
































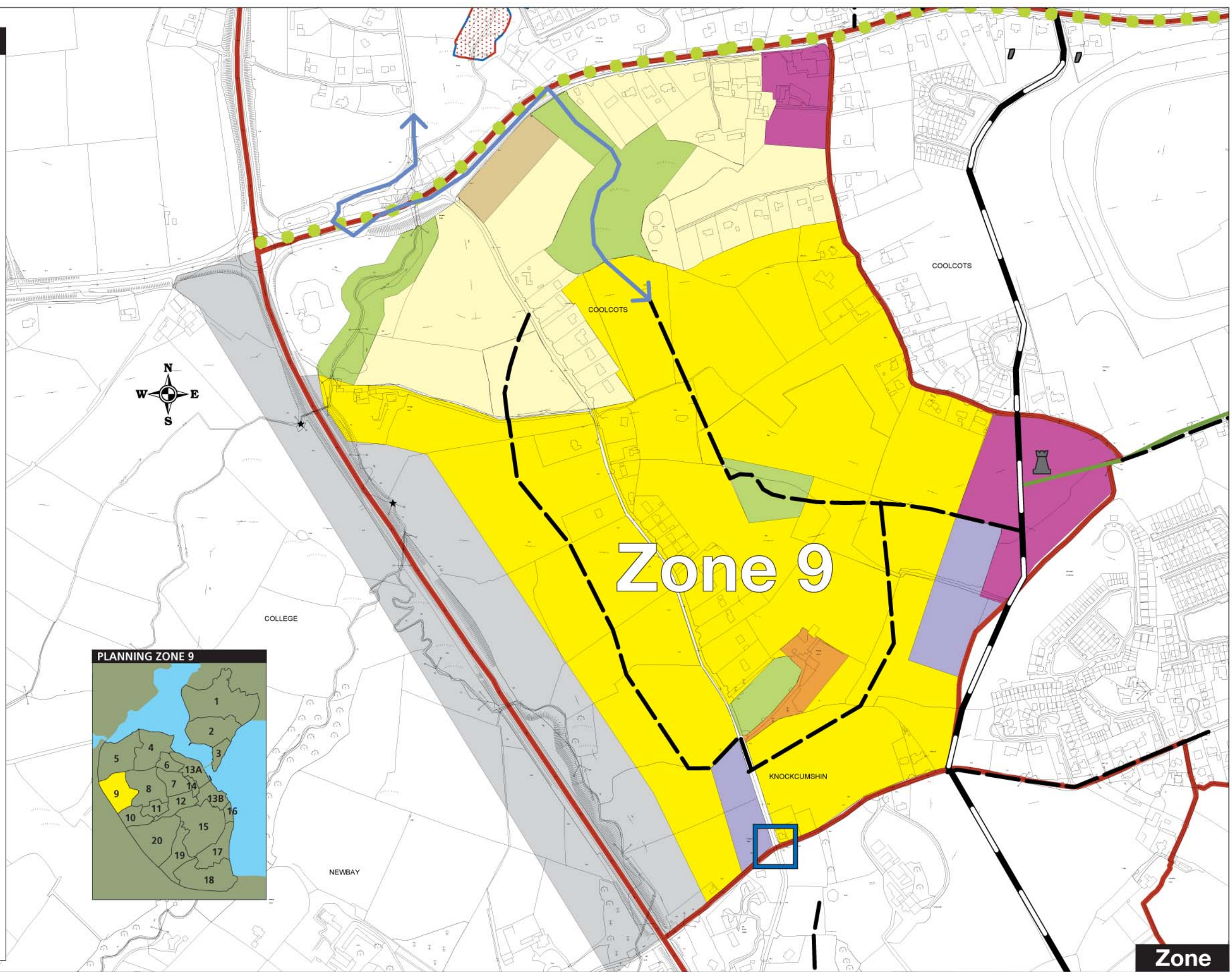
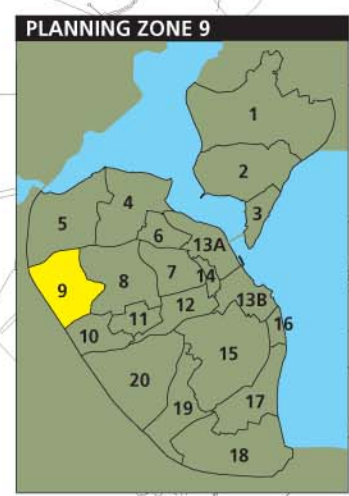
MAP LEGEND

-  **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 9

Zone

9



Wexford Town and Environs Development Plan 2009 - 2015

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

TITLE
Zone 9: Coolcotts and Knockcumshin

MAP NO.
9

Overview of Area

Committed Infrastructure	Constraints	Permitted Development
	<ul style="list-style-type: none"> N11 National road along western boundary and need for possible road restoration. 	

Urban Quality

- Character**
- Predominantly agricultural land.
 - Small degree of one off houses.
- Enclosure**
- Proposed inner relief road to east.
 - N11 National road to west.
 - One off housing to south.
- Legibility**
- Proposed inner relief road, part of which is under construction, would open up lands on this site and on lands to the east.
 - Future neighbourhood centre to be located off the inner relief road near the midpoint of the site. Future roads, pedestrian and cycle links to maximise accessibility.
- Permeability**
- There is no direct access to or through the site except along its northern and southern boundaries.
 - Future links to maximise permeability for all.
- Public Space**
- Areas of public open space at suitable locations envisaged adjacent to link roads.
 - Suitable community facilities envisaged adjacent to neighbourhood centre.

Map 9: Zone 9: Coolcotts and Knockcumshin

Urban Quality (continued)

- Future Development**
- Expansion of existing and new local neighbourhood facilities at Coolcotts Lane/Newtown Road would be encouraged.
 - Open space on exposed ridge to north of area, super low density to be permitted on exposed northern face to reduce impact.
 - Large community zoned area may accommodate location for primary school and or sports facilities.
- Services**
- Sewer - Lands to the north and west of the site will require solution to provide a gravity sewer to main drainage. Lands to east can be connected.
 - Water - Local improvements may be required.
 - Storm water - Systems for attenuation and release of storm water must ensure no negative impact to the Heritage/Protection areas to the north of the site.
 - Roads - Development would be dependent on delivery of inner relief route, residential roads must link to adjoining landholdings. Improvements to Clonard lane, footpaths, lighting and road realignment will be required prior to development commencing in the southern section of this area. Long term reservation adjacent to N11/25 is required for possible future road improvements. This will be reserved as landscaped area in addition to open space requirements.
- Requirements for Phased Future Development**
- N11 National road along western boundary and need for possible road restoration.
 - Lands to the north and west of the site will require solution to provide a gravity sewer to main drainage.
 - Development would be dependent on delivery of inner relief route; residential roads must link to adjoining landholdings.
 - Improvements to Clonard lane, footpaths, lighting and road realignment will be required prior to development commencing in the southern section of this area.
 - Long term reservation adjacent to N11/25 is required for possible future road improvements.