

**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**

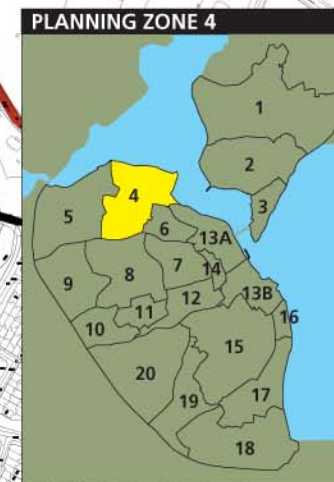
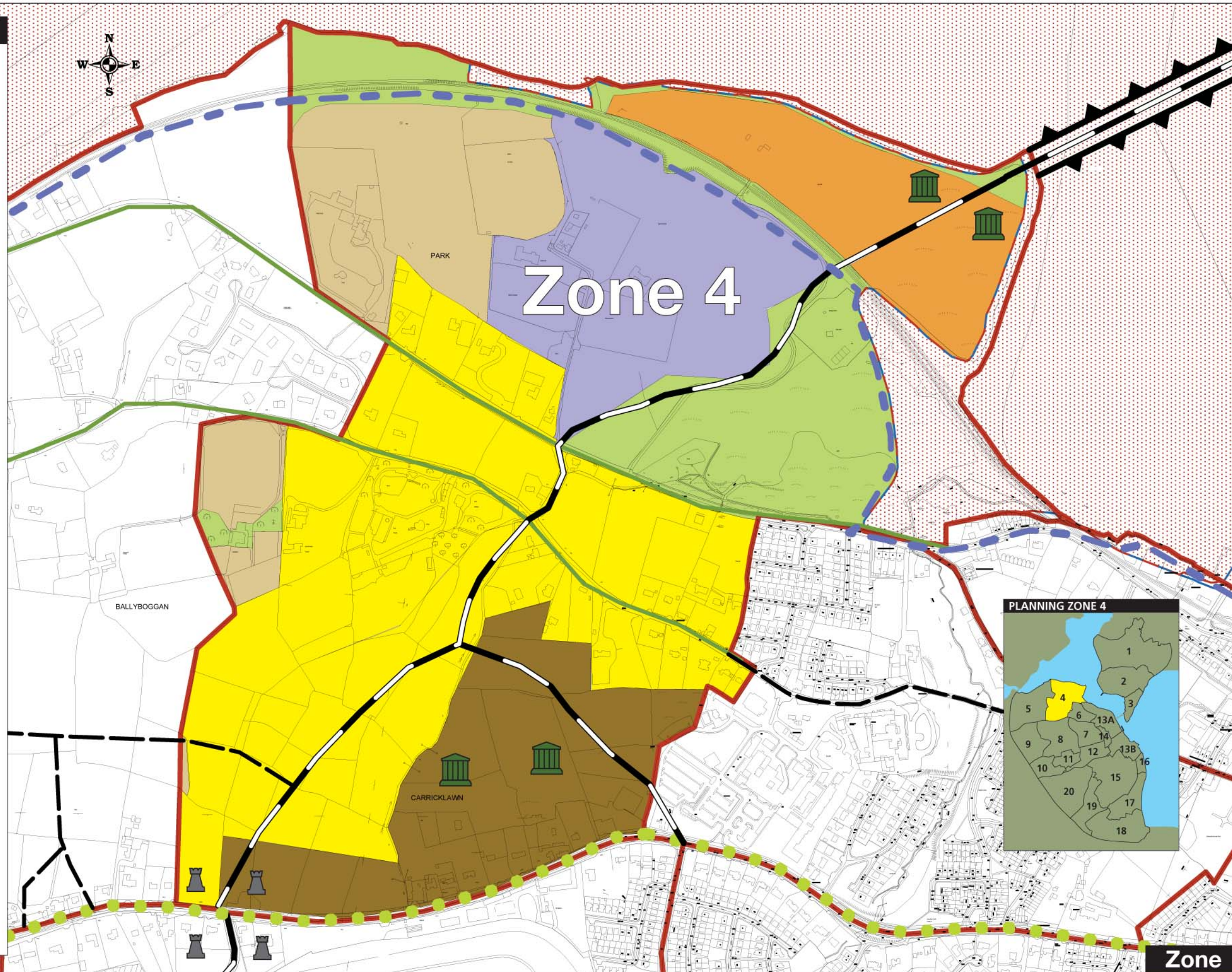
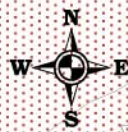
- Coastal Walk
- Walkway

**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**

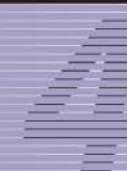
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TITLE

Zone 4: Park, Carcur and Carricklawn

MAP NO.

4



**Overview of Area**

<p><b>Committed Infrastructure</b></p> <ul style="list-style-type: none"> <li>• R730 on northern side of site.</li> <li>• R769 runs along southern boundary of site.</li> <li>• County road running through middle of site.</li> <li>• Dublin-Wexford railway line running along northern riverside section of site.</li> </ul>	<p><b>Constraints</b></p> <ul style="list-style-type: none"> <li>• Sections of site liable to flooding towards northern sections close to river.</li> <li>• SAC / SPA</li> <li>• Sections of site are very elevated and visible from N11.</li> <li>• Areas of visual importance visible from N11.</li> <li>• Narrow poor quality third class roads.</li> </ul> <p><b>Environmental Constraints</b></p> <ul style="list-style-type: none"> <li>• Existing water bodies on site - streams flowing into Slaney.</li> <li>• Natural Heritage Area (NHA) to northern boundary - Wexford Slobbs and Harbour.</li> <li>• SPA.</li> <li>• SAC.</li> </ul>	<p><b>Permitted Development</b></p> <p>Development of DOE Headquarters and New County Hall</p> <p>400 residential mixed use scheme.</p>
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**Urban Quality**

<b>Character</b>	<ul style="list-style-type: none"> <li>• Partly elevated site, which is visible from the N11 road.</li> <li>• Entrance radial route into Wexford.</li> </ul>
<b>Enclosure</b>	<ul style="list-style-type: none"> <li>• Landscaping corridor along the south and western boundaries.</li> <li>• Mostly 2 storey buildings reflecting previous agricultural use of the lands.</li> </ul>
<b>Legibility</b>	<ul style="list-style-type: none"> <li>• Landmark buildings to be created - new Department of Environment building, new Wexford County Council Building.</li> <li>• Opportunity to create landscaping / linear parks along the northern and eastern boundaries.</li> <li>• New road network will substantially change perception and service large areas of undeveloped lands.</li> </ul>
<b>Permeability</b>	<ul style="list-style-type: none"> <li>• Medium and low order road linkages feed area - R730 to north, R769 to southern boundary and county road running through middle of site.</li> </ul>
<b>Public Space</b>	<ul style="list-style-type: none"> <li>• Improvement to lighting along many of the residential areas, better lighting may encourage recreational uses later in the day.</li> <li>• Sports grounds to north eastern section of site.</li> <li>• Possibility for town park and recreational area in this section close to river bank, opportunity for river walk and small water sport enterprises.</li> </ul>
<b>Diversity</b>	<ul style="list-style-type: none"> <li>• Preserve stream corridors and river bank – linear strip of land on either side of watercourses.</li> </ul>

Map 4: Zone 4: Park, Carcur and Carricklawn

**Urban Quality (continued)**

<b>Future Developments</b>	<p>New public sector quarter is developing with the headquarters for DOE, New County Hall and expansion of Wexford Hospital. This will result in the opening of lands for development on adjoining sites which will also deliver a significant proportion of the orbital route linking Newtown Road with Park and eventually to the reserved lands for the third river crossing.</p> <p>Higher densities will be considered along this route, but new development must have regard to established residential units and along these boundaries a transition density will be required.</p> <p><b>Carcur/Park</b>          The lands, former landfill and quarry on the banks of the Slaney, have been the subject of a previous action area plan. The community area could be considered for second level education replacement or new secondary school could be accommodated. Given the Heritage designation of the inlet the open space/park will be located adjacent to this area.</p> <p>On the Old Quarry Site the opportunity exists to create landmark buildings at the point of the third river crossing. This site will act as a future gateway to the town. Studies may be required on the third Bridge prior to determining the location of these buildings.</p> <p>A mixture of uses will be acceptable on this site and the buildings must be adaptable. Retail development should be limited to local demands but could be acceptable in the longer term.</p>
<b>Services</b>	<ul style="list-style-type: none"> <li>• Sewer - significant investment in place with main drainage now provided.</li> <li>• Water - water mains connection available.</li> </ul> <p>Storm water - attenuation required, further investigation will be required on impact on local streams, rising sea levels and flood risk from River Slaney on low lying lands. Care is required in reviewing role of local stream and any possible impact on the SPA, SAC and NHA.</p> <ul style="list-style-type: none"> <li>• Roads - Wexford Borough Council and Wexford County Council have commenced projections to provide the main road network as identified on the plan. The first phase will provide access to the New County Hall and DOE Headquarters from the Carricklawn Junction with later phases dependent on the development of lands in private ownership.</li> </ul>
<b>Requirements for Phased Future Development</b>	<p>Opening of lands for development on adjoining sites will also deliver a significant proportion of the orbital route linking Newtown Road with Park and eventually to the reserved lands for the third river crossing.</p> <p>Attenuation required; further investigation will be required on impact on local streams, rising sea levels and flood risk from River Slaney on low lying lands. Care is required in reviewing role of local stream and any possible impact on the SPA, SAC and NHA.</p>