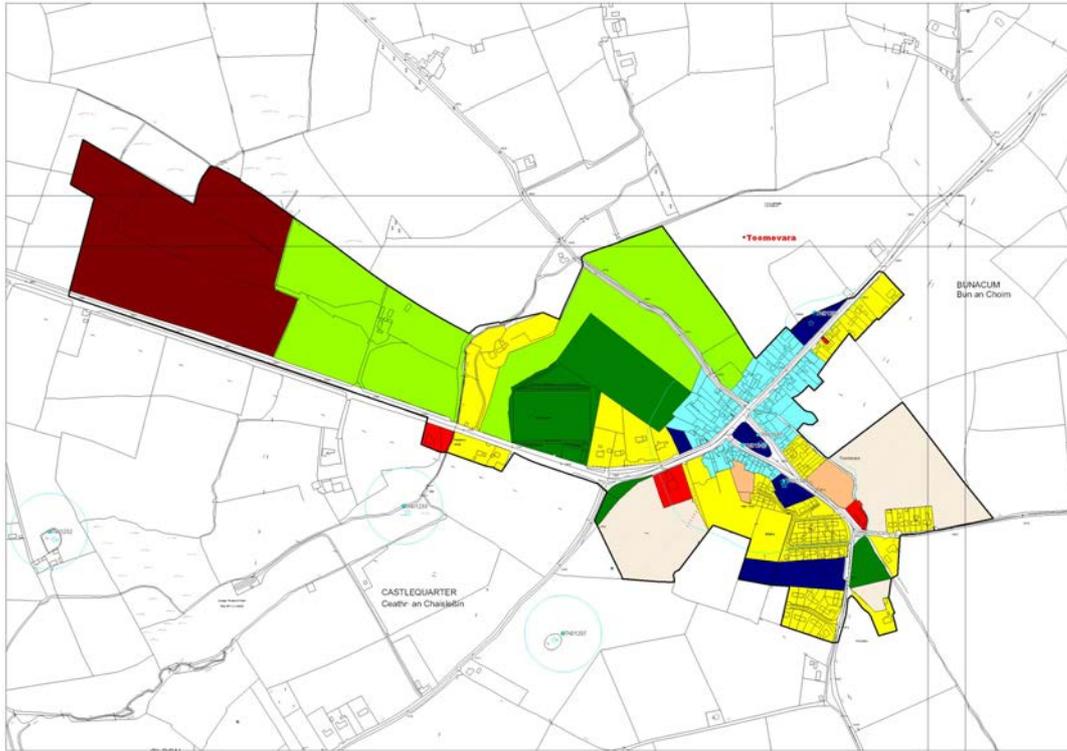


TOOMEVARA SETTLEMENT PLAN



1.0 General Introduction and Development Context

• Location

Toomevara is located 10km from Nenagh on the N7 national primary road linking Limerick and Dublin.

• Population

The village is located within the Rural Electoral Division of Latteragh, which has experienced a population decline during the inter-censal period 2002-2006 of 1.5%, from 639 to 629 persons (CSO, 2006).

• Settlement Form

The village has a traditional settlement pattern, with a strong streetscape of vernacular buildings, which has developed along the national road and local road running to the south west.



The settlement is well defined, with a consolidated built environment.

2.0 Key aim and objectives

Toomevara is a designated 'local service centre' under the settlement hierarchy as set out in Chapter 3 of the Draft 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 support residential and commercial development to achieve a critical mass to support infrastructural improvements in the village.
- To support the vitality and viability of the town centre through the promotion of the re-use and re-development of existing structures for appropriate commercial and residential uses.
- To facilitate residential development on zoned sites with provides a mix of dwelling types.
- To maintain and enhance social, community and amenity facilities within the village.

3.0 Services and Social Infrastructure

• Water Supply

The village is serviced by an existing public water supply

• Waste Water

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

• Roads and Transport Infrastructure

The village is well connected by the N7 to nearby towns of Nenagh and Roscrea.

The new M7, which is currently under construction, will bypass the village and will reduce travel times to nearby towns, including the primary service centres of Nenagh and Roscrea.

The future opening of the motorway will have a number of advantages for the settlement, including increased traffic and pedestrian safety, reduced noise and pollution.



There is an extensive network of public footpaths in the area and public lighting is provided throughout the settlement.

4.0 Architectural and Archaeological Heritage

The village has a number of features of architectural and archaeological importance in the village RC Church which is a protected structure and Josie's Molony's pub and the protestant church which is proposed for protection under the draft Plan.

RC Church S385



Church of Ireland Church S656



Archaeological monuments within the village include the ruined church and graveyard in the central amenity space.

Full record of protected structures is contained in Volume III of the Plan.

5.0 Key Messages for Toomevara

- The settlement should be developed in a properly planned and co-ordinated manner in accordance with the zoning objectives of the settlement plan.
- The expansion of commercial and
- To expansion of enterprise and employment generating commercial activity is promoted.
- To expansion of local service provision and community facilities is promoted.
- The re-use and redevelopment of existing buildings in town centre is encouraged.

- Low density housing and serviced sites are promoted on residentially zoned land.

in situ or at a minimum protection by record).

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 structures and designated conservations areas within the village.
- 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 ensure the protection of the protected structure and archaeological monuments (i.e by preservation