

**ARDMORE****Context**

Ardmore is located on the coastline to the southwest of Dungarvan and is identified in the County Development Plan as a District Service Centre.

**Historic Character**

Ardmore was originally an early Christian monastic site dating from the 5<sup>th</sup> Century. It subsequently developed as a seaside resort with a central core along the Main Street with modest single and two-storey houses dating from the early 19<sup>th</sup> Century onwards. There are also two fine examples of urban thatch. On the elevated ground to the south of the village are a number of 19<sup>th</sup> century detached houses, some with extensive grounds which contribute to their setting. Public buildings of interest include a Barn style Church dating from 1830, the 19<sup>th</sup> Century Old Lifeboat Station and the Coastguard station. Ardmore is overlooked by the Ardmore Cathedral and the 12th Century Round Tower situated to the south-west of the village. Most of the village is included in a zone of Archaeological Potential as defined by the Record of Monuments and Places.

**Infrastructure**

**Water supply:** The public water supply is currently at capacity. Pressure problems are experienced in the upper areas to the south of the village, particularly in summer. An upgrade to the public water supply is proposed under the Water Services Investment Programme.
















**Wastewater:** Ardmore is one of the villages to be provided with a new sewerage scheme under the Waterford Grouped Towns and Villages Sewerage Scheme.

**Development Objectives**

- DO<sub>1</sub> It is an objective of the Council to promote the village as a tourist destination based on its scenic coastal location and ecclesiastical heritage whilst protecting and enhancing these assets.
- DO<sub>2</sub> It is an objective of the Council to strengthen the village core by promoting the redevelopment of underused village centre sites. All new development/redevelopment shall have regard to the scale and design of the existing streetscape.
- DO<sub>3</sub> It is an objective of the Council to protect the bathing water quality at Ardmore beach and restrict any development which would result in a degradation of water quality.
- DO<sub>4</sub> It is an objective of the Council to protect and promote the existing public walkways and routes through and around the village.
- DO<sub>5</sub> Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath to connect to the village centre and community facilities such as the school, etc.
- DO<sub>6</sub> As opportunities arise, the Council shall provide a new footpath/cyclepath linking outlying developed areas with the village centre.
- DO<sub>7</sub> It is an objective of the Council to protect and preserve the setting of Ardmore Tower and its associated ecclesiastical monuments. The visual impact of development on views of the Tower shall be a consideration of any application for permission.
- DO<sub>8</sub> Developers at this location 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. Development of these lands shall not detract from the visual setting of the village, particularly when viewed from the approach roads to the village. Adequate buffer shall be provided from neighbouring industrial use to north of site.
- DO<sub>9</sub> It is an objective of the Council to facilitate and encourage the development of new industrial/employment units of a scale appropriate to the village on this site.
- DO<sub>10</sub> It is an objective of the Council to facilitate the development of Live/Work type units on the site. Proposed development shall have a sympathetic approach to design which utilises existing contours and any layout shall provide for a landscaped, high quality environment.

- DO<sub>11</sub> As opportunities arise, the Council shall provide a promenade/pedestrian walkway along the coastline from the tourism zoned lands to the village centre.
- DO<sub>12</sub> It is an objective of the Council to facilitate the development of a neighbourhood play area, as the opportunity arises.
- DO<sub>13</sub> The Council shall reserve land to provide a roadway from the R673 Road to serve the existing carpark so as to alleviate traffic congestion on the Main Street and provide a new access to the beach.
- DO<sub>14</sub> It is an objective of the Council to facilitate the development of a wastewater treatment plant, which is to be provided under the Waterford Grouped Towns and Villages Sewerage Scheme., within the Plan period.
- DO<sub>15</sub> This site is to provide for a future extension to the GAA grounds.
- DO<sub>16</sub> It is an objective of the Council to protect the elements of the streetscape of architectural or historical value, by the retention of the vernacular houses, rubblestone walls, water pumps and post boxes, as identified on NIAH survey.
- DO<sub>17</sub> It is an objective of the Council to retain original features of vernacular buildings such as lime mortar render, natural slate, thatch, timber sash windows. Where appropriate the Council shall encourage the reinstatement of historically correct traditional features such as sliding sash windows etc.
- DO<sub>18</sub> Any development which is proposed in a Streetscape of Distinctive Character shall have regard to the planning guidance set out in Section 10.46 of the Development Standards Chapter.

**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
-  Open Space and Amenity
-  Green Belt
-  Institutional, Educational & Community Development
-  Light Industry
-  Tourism
-  Utility
-  Development Objectives
-  Streetscape of Distinctive Character
-  Protected Structure
-  Proposed Road (for indicative purposes only and may be subject to change)
-  Scenic View
-  Scenic Route