Greagagh River

Grave Yard

DO7

DO6

Millmount
Bridge

HWM

St.Mochua's Well

CR

HWM

CW

CR

CR

AHEEN

n Ráithín

[RC: Baile Uí Shuibhne]

hakitown

CR

Post Office

GraveYard

Church
(Site of)

CR

UND

CF

Ball
Alley

DO8hmore

DO8

CW

PW

CF

CF

Clashmore
Bridge

CR

Poulatarriv

CR

UND

FF

DO9

0   150   300

metres

BALLYHEENY

CLASHMORE

Context

Clashmore is located in the southwest of the County, 24kms from Dungarvan and 12kms from Youghal in County Cork. Clashmore is identified in the County Development Plan as a Local Service Centre.

Historic Character

Clashmore is a neat single street village with some new housing on the approaches. The buildings are mainly modest rendered two/three storey 19th Century terraced houses. The tower of the distillery and the 19th Century Church of Ireland building are the main landmark buildings in the village. Elements of a quay still remain along the river bank. Also located in the village along the river bank is St Mochuda's walk and holy well.

Infrastructure

Water supply: Clashmore has a public water supply with limited spare capacity. Additional wells may be considered as part of any development proposal.

Wastewater: Clashmore has a municipal wastewater treatment system with spare capacity. The wastewater treatment system was upgraded under the Serviced Land Initiative during the lifetime of the previous development Plan.

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 protect and promote the amenity and pedestrian access to the river bank and enhance/provide public walkways and routes.

DO_3 The flood plain of the River Greggagh shall be preserved free from development.

DO_4 It is an objective of the Council to provide traffic calming, footpath improvements and public lighting as the opportunity arises.

DO_5 Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath, public lighting and cycle-paths.

DO_6 The Council shall facilitate the development of medium density housing. The developer shall be required to have regard to the topography of the site. The proposed developments shall have an appropriate/sympathetic approach to design which utilises the existing contours and minimises the amount of cut and fill required.

DO_7 The land adjacent to the national school shall be reserved to facilitate future expansion of the school.

DO_8 A masterplan shall be prepared for these lands to provide for medium and low density residential development. Design shall provide for a streetscape layout along the south-western boundaries and shall incorporate the stream and existing tract of open space as an amenity feature. This development of the site shall also incorporate the provision of a new vehicular access road linking up the R671 regional road to the north and south of the village.

DO_9 The land to the south of the GAA pitch shall be reserved for future expansion of the grounds.

DO_{10} It is an objective of the Council to protect the elements of the streetscape of architectural or historical value, by the retention of the vernacular houses, rubblestone walls and water pumps as identified on the NIAH survey.

DO_{11} 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

■ Institutional, Educational & Community Development

■ Open Space and Amenity

● Development Objectives

▬ ▬ Streetscape of Distinctive Character

◆ Protected Structure

▬ Proposed Road

Note:
It should be noted that the proposed road reservation is for indicative purposes. The actual line of the road, which will be subject to detailed design, may vary from that shown on the attached map.