



CTann Heilbhic



HEILBHIC



HEILBHIC**Context**

An Rinn Gaeltacht is located on the Ring Peninsula, southeast of Dungarvan. It comprises of dispersed housing with settlement centres at Baile na nGall, Heilbhic, Maoil a' Choirme and Sean Phobail.

Heilbhic is the smallest of the settlements and is identified in the County Development Plan as a Settlement Node.

Infrastructure









Water supply: Heilbhic has a public water supply with limited spare capacity. It is anticipated that the public water supply would be upgraded under the Water Services Investment programme during the lifetime of the Plan.

Wastewater: The wastewater treatment plant serving An Rinn Gaeltacht has spare capacity. However the zoned lands in Heilbhic are not sewered.

Development Objectives

- DO₁ It is an objective of the Council to protect and promote the linguistic heritage of the Gaeltacht through the use of occupancy conditions restricting the sale or occupation of dwellings to those who have demonstrated reasonable fluency of the Irish language and/or person's native to the Gaeltacht.
- DO₂ It is an objective of the Council to support the development of fishing and tourism related activity at Heilbhic harbour.
- DO₃ It is an objective of the Council to protect and promote the amenity and pedestrian access to the beach and enhance public walkways as the opportunity arises.
- DO₄ Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpaths, cyclepaths and public lighting.
- DO₅ Development proposals on the R2 lands shall have regard to the topography of the site. The proposed developments shall have a sympathetic approach to design which utilises existing contours and minimises the amount of cut and fill required. The view of any development shall not detract from the visual setting of Heilbhic Head.
- DO₆ 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 the Coastguard's Cottages, rubblestone walls, free-standing water pumps, post boxes and quay walls as identified on the NIAH survey.

MAP LEGENDZoning and Principle Objectives

-  R2 – Protect amenity of existing residential development and provide new residential development – low density (clustered housing, serviced sites, large plot size).
-  Open Space and Amenity
-  Green Belt
-  Harbour related activities
-  Development Objectives
-  Protected Structure
-  Scenic view
-  Scenic Route