

BALLYPHILIP
Baile Philib



DUNHILL**Context**

Dunhill is located in the east of the County, 12km approximately from Waterford City and is identified in the County Development Plan as a Local Service Centre.

Historic Character

This crossroads settlement includes 2 historic thatch houses and a mid 19th Century Church

Infrastructure









Water supply: The public water supply, which is provided from two borewells, has no spare capacity. Upgrading works would be required to accommodate new development.

Wastewater: The existing septic tank and wetlands system is at capacity. Additional development proposals would require an upgrade to the septic tank prior to polishing through the wetlands system.

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 Development proposals shall ensure that new development is set back in order to provide new paving/footpath, public lighting and cycle-paths.
- DO₃ The developer 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. Any development shall respect the setting and character of the village.
- DO₄ The development of the site shall make provision for future access to the lands to the rear which are zoned for future development.
- DO₅ It is an objective of the Council to support and promote the development of Dunhill Enterprise Centre.
- DO₆ It is an objective of the Council to support the provision of sheltered housing at appropriate locations in Dunhill.

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
-  Utility
-  Development Objectives
-  Protected Structure