

DUNMORE EAST

Context

Dunmore East is an attractive village situated on the coastline to the east of the County, 12km from Waterford City. It is identified in the County Development Plan as a District Service Centre.

Historic Character

This seaside village was established initially as a fishing village in the 19th Century. The earliest houses are the modest single- and two-storey buildings near Councillor’s Strand. The village developed as a resort with the construction of large holiday villas such as the Haven. Its strong maritime heritage is evident with the Harbour built by Nimmo in 1814 and the Lighthouse in 1822. The rows of terraced thatch houses give Dunmore East its distinctive character.

Infrastructure

Water supply: There is adequate water supply in Dunmore East with limited spare capacity. It is anticipated that the water supply will be upgraded under the ‘Water Services Investment Programme’ during the lifetime of the plan.

Wastewater: Dunmore East is one of the villages to be provided with a new sewerage scheme under the Waterford Grouped Towns and Villages Scheme. It is anticipated that the new plant will be constructed and commissioned 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 facilitate and encourage the development of commercial/retail development within the village centre of a scale and use appropriate to the village.
- DO₃ It is an objective of the Council to protect and promote the amenity and pedestrian access to the beach and enhance/provide public walkways, parks and routes.
- DO₄ As the opportunities arise, the Council will support and facilitate the development of a pedestrian walkway from Portally to Dunmore East.
- DO₅ It is an objective of the Council to provide traffic calming, footpath improvements and public lighting on the L4202 Road as the opportunity arises.
- DO₆ Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath public lighting and cycle-paths.
- DO₇ As opportunities arise, the Council will seek to improve pedestrian/cycle access to the village.
- DO₈ It is an objective of the Council to preserve the coastal views and vistas in the village.
- DO₉ It is the policy of the Council to retain historical architectural design features in the village such as traditional thatch cottages and fenestration, etc. Any new build development shall respect the special character and built heritage of Dunmore East.
- DO₁₀ It is an objective of the Council to facilitate the redevelopment of this central site. Development of the site shall ensure a high quality of architectural design of a scale appropriate to the special character of the village.
- DO₁₁ The Council will facilitate the development of medium density housing. 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 and respects the established pattern of development in the vicinity.
- DO₁₂ The Council requires that the site be developed as a whole and subject to an overall masterplan to indicate house types, community facilities, services, pedestrian linkages, access, phasing, etc. The view of the development from the entrance to the village must enhance the visual setting of the site.

- DO₁₃ These lands are suitable for medium density residential development. Any design proposal shall include a strong building line to the public road, with an emphasis on high quality design and finishes.
- DO₁₄ It is an objective of the Council to support the development of the harbour area for tourism/leisure use including the provision of a boating marina whilst also facilitating the development of the fishing industry. The Council will support the development of a new breakwater and port.
- DO₁₅ 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 Scheme within the Plan period.
- DO₁₆ It is an objective of the Council to protect the vistas and settings of protected structures and the streetscape by the retention of vernacular houses such as those on Wellington Terrace, Glenville Terrace, Curraghmore Terrace, Emerald Terrace and Queen’s Terrace. Other features worthy of protection include rubblestone walls, free-standing water pumps and post boxes as identified on the NIAH survey.
- DO₁₇ 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.
- DO₁₈ The Council will facilitate the development of a Tourism and Community development with ancillary Commercial and Residential uses. The development of these lands are subject to the satisfactory upgrading of the wastewater treatment facilities for Dunmore East. Prior to the submission of a planning application on said lands, applicants are advised to contact the Council’s Water Services Department.
- DO₁₉ Horse Quarter Road Junction - It is an objective of the Council to improve the layout of this junction which will include an appropriately designed roundabout, associated traffic calming measures and footpath improvements.

MAP LEGEND

Zoning and Principle Objectives

-  R1 – Protect amenity of existing residential development and provide new residential development – medium density
-  Village Centre
-  Institutional, Educational & Community Development
-  Light Industry
-  Tourism
-  Open Space and Amenity
-  Green Belt
-  Harbour related activities
-  Utility
-  Development Objectives
-  Streetscape of Distinctive Character
-  Protected Structure
-  Scenic view
-  Road Reservation
-  Scenic Route