



STRADBALLY**Context**

Stradbally is an attractive village located in the south-east of the County 13km from Dungarvan and is identified in the County Development Plan as a Local Service Centre.

Historic Character

Stradbally is a 19th Century planned village around a square, one side open to the south. It is located in a sheltered bay close to the sea. On the east is a row of five, three bay two-storey early 19th Century houses. On the west is a terrace of two pairs of three bay two-storey houses and a gabled glebe house.

Landmark buildings include St James Church 1786, with the remains of a medieval church in the grounds. To the south is an 18th Century schoolhouse, recently extended. To the north of the village is the recently renovated Barron Hall dating from 1806, and the Catholic Church built in 1840. Woodhouse Demesne is located to the south-west of the village.

The core of the village is a zone of archaeological potential as identified by the Record of Monuments and Places.

Infrastructure

Water supply: The public water supply has limited capacity. An upgrade would be required to accommodate additional development.

Wastewater: The existing municipal wastewater treatment system is at capacity. However, Stradbally is 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 beach and enhance existing public walkways, parks and routes, particularly the public green area around the Square.
- DO₃ The Council shall seek to provide footpath improvements, cycle-paths and public lighting on the approach roads to the village as the opportunity arises.
- DO₄ It is an objective of the Council to retain the existing stone wall/hedgerows etc on the southern approach to the village.
- DO₅ It is an objective of the Council to protect the vistas and settings of protected structures and the streetscape by the retention of rubblestone walls, handball alley, the free-standing water pump, as identified on the NIAH survey.
- DO₆ It is an objective of the Council to retain original building features of vernacular structures such as those on Chapel Lane, the Square and Church Lane. Where appropriate, the Council shall encourage the reinstatement of historically correct traditional features such as sliding sash windows and slate roofs etc.
- DO₇ Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath, cycle-paths and public lighting.
- DO₈ 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 on this site.
- DO₉ The Council shall facilitate the development of medium density housing on this site. The site shall be developed as a whole and shall be subject to the approval of a masterplan to include details on access, pedestrian linkages, relationship with existing residential development etc. 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. An amenity area/playground shall be provided as part of any design proposal.

- DO₁₀ This site is suitable for medium density housing development. Development on the site shall present a strong building line to the public road. Houses shall be set out in a clustered style layout.
- DO₁₁ 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 period of the Plan.
- DO₁₂ 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.
- DO₁₃ Woodhouse Estate - The Council supports the development of an equestrian centre of excellence at this location.

MAP LEGEND**Zoning and Principle Objectives**

-  R1 - Protect amenity of existing residential development and provide new residential development – low density (clustered housing, serviced sites, large plot size).
-  R2 – Protect amenity of existing residential development and provide new residential development – medium density
-  R3 – Reserved for future sustainable residential development 2017- 2023
-  Village Centre
-  Institutional, Educational & Community Development
-  Light Industry
-  Open Space and Amenity
-  Green Belt
-  Utility
-  Development Objectives
-  Streetscape of Distinctive Character
-  Protected Structure
-  Proposed Road
-  Scenic view
-  Scenic Route