





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

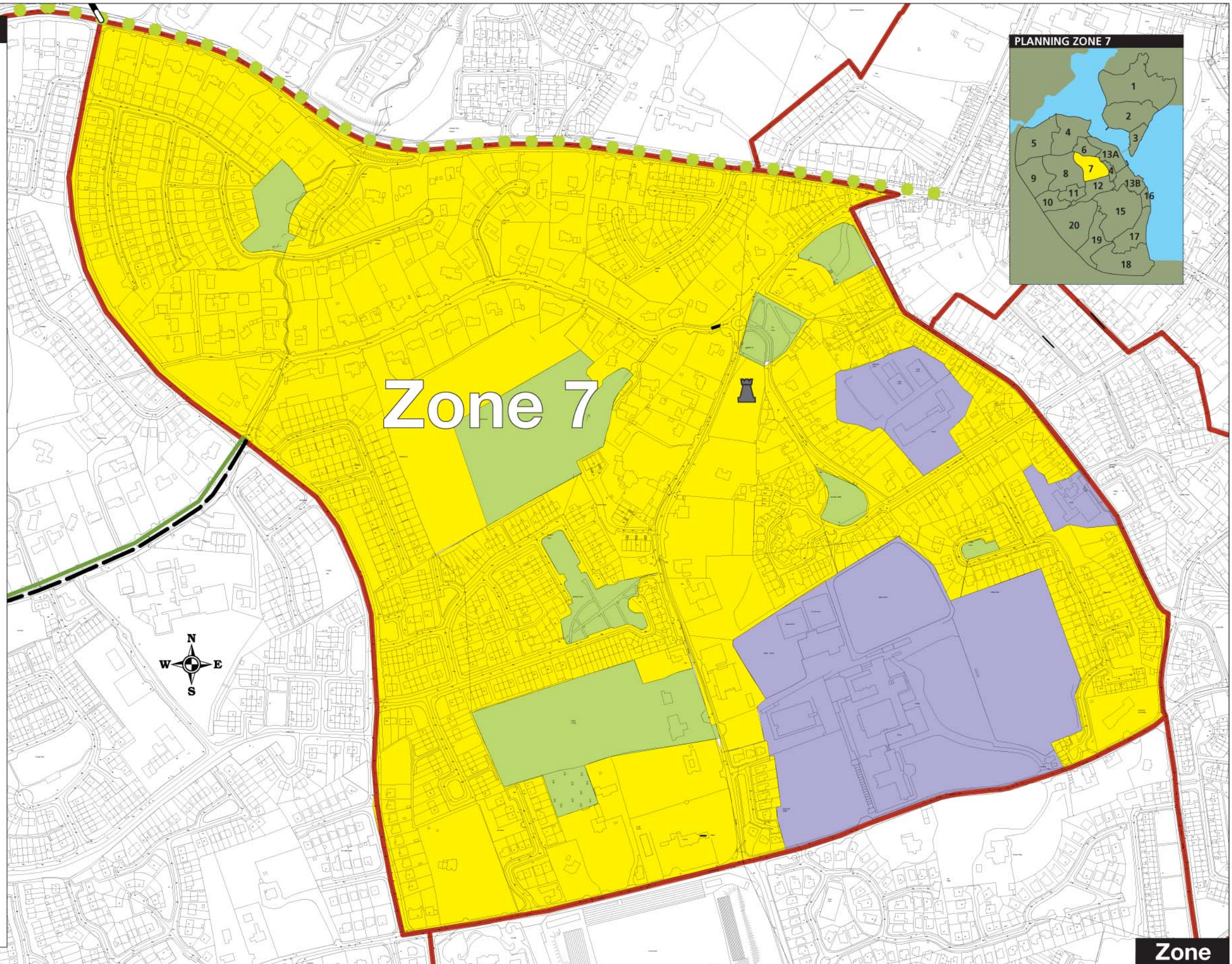
-  Coastal Walk
-  Walkway

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 7: Carricklawn - Summerhill

MAP NO.
7



Overview of Area

Committed Infrastructure	Constraints	Permitted Development
<ul style="list-style-type: none"> Existing public mains. Roads improvements have been carried out. 	<ul style="list-style-type: none"> Existing built-up area low/medium density with few opportunity sites. Existing trees to be retained. Local archaeology/architectural heritage to be retained. Views from St. Peter's College to be protected. 	<p>No recent permissions of note.</p>

Urban Quality

Character	<p>Mixed use - Residential, Educational and Sports Facilities.</p> <p>Residential Predominantly two-storey dwellings. No. of housing estates comprising of two-storey semi-detached and terraced dwellings, as well as pockets of detached dwellings on larger plots.</p> <p>Educational Primary and secondary schools include St. Peter's College to the southeast and Clochar Mhuire and St. Iberius to the east.</p> <p>Sports Facilities North Ends clubhouse and pitches are located in the southwest corner of the zone. There are a number of pitches and open space surrounding St. Peter's College. There is also a large backland site in the centre of the zone/St Peters Field which is currently used as a sports ground.</p> <p>In addition to the above there are a number of childcare facilities in the area and one local shop located in the centre of the zone. There is a petrol station and a neighbourhood centre in the adjacent zones to the west and northwest which are within walking distance of many of the housing developments in this zone. The town centre is within walking distance to the east of the zone.</p>
Enclosure	<p>Zone is bound mainly by residential developments on all four sides. The hospital is also located to the northwest of the zone and Wexford Park is located to the south.</p>
Legibility	<p>St. Peter's College and Wexford Corporation are distinctive landmarks to the southeast and northeast. There are no landmark buildings/obvious opportunity sites for landmark buildings to the west as residential developments extend into adjoining zone.</p>

Map 7: Zone 7: Carricklawn to Summer Hill

Urban Quality (continued)

Permeability	<p>There is a good road network serving the area. Newline Road forms the north boundary of the zone and Clonard Road forms the south boundary. There is also a good road along the west boundary of the zone. Roads filtering through the centre of the zone have recently been upgraded.</p> <p>Pedestrian linkages between existing housing developments could be improved and cycle lanes provided along radial routes.</p>
Public Space	<p>There is no public park/playground in this zone. The provision of a park/playground would be desirable having regard to the lack of functional public open space within the existing housing developments. There is an opportunity site in the centre of the zone which may be suitable subject to provision of passive supervision, vehicular entrance and parking.</p>
Future Development	<ul style="list-style-type: none"> Facilitate Third Level Campus on St. Peter's grounds. Improve existing estates, streetscapes, street furniture, lighting, cycle/pedestrian linkages and open space. Maintain density and character but there are a number of sites which, only if they become available, would benefit from redevelopment.
Services	<p>Established built up area no significant infrastructural needs.</p>
Requirements for Phased Future Development	<p>Subject to the provision of social infrastructure there are no restrictions on the phasing of future developments.</p>