



DUAGH

CONTEXT

Location

Duagh is a small village located approximately 9km southeast of Listowel and 7km northwest of Abbeyfeale on the R555 regional road.



Functions

Duagh functions as both a dormitory village for Listowel and Abbeyfeale and as a local service centre for its rural hinterland. The village offers limited services and facilities and residents travel to the larger urban centres for weekly grocery and comparison shopping.

Facilities

There are two shops, three public houses, a hardware store and petrol station/shop which are located on the village's main street. Social facilities include a church and heritage/community hall and a G.A.A. Club located at the centre of the village. The local primary school is also located in the village centre.

Demographics

The population of the Duagh Electoral Division increased during the inter-censal period 1996-2002. In 2002 the population was recorded as 469 persons (CSO). This equates to an increase of 4.5%. Preliminary figures for the 2006 census show this increase slowing to 3%.

Infrastructure

There is an existing wastewater treatment system which currently operates at almost full capacity. The condition of the collection network is poor and will need to be upgraded. Storm water ingress to the sewer network places additional strain on the system, particularly during the winter period. The lack of waste water infrastructure will place significant restrictions on the level of residential growth that can be accommodated over the plan period.

DEVELOPMENT ANALYSIS

Urban Form

The village has developed in a linear pattern along the R555. There is minimal development in backland areas allowing future development to be accommodated within the village and securing the development of a more compact, efficient and sustainable pattern of development. The level of growth will be dependent on the expansion of social and physical infrastructure necessary to serve new development.

The streetscape features a mix of architectural styles and a fragmented building line, which has resulted in a lack of uniformity in the street frontage. Examples of traditional village architecture have been retained and add considerable character to the village.

A more uniform streetscape could be achieved through the design of new development and the introduction of co-ordinated environmental improvements.

The village's linear development pattern is unbroken by any discernable visual or functional core area, such as a village square or grouping of service or retail uses. It is difficult therefore, to determine where the centre of the village lies. This undermines the urban structure and 'sense of place'.

A considerable amount of ribbon development has taken place along the R555 both to the north and south of the village, particularly in the townland of Craggane approximately 2km to the southeast of the village. Linear road side development is also emerging in the direction of the village graveyard located approximately 1Km to the north east of the village on the banks of the Feale.

Heritage and Archaeology

There are two buildings in the village included in the Record of Protected Structures namely St. Bridget's Catholic Church (RPS 21301701) and the nearby St. Bridget's Presbytery (RPS 21301702). There are also two additional structures which are of sufficient social and architectural significance to warrant consideration for inclusion in the Record of Protected Structures.

AH-1 Single storey semi-detached cottage

AH-2 Two storey dwelling house

There are two national monuments in the vicinity of Duagh which are located approximately 1 km north of the village crossroads close to the village graveyard.

Vehicular and Pedestrian Traffic

Duagh due to its location midway between Listowel and Abbeyfeale experiences a degree of through traffic. Traffic levels however, are not sufficient to cause congestion. The footpath network is adequate in parts of the village but fragmented and discontinuous at some locations.

On-street car parking in conjunction with a small car park serving the GAA club is in general, sufficient to meet demand. It will be necessary however to ensure additional car parking in key functional areas is provided to meet the needs of a growing population arising from the zoning provisions of this plan.

Natural Environment

Duagh is located on the southern slopes of the Feale River valley approximately 1 km. to the north of a designated candidate Special Area of Conservation. The Glashamore, a tributary of the Feale flows in a north easterly direction to join the Feale to the east of the village. The ground rises gently to the south reaching a maximum of just over 200 metres at its highest point. The village itself slopes from south to north. The village is surrounded by pastureland with few trees except along the river/stream banks and within field boundaries.

Growth and Residential Development

In addition to the construction of 22 dwellings at the southern end of the village planning permission has been granted for a further 14 houses to the north of the primary school. This constitutes a significant increase on the existing housing stock of 50 dwellings and may be indicative of a future rise in demand for new residential development. Given that a new water supply has recently been provided, a significant development constraint has been removed. The limited capacity of the existing wastewater treatment system, however, will continue to limit development in the medium term.

DEVELOPMENT STRATEGY

The development strategy is to provide for the further development of Duagh as a residential village and local service centre on a scale commensurate with the level of infrastructure provision. All development will by its nature and design contribute to the development of an attractive village streetscape, preserve the innate architectural and social values that contribute to its identity and sense of place. This will be achieved by ensuring new developments are of an appropriate scale, contribute to improvements in the village’s urban form and preserve its character and heritage.



Objective No.	Overall Objective It is an objective of the Council to:
OO-1	Facilitate the development of the village as an attractive settlement with a range of services and amenities for the benefit of new and existing residents.
OO-2	Retain a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites.
OO-3	Consider low density development to cater for detached housing. Such proposals will be required to demonstrate how the development contributes to the creation of an attractive urban structure while integrating with the existing village structure.
OO-4	Facilitate development that integrates with the existing village and is consistent with the creation of a traditional village form.
OO-5	Seek the development of a more uniform streetscape through the design of new development and the introduction of co-ordinated environmental improvements.

OO-6	Encourage the provision of environmental streetscape improvements to ameliorate the impact of the fragmented building line.
OO-7	Ensure that the provision of social and retail facilities necessary to support a growing population and create a viable community keeps pace with the development of housing.
OO-8	Reserve land for employment uses.
OO-9	Reserve land for the development of car parks.
OO-10	Identify areas requiring pavement provision and pavement improvements to accommodate safe pedestrian movement.
OO-11	Require new developments to demonstrate how proposals will link into existing and future pedestrian routes.
OO-12	Ensure that development shall not have a detrimental impact on the natural environment.
OO-13	Promote attractive streetscapes and approaches into the village.
OO-14	Identify suitable land for the development of a central village green / amenity space to provide an identifiable civic space and public domain.
OO-15	Protect existing trees and promote additional planting.
OO-16	Ensure that future development is carefully designed to avoid, where possible, and incorporate where appropriate, existing archaeological and historic features.

Amenity

Objective No.	Specific Objective It is an objective of the Council to:
ZO-1	To reserve lands as identified on the zoning map as a town park.

Transport

Objective No.	Specific Objective It is an objective of the Council to:
T-1	Reserve new access points to facilitate orderly in-depth development as indicated



	on the Zoning Map.
T-2	To extend pedestrian routes and cycleways in new development throughout the plan area.
T-3	To seek pavement improvements on roads indicated on the Zoning Map.
T-4	Lands as indicated on the zoning map are reserved for the development of car parks.
T-5	These lands are reserved for the development of an indicative through road to open up zoned lands for development.

Residential Density

Objective No.	Specific Objective It is an objective of the Council to:
R -1	Ensure that the development of the area of land as shown on the zoning map shall be for low density development subject to the provision of community facilities and adequate safe access from the road to the south

Architectural Heritage

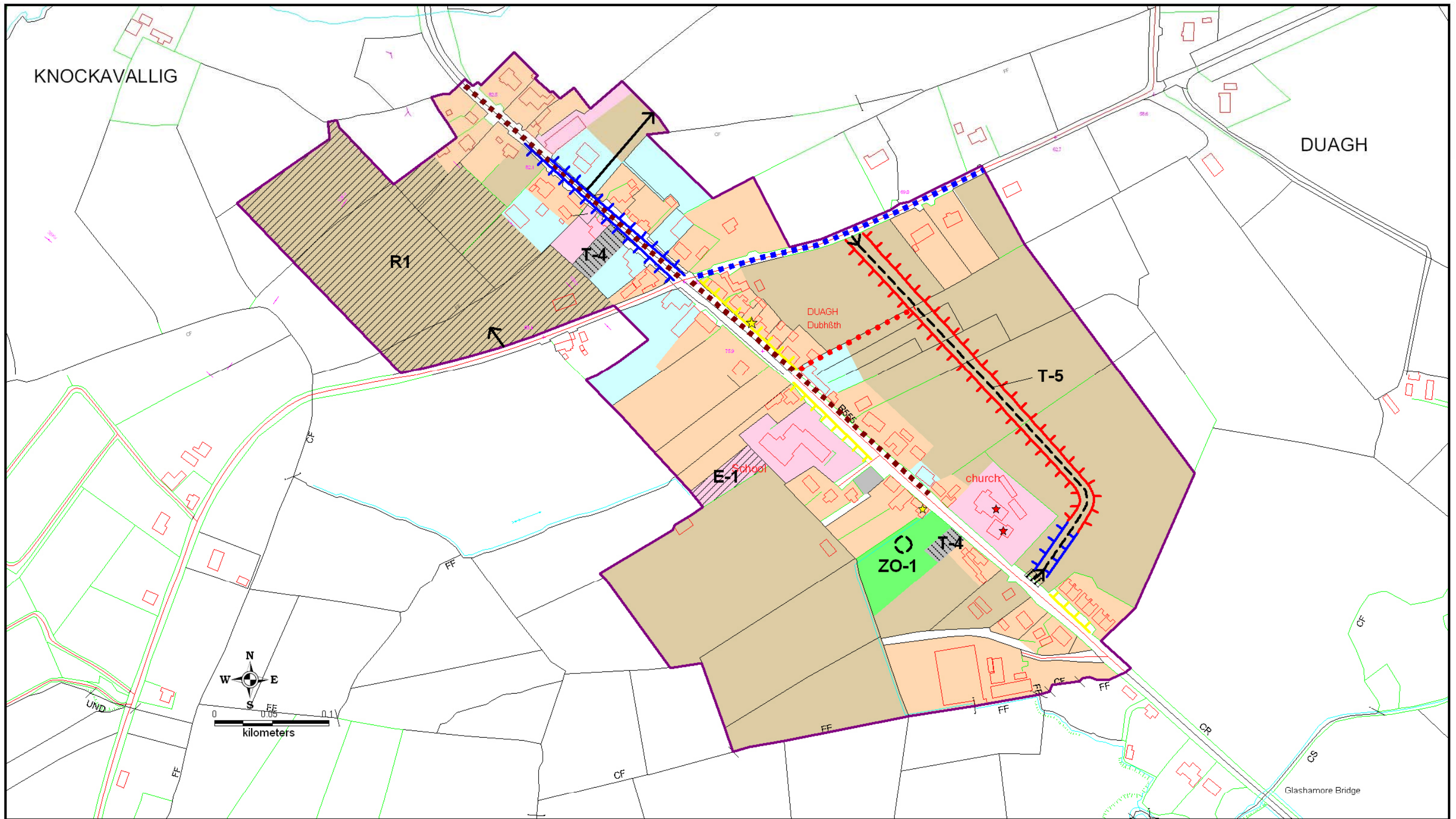
Objective No.	Specific Zoning Objective It is an objective of the Council to:
AH-1	Secure the inclusion of the structures indicated on the Zoning Map on the Record of Protected Structures where they are shown to have sufficient merit following further evaluation.

Urban Design

Objective No.	Specific Zoning Objective It is an objective of the Council to:
UD-1	Proposed entrances to development lands will be required to present as road entrances rather than the walled entrances typical of housing estates. In order to avoid breaking the urban streetscape with suburban estate type entry points.

Education

Objective No.	Specific Objective It is an objective of the Council to:
E-1	These lands as indicated on the zoning map are reserved for the expansion of the local primary school.



Duagh

Map

Land Use Zoning

Sept. 2007



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|----------------------|-------------------------------|-------------------------------|--------------------------|
| Residential (ext.) | Institutional / Community Use | Existing Protected Structure | Indicative Playground |
| Residential proposed | Ext. Car park | Entrance Treatment | Indicative Access Points |
| Commercial | Prop. Car park | Mixed Use Urban Streetscape | Indicative Road |
| Village Park | Pavement Improvements | Streetscape improvements | Development Boundary |
| School Extension | Road widening | Residential Urban Streetscape | |
| | Proposed Protected Structure | Pedestrian Route | |