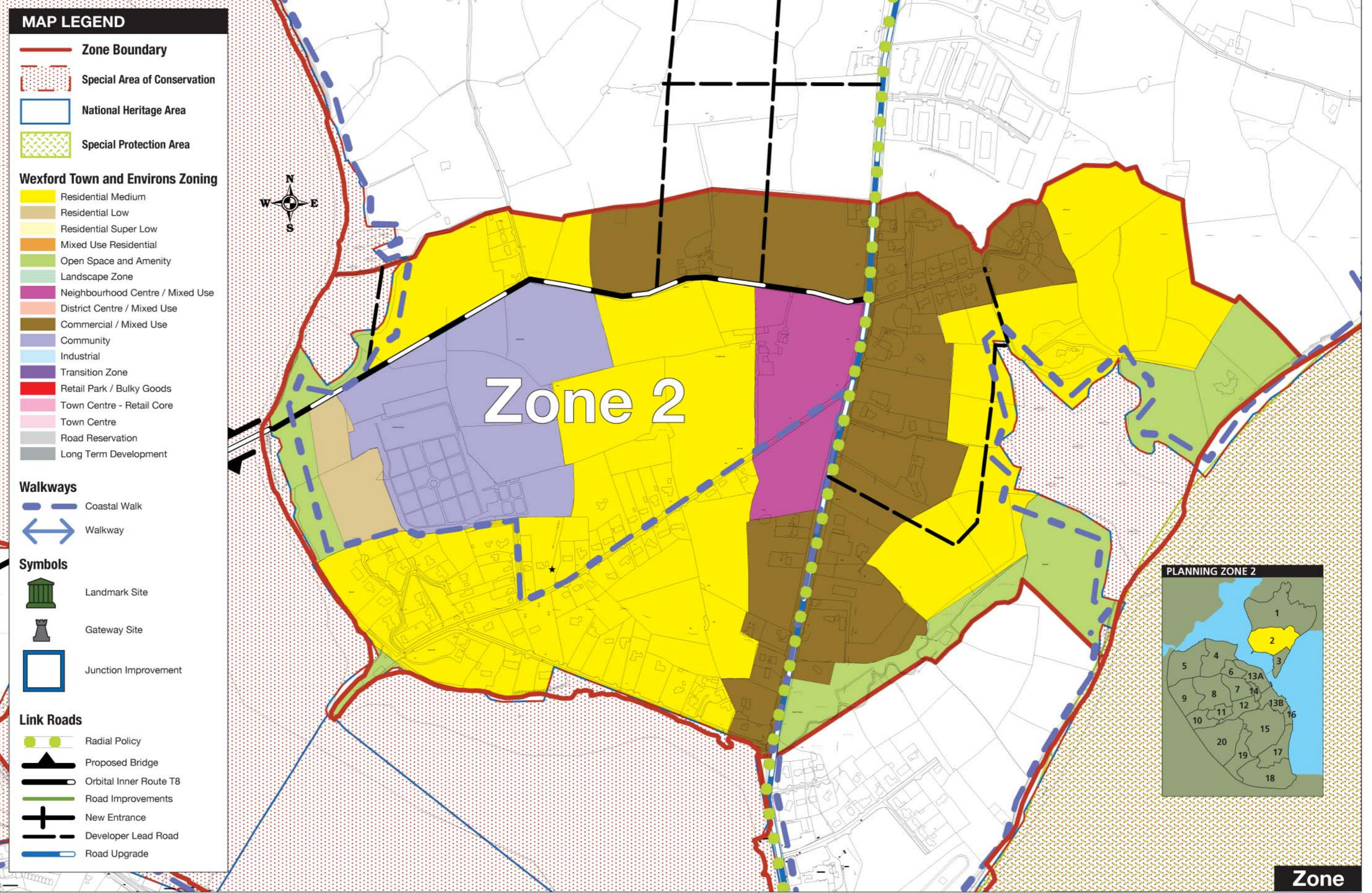
- Landmark Site
- Gateway Site
- Junction Improvement

Link Roads

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



Zone 2



Wexford Town and Environs Development Plan 2009 - 2015

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TITLE
Zone 2: Crosstown

MAP NO.
2



Overview of Area

Committed Infrastructure	Constraints/Opportunities	Permitted Development
<ul style="list-style-type: none"> R741. Narrow laneway and county road to Crosstown to west. Laneways only to east. Proposed new river crossing Mains water on R741, part of county road and some lanes. Proposed connection to Wexford treatment plant. 	<ul style="list-style-type: none"> NHA. Current design of R741. No existing county roads etc to east. Sporadic commercial and housing development. Coastal areas vulnerable to flooding / rises in sea levels Coastal areas privately owned including houses, e.g. at Crosstown and Hynes site. Emerging views of Town Centre when approaching from north. 	<p>None significant.</p>

Urban Quality

Character	<p>R741 - variety of commercial / residential developments / undeveloped sites with retained field boundaries - no overriding character.</p> <p>To east - Mostly undeveloped undulating land with some clustered housing development. NHA, marshy area.</p> <p>To west - Low density housing development at Crosstown, mature trees. Undeveloped land.</p>
Enclosure	<p>R741- Some enclosure provided by larger commercial buildings on R741 and landscaping to dwellings/undeveloped fields.</p> <p>Restricted enclosure elsewhere.</p>
Legibility	R741, Crosstown - good.
Permeability	R741 - good for vehicles, poor for pedestrians, cyclists.
Public Space	Crosstown cemetery.

Urban Quality (continued)

Future Development	<p>The development of newly zoned lands is dependent on the provision of a suitably sized graveyard extension, which is required to serve Wexford Town.</p> <p>New Residential</p> <ul style="list-style-type: none"> Given short distance from the Town Centre a mixture of low and medium density is recommended, constraints on the boundaries of sites will require lower densities adjoining existing dwellings. No dwellings are to back onto exposed areas. Particular care will be required on lands to the east facing Wexford Harbour and Slobs and lands to the west facing the River Slaney. <p>Neighbourhood Centre</p> <ul style="list-style-type: none"> Local services centre but would be suitable for location of comparison bulky goods (subject to retail impact assessment). <p>Community</p> <ul style="list-style-type: none"> Lands identified can be relocated or reduced on provision of community facilities, (subject to a needs study prepared at the developers expense), site for a new school will be required from these lands. <p>Open Space</p> <ul style="list-style-type: none"> Lands adjacent to Slaney to be reserved for River Park. A larger section is reserved adjacent to Crosstown; this could be reduced in area in the future once the location of the third river crossing is determined.
Services	<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.
Requirements for Phased Future Development	<ul style="list-style-type: none"> The development of newly zoned lands is dependent on the provision of a suitably sized graveyard extension, which is required to serve Wexford Town. Proposed connection to Wexford treatment plant. Roads - reservations required on R741.

Map 2: Zone 2: Crosstown