

Westmeath County Development Plan 2008-2014

Unserviced Settlement - **Moyvore**



Forward Planning Section
September 2009

Planning Assessment of Moyvore:

Moyvore is a small settlement approximately 20 km and 7 km to the west of Mullingar and Rathconrath respectively on the R392 Mullingar to Ballymahon road. The settlement is approximately 31 km from Athlone. The majority of development within the settlement is clustered on the southern side of the regional road.

The original settlement developed as a cluster of early 19th century buildings fronting the southern side of the R392 towards the western end of the settlement. Beyond this terrace is a detached two storey building which has been in use as a barracks in the past and is now in residential use. Beyond the former barracks building is a terrace of four single storey cottages fronting the road. There is an extensive cluster of farm buildings to the rear of these properties. On the same side of the road a two storey building terminates the strong terrace element of the settlement and has an attached shop, public house (The Winning Post) and a petrol station.

Beyond the petrol station (heading eastwards towards Mullingar) there is a small building used for car repairs. The settlement is less clustered beyond the petrol station with the exception of a group of three semi detached single storey houses, close to the national school. Hill House stores which is a shop with a garden centre is also on this side of the road on the Mullingar end.

The northern side of the R392 beyond the crossroads, is less developed with 3 houses located at the Ballymahon end and St.Oliver's community centre a former Presbyterian church. There are a total of 18 houses contained within this area.

The settlement has a number of facilities including a national school with a basketball court, community centre, 2 shops, public house, post office, recycling area and several small scale businesses such as a car repairs garage and garden centre.

There are 2 national monuments at this end of the settlement (WM017-027) is a prominent earthwork on the approach into the settlement from Ballymahon and (WM017-060) is a castle ruin on the opposite side of the road

Aerial photographs and old maps indicate that there are several established footpaths to the south and north of the main street within the settlement. If possible these paths should be maintained for public use. A new pavement has recently been constructed in addition to the laying of ESB and Eircom ducts at the western end of the settlement which will link the properties on the southern side of the R392 to the school and Hill Stores, providing a continuous pavement along this side of the road. There is no pavement on the northern side of the R392.

Mains water is available in Moyvore and properties are linked to the mains water supply. There is no form of communal wastewater treatment; all

developments are currently served by individual or shared communal septic tanks.

Settlement Envelope:

A settlement envelope is proposed which defines the boundary and reflects the character of the settlement as outlined above. It is envisaged that any future development within the settlement would be contained within the settlement envelope as proposed. (refer to attached map)

There are approximately 18 existing houses within the proposed envelope all of which are served by individual septic tanks. Future development of the settlement is constrained by the general topography and the poor percolation characteristics of the prevailing soil type. It is therefore considered due to the lack of infrastructure, the extent of roadside development, and the existing size of the settlement that future development would be limited. There is scope for sensitive infill development particularly along the southern side of the R392 but this would be subject to the considerations and policy objectives stated within Part 5 of the County Development Plan 2008-2014 and the unserved settlement policy guidance in this planning assessment.

It would be inappropriate to allow large scale residential development within the settlement and any large scale development should be contained within the priority towns and villages identified in the County Development Plan.

Development limits have been selected and designated on the basis that they provide an adequate and appropriate supply of development sites within the plan timescale to allow the settlement to grow in accordance with the services that are available and the scale of the existing settlement.

The overall policy statement on unserved settlements in Part 5 of the County Development Plan 2008-2014 shall apply to Moyvore.

In addition to the above the following shall apply to Moyvore:

- A) Having regard to the acknowledged need to ensure development is appropriate to the scale of the existing settlement and can be absorbed:
- The Planning Authority may permit an increase of up to 50% of the existing number of dwellings, until the end of 2014, at which time the need to allow additional units will be examined.
 - To ensure an appropriate scale of development, any future development shall be contained within the settlement envelope as shown on the attached map and should not be interpreted as an overall envelope for widespread development. Guidance at (B) below, which aims to protect the settlement form, will also be used to inform an appropriate scale of development.

- B) In order to ensure that development respects the established form of the settlement, the following guidance on the preferred location of new development shall apply:
- Proposed frontage infill development between existing dwellings, which would consolidate the settlement.
 - Small, multiple unit proposals on somewhat larger sites must consolidate the settlement and will be most favourably considered at the settlement on the northern side of the R392. For the purposes of this policy a small group of houses should be regarded as up to 3 dwellings.
 - Proposed development that would endanger road safety, or reduce the carrying capacity of important road links will not be considered favourably.
 - Development that would result in the opening up of large tracts of land (which are not currently expressed as part of the settlement and would therefore detract from its character and create an incursion into the open countryside) will not be considered favourably.
- C) In order to ensure that development respects the established form of the settlement, applications for a small group of houses (as referred to above) must be accompanied by a design statement that demonstrates how the proposal continues the established character of the settlement. This information may also be requested by the Planning Authority where individual proposals raise design concerns, or are located prominently.

WESTMEATH COUNTY COUNCIL

Moyvore
Unserviced Settlement



 Unserviced Settlement Envelope

Date: Sept '09

Approx Scale 1:2500

