

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' Choirme 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.

Wastewater: The wastewater treatment system has no spare capacity.

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 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 Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath.
- DO₃ As opportunities arise, the Council shall provide footpath/cyclepaths from new development to the school.
- DO₄ As opportunities arise, the Council will extend the public lighting to the development boundary.
- DO₅ It is an objective of the Council to retain the existing hedgerows at this location.
- DO₆ Site to be reserved to allow for the future potential expansion of the school/graveyard.
- DO₇ 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 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).
-  Village Centre
-  Institutional, Educational & Community Development
-  Open Space and Amenity
-  Development Objectives