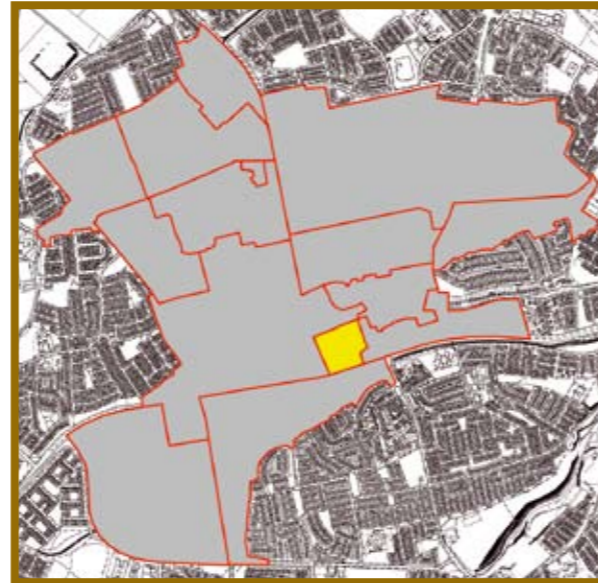


4.15 WESTPARK

4.15.1 OVERVIEW

The Westpark Precinct is located to south of the Town Centre adjacent to the intersection of Belgard Road and the N81. The Precinct consists of a number of two storey semi-detached and terrace houses fronting a number of cul-de-sacs and an area of public open space. The growth of the Town Centre around the Precinct has resulted in it becoming an isolated residential enclave with limited access. Under the provisions of the County Development Plan 2004-2010, the housing is zoned A 'To Protect and/or improve Residential Amenity' and the open space is zoned Objective F 'To preserve and provide for Open Space and Recreational Amenities'.



Location Map



Entrance to the estate from Old Bawn Road.



A long cul-de-sac street within the estate.



View from the estate toward Sean Walsh Park.



Underutilised area of public open space.



Flank wall at the end of a cul-de-sac.



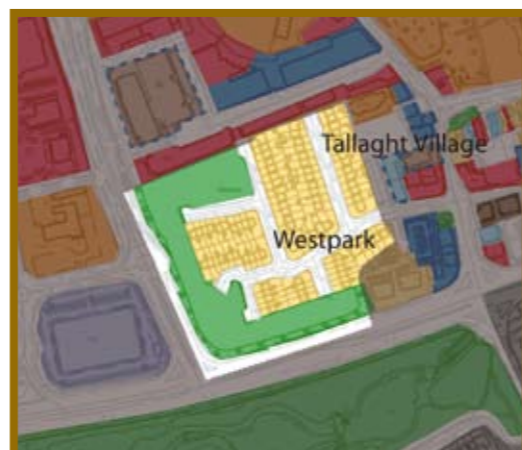
Area of fencing which has been damaged/removed so as to provide access to adjoining areas.



Aerial view of the Precinct.

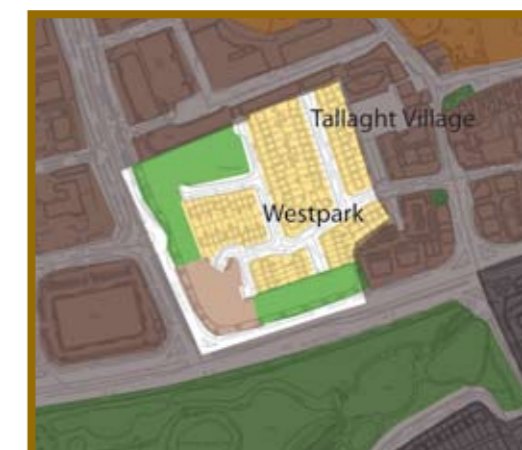
#### 4.15.2 EXISTING LAND USE

- All properties within the Estate are used for residential purposes.
- An L shaped public open space follows the roadside boundary with Belgard Road and the N81.



#### 4.15.3 FUTURE LAND USE

- Uses within the Estate should generally be limited to residential use.
- Small scale, home industries/offices may be appropriate provided they do not compromise the amenities of neighbouring properties. Community, Crèche and Youth Facilities would be acceptable within this precinct.
- No new residential development, other than extensions to existing units, should occur within this precinct and density should remain unaltered.



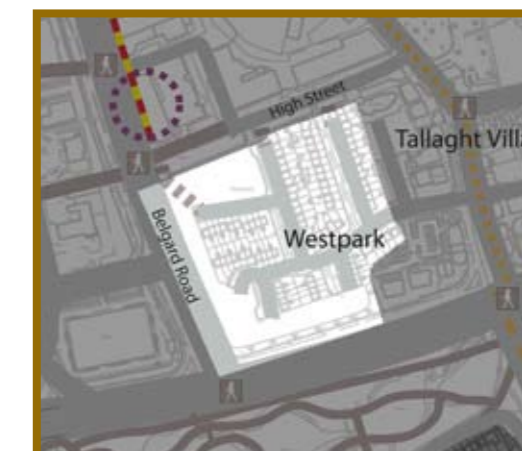
#### 4.15.4 EXISTING ACCESS AND MOVEMENT

- Direct access between the Estate and services within the Core Area is limited.
- There is a single entry/exit point to the Estate from Old Bawn Road.
- Streets within the Estate are terminated by flank walls and fences. The area of open space is also surrounded by perimeter fencing with no break through points.
- In order to gain direct access to the Town Centre Core Area, sections of fencing have been removed adjacent to Belgard Road.



#### 4.15.5 FUTURE ACCESS AND MOVEMENT

- Vehicular permeability should remain limited.
- Safe and formalised pedestrian permeability should be provided toward High Street and Belgard Road. A day time only thoroughfare should be provided through Westpark Green open space.



4.15.6 EXISTING BUILT FORM AND LANDSCAPE

- All existing houses are traditional two storey houses in small groups of terraces or semi detached pairs, with front and rear gardens.
- The area of public open space consists of an expansive area of grass with some perimeter planting adjacent to the N81 and Belgard Road.



4.15.7 FUTURE BUILT FORM AND LANDSCAPE

- Road works should seek to implement homezone style design solutions to car parking and traffic calming.
- New pedestrian links should be landscaped with quality materials, be overlooked and well lit.
- A Community/Crèche building could be developed on the corner of the N81 and Belgard Road (in accordance with S4.15.3) subject to a maximum height of 3-stories. Redevelopment on this corner should include the upgrading of adjoining areas of public open space to make them more usable and visually attractive.



Buildings and Public Spaces										
Existing/ Permitted Structure (Contributory)	Renewal Opportunity	Key Frontages (indicative)	Utility Structure	Protected Structure	Public Squares/Significant Civic Space	Existing Landmark	Gateway	Water Course	Public Park	Landmark
Existing Structure (Neutral)	Future Renewal Opportunity	Future Key Frontages (indicative)	School	Open Institutional Lands	Woodland					

4.15.8 MASTERPLAN OUTCOME

The character of the area will be protected and maintained and will take on the qualities of a residential 'homezone'. New pedestrian links will provide residents with safer and more direct access to services in adjoining areas. Public open space will be upgraded to provide amenity areas that act as a buffer to surrounding development.



Well defined links



Attractive landscaping



Home Zone : Source IHIE 2002



Masterplan Outcome							
Distributor and Access Roads	LUAS Extension	Key Pedestrian Crossing Point	Existing Structure (Neutral)	Other Building (Indicative)	Public Square/ Significant Civic Space	Landmark	Bridge/Overpass
Possible Future Strategic Link	Possible Metro Route (separate to LUAS line)	Transport Interchange	Key Frontages (indicative)	Utility Structure	Private Open Space	Gateway	Tunnel/Underpass
Pedestrian/Shared Route	QBC (with Bus plug)	Possible Transport Interchange	Future Key Frontages (indicative)	School	Institutional Lands	Woodland/Trees	
LUAS line and Station	Possible QBC	Existing Structure (Contributory)	Protected Structure	Public Park	Existing Landmark	Water Course	