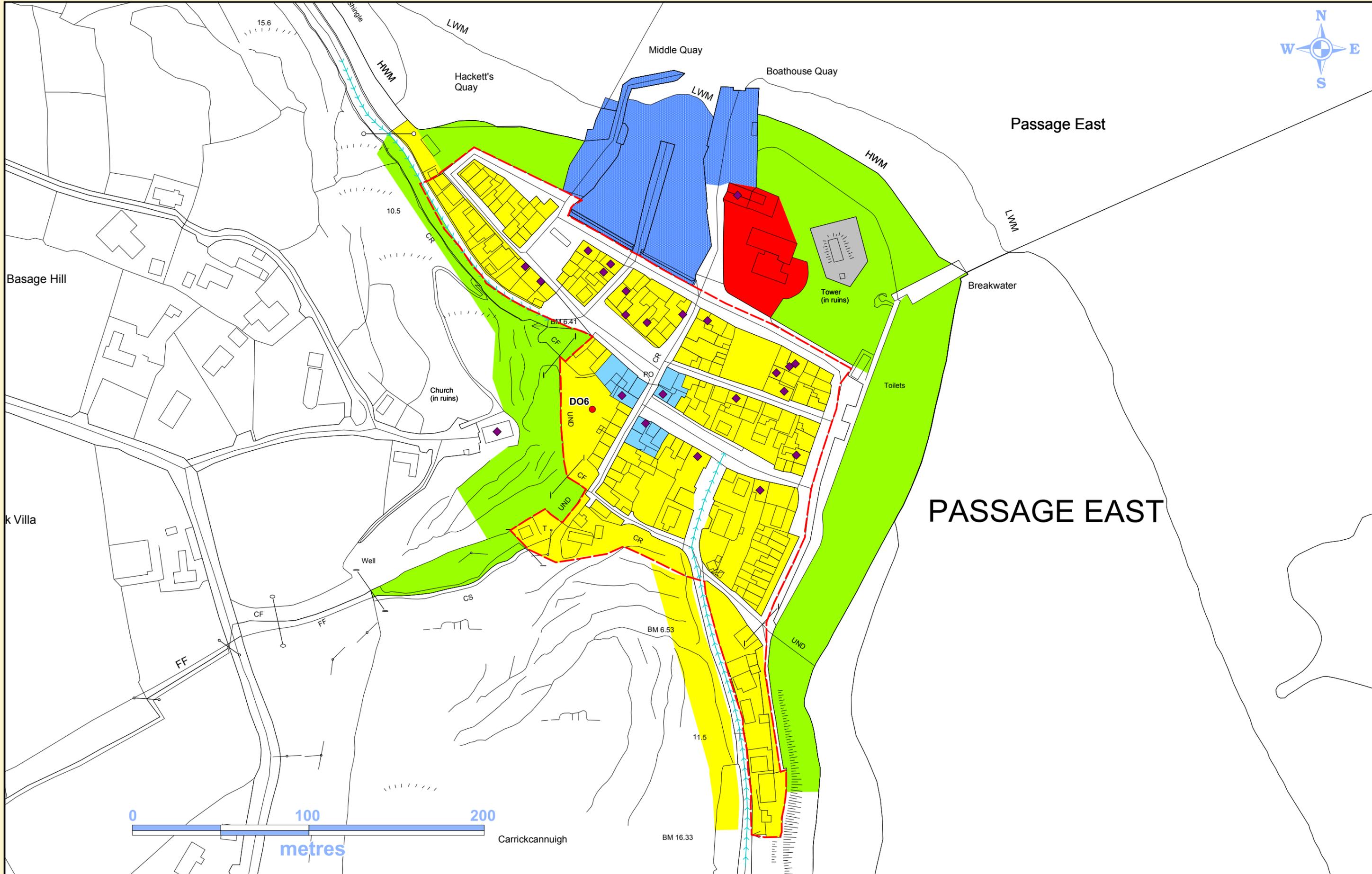


# Passage East



**PASSAGE EAST****Context**

Passage East is a small coastal village located in the east of the County, 10km from Waterford City and is identified in the County Development Plan as a Settlement Node.

**Historic Character**

Passage East is situated on a small strip of land protruding from the base of a cliff on the Suir Estuary. Most of the buildings are rendered two- and three-storey residential terraced houses, which date from the 18<sup>th</sup> Century and are located around 2 interlinking squares. This may indicate elements of a planned town. Some buildings are unusually low with steeply pitched roofs which denote possible 17<sup>th</sup> Century buildings.

Passage East is overlooked by the former St Anne's Church. There is a small harbour of cut limestone which dates from the late 18<sup>th</sup> century.

The village is located in a zone of Archaeological potential which is defined by the Record of Monuments and Places.

**Infrastructure**

Water supply: Passage East has a public water supply with limited spare capacity.

Wastewater: The sewerage disposal system in Passage East has limited spare capacity.

**Development Objectives**

- DO<sub>1</sub> It is an objective of the Council to strengthen the village core by promoting the redevelopment of underused/derelict village centre sites. Any redevelopment proposal shall be sympathetic to the character of the village with a strong emphasis on high quality design and finishes.
- DO<sub>2</sub> Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath.
- DO<sub>3</sub> As opportunities arise, the Council shall provide a new footpath/cyclepath through the village.
- DO<sub>4</sub> It is an objective of the Council to support and facilitate the development of the harbour area and fishing industry.
- DO<sub>5</sub> It is an objective of the Council to support the Road Study undertaken in respect of the R683/R770/R733 Roads and to facilitate the redevelopment and appropriate relocation of the car ferry terminal.
- DO<sub>6</sub> The Council shall 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.
- DO<sub>7</sub> It is an objective of the Council to protect the vistas and settings of protected structures.
- DO<sub>8</sub> It is an objective of the Council to protect the character of the streetscape by the retention of vernacular houses and their facades such as those located on Beresford Row, Dobbins Street, Post Office Square, Barrack Street, Blynd Lane and Parade Square. Where appropriate the Council shall encourage the reinstatement of historically correct traditional features such as timber sliding sash windows.

- DO<sub>9</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 rubblestone walls at White Wall, free-standing water pumps and post boxes, the Pier and the Quay as identified on the NIAH survey.

**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
-  Open Space and Amenity
-  Harbour related activities
-  Utility
-  Development Objectives
-  Streetscape of Distinctive Character
-  Protected Structure
-  Scenic view
-  Scenic Route