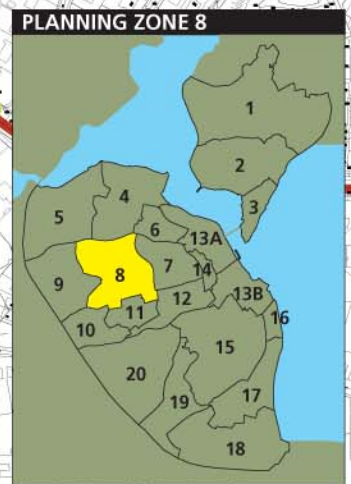
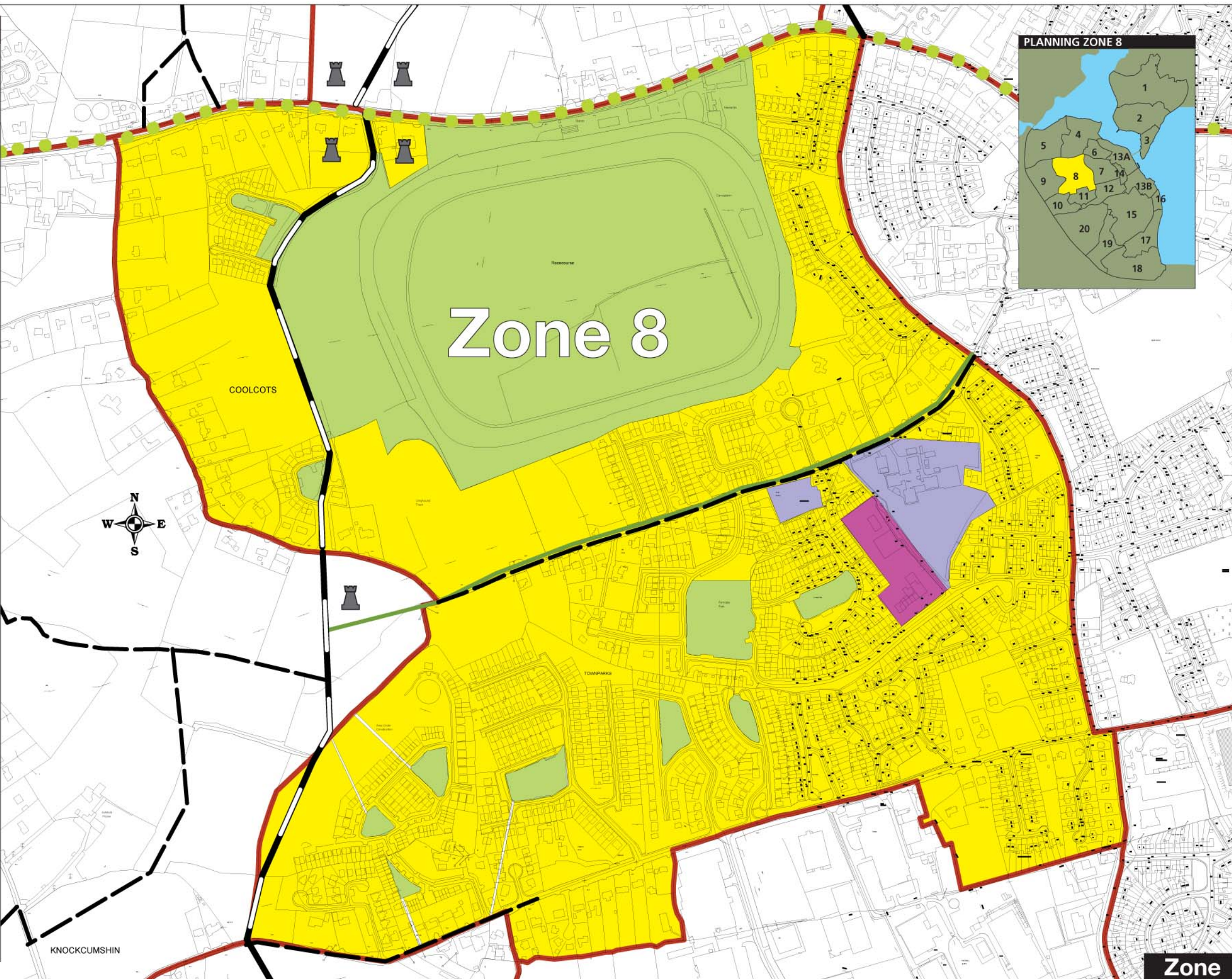


MAP LEGEND

-  **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

8



Wexford Town and Environs Development Plan 2009 - 2015

TITLE
Zone 8: Coolcotts / Townparks

MAP NO.
8

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Overview of Area

Committed Infrastructure	Constraints	Permitted Development
<ul style="list-style-type: none"> The "Wexford Town Link Road" between Coolcotts Lane and Wexford Racecourse at Cois Carraige. R769 runs along the Northern section of the site. Coolcotts Lane bounds the site to the west. County road running along the east boundary of the site. County road running along the south boundary of the site. 	<ul style="list-style-type: none"> Sections of the site are very elevated, exposed and visible from the N11 road to the north particularly at the racecourse area of the site. The majority of the area is already built up. Coolcotts Lane requires improvement. 	<p>20041121 - Greentree 61 units.</p> <p>20033401 - Michael Murphy 6 units.</p>

Urban Quality

Character	<ul style="list-style-type: none"> Predominately Residential Land Use. Partly elevated site, which is visible from the N11 road to the North at the Racecourse Area of the site. North - Wexford Racecourse. East - Primary School. East Centre - Neighbourhood Centre Currently Londis.
Enclosure	<ul style="list-style-type: none"> Mostly 2 storey residential dwellings buildings.
Legibility	<ul style="list-style-type: none"> Londis Retail Store to Centre of Site, new connections now provided. Primary School to east of site. Residential Areas of Townparks. Wexford Racecourse to North of the site. Potential for re-development on the Londis Site and site directly to the south of the Londis site.
Permeability	<ul style="list-style-type: none"> Inner relief road will create continuity. Medium and higher order link roads to feed into link road. Roads to be designed to give priority to pedestrian and cycle movements.
Public Space	<ul style="list-style-type: none"> Positive frontage to public open space area should be promoted.

Map 8: Zone 8: Coolcotts/Townparks

Urban Quality (continued)

Future Development	<ul style="list-style-type: none"> Land uses proposed in the Neighbourhood Centre should have regard to the impact on established residential uses. Maximum height for buildings here should be in keeping with both existing and permitted development. Opportunity Potential for re-development on the Londis Site. Potential for mixed level 2 and 3 storey development comprising of a Neighbourhood Centre. The proposed development would provide both retail and service facilities at ground floor level. The second and third floor areas could provide for apartments which would overlook parking areas and public open space. The area is not well serviced at present and this site would be an ideal opportunity to address this issue. Opportunity to improve and extend cycle lanes. Improve and enhance existing residential areas. Opportunity to improve unused landscaped area to east of the site potential for medium density residential development. Major development is restricted to an area to the south of the Racecourse on Coolcotts lane. Medium density should apply but opportunity exists to maximize location overlooking the racecourse. Further development of the racecourse will be encouraged, such as spectator stands, hospitality suites and associated uses such as restaurants, bars, betting offices etc. to maximize the benefits of this facility.
Requirements for Phased Future Development	<p>Subject to the provision of social infrastructure there are no restrictions on the phasing of future developments.</p>