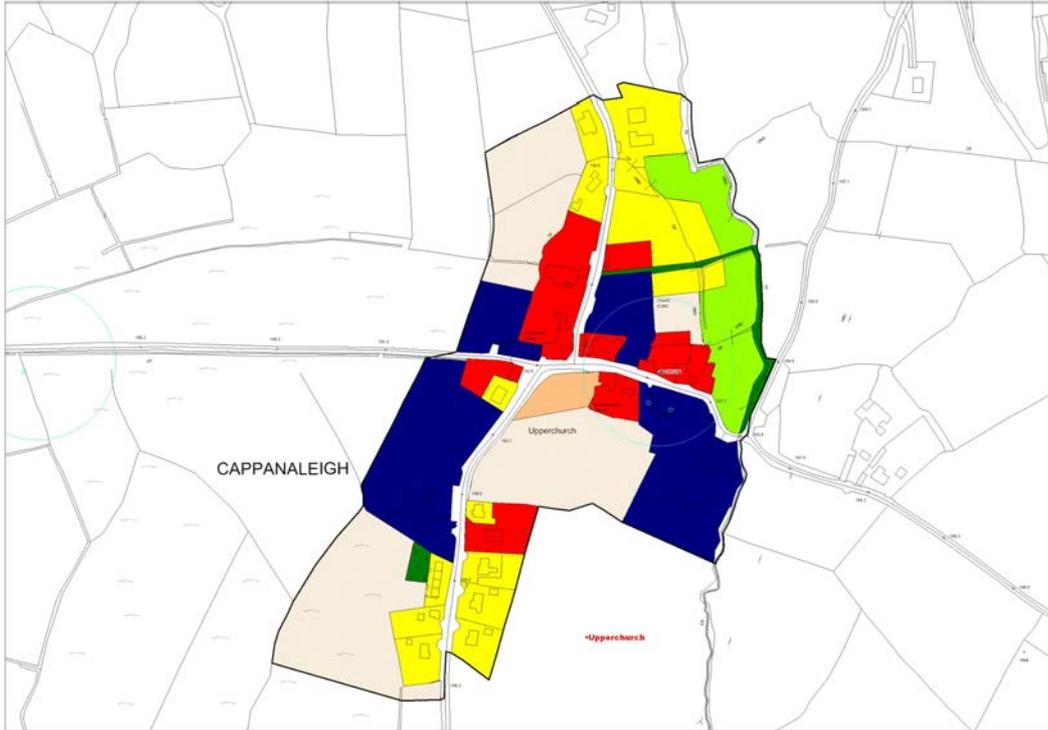


UPPERCHURCH SETTLEMENT PLAN



1D206166 Photo: © Peter Barrow Photography 12th March 2009 Tel: 045-401070

Upperchurch.

1.0 General Introduction and Development Context

- **Location**

Upperchurch is located c. 5km southwest of Borrisoleigh and just north of the R-503 running west to Thurles.

- **Population**

The settlement is located in the DED of Upperchurch. The population was 314 in 2006, which represented a decrease of 4 people during the 2002-2006 inter-censal period (CSO, 2006)

- **Settlement Form**

Upperchurch is a picturesque, traditional settlement, which is characterised by its natural setting in at the foothills of the Moher mountain, its undulating topography and its well maintained architecturally significant built environment.

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 support the development of open space amenity areas within the village.

3.0 Services and Social Infrastructure

- **Water Supply**

The village is serviced by a public water supply.

- **Waste Water**

Upperchurch was one of the 'Seven Villages Sewage DBO Sewerage Scheme'. The waste water treatment plant became operational in November, 2008 and caters for a design population equivalent of 300 people.

- **Roads and Transport Infrastructure**

The village is served by a local road network and the R503 linking Newport to Thurles runs just south of the village.

There is a limited network of footpaths and public lighting does not serve the entire village.

- **Social and Community Infrastructure**

The village is served by a post office, pub, community centre, community welfare centre, school and graveyard.



The village also has the benefit of technology centre, Uplands IT which is located in the primary school grounds.

- **Architectural and Archaeological Heritage**

There are a number of buildings of architectural importance and protected under the Plan. These buildings include the local pub, the national school, church and grotto.

St. Patrick's National School S810



RC Church S809



Grotto S812



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

5.0 Key Messages for Upperchurch

- The settlement should be developed in a properly planned and co-ordinated manner in accordance with the zoning objectives of the settlement plan.
- The up-graded wastewater treatment plant provides an opportunity to facilitate new residential and commercial developments.
- Low density rural clustered style development, which is designed to take account of the local topography is promoted.
- New residential development at the centre of the village should incorporate a village green and play area.
- The Owenbeg River provides an opportunity for the enhancement and further development of the passive amenity area on the eastern approach road to the village.

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 enhance the amenity 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 archaeological monuments (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.