LEMYBRIEN
(ED Comeragh)
LTim Uf Bhriain
(T An Cumarach)

DO6

DO5

Lemybrien

DO6

74.1

74.1

74.6

73.9

72.6

76.5

76.4

80.9

74.2

72.1

70.4

69.0

74.1

70.6

69.7

Spring

67.3

T-nk

70.7

68.4

67.6

67.1

66.9

16
15
22
21
14
10
9
20
2
1

St. Annes Court

Annscourt

Sports Ground

Sports Ground

66.2

N
W E
S

0   100   200
metres

LEMYBRIEN

Context

Lemybrien is a small village located on the N25, 16kms east of Dungarvan and is identified in the County Development Plan as a Settlement Node.

Infrastructure

Water supply: Lemybrien has a public water supply with limited spare capacity.

Wastewater: The existing Council septic tank is at full capacity.   Further development would require a new treatment plant. An upgrade is required to accommodate additional development.

Development Objectives

DO$_1$ It is an objective of the Council to strengthen the village core by promoting the development of commercial/retail/community uses appropriate to the size of the village.

DO$_2$ The Council shall facilitate the provision of a new focal point to the village as the opportunity arises and shall seek to enhance the visual appearance of the main thoroughfare of the village.

DO$_3$ It is an objective of the Council to provide traffic calming, footpath improvements and public lighting through the village as the opportunity arises.

DO$_4$ Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath and cyclepaths.

DO$_5$ The Council shall facilitate the development of medium density housing. Development of the site shall provide a strong building line to the N25 and due regard shall be had to the visual impact of the development when viewed from the N25.

DO$_6$ The lands at this location are reserved for future sustainable residential development.

DO$_7$ It is an objective of the Council to support the development of Lemybrien as a gateway to the Comeragh Mountains amenity area.

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.

Village Centre

Institutional, Educational & Community Development

Open Space and Amenity

● Development Objectives