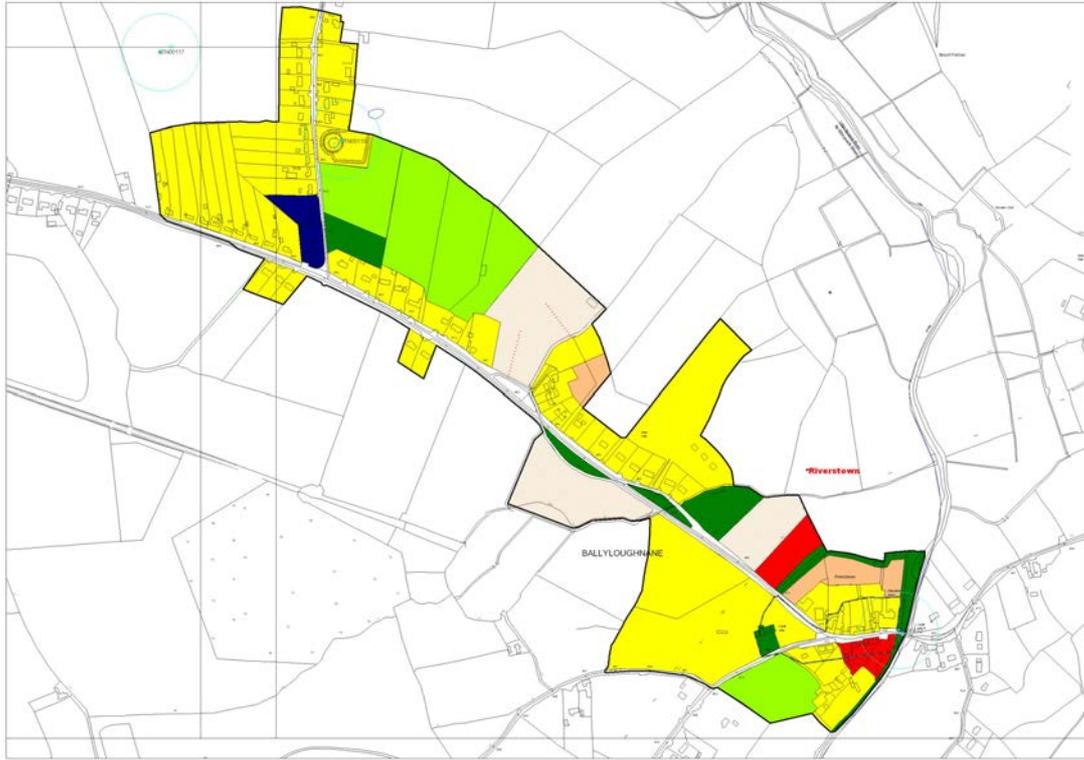


RIVERSTOWN SETTLEMENT PLAN



1D2O5297 Photo: © Peter Barrow Photography 28th January 2009 Tel: 045-401070

Riverstown / Killeen (Birr).

1.0 General Introduction and Development Context

• Location

The village of Riverstown is strategically located at the junction of the N52 and the R489. It lies at the border between North Tipperary and County Offaly, with the Little Brosna River dividing it from the neighbouring village of Drumbane in Co. Offaly. The village lies only 4km from Birr.

• Population

Riverstown is located in the D.E.D. of Riverstown with a population of 522. The population has increased by 40 people (8.3%) between 2002-2006. (CSO, 2006).

• Settlement Form

The village is dispersed and linear in nature extending over a kilometre along the R489. Limited development has taken place along the N52. While some residential development has taken place in recent years, the village appears to have developed through the provision of one-off housing. The core of the village is located around the river and provides an attractive centre when viewed with the village of Drumbane on the Offaly side.



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.
- To focus development around the core of the village.

3.0 Services and Social Infrastructure

• Water Supply

The village is serviced by a public water supply.

• Waste Water

The village is serviced by a sewage treatment plant. However, up-grade works may be required to cater for additional development.

- **Roads and Transport Infrastructure**

The village is located at the junction of national secondary road N52 (Borrisokane/Birr Road) and regional road R489 to Portumna.

There is a limited network of public footpaths in the area. Public lighting is provided throughout the settlement.

- **Social and Community Infrastructure**

The village centre provides a selection of services such as shops, public houses, a school, a community hall, a playing field and a church.

4.0 Architectural and Archaeological Heritage

There are a number of important sites within the village. These include;

- Castleview, a detached three-bay two-storey over half basement house, built c. 1820



- Castle - Motte And Bailey
- Terraced of houses in the village



- Riverstown House, a detached five-bay two-storey two-pile house with attic, built c. 1775.

- Riverstown Bridge a five-arched limestone road bridge over Little Brosna River, built c. 1780



5.0 Key Messages for Riverstown

- 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 provision of additional passive amenity spaces including playground facilities should be provided.
- High quality designs, which are particularly reflective of the predominantly rural character of the area, without precluding high quality innovative contemporary designs.
- The conservation and protection of protected structures, recorded monuments and other features of archaeological and historical merit within the settlement.

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 Protected Structures 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.
- The Council will seek to continue to improve the approach roads to the village and improve traffic calming.
- The Council will seek to ensure that development is focused within the village around the core area so as to consolidate the centre of the village.