

CAPPOQUIN**Context**

Cappoquin is one of the larger settlements in West Waterford and is identified in the County Development Plan as a District Service Centre.

Historic Character

Cappoquin is located on the bend of the River Blackwater. The Main Street comprises predominately of two- and three-storey terraced houses mainly dating from the early 19th Century with classical proportions. There are some excellent examples of 19th Century shop fronts on the Main Street. Landmark buildings include an early 19th Century Catholic Church and Church of Ireland Church. Cappoquin House and Richmond House form prominent buildings within the townscape. Each approach to the town is complemented by mature trees and rubblestone walls bounding the road. The fine cut limestone Avonmore Bridge and the old Railway Bridge add to the setting of the Town

Infrastructure

Water supply: Cappoquin has a public water supply with limited spare capacity. An upgrade would be required to accommodate additional developments. It is anticipated that the water supply will be upgraded under the Water Services Investment Programme during the lifetime of the Plan.















Wastewater: The existing municipal wastewater treatment system is at capacity. However, Cappoquin is to be provided with a new sewerage scheme under the Waterford Grouped Towns and Villages Scheme. It is anticipated that the new plant will be constructed and commissioned within the Plan period.

Development Objectives

- DO₁ It is an objective of the Council to strengthen the village core by promoting the redevelopment of underused village centre sites such as the derelict house on Mill Street.
- DO₂ It is an objective of the Council to protect and promote the amenity and pedestrian access to the river Blackwater and enhance existing public walkways and riverside routes subject to compliance with Articles 6 and 10 of the Habitats Directive and ensuring no negative impact on the integrity on the River Blackwater SAC.
- DO₃ The flood plain of the River Blackwater shall be preserved free from development.
- DO₄ It is an objective of the Council to provide cycle-paths, footpath improvements and public lighting as the opportunity arises.
- DO₅ Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath, public lighting and cycle-paths.
- DO₆ 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.
- DO₇ The Council shall facilitate the development of medium density housing of high quality design. The view of the development from the River Blackwater should enhance the visual setting of the site.
- DO₈ It is an objective of the Council to facilitate and encourage the development of new industrial/employment units of a scale appropriate to the village on this site.
- DO₉ This land shall be reserved for future sustainable residential development and shall not be developed within the Plan period.
- DO₁₀ It is an objective of the Council to retain and enhance the existing stone walls and trees on the approach roads into the town.
- DO₁₁ It is an objective of the Council to facilitate the development of the wastewater treatment plant which is to be provided under the Waterford Grouped Towns and Villages Scheme.

- DO₁₂ It is an objective of the Council to protect the vistas and settings of protected structures and the streetscape by the retention of vernacular houses such as those on Barrack Street, Main Street, the Green and Mill Street. Other features worthy of protection include rubblestone walls, free-standing water pumps and post boxes as identified on the NIAH survey.
- DO₁₃ It is an objective of the Council to retain original building features of vernacular structures such as lime mortar render, natural slate, shopfronts, timber sash windows. Where appropriate, the Council shall encourage the reinstatement of historically correct traditional features such as sliding sash windows and shopfronts, etc.
- DO₁₄ 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 LEGENDZoning and Principle Objectives

-  R1 – Protect amenity of existing residential development and provide new residential development – medium density
-  R3 – Reserved for future sustainable residential development 2017- 2023
-  Town 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