



FEASIBILITY STUDY

27th August 2021

Masterplanning of Lands  
at Foxwood, Six Cross Roads, Waterford

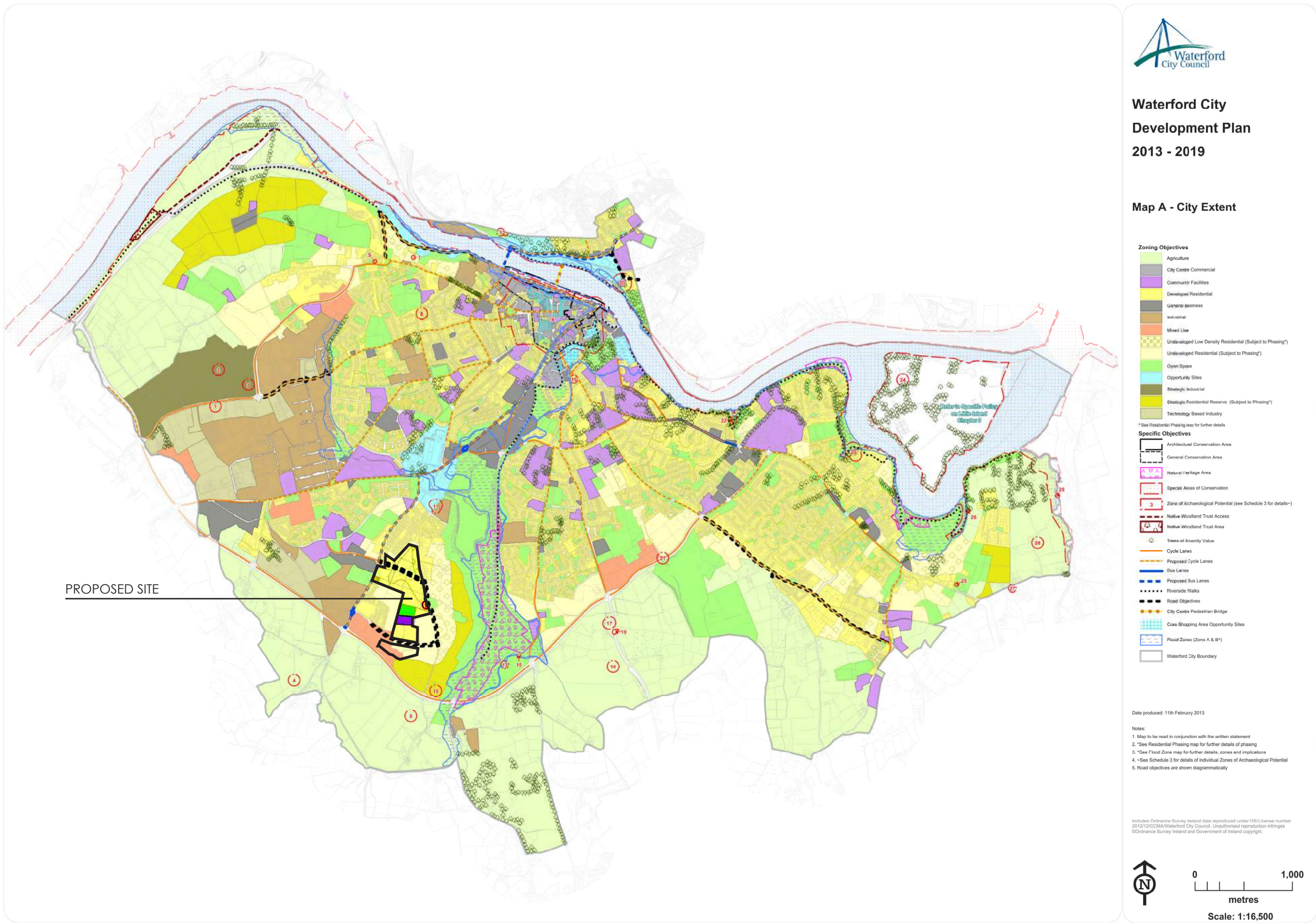
Sustainable  
Urban  
Extension



1. Aerial View

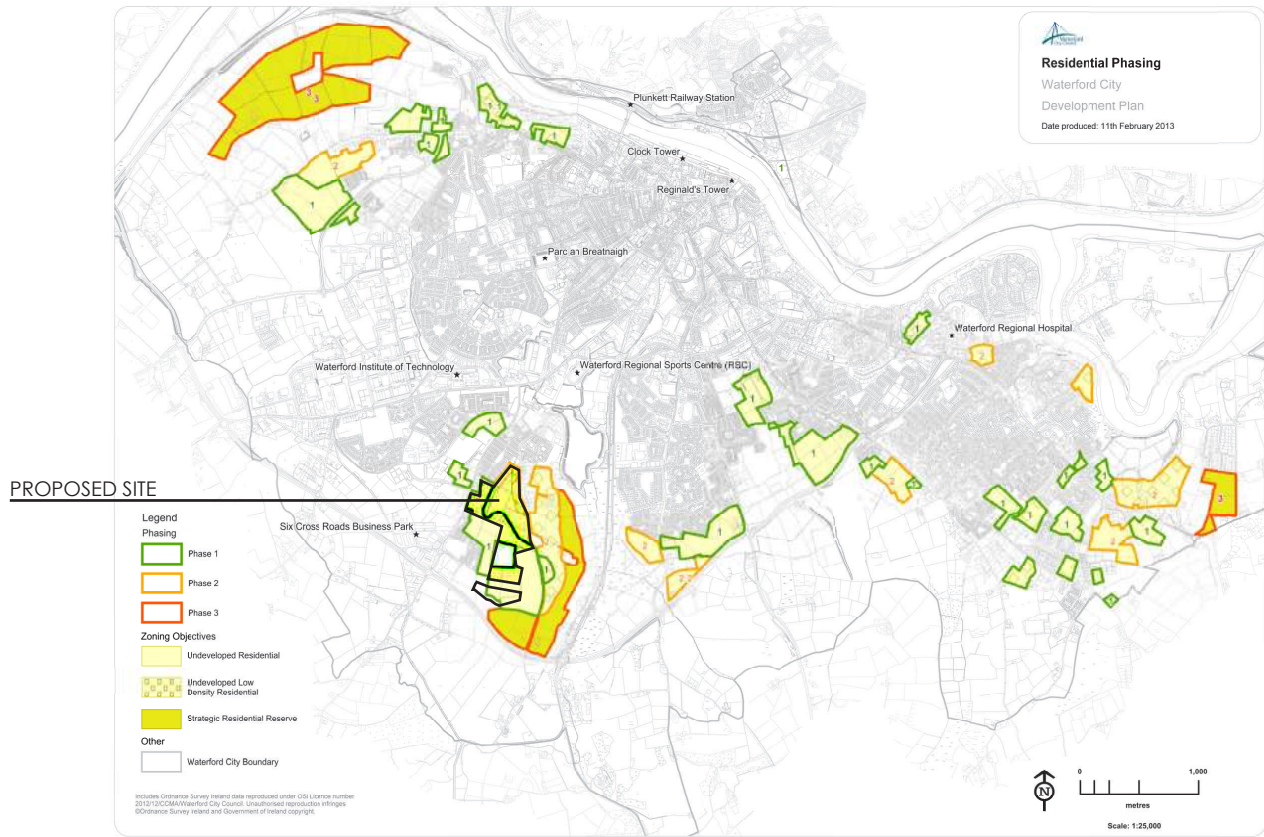




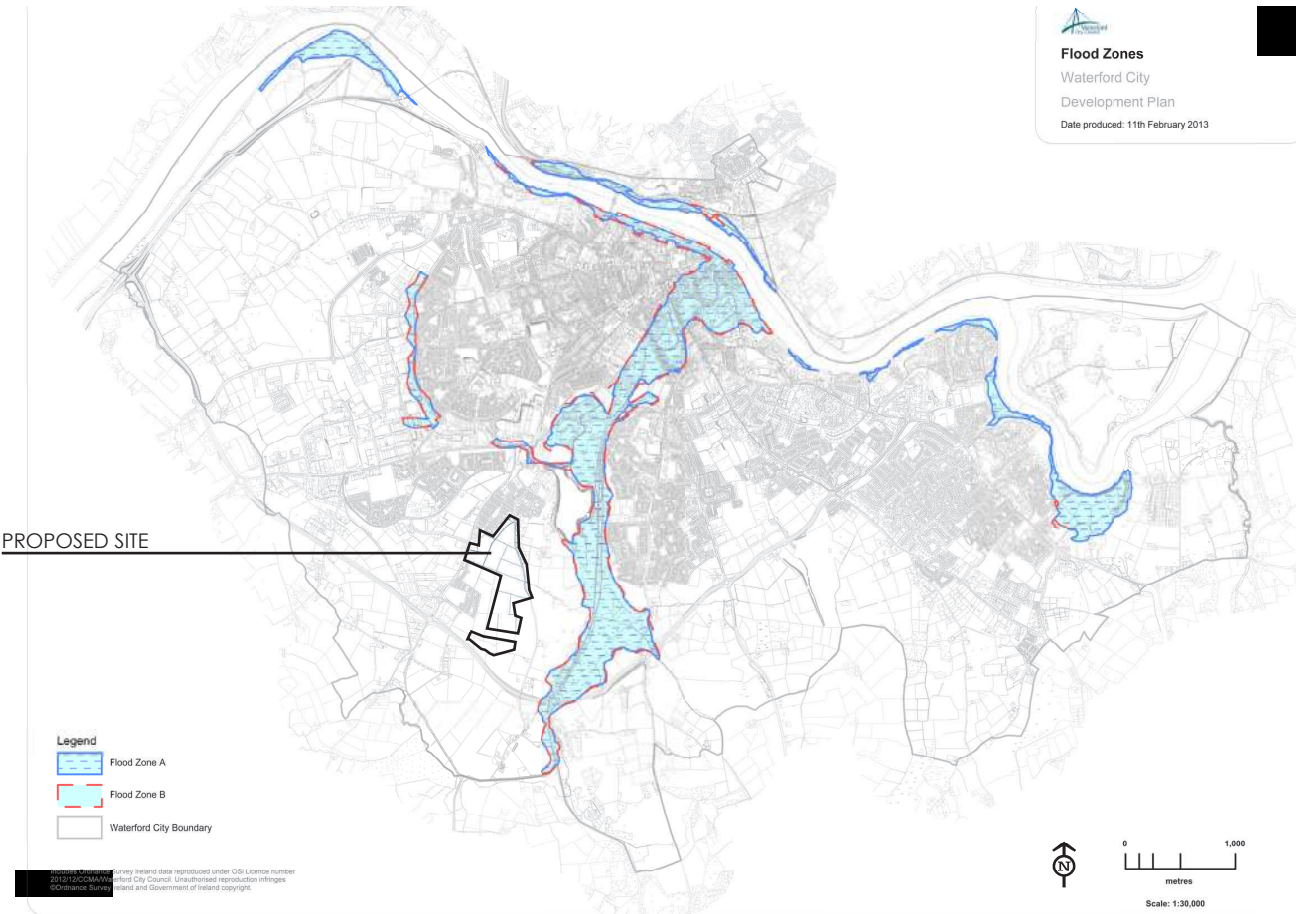




3. Waterford City Development Plan 2013-2019



RESIDENTIAL PHASING- DEVELOPMENT PLAN



FLOOD ZONE - DEVELOPEMENT PLAN

**DENSITY: R1 Residential Medium** - To protect the amenity of existing residential development and to provide for new residential development at medium density (25 dwellings/ha)

**MAXIMUM SITE COVERAGE: 50%** (Footprint of development/Area of site)

**MAXIMUM PLOT RATIO: 1:1** (Gross Floor area/gross site area)

**PUBLIC OPEN SPACE AND AMENITY: 15%** of site area



4. Existing Landscape Framework

- BOUNDARY LINE
- MAIN ROAD
- EXISTING HEDGEROWS



01



02



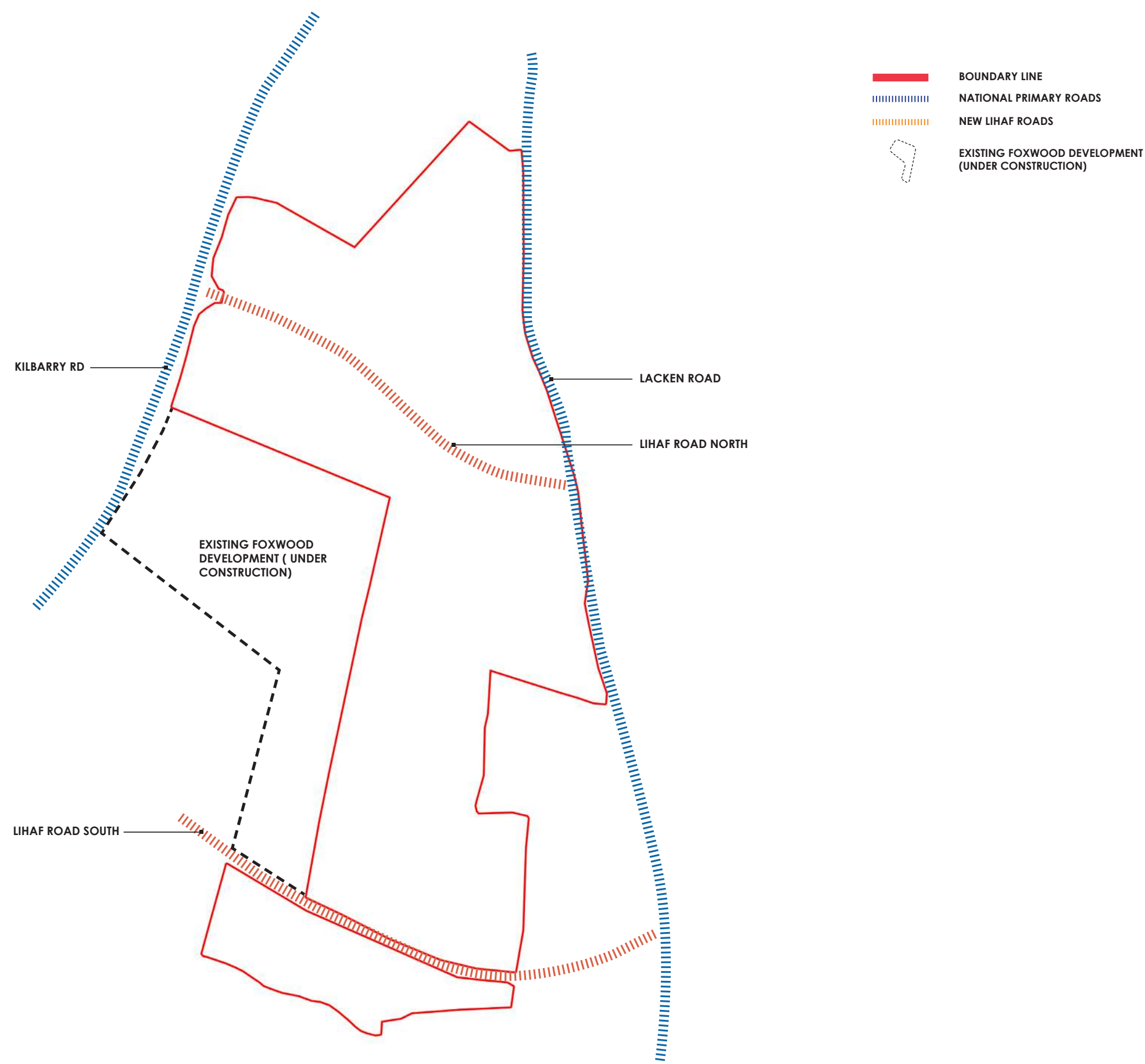
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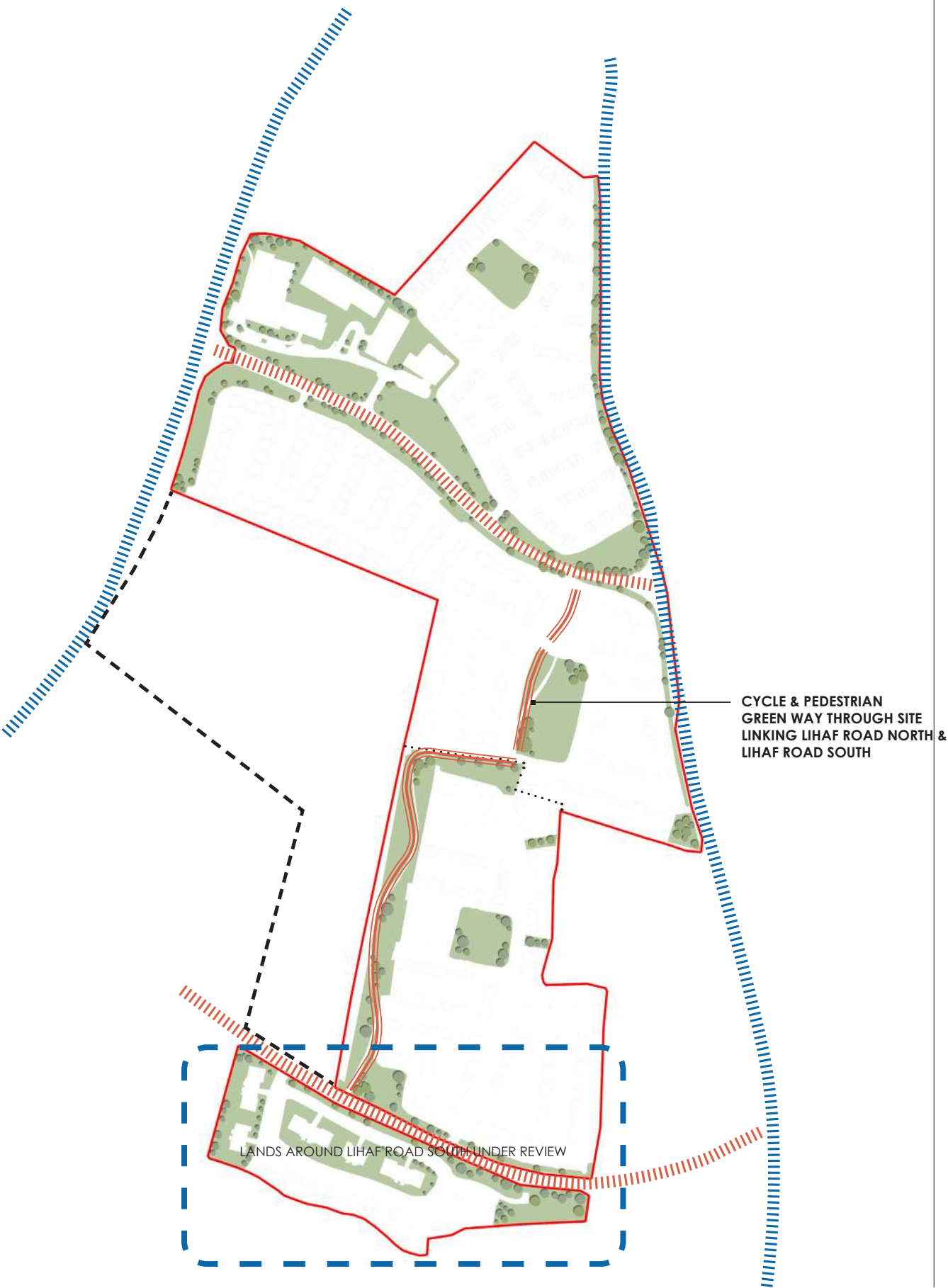
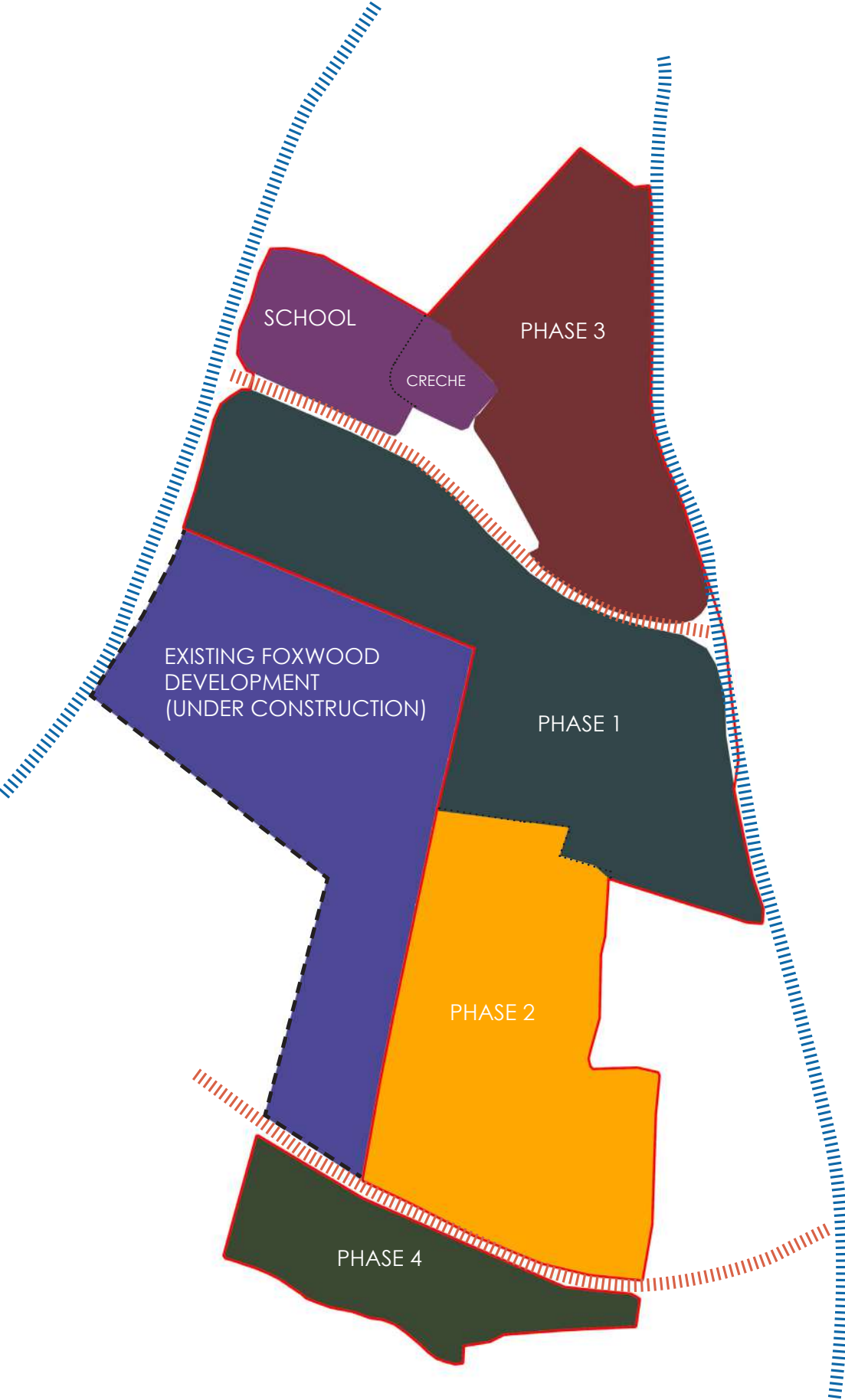
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5. Site Analysis: Initial Plot Form & Boundaries



5. Site Analysis: Phasing Development Plan - Public Open Space



- BOUNDARY LINE
- VEHICLE ROUTES
- NODAL POINT / TRANSITION ZONES
- PRIMARY VEHICLE ENTRY POINTS





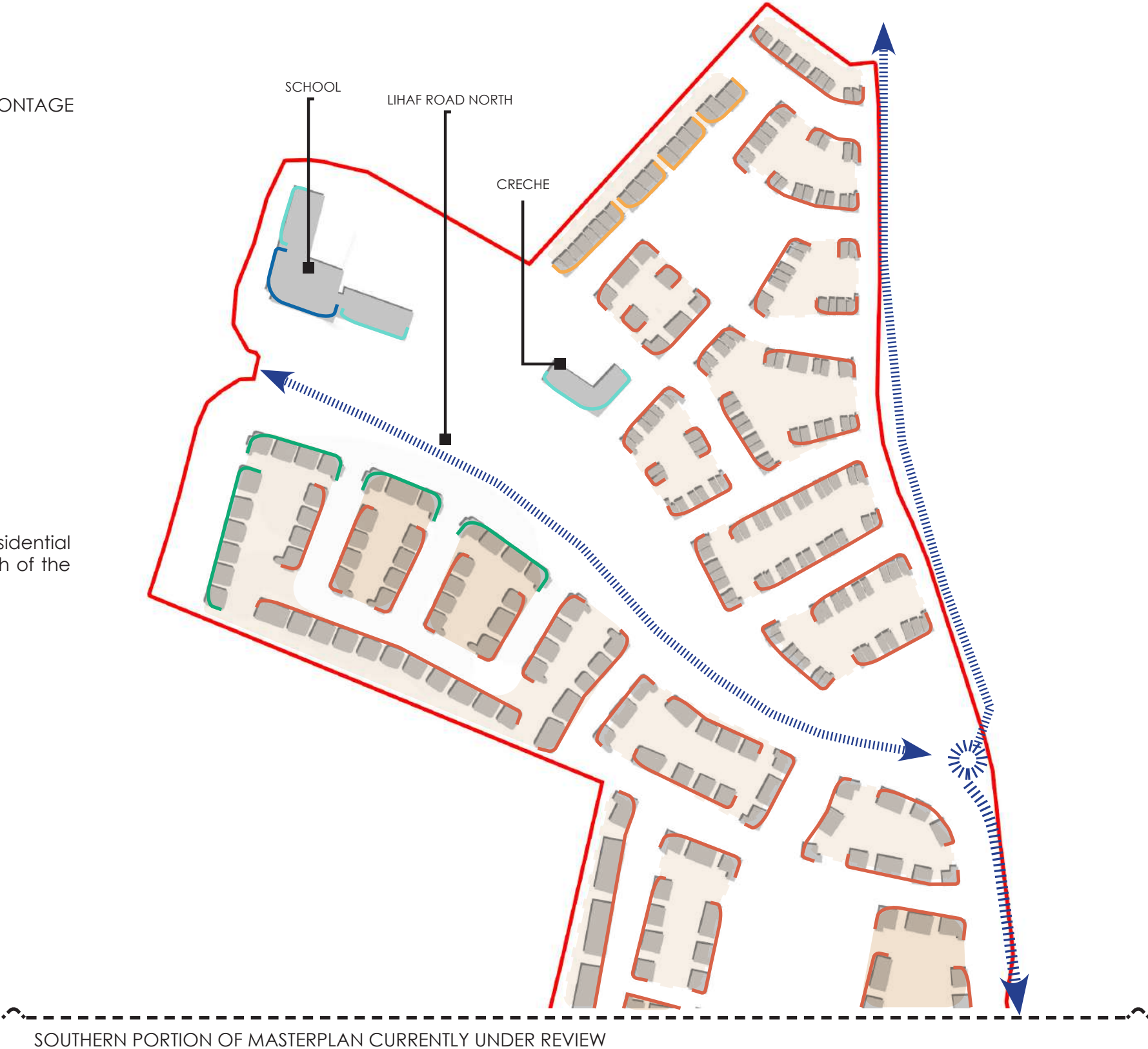
- BOUNDARY LINE
- CUL DE SAC / SHARED SURFACE
- LOCAL ROADS
- MAIN DISTRIBUTOR ROADS
- PEDESTRIAN & CYCLIST GREEN WAY THROUGH SITE





- EDUCATIONAL BUILDING - 2 STOREY STREET FRONTAGE
- EDUCATIONAL BUILDING - 3 STOREY LANDMARK STREET FRONTAGE
- RESIDENTIAL - 3 STOREY DISTINCTIVE STREET FRONTAGE
- RESIDENTIAL - 2-3 STOREY TYPICAL STREET FRONTAGE
- RESIDENTIAL - DUPLEX UNIT STREET FRONTAGE
- RESIDENTIAL - URBAN BLOCKS

Urban edge to be defined along LIHAF RD North by distinctive 3 storey residential blocks to the south of the road and the provision of a school to the north of the road.





6. Site Masterplan



MASTERPLAN OF LANDS TO NORTH AND SOUTH OF LIHAF ROAD NORTH AND JUNCTION AT KILBARRY ROAD



OVERALL MASTERPLAN OF LANDS - LANDS AROUND LIHAF SOUTH UNDER REVIEW



## 6. Site Masterplan Continued

Test feasibility based on a typical Dept. of Education brief for a 32 Class-room school, would comprise the following:

32 Classrooms, 400 sq.m GP Hall, ancillary accommodation, 4 unit Special Needs Unit, 4 No. Ballcourts, Student Play-areas, Student drop-off and staff parking (subject to Modal Split and County Council policies)

