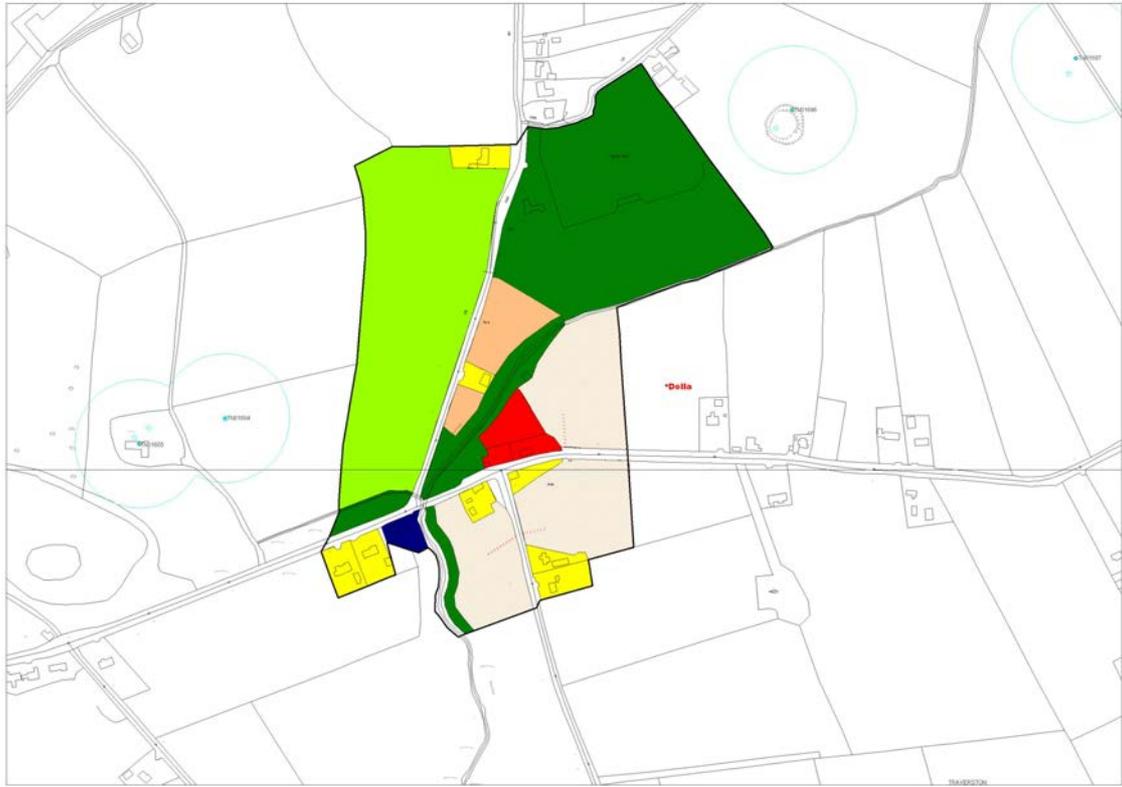


# DOLLA SETTLEMENT PLAN



1D2O6320 Photo: © Peter Barrow Photography 12th March 2009 Tel: 045-401070

**Dolja.**

## **1.0 General Introduction and Development Context**

- **Location**

Dolla is a small settlement, located 5km southwest of Nenagh at the junction of two regional road corridors, the R-499 and R497.

- **Population**

The settlement is located within the DED's of Ballinclough and Kilmore. The population in these DEDs has remained effectively static in recent years, only growing from 212 people to 214 people during the 2002-2006 intercensal period (CSO, 1996).

- **Settlement Form**

The built settlement is formed by a cluster of buildings, centred on the Dolla river. The main focal building is the pub/shop and former petrol station on the northern side of the R499.

The settlement has a scenic natural setting given its location at the foothills of the Silvermines Mountains. The natural setting is enhanced by the mature hedgerows and trees which line the approach roads, and the demesne walls and gate lodges of Kilboy house which mark the entrance to the village when approaching from the east.

## **2.0 Key aim and objectives**

The key aim of the settlement plan is to provide a framework for the development for appropriate residential, commercial and light industrial development and to enhance the visual character and amenities of the village.

## **Key Objectives**

- To facilitate low density, high quality housing appropriate to the village location.
- To maintain and enhance social, community and amenity facilities within the village.
- To support opportunities for commercial and employment facilities.

## **3.0 Services and Social Infrastructure**

- **Water Supply**

The village is serviced by a public water supply.

- **Waste Water**

The village is not serviced by public waste water treatment system. Developments within the village are served by individual on-site septic tanks and treatment systems.

- **Roads and Transport Infrastructure**

The settlement is strategically located on two main regional transport routes running north-south from Nenagh and onto the R507 to Thurles and east-west from the N7 through Silvermines to Toomevara.

There are no public footpaths within the village and there is a limited network of public lighting.

- **Social and Community Infrastructure**

The settlement is served by a shop, public house, sports field and garda station.

#### **4.0 Architectural Heritage**

The Garda Station is a protected structure (S145) under the County Development Plan. The structure was a former RIC barracks and was built c. 1890. The structure is the oldest building within the settlement boundary and provides a historical context to the settlement.



#### **5.0 Key Messages for Dolla**

- The settlement should be developed in a properly planned and co-ordinated manner in accordance with the zoning objectives of the settlement plan.
- Low density rural clustered style development is promoted on residential zoned sites.
- The Dolla river provides an opportunity to extending the amenity area and provide a river walk. Development in the vicinity should seek to ensure its amenity value is enhanced and protected.
- Proposals for development will require provision to be made for on-site effluent treatment. This provision will be a key factor

which will influence the scale and design of developments.

#### **6.0 General Development Objectives**

Proposals for development will be assessed in accordance with the policies and objectives of the County Development Plan, 2010-2016 as set out in the main text in Volume 1.

In addition to general policy requirements for development, the Council will seek to implement the following objectives:

- The Council will seek to make provision and/or facilitate the provision of footpaths and public lighting to enhance the local infrastructure.
- The Council will seek to foster a village identity and definition of the village by facilitating the provision of hard and soft landscaping and signage.
- The Council will seek to ensure the protection of the protected structure and archaeological monument (i.e by preservation in situ or at a minimum protection by record).
- The Council will seek to control ribbon development on the approach roads to preserve and consolidate the built environment of the village.
- The Council will seek to ensure hedgerows, trees and any natural stone walls are preserved and maintained in any new development proposals.