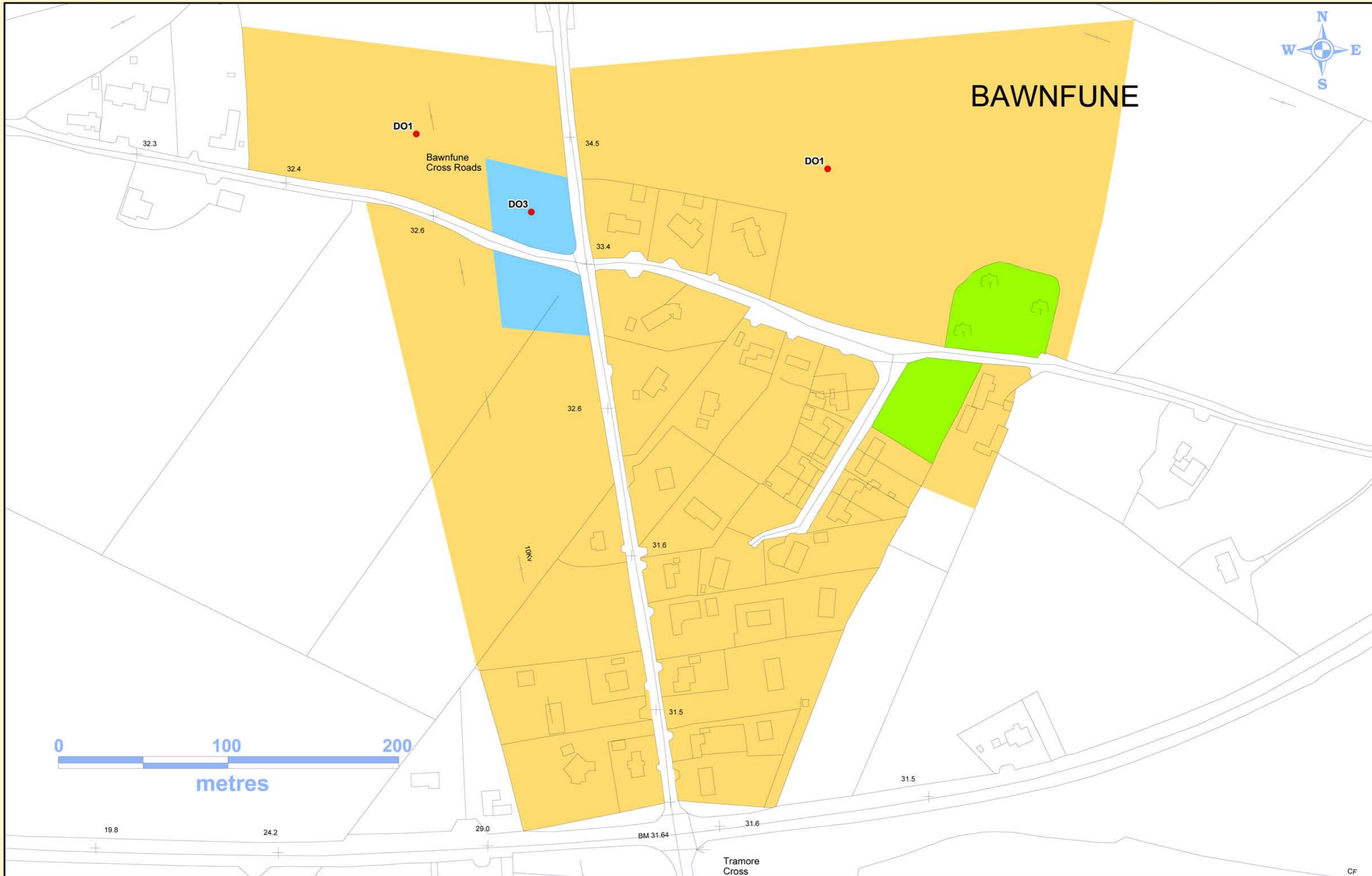


# Bawnfune



**BAWNFUNE****Context**

Bawnfune is a small settlement located in the east of the County, 7km approximately from Waterford City and is identified in the County Development Plan as a Settlement Node.

**Infrastructure**

Water supply: Bawnfune is connected to the East Waterford Water Supply.

Wastewater: The existing wastewater treatment system has limited additional capacity due to discharge conditions. An upgrade would be required to accommodate additional development.





**Development Objectives**

DO<sub>1</sub> The Council will facilitate the development of low density housing. Houses shall be set in large plots (circa 0.3-0.5 acres) and shall be set out in a clustered style layout. Intersite boundaries shall be densely landscaped, to provide a semi-rural nature to the development. Development of the site shall provide a strong building line to the public road. It is an objective of the Council to protect the settlement from inappropriately scaled residential development which would be out of character with the rural nature of the settlement. Development shall comply with the recommendations set out in the Sustainable Residential Housing in Urban Areas Guidelines.

DO<sub>2</sub> Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath, cycle-paths and public lighting.

DO<sub>3</sub> It is an objective of the Council to provide a focal point for the settlement and facilitate the development of a neighbourhood centre.

**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).
-  Neighbourhood Centre
-  Open Space and Amenity
-  Development Objectives