





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

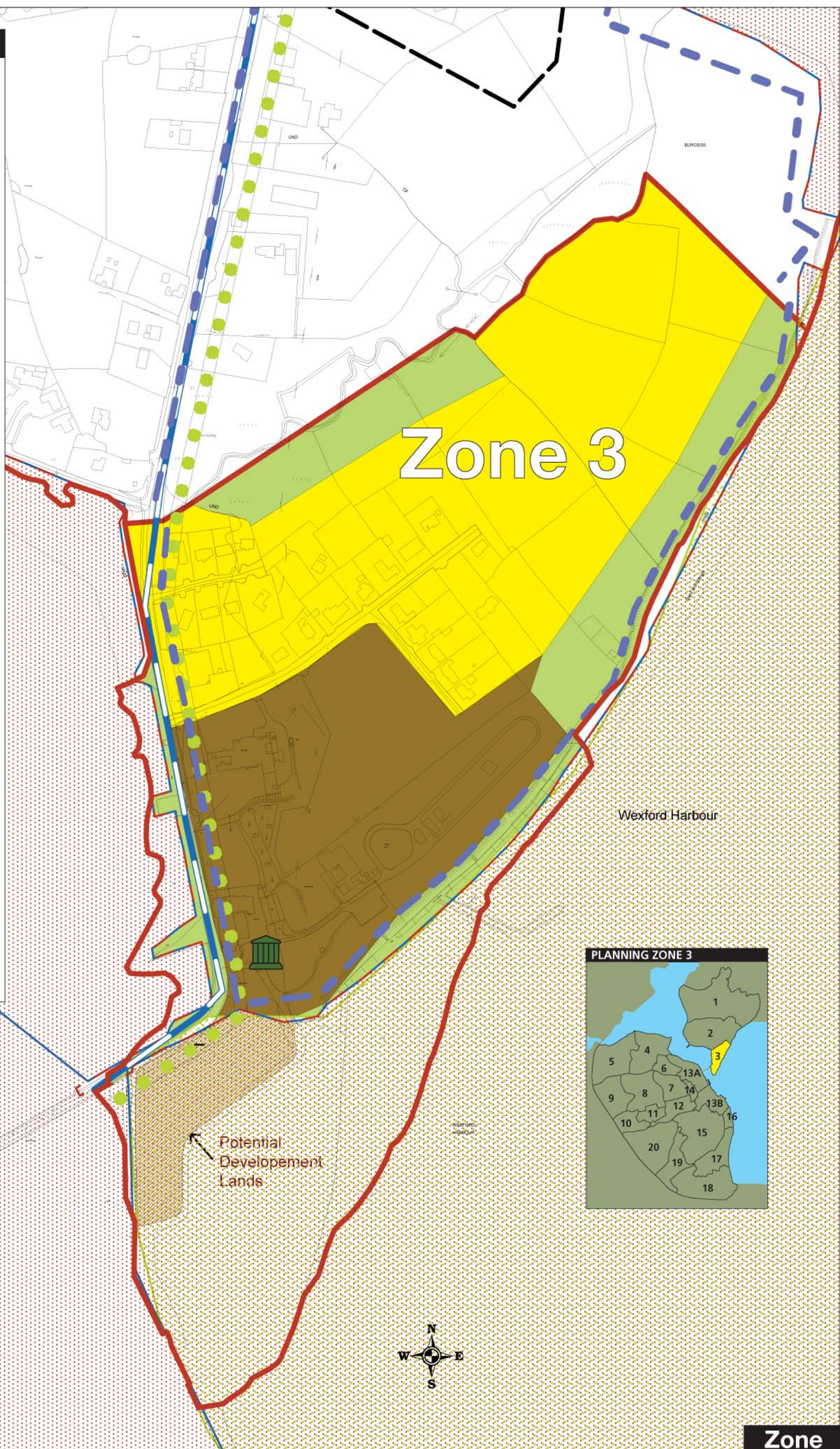
-  Coastal Walk
-  Walkway

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



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

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TITLE
Zone 3: Ferrybank

MAP NO.
3

Overview of Area

Committed Infrastructure	Constraints/Opportunities	Permitted Development
<ul style="list-style-type: none"> R741 Existing roads to residential development, caravan site swimming pool. Mains water on R741, part of county road and some lanes. Proposed connection to Wexford treatment plant. 	<ul style="list-style-type: none"> NHA / SPAs / NHA. Coastal areas vulnerable to flooding / rises in sea levels. Ground conditions on spit of land. 	<p>New swimming pool building.</p>

Urban Quality

Character	Residential/ hotel/ car showroom buildings - none of particular architectural merit. Open space parkland. Pool area/campsite/playground - strong amenity/tourist area adjoining town and river. Spit of land scruffy but used for harbouring of mussel boats.
Enclosure	R741- Some enclosure provided by hotel / hospital / car showroom.
Legibility	R741 - good.
Permeability	R741 - good for vehicles, poor for pedestrians, cyclists including using existing bridge.
Public Space	Adjoining caravan park.
Diversity	
Adaptability	<ul style="list-style-type: none"> Views to town approaching from north protected and enhanced. Development of lands to east to face/enhance NHAs, marshy areas. R741 to be redesigned for pedestrians, cyclists, visual amenities etc. (alignments, street furniture etc), public transport. Riverside Park adjoining/linked with cemetery, west facing (sunsets). Land at existing hotel / spit of land <ul style="list-style-type: none"> Scope for extensive employment development adjoining river. Town centre uses and new landmark buildings. Night time uses. Riverside walk. Adjoining existing caravan park <ul style="list-style-type: none"> Tourist/leisure type uses adjoining campsite. Riverside walks to Slobs. Urban beach.

Map 3: Zone 3: Ferrybank

Urban Quality (continued)

Future Development	<p>The Council will consider the development potential of lands which are currently located within the SAC / SPA, but which may be suitable for future development subject to agreement with the Dept. of Environment and the National Park & Wildlife Service.</p> <p>Mixed Use</p> <ul style="list-style-type: none"> Mixed use developments would be encouraged, campsite would remain. Development requires landmark buildings which could become iconic buildings with National/International recognition. <p>Existing Residential</p> <ul style="list-style-type: none"> Redevelopment of residential areas can only take place as a part of a larger overall development in order to protect the amenities of the adjoining dwellings.
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 Council will consider the development potential of lands which are currently located within the SAC / SPA, but which may be suitable for future development subject to agreement with the Dept. of Environment and the National Park & Wildlife Service. Roads - reservations required on R741.