





**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**

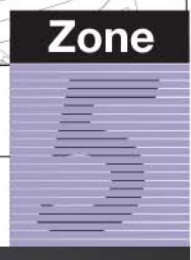
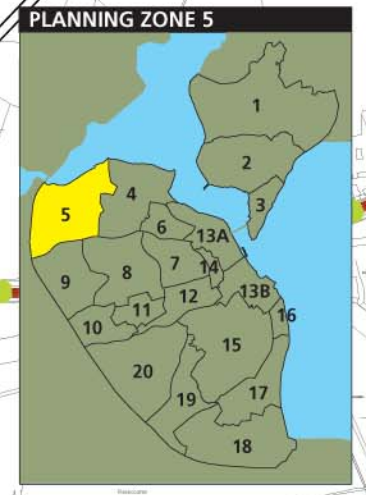
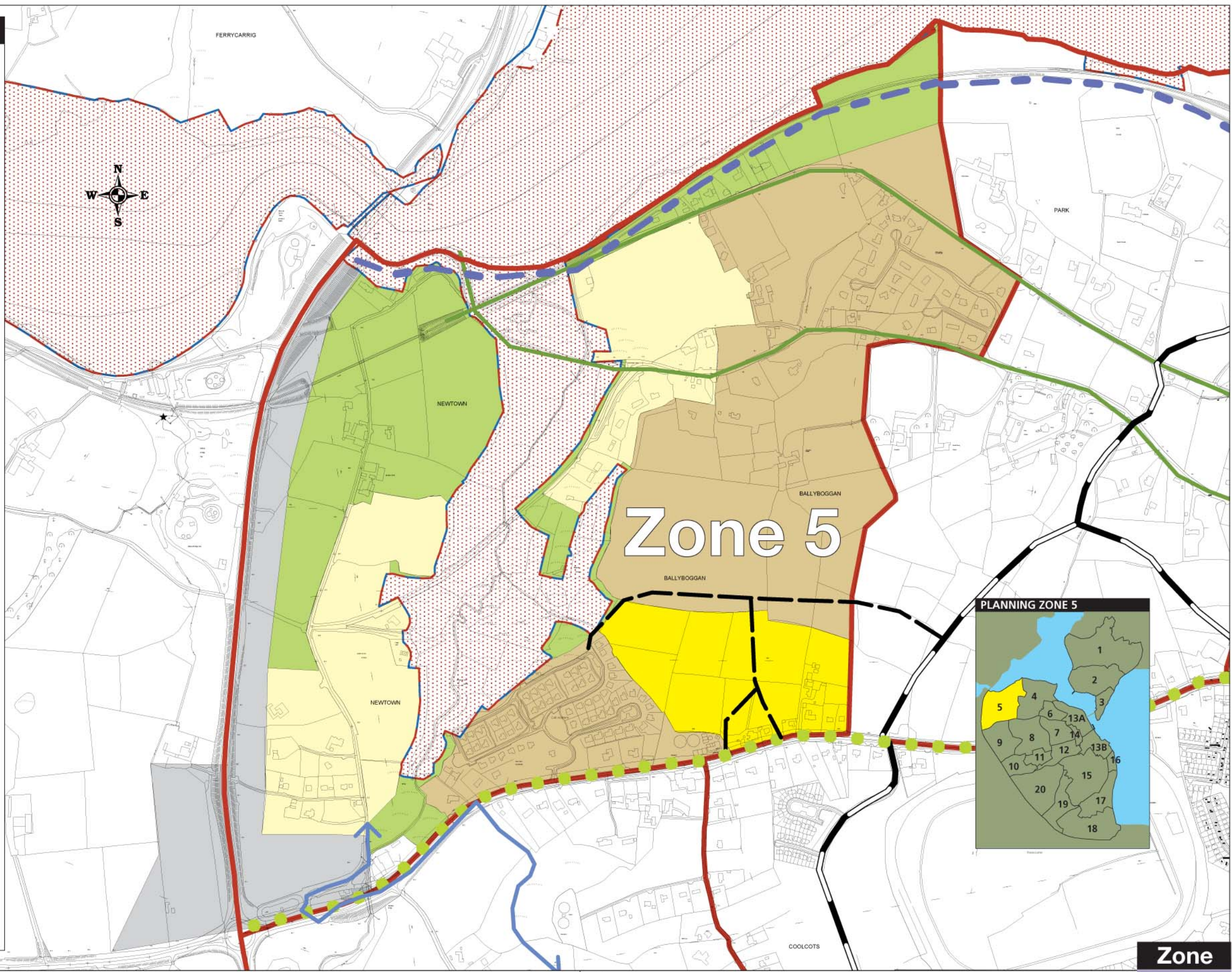
-  Coastal Walk
-  Walkway

**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**

TITLE  
**Zone 5: Ballyboggan and Newtown**

MAP NO.  
**5**

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**Overview of Area**

**Committed Infrastructure**

- R730 on northern side of site.
- R769 runs along southern boundary of site.
- Network of county roads running through middle of site.
- Dublin-Wexford railway line running along northern riverside section of site.

**Constraints**

- Sections of the area liable to flooding towards Northern sections close to river.
- Sections of the area are very elevated and visible from the N11.
- Areas of visual importance visible from N11.
- Narrow third class roads.
- Local archaeology to be retained in situ.

**Environmental Constraints**

- Existing water bodies on site - streams flowing into Slaney.
- Tree groupings to north west of site.
- Natural Heritage Area (NHA) and SAC to middle and northern boundary - Wexford Slobbs and Harbour.

**Permitted Development**

20045084 -  
 Erection of 69 no. fully serviced dwelling houses, 13 no. domestic garages and associated and auxiliary site works.

20061351 -  
 Proposed erection of 50 no. fully serviced dwelling houses and associated and auxiliary site works (phase 2 of development previously granted under planning reg. no. 20045084).

**Urban Quality**

**Character**

- Partly elevated site, which is visible from the N11 road.
- Agricultural Land on certain sections of the site.
- Completed - Coill Aoibhinn development. Ard na Slaine low density development to be completed.

**Enclosure**

- Steep hill at R730 - Ferrycarrig access road.
- NHA designation.
- Landscaping corridor along the north and western boundaries.
- Mostly 2 storey buildings.

**Legibility**

- Opportunity to create landscaping / linear parks on sections close to river and north western sections.

**Permeability**

- Medium and low order road linkages feed area.
- Roads liable to flooding and erosion. Narrow sections on county roads.

**Public Space**

- Area to northwest of site incorporating NHA could accommodate linear parks and recreational activities. Existing trees to be protected. Area to north of site bordering river may accommodate water sports and river walks.
- Poor lighting along many of the residential areas, better lighting may encourage recreational uses later in the day.

**Diversity**

- Preserve stream corridors and river bank - linear strip of land to be preserved on either side of streams.

Map 5: Zone 5: Ballyboggan and Newtown

**Urban Quality (continued)**

**Adaptability**

- Regional road opportunity for development.
- Several small industrial uses - e.g. Crosby Brothers Ltd. near third class road link close to Quality Hotel.

**Future Developments**

As a large proportion of these lands form an area of high amenity along the river and on the approach to the town from the north combined with archaeological and natural heritage importance, development will be continued to the south and east of the site.

Only low density development will be permitted apart from the southwest corner of the site which is capable of accommodating a landmark building (opposite the quality hotel). The height of any building on this site will however have to have regard to the adjoining residential dwellings.

**Services**

- Sewer - Within this area further studies will be required to determine the location and catchments for connection into the main drainage scheme.
- Water - Public water supply is capable to servicing the development areas.
- Storm water - Attenuation proposals must not have negative impact on wetlands/NHA.
- Roads - Additional road network required to link developing areas and to be constructed by developers.

**Requirements for Phased Future Development**

- Determination of the sewer catchment area for connection into the main drainage scheme.
- Storm water - Attenuation proposals must not have negative impact on wetlands/NHA.
- Roads: N25 Road & Junction reservation to be agreed with NRA. Additional road network required to link adjacent developing areas and to be constructed by developers.