SILVERMINES SETTLEMENT PLAN
1.0 General Introduction and Development Context

Location
Silvermines village is located approximately 9km south west of Nenagh and at the junction of two regional roads, the R-499 and R-500.

Population
The village is located within the DED of Kilmore which has a population of 579 persons. The population increased by 5.1% from 551 to 579 persons between 1996 and 2002. By the 2006 Census the population had increased to 642, an increase of 10%.

Settlement Form
Silvermines has a picturesque setting located at the foot of the Step Forest and the Silvermines mountains.

The settlement has is characterised by this unique natural environment, a strong and well consolidated vernacular streetscape and historic buildings linked to the village’s mining heritage.

New residential development has generally contributed to the character of the settlement.

2.0 Key aim and objectives
Silvermines is a designated ‘local service centre’ under the settlement hierarchy as set out in Chapter 3 of the Development Plan. Therefore the settlement has a key role in terms of service provision both for the village and its surrounding rural hinterland.

The key aim of the settlement plan is provide a land use framework to promote the expansion of residential, employment, social and community service provision.

Key Objectives

- To protect the village core and designated Architectural Conservation Area through the promotion of the maintenance of buildings and encouraging appropriate re-use of structures.
- To protect and support the tourism potential of the village.
- To facilitate low density, high quality housing appropriate to the village location.
- To promote the development of tourism facilities and mining heritage attractions.
• 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 served by a wastewater treatment plant.

• Road and Transport Infrastructure
Silvermines village is well connected to transport links given its proximity to the N7 and its location an a regional road corridor linking the N7 to Dolla and onto Toomevara.

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

• Social and Community Infrastructure
The village is quite a well-serviced village, with a shop, two pubs, community hall and school.

There have also been a number of community developed amenity areas, such as the picnic area near the school and a landscaped area on the southern approach road.

The ‘Miner’s Sculpture’ is a striking feature in the heart of he village which provides a incidental public space and contributed to the character of the streetscape.

4.0 Architectural Heritage

Architectural Conservation Area
The main street has been designated an ACA under the Plan and is illustrated on the attached map.

There are a number of structures which are protected under the plan, under the Draft Plan, including those which relate to the mining heritage of the area.
5.0 Key Messages for Silvermines

- The settlement should be developed in a properly planned and co-ordinated manner in accordance with the zoning objectives of the settlement plan.
- The re-use of existing structures within the village centres is encouraged.
- Low density rural clustered style development is promoted on residential zoned sites.
- Development within the village should respect the historical and architectural heritage of the village.
- The local service provision for locals and tourism should be expanded.
- Tourism development proposals are encouraged.

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.