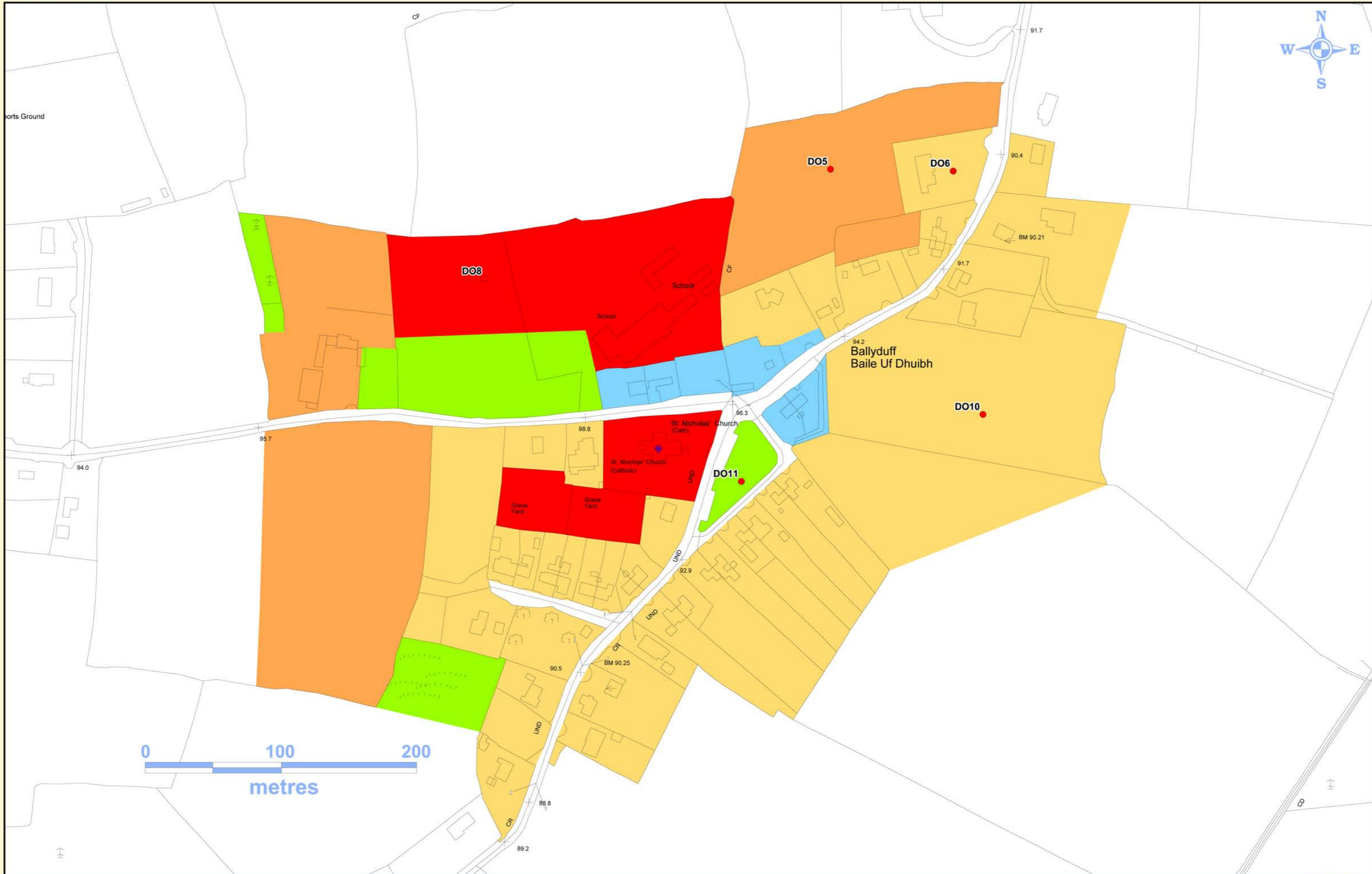


Ballyduff (East of County)



BALLYDUFF (EAST)**Context**

Ballyduff (East) is located in the east of the County and is identified in the County Development Plan as a Local Service Centre.

Infrastructure








Water supply: Ballyduff has a public water supply with limited spare capacity. It is anticipated that an upgrade to the water supply would be completed under the Rural Water scheme, scheduled for 2010.

Wastewater: A wastewater treatment system is to be provided under the Waterford Grouped Towns and Villages Sewerage Scheme within the Plan period.

Development Objectives

- DO₁ It is an objective of the Council to strengthen the village core by promoting the redevelopment of underused village centre sites
- DO₂ It is an objective of the Council to ensure that development is phased to protect the village from inappropriately scaled residential development which would be out of character with the rural nature of the settlement. Development shall comply with the recommendations set out in the Sustainable Residential Housing in Urban Areas Guidelines (DoEHLG).
- DO₃ Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath.
- DO₄ As opportunities arise, the Council shall provide a new footpath/cyclepath through the village.
- DO₅ Development of this site shall provide for connectivity with the village centre. The layout of the development shall have regard to the impact on existing dwellings in terms of overlooking and shall not detract from the amenities of the area.
- DO₆ The development of the site shall make provision for future access to the lands to the rear which are zoned for future development. Provision shall also be made for pedestrian access to the Village Green.
- DO₇ As opportunities arise, the Council shall extend the public lighting to the development boundary.
- DO₈ Site to be reserved to allow for the future potential expansion of the school.
- DO₉ It is an objective of the Council to facilitate the provision of a multi-use community building.
- DO₁₀ The Council shall facilitate the development of low density clustered housing. 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 shall take place in a sequential manner, with sites closest to the church being developed first.
- DO₁₁ It is an objective of the Council to retain these existing trees which enhance the rural character of the village.
- DO₁₂ 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.

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).
-  R3 – Reserved for future sustainable residential development 2017- 2023
-  Village Centre
-  Open Space and Amenity
-  Institutional, Educational & Community Development
-  Development Objectives
-  Protected Structure