

Geashill Village Plan

Settlement Description

Settlement Context: Geashill is an attractive, planned village located at the crossroads formed by the R420 (Tullamore– Portarlinton road) and the Ballinagar-Kilcavan road. It is located approximately 12km east of Tullamore and 14km west of Portarlinton. The village is centred around a village green and has a strong presence of mature trees. It is the collection of individual elements of architecture, open space and trees that together give Geashill its character. The village centre is designated as an Architectural Conservation Area (ACA) due to its distinctive architectural, historical, archaeological and social interest. The village is largely residential. There is an absence of shop fronts in the streetscape which might be expected in a settlement of this size.



Population Census 2016: 395 (+ 5.30 % since Census 2011)

Services and Facilities: National School, Church of Ireland Church, Community Hall, Service Station and 2 no. pubs. The GAA grounds are located outside the settlement and connected to the village by a walking and cycling track. The Glebe Walk is a walking loop in the village. Planning permission has been granted for a playground in the village (Ref: 18379).

Waste Water Treatment: Geashill Waste Water Treatment Plant

Water Supply: Geashill 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

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. New development in the village shall take its cue from both the architecture and the urban design of Geashill.
- SO2 To make provision for the sustainable growth of the village which will support existing services and encourage the further expansion of the service base, whilst retaining its distinctive character.
- SO3 To support the re-use of vacant and derelict buildings; the development of infill sites; and the completion of the unfinished housing estate in the village to achieve a vibrant, compact village.

SO4 To preserve and protect the ACA in the village and to ensure that any new development within or contiguous to the ACA is sympathetic to the special character of the ACA and that the design is appropriate in terms of scale, height, plot density, layout, materials and finishes.

Economic Development and Regeneration Objectives

SO5 To encourage the further development of retail and commercial services in the village.

SO6 To promote Geashill as a destination on the proposed 'Landscapes of Power' cycling route contained in Figure 6.14 of Volume 1 of this County Development Plan and to encourage uses and development that achieve this objective.

Healthy Place Making and Infrastructure Objectives

SO7 To support the implementation of the 'Geashill Public Realm Study 2012'.

SO8 To preserve and protect existing mature trees and stone walls which contribute to the distinctive character of the village.

SO9 To support the provision of an amenity area / playground in the western part of the village and points of interest along the Glebe Walk.

SO10 To continue to promote pollination in the village in the interests of climate adaption.

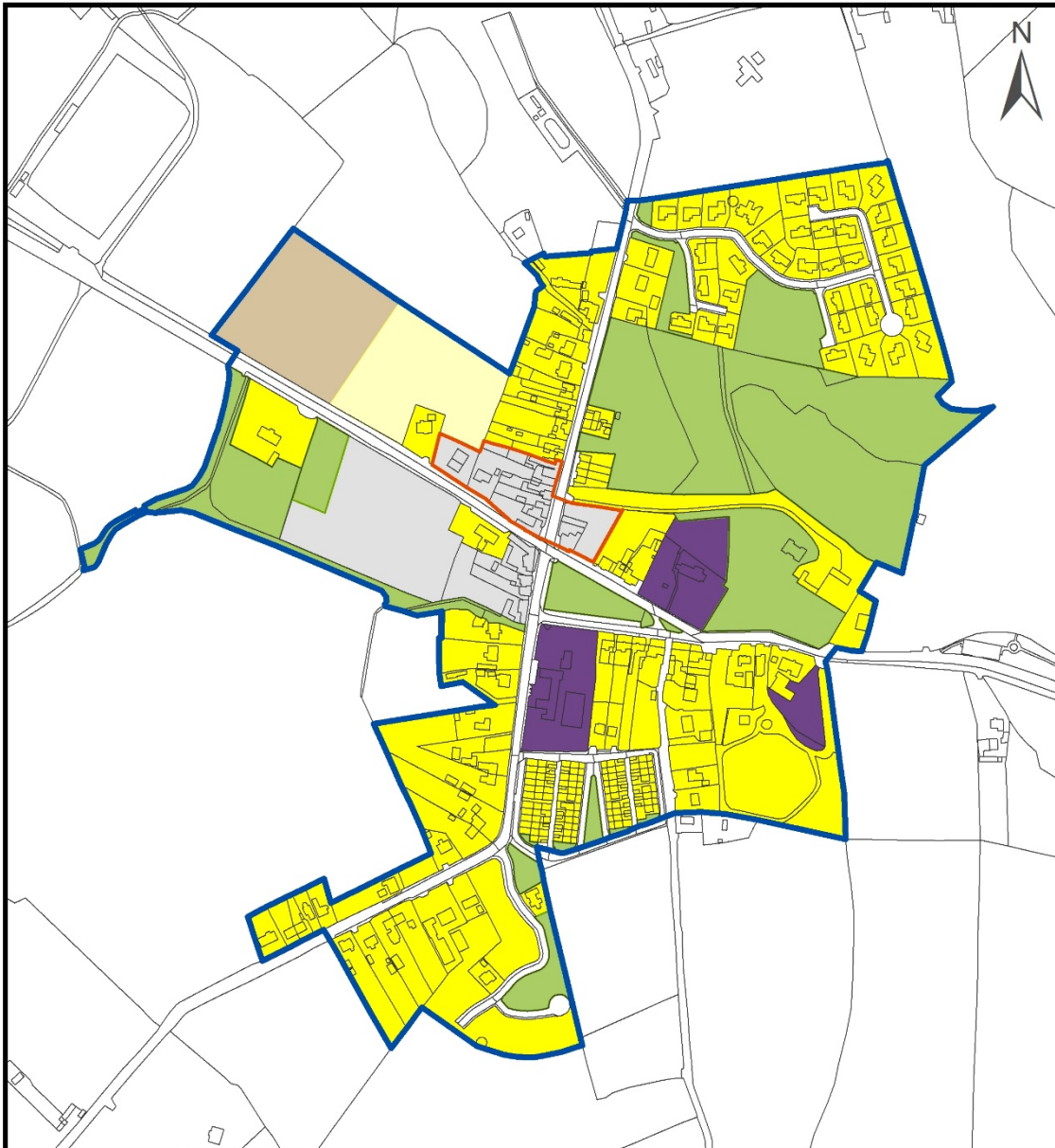
SO11 To investigate the feasibility of providing a bypass for Geashill, taking into account environmental sensitivities as identified in the SEA Environmental Report and the policies and objectives of this County Development Plan relating to sustainable mobility. Any future proposals for roads corridors shall be consistent with the other provisions contained in this County Development Plan including Section 8.6.4 Corridor and Route Selection Process. To protect from development any reservation bands / corridors for this bypass so as to avoid compromising the construction of the road.

SO12 To protect the carrying capacity, efficiency and road safety of the R420 (Restricted Regional Route) through Geashill.

SO13 To seek the consolidation, improvement and expansion of the existing public lighting and footpath network.

SO14 To protect groundwater resources within the Source Protection Zone.

GEASHILL VILLAGE PLAN



Legend

-  Open Space, Amenity and Recreation
-  Enterprise and Employment
-  Industrial and Warehousing
-  Community Services/Facilities
-  Existing Residential
-  New Residential
-  Strategic Residential Reserve
-  Town Centre/Mixed Use
-  Development Boundary
-  Opportunity Sites
-  Retail Core