

**ANNESTOWN****Context**

Annestown is located on the 'Copper Coast', to the south east of the County and is identified in the County Development Plan as a Settlement node.

**Historic Character**

The character of the village is defined by a single street of neat well maintained 19<sup>th</sup> Century single storey houses including a thatch cottage and two large 18<sup>th</sup> /19<sup>th</sup> Century houses on the approach from Tramore. The only public building in Annestown is the early 19<sup>th</sup> Century Church of Ireland Church. Sea views and vistas on the approaches to this village greatly enhance its character.

**Infrastructure**


Water supply: Annestown is connected to the Kill public water mains and has limited spare capacity.

Wastewater: The existing septic tank has limited spare capacity. It is likely that an upgrade would be required to accommodate additional development.

**Development Objectives**

- DO<sub>1</sub> It is an objective of the Council to retain and enhance the unspoilt picturesque character of the village. All new development/redevelopment should have regard to the scale and design of the existing streetscape.
- DO<sub>2</sub> It is an objective of the Council to encourage the development of appropriate retail development. Opportunities exist for the redevelopment of buildings within the designated village centre to provide tourism related facilities such as a café/shop/etc.
- DO<sub>3</sub> It is an objective of the Council to protect the bathing water quality at Annestown beach and restrict any development which would result in a degradation of water quality.
- DO<sub>4</sub> It is an objective of the Council to retain and enhance the existing stone walls on the approaches into the village.
- DO<sub>5</sub> Development proposals shall ensure that new development is set forward in line with the existing streetscape.
- DO<sub>6</sub> It is an objective of the Council to facilitate the redevelopment of this core area within the village. The site (Annestown House) has the potential for restoration/sensitive redevelopment for low density residential use and/or tourism/craft related activities. Development of the site shall ensure that the existing buildings are refurbished and reused.
- DO<sub>7</sub> The developer shall be required to have regard to the topography of the site, and proposed developments shall have an appropriate/sympathetic approach to design which utilises the existing contours. Development of the site shall not detract from the visual setting of the village, particularly when viewed from the approach roads to the village.
- DO<sub>8</sub> It is an objective of the Council to ensure that development is phased to protect the village from inappropriately scaled residential development which would be out of character with the rural nature of the settlement. Development should comply with the recommendations set out in the Sustainable Residential Housing in Urban Areas Guidelines.
- DO<sub>9</sub> It is an objective of the Council to protect the vistas and settings of protected structures and the streetscape by the retention of vernacular housing, stone walls, water pumps, walls pumps, post boxes and manhole covers as identified in the NIAH survey.
- DO<sub>10</sub> Any development which is in a Streetscape of Distinctive Character shall have regard to the planning guidance set out in Section 10.46 of the Development Standards Chapter in the Plan.

**MAP LEGEND****Zoning and Principle Objectives**


 R2 – Protect amenity of existing residential development and provide new residential development – low density (clustered housing, serviced sites, large plot size).


 Village Centre


 Open Space and Amenity

 Green Belt


 Institutional, Educational & Community Development

 Development Objectives

 Streetscape of Distinctive Character

 Protected Structure

 Scenic View

 Scenic Route