





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

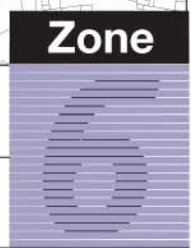
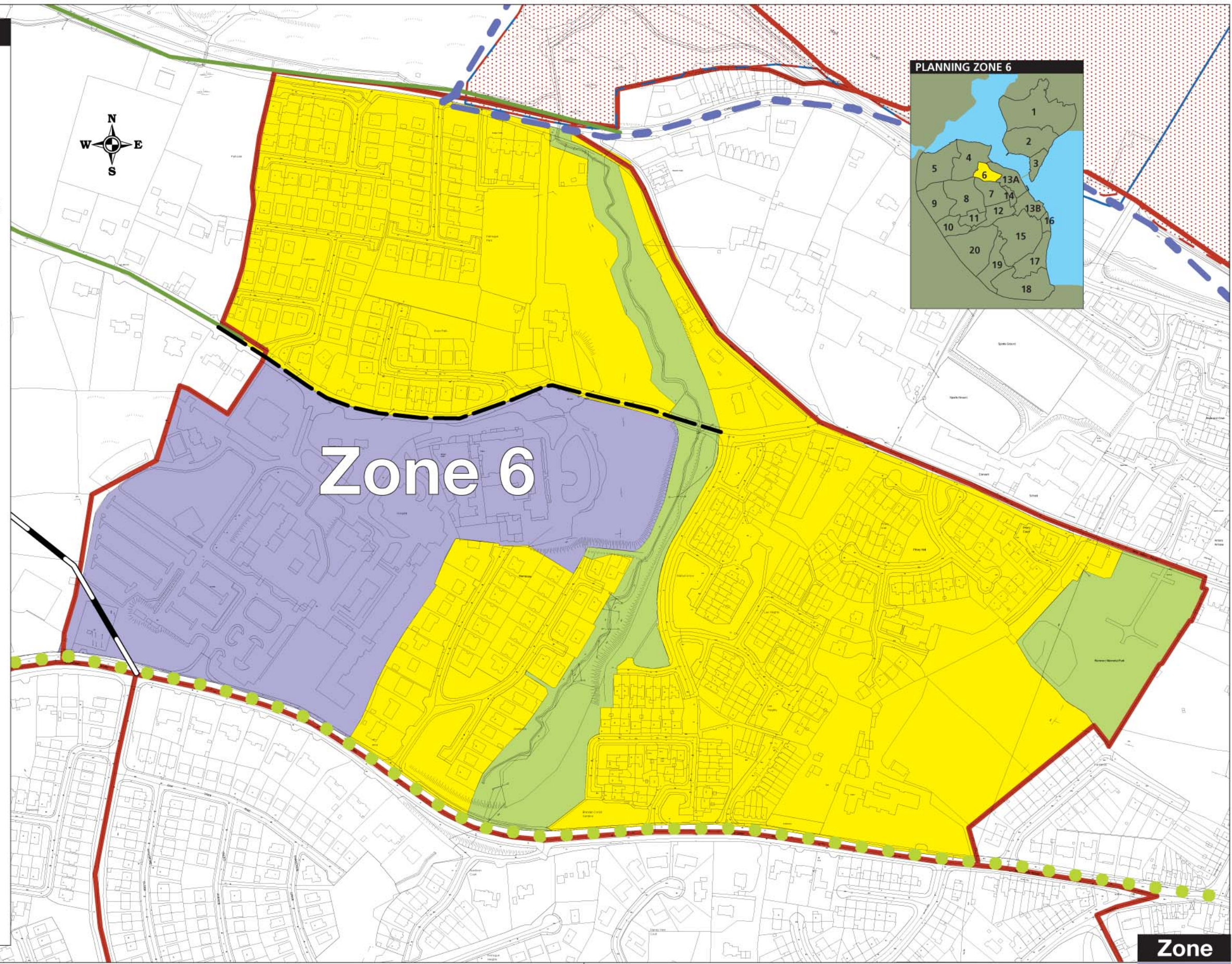
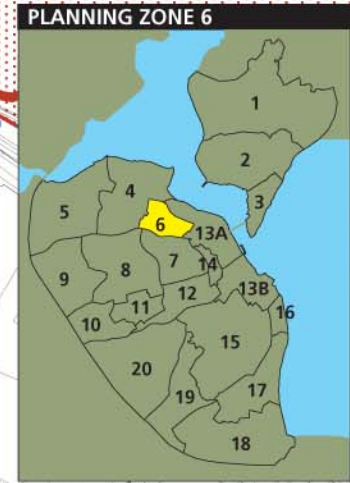
-  Coastal Walk
-  Walkway

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 6: Hospital to Redmond Park

MAP NO.
6

© Ordnance Survey Ireland. All rights reserved. Licence number 2008/10CCMA/Wexford Local Authority

Overview of Area

Committed Infrastructure	Constraints	Permitted Development
	<ul style="list-style-type: none"> Established residential area located between the hospital and town centre. 	

Urban Quality

- Character**
- Existing established residential development.
 - Major community facilities - hospital and town park.
 - Site slopes to the northeast towards the sea.
- Enclosure**
- Residential estates to the south.
 - Private dwellings to west.
 - Town centre to east.
 - Wexford harbour, Loreto School and residential development to north.
- Legibility**
- Opportunity for appropriate backland development to the least of the town park and to the northeast of the Sisters of Saint John of God building.
 - Opportunity for replacement development of the derelict building to the rear of the hospital.
 - Opportunity to create landscaping / linear parks along the stream that runs through the centre of the site.
- Permeability**
- Good established road network.
 - Constraints on access to identified potential backland development.
 - Pedestrian and cycle links along and to town park, rear of hospital and stream could be improved.
- Public Space**
- Town Park, investigate pedestrian linkages to southwest.
 - Investigate opportunity for linear park along stream, pedestrian linkage across stream to rear of hospital to be promoted.
- Future Development**
- Existing institutional and residential use predominates this site.
 - Zoning for the two backland sites should be flexible. Access is a key constraint.
 - Hospital site offers significant opportunity for expansion including residential care home.
- Services**
- All services available in existing built-up area.
- Requirements for Phased Future Development**
- Subject to the provision of social infrastructure there are no restrictions on the phasing of future developments.

Map 6: Zone 6: Hospital to Redmond Park

