

KILMACTHOMAS**Context**

Kilmacthomas is centrally located in the County, 24km east of Dungarvan and 24km west of Waterford City. It is identified in the County Development Plan as a District Service Centre. Kilmacthomas has a broad service base.

Historic Character

Kilmacthomas consists of a busy compact street of 19th Century two-storey terraced residential/commercial properties. The most dominant feature of the landscape is the 8-arch Railway Viaduct Bridge running across the town. Two mills still remain on the River Mahon, which bisects the town. One has been converted into apartments. The other has been unused for a number of years. The Union workhouse dates from the 1840s and retains most of its character.

Infrastructure

Water supply: The public water supply has limited spare capacity. It is likely that an upgrade would be required to accommodate additional development.

Wastewater: Kilmacthomas is one of the towns 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 protect and promote the amenity and pedestrian access to the river bank and enhance existing public walkways and riverside routes.
- DO₃ It is an objective of the Council to provide traffic calming, footpath improvements and public lighting on the R677 Road as the opportunity arises.
- DO₄ Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath and cycle paths.
- DO₅ This site can facilitate medium density housing. The developer will 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.
- DO₆ 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. Any industrial units shall be of a high standard of design and finish. Adequate buffer spaces/landscaping shall be provided so as to ensure no negative visual impact on the N25 Road or the adjacent residentially zoned lands.
- DO₇ The Council will facilitate the development of medium density housing. The design shall include a strong building line to the public road, with an emphasis on high quality design and finish. The open space shall be retained as a feature of the site.
- DO₈ It is an objective of the Council to facilitate the development of enterprise and live/work units on this site to accommodate arts & crafts (and associated retail), office use, and training and education uses. Consideration to be given to the development of a hotel on site. Development shall have regard to the Protected Structures on site and shall be subject to Best Conservation Principles.
- DO₉ It is an objective of the Council to develop a linear walkway along the old railway line.
- DO₁₀ It is an objective of the Council to develop a linear walkway along the river bank linking up with the public park.
- DO₁₁ It is an objective of the Council to facilitate the development of the wastewater treatment plant, which is to be provided under the Waterford Grouped Towns and Villages Scheme.

DO₁₂ It is an objective of the Council to facilitate the development of a high quality mixed use development on this site (former Kilmacthomas woollen mills). Development shall have regard to the historic character of the building, its setting and vista and shall be subject to Best Conservation Principles.

DO₁₃ 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 such as those on those on St Anne's Terrace and on Main Street. Other features worthy of retention are rubblestone walls, free-standing water pumps, and elements of the former railway line including the Railway Station, post boxes and pillar boxes as identified the on NIAH survey.

DO₁₄ 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.
-  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
-  Town Centre
-  Institutional, Educational & Community Development
-  Light Industry
-  Special Use
-  Open Space and Amenity
-  Green Belt
-  Utility
-  Development Objectives
-  Streetscape of Distinctive Character
-  Protected Structure
-  Scenic view