

MAP LEGEND

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

Zone Boundary

- Special Area of Conservation
- National Heritage Area
- Special Protection Area
- Phase Development

Link Roads

- Radial Policy
- Proposed Bridge
- Orbital Inner Route T8
- Road Improvements
- New Entrance
- Developer Lead Road
- Road Upgrade

MAP LEGEND continued

Walkways

- Coastal Walk
- Walkway

Symbols

- Landmark Site
- Gateway Site
- Junction Improvement



Wexford Town and Environs Development Plan 2009 - 2015 Master Plan Zones

Master Zones

Map 21

Zoning Matrix Table

USES	R	CE	IC	TC	CRA	N	C1	OS	MR	TZ
Advertisement	N	N	O	O	O	O	O	N	O	O
Amusement / Arcades	N	N	N	O	N	O	N	N	O	N
Financial Institutions / Facilities	N	O	N	O	N	P	O	N	O	O
Food and Refreshment	O	O	N	P	N	P	N	N	P	N
Betting Office	N	N	N	O	N	P	N	N	O	N
Car Park	O	O	O	O	N	O	P	O	P	O
Car Park / Multi-Storey	N	O	O	P	N	P	P	N	O	O
Childcare facilities (crèche/nursery)	O	P	O	P	P	P	P	N	P	P
Civic and amenity recycling centre	O	P	P	P	N	P	P	O	P	P
Civic Buildings	O	P	O	P	O	P	O	O	P	P
Culture, Recreation & Leisure	O	P	N	P	O	P	N	P	P	N
Education	O	P	O	P	O	P	O	N	P	O
Enterprise Centre	N	N	O	O	O	O	P	N	P	P
Funeral home	O	O	N	O	N	O	O	N	O	O
Garden centre	N	N	O	O	N	O	O	O	O	O
General industrial uses	N	N	P	N	N	N	N	N	N	N
Home-based economic activity	O	O	O	O	O	O	O	N	P	O
Hotel	O	O	N	P	O	P	O	N	P	N
Hostel	O	O	N	P	O	P	O	N	O	N
Light Industry	O	O	P	O	N	O	O	N	O	O
Medical and related consultancy	O	O	N	P	N	P	O	N	P	O
Motor sales showroom	N	N	O	O	N	O	O	N	N	O
Night-Club	N	N	N	O	N	O	N	N	O	N
Office	U	U	U	P	U	P	P	N	P	U
Park and ride facility	P	P	P	O	N	P	O	N	P	O
Petrol station	N	O	O	O	N	O	O	N	O	O
Public house	O	O	N	P	O	P	O	N	O	N
Refuse transfer station	N	N	O	N	N	N	N	N	N	N
Residential	P	N	N	P	O	P	O	N	P	N
Restaurant	O	P	O	P	O	P	P	N	O	N
Retirement home / Villages	O	O	N	O	N	O	O	N	O	N
Retail (comparison)	N	N	N	P	P	P	N	N	N	N
Retail (convenience)	O	O	N	P	P	P	O	N	O	N
Storage / Transport depot	N	N	P	N	N	N	O	N	N	O
Service garage	N	N	O	N	N	O	O	N	N	O
Take-away	N	O	N	O	N	O	O	N	N	N
Place of Worship	O	O	N	O	N	O	P	N	N	N

Map 21: Master Plan Zones



P = Permitted in Principle

A use that will normally be acceptable is one that the Local Authority accepts in principle in the relevant zone. However, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

O = Are Open for Consideration

A use that is open for consideration means that the use is generally acceptable except where indicated otherwise and where specific considerations associated with a given proposal (i.e. scale) would be unacceptable, or where the development would be contrary to the objective for a given area.

N = Not Normally be Acceptable

Development that is classified as not normally being acceptable in a particular zone is one which will not be considered by the Council except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this Plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

NOTE: The expansion of established and approved uses not conforming to land use zoning objectives will be considered on their merits.

Zoning Objectives

- Zoning Objective A: Town Centre (TC)
- Zoning Objective B: Residential & Infill (R)
- Zoning Objective C: Neighbourhood Centre (N)
- Zoning Objective D: Community & Educational (CE)
- Zoning Objective E: Open Space & Amenity (OS)
- Zoning Objective F: Industrial, Commercial & Related Uses (IC)
- Zoning Objective G: Commercial & Mixed Uses (C1)
- Zoning Objective H: Mixed Uses & Residential (MR)
- Zoning Objective I: Transition Zone (TZ)
- Zoning Objective J: Core Retail Area (CRA)
- Zoning Objective K: Bulky Goods (BG)

TRINITY WHARF DEVELOPMENT

ENVIRONMENTAL IMPACT ASSESSMENT REPORT



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Drawn	Designed	Checked	Approved	Suitability Code - Description
SH	FOK	FOK	BC	S4 - Stage Approval

Project Stage	E.I.A.R.					
Project Title	TRINITY WHARF DEVELOPMENT					
Drawing Title	FIGURE 2.1 WEXFORD TOWN AND ENVIRONS DEVELOPMENT PLAN ZONING MAP					
Drawing Number	Project	Originator	Volume	Location	Type	Role
TRWH	-	ROD	-	GEN	-	SW_AE
4002.1	-	DR	-	EN	-	4002.1
Scale (A1)	NTS	Date:	November 2018	Job No:	18.133	Rev:
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DO NOT SCALE USE FIGURED DIMENSIONS ONLY