



**DUNGARVAN ENVIRONS****Context**

Dungarvan is central to the County in terms of its location and economic/administrative importance. It is identified as a Primary Service Centre in the County Development Plan and a County Town in the National Spatial Strategy.

**Infrastructure**

Water supply: There is adequate water supply in Dungarvan.

Wastewater: A new wastewater treatment plant was constructed and commissioned during the last Plan period.

**Development Objectives**

- DO<sub>1</sub> As the opportunities arise the Council shall provide a footpath/cycle-path, public lighting and traffic calming on the L3004 Road to connect the immediate Dungarvan environs at Knockateemore with Dungarvan town boundary.
- DO<sub>2</sub> It is an objective of the Council to protect and promote the amenity and pedestrian access to the River Colligan and enhance/provide public walkways, riverside parks and routes. As the opportunity arises, the Council will develop a linear walkway along the Colligan estuary.
- DO<sub>3</sub> The flood plain of the River Colligan shall be preserved free from development.
- DO<sub>4</sub> It is an objective of the Council to protect the Cunnigar as a natural amenity area and restrict development which would alter its character.
- DO<sub>5</sub> Development in Dungarvan Environs shall take place in a sequential manner, with sites closest to Dungarvan town being developed first.
- DO<sub>6</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>7</sub> The site shall be subject to an overall masterplan and shall comprise a mixture of medium density house types. The Masterplan shall provide for adequate vehicular/pedestrian linkages, cyclepaths and permeability through the site. Proposals for community services, amenities and facilities shall be provided as part of masterplan.
- DO<sub>8</sub> It is an objective of the Council to facilitate and encourage the development of new industrial/employment units on this site.
- DO<sub>9</sub> It is an objective of the Council to protect the elements of the built heritage which are of architectural or historical value as identified by the NIAH. The Council shall also endeavour to retain original building features of historic vernacular buildings. Where appropriate the Council shall encourage the reinstatement of these historically correct traditional features.
- DO<sub>10</sub> Development proposals for these lands are required to include the provision of an appropriately designed vehicular and pedestrian/cyclist access road from the L-3168 Road to Abbeyside GAA Lands.
- DO<sub>11</sub> To protect the efficient and safe operation of the adjacent National Road access to these lands shall be gained via the local road network unless access can be achieved within the 50kmph urban speed limit area.

- DO<sub>12</sub> The development of this site will be subject of a Masterplan. It is an objective of the Council to facilitate the development of this prominent site. The site may accommodate a high quality residential development and a hotel, and additional uses that will also be considered are a leisure centre, gymnasium and/or a bowling alley development.

**MAP LEGEND****Zoning 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
-  Institutional, Educational & Community Development
-  Light Industry
-  Tourism
-  Utility
-  Open Space and Amenity
-  Green Belt
-  Development Objectives
-  Protected Structure
-  Proposed Road
-  Preferred Route Dungarvan Bypass
-  Scenic view
-  Scenic Route

**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.