

## Ballycumber Village Plan

### Settlement Description

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**Settlement Context:** Ballycumber is located just north of the Brosna River on the R436 between Ferbane and Clara. Ballycumber marks the start of the Pilgrims Road to Clonmacnoise and is on route between Tullamore and Clonmacnoise. The village extends along the constituent roads and Ballycumber House and folly is central to the village. There is an extensive flood zone relating to the River Brosna south of the village.



**Population Census 2016:** 208 (- 5 % since Census 2011)

**Services and Facilities:** 3 no. Pubs, Coffee Shop/Deli, Shop/Post Office, Bring Centre, Veterinary Practice, Accountancy Services, BLC (Ballycumber Leamonaghan Community) Developments (The Barracks). The GAA Grounds and Community Centre are located outside the village settlement at Corroe. The primary school and Roman Catholic Church are located in Boher. The village is served by the Local Link bus service.

**Waste Water Treatment:** Served by Clara Waste Water Treatment Plant

**Water Supply:** Clara / Ferbane Public Water Scheme

**Broadband:** High Speed Fibre Broadband

Appendix 2 of Volume 1 of the County Development Plan includes an Infrastructural Assessment Report which addresses infrastructure provision, deficiencies and investment proposals relating to the towns and villages.

### Settlement Objectives

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#### Housing and Sustainable Communities Objectives

- SO1 To ensure that future growth is balanced and sustainable and is appropriate to the scale, size and character of the existing village.
- SO2 To protect the amenity value and rural character of the village, including the Brosna River, mature trees, hedgerows and stone boundary walls.
- SO3 The Council recognises that the lands at Corroe, which encompasses the GAA Facility and Community Centre, are an integral part of the Ballycumber community and the Council will facilitate appropriate development at this location.
- SO4 Constrained Land Use zoning shall be developed in accordance with Section 12.6, Objective LUZO-14 of Volume 1 of this County Development Plan.

#### Economic Development and Regeneration Objectives

- SO5 To maintain and expand the existing service provision in the village.

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- SO6 To support development and uses that establish Ballycumber as a destination on the proposed Shannon Monastic Greenway; as a hub for the Pilgrims Road to Clonmacnoise; and as a tourist stop-off point between Tullamore and Clonmacnoise.
- SO7 To encourage the re-development of the Opportunity Site which is a visually prominent site at the entry into the village. Development proposals on this site shall be in accordance with the requirements of Section 7.2.4 of Volume 1 of this County Development Plan.
- SO8 To improve recreational facilities in the village such as the provision of an additional public amenity area.

**Healthy Place Making and Infrastructure Objectives**

- SO9 To continue public realm improvements in the village including the undergrounding of cables; the upgrade and expansion of the public lighting and footpath network; and traffic calming measures.
- SO10 To provide a pedestrian / cycling link between the village and the riverside amenity area and to improve and extend the river walk at this location, where feasible.
- SO11 To investigate the feasibility of providing a footpath along the 'loop road' north of the village.
- SO12 To protect the carrying capacity, efficiency and road safety of the R436 (Restricted Regional Route) through Ballycumber.

### BALLYCUMBER VILLAGE PLAN

