

Maximum Tides flow
Highest Point to which



PILTOWN**Context**

Piltown is a small village located in the south-west of the County 8km north of Youghal and 25km west of Dungarvan. Piltown is identified in the County Development Plan as a Settlement Node.

Infrastructure








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

Wastewater: Existing development is served by a Council septic tank which is at capacity. There is also a constructed wetlands system. However, the discharge to groundwater associated with this system is at capacity. Applications for development will have to address this issue.

Development Objectives

- DO₁ It is an objective of the Council to develop the village core by promoting the development of underused village centre sites.
- DO₂ Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath, cycle-paths and public lighting.
- DO₃ The Council shall facilitate the development of low density clustered housing. Development on the site shall address the public road in a sympathetic manner.
- DO₄ Houses shall be set in large plots (circa 0.3-0.5 acres) and shall be set out in a clustered style layout. Intersite boundaries shall be densely landscaped, to provide a semi-rural nature to the development. Development on the site shall not detract from the visual setting of the Youghal Estuary.
- DO₅ Site to be reserved to allow for the future potential expansion of the school.
- DO₆ The flood plain of the Youghal Estuary shall be preserved free from development.

MAP LEGEND**Zoning and Principle Objectives**

-  R2 – Protect amenity of existing residential development and provide new residential development – low density (clustered housing, serviced sites, large plot size).
-  R3 – Reserved for future sustainable residential development 2017- 2023
-  Village Centre
-  Institutional, Educational & Community Development
-  Open Space and Amenity
-  Development Objectives
-  Protected Structure