

KILMEADEN**Context**

Kilmeaden is located in the east of the County on the N25, 8km from Waterford City and is identified in the County Development Plan as a District Service Centre.

Infrastructure

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












Wastewater: The wastewater treatment system has limited spare capacity and may require an upgrade to accommodate new development.

Development Objectives

- DO₁ It is an objective of the Council to strengthen the village core by promoting the redevelopment of underused village centre sites and the provision of community facilities and other town centre development within the village, at a scale appropriate to the village.
- DO₂ It is an objective of the Council to provide traffic calming, footpath improvements and public lighting through the village as the opportunity arises.
- DO₃ Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath, cycle-paths and public lighting.
- DO₄ As opportunities arise, the Council shall extend the public lighting to the development boundary.
- DO₅ It is an objective of the Council to facilitate the provision of a neighbourhood play area within Kilmeaden village.
- DO₆ It is an objective of the Council to facilitate and encourage the development of new industrial/enterprise/employment uses on this site which do not detract from the amenity of the existing village. The developers shall prepare a Masterplan for the overall development of the site prior to the submission of any application for development on the Master Plan lands to ensure the co-ordinated development of this strategic land bank. The Master Plan shall include proposed land uses, a detailed road layout, an infrastructural plan, evidence of permeability and connectivity with existing landuses, landscaping proposals, phasing options, compliance with the smarter travel initiative, and compliance with Sustainable Residential Density Guidelines for Urban Areas (DoEHLG). The lands shall be primarily developed for industrial /employment uses and limited consideration may be given to residential development on the lands fronting onto the R680 Road, former N25, (south eastern portion of the site). The Council shall seek the provision of a new focal point to the village centre and enhancement of the visual appearance of the Main Street. Particular regard to be had to the visual impact when viewed from the former N25, permeability through the site and its relationship with the existing village core. A streetscape shall be created along the north-eastern boundary. Proposals for community services, amenities and facilities shall be included as part of the Masterplan. The Glanbia portion of the mixed use lands will provide a strategic opportunity for the creation of an employment base in Kilmeaden, supporting the development of the Waterford Gateway. Any industrial units shall be of a high standard design and finish and any layout shall have due regard to non-compatible adjoining land uses.
- DO₇ Future applications for planning permission for retail development shall be accompanied by a retail impact assessment to protect the viability of the existing retail developments.
- DO₈ This site can accommodate medium density housing development and shall be developed as a whole and subject to a masterplan to indicate linkages to the existing residential area, access, etc.
- DO₉ Development on this site shall provide for medium density residential development and shall make provision for adequate pedestrian linkages with the village centre. 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. Due regard shall be had to visual impact of the site when viewed from the N25.

- DO₁₀ The Council shall facilitate the development of enterprise units at a scale appropriate to the village. A high standard of architectural design and finish shall be required.
- DO₁₁ It is an objective of the Council to protect the carrying capacity of the N25 until such time as it is downgraded from a National Route and to restrict the opening of new entrances onto same in the interests of road safety.

MAP LEGEND**Zoning and Principle Objectives**

-  R1 – Protect amenity of existing residential development and provide new residential development – medium density.
-  Village Centre
-  Institutional, Educational & Community Development
-  Light Industry
-  Enterprise
-  Masterplan Area
-  Open Space and Amenity
-  Green Belt
-  Utility
-  IRTRC(Integrated Rural Tourism and Recreational Complexes)
-  Development Objectives