

TALLOW**Context**

Tallow is a rural, low-lying town located in the west of the County, 35km from Dungarvan and 21km from Fermoy, Co Cork. It is identified in the County Development Plan as a Local Service Centre and has a broad service base.

Historic Character

Tallow dates from the early 17th Century and developed as an important industrial town in the 19th Century. The buildings in the town centre are predominately early 19th Century two- and three-storey terraced buildings with classical proportions and some original fenestration. There are good examples of 19th Century shopfronts. On each approach road to the town there are terraced single storey workers' cottages dating from early 19th Century. There are also the remains of three mills. Other landmark buildings include the Catholic Church dating from 1830 and the Church of Ireland Church dating from 1775, which is now used as a workshop. Boyce cottages are situated on the southern approach road to Tallow. The approach roads are lined with mature trees and stone walls. The core of the town is a zone of Archaeological potential as defined by the Records of Monuments and Places.

Infrastructure

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














Wastewater: The existing wastewater treatment system is at full capacity. However, Tallow is to be provided with a new sewerage scheme under the Seven Villages Scheme.

Development Objectives

- DO₁ It is an objective of the Council to strengthen the town core by promoting the redevelopment of underused town centre sites. The Council shall facilitate commercial (retail and office) development within the town centre, at a scale appropriate to the town.
- DO₂ The site can accommodate a high quality mixed-use development. The Mill buildings (previously R&R mills) to the rear of site will have to be incorporated into any redevelopment of the site. The building line onto Main Street should be re-established and new access onto Convent Street should form part of any redevelopment proposal. A high degree of permeability through the site will be required.
- DO₃ The site has the potential to be redeveloped for mixed residential use to include live/work units. It is an objective of the Council to facilitate the redevelopment of this redundant site in an orderly and sustainable manner whilst retaining the architectural and historical character of the workhouse. Any development proposal shall be subject to best conservation principles.
- DO₄ The Council will liaise with Tallow community to realise the objectives of the Tallow Village Design Statement. As opportunities arise, the Council shall seek to enhance the town centre, incorporating hard and soft landscaping along with visual improvements to the streetscape.
- DO₅ 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 West Street, Convent Street, Chapel Street and Main Street. Other features worthy of protection include rubblestone walls as identified on the NIAH survey.
- DO₆ It is an objective of the Council to retain original building features of vernacular structures such as shopfronts, timber sash windows and natural slate. Where appropriate, the Council shall encourage the reinstatement of historically correct traditional features such as sliding sash windows and shopfronts, etc.
- DO₇ Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath.

- DO₈ As opportunities arise, the Council shall extend the footpath to the development boundary and provide cycle-paths through the town.
- DO₉ It is an objective of the Council to retain the existing stone buildings and boundary walls which are a feature of the town.
- DO₁₀ The Council requires that the site be developed as a whole on a phased basis and subject to the approval of an overall masterplan. The masterplan shall include details of pedestrian linkages, access, community/neighbourhood facilities, etc. Design shall include a mixture of house types, and a strong building line to the public road, with an emphasis on high quality design and finish.
- DO₁₁ The site can accommodate medium density residential development and a masterplan should be prepared for the development of the overall site. Provision shall be made for a local distributor route through the site from the L2001 Road to the R634 Road. The proposed development shall have an appropriate/sympathetic approach to design.
- DO₁₂ It is an objective of the Council to facilitate and encourage the development of new industrial/employment units of a scale appropriate to Tallow on this site.
- DO₁₃ 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, within the period of the Plan.
- DO₁₄ These lands are reserved for the future sustainable development of the town and shall not be developed within this Plan period. Future development shall make provision for the following:
 - I. No development below the 12m contour level.
 - II. A buffer zone to act as a flood plain within the land parcel.
 - III. Attenuation of stormwater flows to accommodate a 1-100 year storm.
- DO₁₅ 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 – 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
-  Open Space and Amenity
-  Green Belt
-  Utility
-  Development Objectives
-  Streetscape of Distinctive Character
-  Protected Structure
-  Proposed Road (Indicative layout only and may be subject to change)
-  Scenic view