

Shannonbridge Village Plan

Settlement Description

Settlement Context: Shannonbridge is situated at a bridging point of the River Shannon in West Offaly on the border with County Roscommon. It is approximately 10km south of Clonmacnoise at the junction of the R357 and R444. The settlement is predominately linear in fashion and characterised by low density development and a traditional main street. Environmental and flood designations restrict development to the north and south along the River Shannon.



Historically, the West Offaly Power Station, which closed in 2021, a key employer in the area. Given its location on the River Shannon and proximity to Clonmacnoise, tourism also makes a significant contribution to the local economy. This tourism potential can be further developed by promoting Shannonbridge as a tourism hub for exploring Clonmacnoise and a node on the county's proposed greenway network.

Population Census 2016: 175 (- 15% since Census 2011)

Services and Facilities: Roman Catholic Church, Church of Ireland Church, Tourist Office, Playground, Bring Centre, Health Centre, Post Office, 2 no. Shops, 3 no. Pubs, 2 no. Restaurants and 2 no. Bed & Breakfasts, Public Facilities. The National School and GAA Grounds are located outside the settlement boundary. The village is served by the Local Link bus service.

Waste Water Treatment: Shannonbridge Waste Water Treatment Plant

Water Supply: Moyclare Rural Water Supply 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.
- SO2 To encourage the re-use of vacant dwellings and commercial premises to sustain life in the village centre and to provide for compact growth.
- SO3 To require new development to have regard to the rural character and environmental sensitivity of the village and to avoid adverse impacts on the integrity of the Natura 2000 network.

SO4 Constrained Land Use zoning shall be developed in accordance with Section 12.6, Objective LUZO-14 in Volume 1 of this County Development Plan.

Economic Development and Regeneration Objectives

SO5 To explore the provision of a visitor centre in Shannonbridge for Clonmacnoise monastic site and the monastic heritage of the county.

SO6 To make provision for developments that establish Shannonbridge as a visitor base for Clonmacnoise monastic site, its cultural landscape, and as a destination along the proposed Shannon Monastic Greenway and Shannon Blueway as contained in Figure 6.13 of Volume 1 of this County Development Plan and to encourage uses and development that achieve this objective.

SO7 To support the development of camping and camper van infrastructure in the village.

SO8 The former national school is identified as an Opportunity Site, which has the potential to deliver positive social, economic and community benefits for the local community. 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.

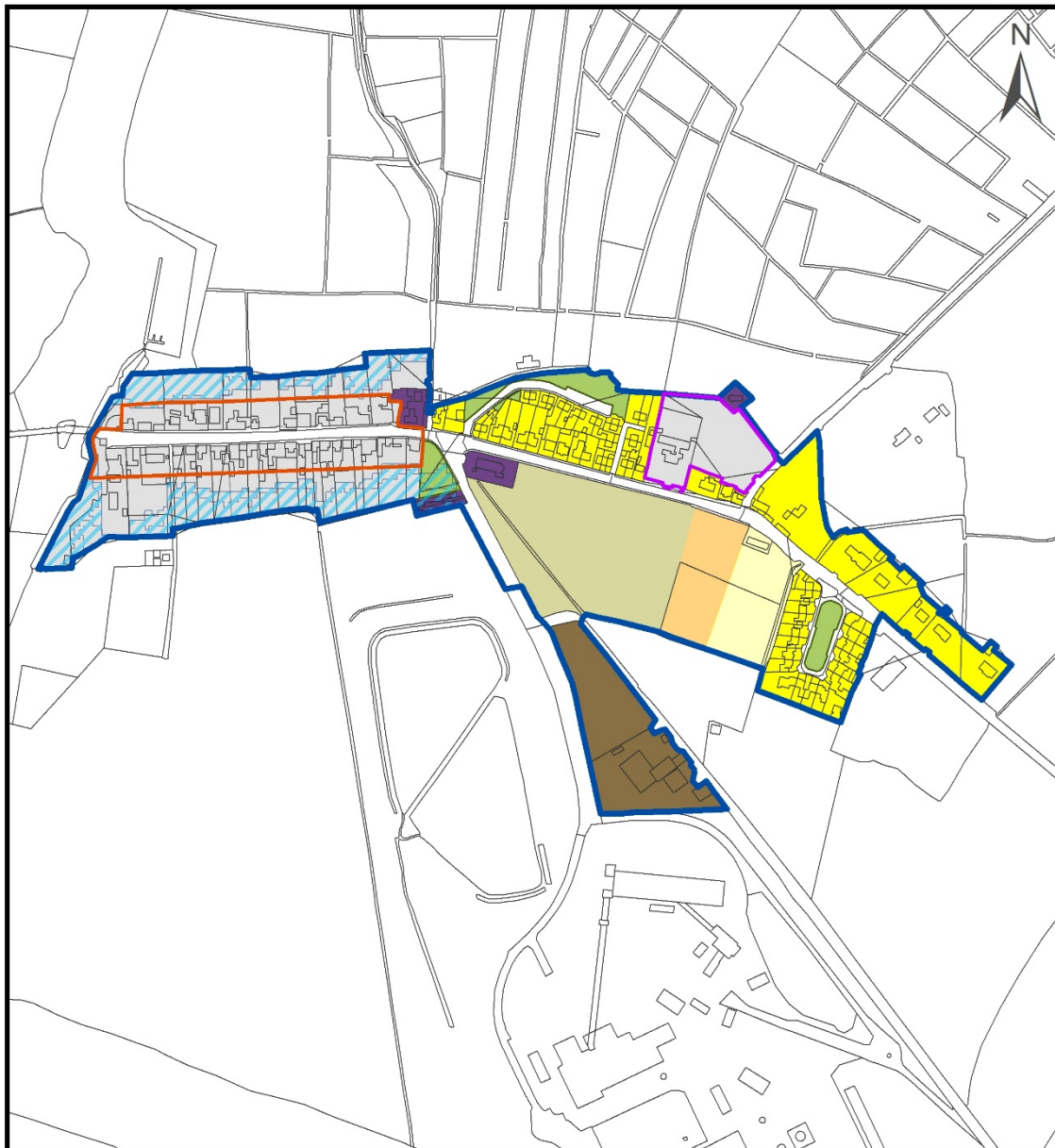
Healthy Place Making and Infrastructure Objectives

SO9 To support the delivery of the proposed greenway network around Shannonbridge and developing physical linkages to Clonmacnoise.

SO10 To further enhance the public realm in the village.

SO11 To protect the carrying capacity, efficiency, road safety and amenity of the R357 (Restricted Regional Route) through Shannonbridge.

SHANNONBRIDGE VILLAGE PLAN



Legend

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