

Waterford County Council

AN SEAN PHOBAIL - Gaeltacht

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' Choirne and Sean Phobail.

An Sean Phobhail is identified in the County Development Plan as a Local Service Centre.

Infrastructure

Water supply: The public water supply has no spare capacity.

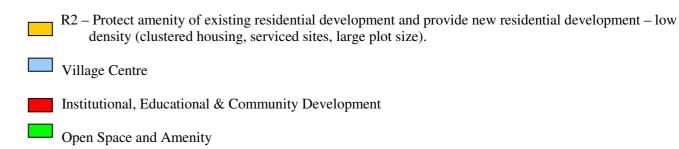
The wastewater treatment system has no spare capacity. Wastewater:

Development Objectives

- DO_1 It is an objective of the Council to protect and promote the linguistic heritage of the Gaeltacht through the use of occupancy conditions restricting sale or occupation of dwellings to those who have demonstrated reasonable fluency of the Irish language and/or person's native to the Gaeltacht.
- DO_2 Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath.
- DO_3 As opportunities arise, the Council shall provide footpath/cyclepaths from new development to the school.
- DO_4 As opportunities arise, the Council will extend the public lighting to the development boundary.
- DO_5 It is an objective of the Council to retain the existing hedgerows at this location.
- Site to be reserved to allow for the future potential expansion of the school/graveyard. DO_6
- DO_7 The Council shall facilitate the development of low density clustered housing on R2 lands. 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.

MAP LEGEND

Zoning and Principle Objectives



Development Objectives