



# Have your say

## Public consultation issues booklet



12 OCTOBER – 11 NOVEMBER 2016

A Local Area Plan (LAP) sets out the development strategy for an area and influences where new development may occur. The last LAP for Rathdrum was adopted in 2006. The 2006 plan set a framework for the development of the town up to 2016. A copy of the zoning map for the 2006 plan is shown on the last page of this booklet and the entire plan can be viewed at [www.wicklow.ie](http://www.wicklow.ie)

Wicklow County Council now intends to prepare a new plan for the area. The purpose of this booklet is to get you thinking about the type of issues that may be addressed in the new plan and to encourage you to make a submission about these issues, or any other issues you think are important and get involved in the plan preparation process.

### What is the Rathdrum Local Area Plan?

Rathdrum LAP sets out the development strategy for the town. It sets out specific land use objectives for the town guiding the future development of the settlement. The aim of a LAP is to establish a framework for the planned, co-ordinated and sustainable development of an area and to enhance and facilitate the balancing of economic, social and environmental infrastructure in order to maintain and develop a high quality of life without compromising the protection of the environment and the needs of future generations. The plan will contain an overall vision for the town comprising a number of key aspirations for the plan area and an outline how these aspirations may be achieved through land use objectives.

### HOW TO GET INVOLVED

**If you are interested in any of the issues outlined in this booklet or have any other ideas for the town and area, you are invited to make your views known in one of the following ways:**

- a) Write to: **Administrative Officer, Planning Department, Wicklow County Council, Wicklow Town**
- b) Email: [planreview@wicklowcoco.ie](mailto:planreview@wicklowcoco.ie)
- c) Attend the public information session scheduled for October 26<sup>th</sup> 2016 in the RDA Hall 11am-1pm and 4pm-8pm.

**SUBMISSIONS ARE BEING ACCEPTED FROM 12 OCTOBER 2016 – 11 NOVEMBER 2016**

## What is the 'strategy' for the future development of Rathdrum?

The County Wicklow 'Core Strategy' which is contained in the draft County Development Plan 2016-2022 (due to be adopted in November 2016) sets out the following strategy and objectives for the future development of Rathdrum:

- The town is designated a 'Small Growth Town'; these are the strong rural towns of the County and while they are not designated for major growth or investment, they are considered to be highly suitable to accommodate more local indigenous growth and investment.
- Growth in Rathdrum should be slightly above most of the other towns in the 'small growth town' category having regard to the fact that town is served by rail.
- The town should aim to growth to a population of 2,843 persons in 2022 and 3,500 persons in 2028 (up from 1,638 in 2011 – results from the 2016 Census for the town are not yet available).
- In order to plan for the longer term, this plan will address the housing needs of the town up to 2028, which is a growth in housing units by approximately 1,050 units.
- The development framework should support the level of employment in the town to at least 1,200 jobs in 2028; relatively small and locally financed businesses are expected to locate in small growth towns; however other economic investment could be supported where sustainable and in keeping with the size and services of the particular town.
- Being located some distance from the larger retail centres of Wicklow and Arklow, Rathdrum provides for a relatively wide rural catchment. The town requires a relatively high level of retail provision to meet the needs of this rural population in addition to the needs of the current and future local population. In this regard, growth retail floorspace in the order of 3,000 – 3,500sqm would be considered appropriate.

- Q. How do you think this vision / strategy can be best fulfilled?
- Q. What are Rathdrum's best and worst features / assets?
- Q. What aspects of Rathdrum do you think require to be protected or enhanced if this level of growth is to occur?
- Q. What do you think would stand in the way of the growth and improvement of the town?

## New housing in Rathdrum

The current LAP zones land for new housing (see map). At the densities allowed in the 2006 plan, there is possible capacity to develop 1,089 units in the town. Although approximately 800 housing units are needed up to 2025, in order to ensure enough will be available for housing, the new plan will ensure enough land is zoned to theoretically accommodate approximately 1,050 units.

There is no guarantee in the planning code that any land that is already zoned will stay so zoned in a future plan. Therefore all of the existing zoned land can be reconsidered and reviewed for the new plan and these lands can be de-zoned, have their zoning changed to another use or a higher / lower density and new, previously unzoned, land can be zoned for the first time. Some of the existing zones may require modification / deletion in light of the Flood Risk Assessment that will be carried out as part of the plan review process.

- Q. What type of new housing is required in Rathdrum?
- Q. Where do you think new housing should be located?
- Q. What is good (and bad) about existing housing in Rathdrum?
- Q. What type of housing density do you think is suitable in Rathdrum?
- Q. What infrastructure and services will be needed to support housing growth?

## Heritage in Rathdrum

Rathdrum has a rich variety of built and natural heritage both within the town itself and within the hinterland of the plan area. The protection and enhancement of the town's natural and built assets is key to the future development of the town in a sustainable manner. Particular heritage assets are: the town's built fabric, including a number of protected structures and the Main Street and Low Town 'Architectural Conservation Areas'; Avondale House to the south of the town, the Avonmore River.

- Q. Are there any additional buildings / places worthy of protection in Rathdrum?
- Q. How can the plan protect and further enhance the built and natural heritage of the town?

## Economic development & employment in Rathdrum

Economic development and the creation of employment opportunities are fundamental to the creation of sustainable communities. In line with a targeted increase in population and jobs it is essential that the local plan puts in place a land use framework that supports the growth of existing businesses and the development of new employment. There is a separate plan, the 'Local Economic & Community Plan' which addresses the wide range of issues around employment, such as encouraging new employers to locate in Wicklow, infrastructure, marketing / branding, education and training, financial support etc. There is also a separate County Tourism Strategy. The role of the LAP is somewhat limited to zoning land and putting in place objectives for enhanced infrastructure but these are still essential elements that can support economic and tourism development.

- Q. What type of employment should be encouraged in Rathdrum?
- Q. Where should new employment be located in Rathdrum?
- Q. What infrastructure or supports do existing and new businesses need to grow employment?
- Q. What assets or qualities does Rathdrum have to offer new employers?
- Q. Is Rathdrum's tourism potential being exploited? What does Rathdrum have to offer tourists? How can tourism be further developed in the town and surrounding area?
- Q. Is the potential of the Avonmore River as a tourism asset fully exploited? Is there potential for new tourism businesses around fishing, canoeing and other river based activities?
- Q. Are there economic spin offs arising because of the proximity of Rathdrum to Avondale House? If not, what can be done to create linkages?

### LOBBYING

Making a submission through the formal consultation process regarding your views on the proposed new plan, including the zoning of land, is not considered 'lobbying'. However, communicating, with a Designated Public Official outside the formal public consultation process about a local area plan or a proposal to zone or re-zone particular lands may be lobbying. There are new regulations regarding lobbying and anyone that is concerned that they may be engaged in lobbying or wants to know more about the new rules, should log onto [www.lobbying.ie](http://www.lobbying.ie)

## Shops, services & community facilities in Rathdrum

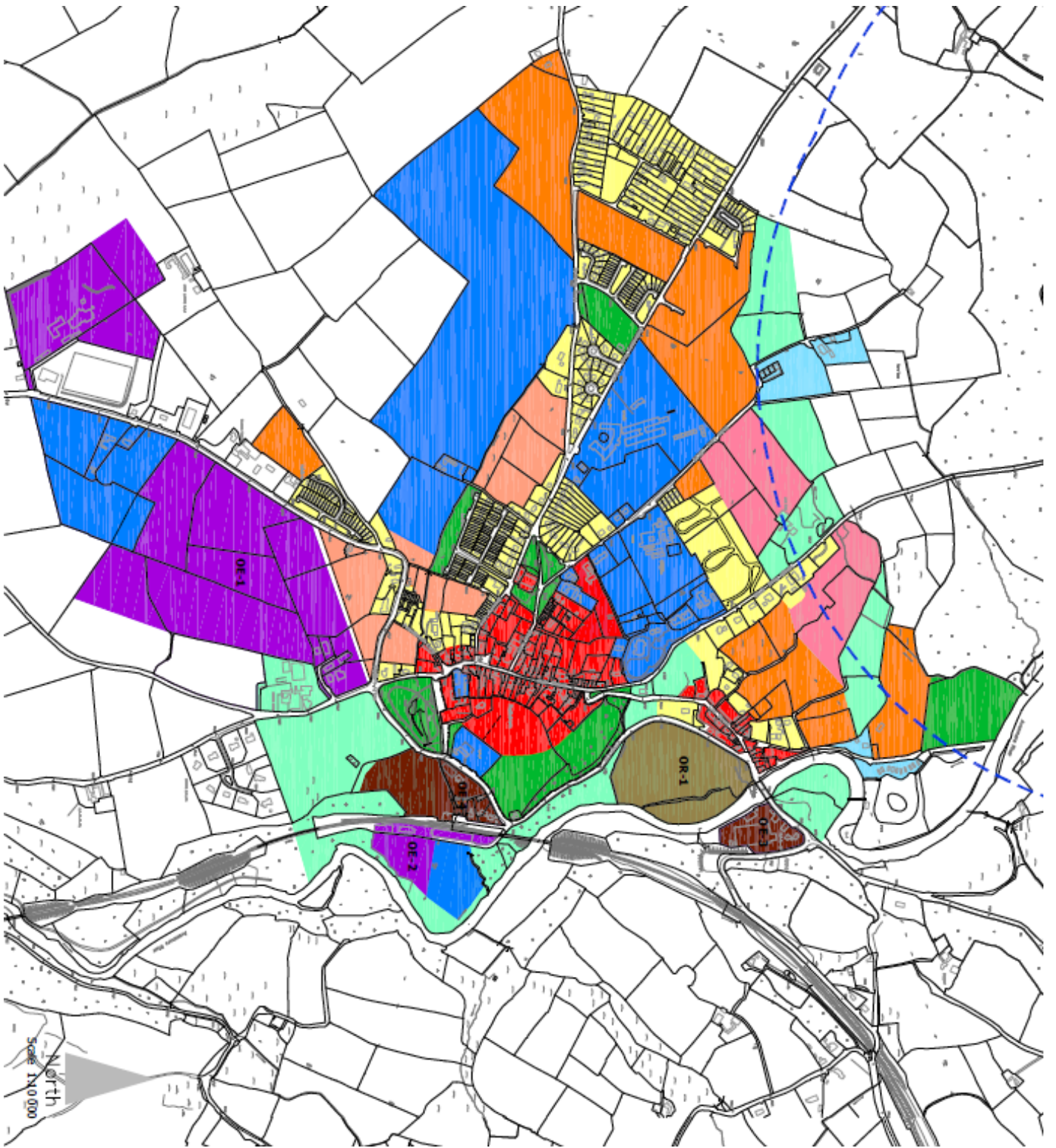
The town centre has the dual function of providing both employment and services to employees / residents of the town and its hinterland. It is of utmost importance to protect the traditional role of the town centre as the primary retailing and business core of the settlement while also facilitating its expansion in an appropriate and sustainable manner.

While the town centre requires to be accessible for those availing of shopping and other services and have adequate car parking, this must be balanced with the needs and amenities of those who live in the town centre and the needs of pedestrians, cyclists and vulnerable road users, such as those with disabilities, children or those pushing a pram. The town centre has become very congested with through traffic and parked cars, and this is reducing safety and the attractiveness of the town centre as a place to shop, do business or visit.

The provision of adequate lands within a town capable of meeting projected future educational, community, sport and recreational uses is essential in order to meet needs of the immediate and surrounding area. While Rathdrum is well serviced with schools, community facilities, sport and recreational facilities, the enhancement of these services will be required to accommodate the level of future growth envisaged.

- Q. Is the town centres an attractive and vibrant place to reside, work and shop?
- Q. What is needed to improve the town centre?
- Q. Are shopping / retail facilities adequate or is it necessary to shop in larger towns? What kind of new shops do you think the town needs?
- Q. What measures could address the traffic congestion and car parking issues?
- Q. Are there adequate education, community, sport and recreation facilities in Rathdrum? Are they easy to access? What could done to improve existing facilities?
- Q. Where should new education, community, sport and recreation facilities be located?

**This booklet only sets out only a few of the key issues that the plan will address: you are invited to make a submission on any of these issues or on any further topics you consider important in the future development of your town.**



**LEGEND**

- R1** Existing Residential/Infill: To preserve existing residential uses and provide for infill residential development.
- R2** New Residential: To provide for new residential development.
- R3** Town Centre Residential: To provide for new residential development within walking distance of the town centre at a plot ratio of 1:0.35 to 1:0.5.
- R4** New Residential Phase 2: To provide for new residential development.
- RIV** Riverside Action Area: To provide for high quality mixed residential, open space and infrastructure development, in accordance with an action area plan, which shall be agreed with the Planning Authority prior to the consideration of any application for permission. These lands must be developed on the basis of comprehensive development proposals that allow for the sustainable, phased and managed development during the plan period and beyond.
- TC** Town Centre: To preserve, improve and provide for town centre uses.
- C** Commercial: To provide for commercial development.
- I** General Employment: To provide for appropriate industrial, light industrial, transport, distribution, warehouse, office or retail warehouse, development of good architectural design, layout and landscaping. The provision retail facilities will not be at the expense of facilities in the town centre.
- CEI** Community/Educational/Institutional: To provide for and improve community, educational and institutional facilities.
- H** Holiday Homes: To provide for holiday home and caravan park development.
- AG** Agriculture: To provide for continued agricultural development and associated uses and to provide a clear break between urban land uses and the rural area.
- OS** Open Space: To preserve, improve and provide for recreational public and private open space.
- OR-1** 1,000 metres consultation distance from Sheving Plough (Awdale) Company (Sevso II, see Section 5.3 of Written Statement)
- OR-2** Action Area Plan (refer to LAP Objective OTC2)
- OR-1** Specific Objective (refer to Section 3.0 in Written Statement)

**RATHDRUM LOCAL AREA PLAN 2016 – 2016 LAND USE ZONING MAP**

- HAVE YOUR SAY ON THE RATHDRUM LOCAL AREA PLAN -