River Mahon

UND

DO10

DO9

Sand Hills

DO3

Bunmahon

Knockmahon Bridge
Covered by
Springs Tides

School
Church Grave Yard
School
Knockmahon
Osborne Terrace
DO11

St Mary's
Church
(Cath)

Shaft
(Disused)

DO2

Sand Hills

Sand

Sand

Rock

Sand & Shingle

Sand & Shingle

Sand & Shingle

Church

Gully's Islands

0	200	400

metres

BUNMAHON/KNOCKMAHON

Context
Bunmahon is located on the 'Copper Coast' in the southeast of the County and is identified in the County Development Plan as a Local Service Centre.

Historic Character
Bunmahon/Knockmahon is a small seaside village comprising of modest single and two storey 19th Century terraced houses which were constructed for mining workers. There are also the remnants of the Copper Coast mining heritage such as the engine house and shafts in the general area. Across the valley are a Church of Ireland Church and Catholic Church dating from 19th Century.

Infrastructure
Water supply: The public water supply has limited spare capacity.

Wastewater: A proposal for a new sewerage scheme is included under the Water Services Investment Programme as a scheme to enter planning stage.

Development Objectives

DO$_1$ It is an objective of the Council to strengthen the village core by promoting the redevelopment of underused village centre sites.

DO$_2$ It is an objective of the Council to facilitate and encourage the development of tourism related development of a scale appropriate to the village.

DO$_3$ This site has the potential to be redeveloped for village centre uses.

DO$_4$ It is an objective of the Council to protect and promote the amenity and pedestrian access to the beach and enhance existing public walkways and riverside routes.

DO$_5$ It is an objective to protect the bathing water quality of Bunmahon Beach and to restrict any development which would result in a degradation of water quality.

DO$_6$ It is an objective of the Council to protect the Copper Coast Geopark and promote the development of geotourism in the area.

DO$_7$ It is an objective of the Council to provide cycle-paths, footpath improvements and public lighting through the village as the opportunity arises.

DO$_8$ 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$_9$ The Council shall facilitate the development of low density housing and infill development on this site.

DO$_{10}$ This site can accommodate low density residential development. Any proposed development shall provide a strong building line with the main road. The layout of the proposed development should take account of the topography of the site and seek to minimise cut and fill.

DO$_{11}$ The Council will facilitate the development of medium density housing. The layout of the development shall be dictated by the sloping nature of the site. Due regard shall be had to the visual impact of the development from the east and south of the site and minimising the level of cut and fill required.

DO$_{12}$ It is an objective of the Council to protect the vistas and settings of protected structures and the streetscape through the retention of vernacular houses such as the thatched houses and houses on Osbourne Terrace and other structures associated with the mining heritage of the village, and rubblestone walls, water pumps and post boxes as identified on the NIAH survey.

DO$_{13}$ It is an objective of the Council to retain original building features of vernacular structures such as lime mortar render, natural slate, thatch, and timber sash windows. Where appropriate the Council shall encourage the reinstatement of historically correct traditional features such as sliding sash windows etc.

DO$_{14}$ Any development which is proposed in a Streetscape of Distinctive Character shall have regard to the planning guidance set out in Section 10.46 of the Development Standards chapter.

MAP LEGEND

Zoning and Principle Objectives

R1 – Protect amenity of existing residential development and provide new residential development – medium density

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

Light Industry

Tourism

Utility

• Development Objectives

– – – Streetscape of Distinctive Character

Protected Structure

Scenic view

Scenic Route