

Rathdrum Local Area Plan 2006-2012

Report on the extension of the duration of the Plan until 2016



**Rathdrum Local Area Plan Report 2012
Forward Planning Department
Wicklow County Council**



Part 1: Introduction

1.1 Introduction

The Rathdrum Local Area Plan (LAP) is the main public statement of planning policies and objectives for the town of Rathdrum. It is used in the assessment of all development proposals for the area. The Plan was adopted by Wicklow County Council on the 2nd of October 2006.

Section 19 (1) (c) of the Planning and Development Act 2000 requires that the process of reviewing an existing LAP commences not later than 6 years after the adoption of the previous plan.

Therefore in the normal course of events, the review of this plan would therefore be due to commence before October 2012. The first act of amending or revoking any LAP is the issuing / publishing of notices of the proposal to amend or revoke the LAP (under Section 20(3)(a)(i) of the Act).

However, the Planning & Development (Amendment) Act 2010 included a new section (Section 19 (1)(d)) that provides that a Planning Authority may, as they consider appropriate, by resolution, defer the issuing / publishing of said notices for a further period not exceeding 5 years, thereby effectively prolonging the duration of the LAP.

1.2 Process

Where the Planning Authority considers that it would be appropriate by resolution to defer the sending of the notices, the members of the Planning Authority shall:

- (i) Notify the Manager of the decision of the Authority to defer the sending and publishing of the notices, giving reasons therefore, and
- (ii) seek and obtain from the Manager
 - a) an opinion that the LAP remains consistent with the objectives and core strategy of the relevant development plan,
 - b) an opinion that the objectives of the LAP have not been substantially secured, and confirmation that the sending and publishing of the notices may be deferred and the period for which they may be deferred.

If the members of the Authority accept the Manager's opinion that the LAP and its objectives are consistent with the objectives and core strategy of the Wicklow County Development Plan 2010-2016 and are in agreement that during the life-time of the Rathdrum LAP that the objectives of the plan have not been substantially secured, they may determine that it would be appropriate to defer the sending of the notices for an agreed time period.

Following the making of any such decision, a public notice to this effect is required to be published in a newspaper circulating in the area of the local area not later than 2 weeks after the resolution is passed by the members.

1.3 The purpose of this report

This report examines whether it would be appropriate to defer commencement of the review of the existing LAP. This will require an examination of:

- (a) whether, in the opinion of the Manager, the LAP remains consistent with the objectives and core strategy of the current County Development Plan 2010-2016, and
- (b) whether, in the opinion of the Manager, the objectives of the LAP have or have not been substantially secured.

This report is therefore laid out as follows:

- (1) An analysis of the content of the existing LAP vis-à-vis the core strategy of the County Development Plan with regard to the following:

- County Development Plan settlement strategy and growth provisions
 - Population allocation and residential zoning
 - Service infrastructure
 - Retail strategy
- (2) An analysis of whether or not the objectives of the LAP have been substantially secured
- (3) An analysis of whether all of the policies and objectives of the LAP remain consistent with the current County Development Plan

Part 2: Core Strategy of the Wicklow County Development Plan 2010-2016

2.1 Introduction

In order to examine whether the local area plan remains consistent with objectives and Core Strategy of the Wicklow County Development Plan 2010-2016, it is required to examine the Core Strategy and to analyse whether the local area plan can be regarded as being consistent with the County Development Plan.

In accordance with the Planning & Development Act 2000 (as amended), a 'Core Strategy' is required to show how the development plan and the housing strategy are consistent with the National Spatial Strategy, Regional Planning Guidelines, Government policies and Ministerial guidelines / directives with particular regard to:

- The settlement strategy for the County (including rural housing provisions)
- National and regional population targets
- The amount of land zoned for residential use or a mixture of residential and other uses
- The retail strategy and objectives
- Roads and rail objectives.

2.2 Settlement Strategy and growth provisions

The 2010-2016 County Development Plan designates Rathdrum a 'Level 5' settlement in the County Settlement Strategy, that is, a 'Small Growth Town'.

While the text of the Rathdrum LAP refers to the town as a 'primary local growth centre' this is an error as at the time that this plan was adopted in October 2006, the designation of Rathdrum in the 2004 County Development Plan had been altered to 'Small Growth Town 1'.

The 2004 designation of 'Small Growth Town 1' in the 2004 County Development Plan is synonymous with the current designation of 'Small Growth Town' in the current County Development Plan and therefore there is no anomaly between the plans.

With regard to 'local growth controls', the 2004 County Development Plan and the 2006 Rathdrum LAP both identified the growth control objective as being:

Multi-house developments

50% Regional growth

50% County growth (a)

i.e. in any new housing development, a minimum of 50% of new houses must be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions of the remaining 50%.

Single house developments

Any new single house developments shall be restricted to those living and/or working in the County for 1 year.

The 2010 County Development Plan maintained identical provisions i.e.

The settlements in Levels 5 shall be re-inforced as attractors for more indigenous growth and investment and shall absorb demand for new housing from inside and outside the County subject to the following controls

- In any new multi-house development, a minimum of 50% of new houses shall be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions of the remaining 50%.
- Any new single house developments shall be restricted to those living and/or working in the County for 1 year.

2.3 Population

The population targets for Rathdrum are as set out in the following table:

Settlement	NSS	2010 RPG	2010 CDP	2006 Rathdrum LAP
Rathdrum	n/a	2022: 1,500-5,000	2016 – 3,000 2022 – 5,000	2016 – 4,500

While the population target of the LAP for the year 2016 does not now accord with the 2010 County Development Plan, the LAP has been assessed to determine what the true capacity of existing zoned land is, and whether this is consistent with the current County Development Plan.

2.4 Housing growth required

In accordance with the County Development Plan 2010, the population growth target for 2016 is 3,000 persons and 5,000 persons for 2022. While the extended plan would have a lifespan up to 2016 only, in accordance with Ministerial guidance, provision should be made in any plan to zone enough land for 3 years beyond the lifetime of the plan. In this case, the population target for 2019 would be 4,000 persons.

2016: Population target of 3,000
 Estimate household size 2.56
 Minimum number of housing units required 1,172 (3,000/2.56)
 Maximum number of housing units required 1,248 (+6.5% 'excess factor')

2019: Population target of 4,000
 Estimate household size 2.43
 Minimum number of housing units required 1,646 (4,000/2.43)
 Maximum number of housing units required 1,753 (+6.5% 'excess factor')

2012: It is estimated that there are currently (December 2011) c. 665 residential units in the plan area.

Therefore the LAP is required to make provision for a growth in housing of 1,088 units (i.e. for the 2019 population target) although permission will only be considered during the lifetime of the plan for the 2016 requirement of 583 units.

Capacity of existing zoned land

There is current capacity in the land zoned in the existing LAP for 1,089 units as follows¹:

Table 1: Lands with extant permission

Planning Ref	Zoning	Site Area	Density ²	Capacity (units)	Comments
05-3375 & 11-4305	TC	1.39	-	58	Partially constructed
07-900	R2	1.22	-	23	Not commenced
07-1327	R2	3.00	-	46	Not commenced
05-3430 & 11-4306	R2	3.86	-	110	Not commenced
08-1379	R2	1.00	-	20	Not commenced
04-1200 & 10-2022	R2	3.5	-	81	20 complete
07-2258 & 08-1460	R3	3.77	-	135	Not commenced
Total				473	

¹ Please see the maps attached for the location of each plot of land

² The number of units granted on each site is taken as being the development capacity of the land

Table 2: Undeveloped zoned lands

Phase 1 lands	Zoning	Site Area	Density ³	Capacity
1	R1	0.44	6	3
2	R1	0.53	10	5
3	R1	0.177	40	7
4	R1	0.17	40	7
5	R1	0.18	10	2
6	R1	0.59	28	16
7	R2	4.0	30	120
8	R2	1.4	20	28
9	R2	2.4	16	38
10	R2	3.3	19	63
11	R2	0.46	20	8
12	R3	1.25	20	25
13	R3	0.41	20	8
14	R3	0.66	20	12
15	R3	1.4	15	22
16	RIV	5.4		40
17	TC	2.4	20	48
Total				452
Phase 2 lands				
18	R4	3.9	20	78
19	R4	4.3	20	86
Total				164

The above tables show a total development capacity of 1,089 units which is consistent with housing growth required up to 2019 as set out in the previous section.

2.5 Infrastructure

The 'core strategy' for the County as set out in the County Development Plan 2010-2016 examines the consistency of the plan with higher order infrastructural plan for roads and public transport.

Roads: In order for the County roads development strategy to be consistent with higher order plans / strategies, the Wicklow Core Strategy identifies the following roads projects as being necessary:

- In light of the likely continuing car dependency to access the metropolitan region in the short to medium term, it is the strategy of this plan to facilitate and encourage measures to improve capacity and efficiency of the national routes and facilitate the improved use of the national routes by public transport;
- The priority for strategic road improvement will be with the upgrade of the N11 between Rathnew and Arklow, to render this entire route dual carriageway through the entirety of the County;
- The priority for regional road improvement will be with east-west connector routes i.e. Wicklow – Roundwood - Sally Gap - (R763/4 - R759), Wicklow – Laragh - Wicklow Gap – N81 (R763 - R756) and the R747 (Arklow – Tinahely – Baltinglass);

While there are a number of routes between Wicklow and Laragh, the road via Rathdrum is not the primary route and therefore the policies and objectives contained in the Rathdrum LAP 2006-2012 do not conflict with the above road projects.

³ Density is as per the plan adjusted for the characteristics of the site

Public transport: In order for the County public transport development strategy to be consistent with higher order plans / strategies, the Wicklow Core Strategy identifies the following objectives:

- It is the strategy of this plan to encourage and facilitate significant improvements to heavy and light rail infrastructure, including the provision of new lines and new stations.
- Improvements to the Dublin-Rosslare rail line, the extension of Luas to Bray – Fassaroe, the provision of car and bus park-and-ride facilities and improved penetration of local bus services in designated growth towns are the priorities for public transport.

Rathdrum is located on the Dublin – Rosslare line. The Rathdrum LAP recognises the importance of expanding the railway station car park in order to improve accessibility to rail services.

Therefore the Rathdrum LAP is considered to be consistent with transport objectives of the Core Strategy.

2.6 Retail

The County Retail Strategy identifies Rathdrum as a ‘Level 3, Tier 2’ retail centre in the retail hierarchy for County Wicklow, which is classified as a ‘sub County town centre, serving an immediate district’.

The stated retail objectives for Rathdrum are:

- To promote and encourage enhancement of retail floor space and town centre activities in Rathdrum in accordance with the allocation set out in the strategy and in particular, to facilitate considerable growth in the comparison offer (the strategy allows for growth in convenience floor space by up to 1,500sqm and comparison floor space by up to 3,000sqm)
- To require any new retail development to be located in the core retail area and to support applications for conversion/rejuvenation of existing properties along the Main Street.

The retail provisions of the Rathdrum LAP are considered to be consistent with the County Retail strategy.(See section 3.5 to follow)

Part 3: Assessment of the Policies and Objectives of the LAP

3.1 Overall Strategy for the development of Rathdrum

Section 3.1 of the LAP states that the overall strategy for Rathdrum is as follows:

- Develop Rathdrum into a town which is as self-sufficient as possible in terms of employment opportunities, social and community facilities
- Regulate pressure from both urban and rural development, in particular sporadic development in rural areas, by providing a sustainable settlement and growth strategy to create a compact urban form and to enhance the physical, economic and social profile of Rathdrum
- Facilitate the provision of infrastructure to meet the demand for development and future population needs in a sustainable manner
- Ensure the protection of natural habitats, cultural heritage, ecological resources and quality landscapes and the protection and enhancement of biodiversity.

While there are no objectives or policies contained in this section it is considered that overall strategy for Rathdrum is still relevant and is yet to be fully achieved.

3.2 Integrating Land Use and Transportation

Section 3.2 of the LAP outlines the importance of the sustainable development of urban centres and the integration between land use and transportation in order to ensure that travel to and within towns is carried out using the most appropriate mode of travel. This section sets out the importance of integrated planning and that it ensures that people are offered the opportunity to travel to and from these land uses by the most appropriate mode of transport, whether by foot, bicycle, bus, car or train.

While there are no objectives or policies contained in this section it is considered that overall Transportation and Land -Use strategy for Rathdrum is still relevant and is yet to be fully achieved.

3.3 Residential Development

Section 3.3 of the LAP outlines the residential development policies and objectives for the plan area. The household projections and distribution contained in Section 2 of the LAP were framed and based on the Regional Planning Guidelines and the Wicklow County Development Plan 2004-2010. While both of these documents have been superseded, Part 2 of this report has already dealt with this issue, and has concluded that the current population / residential development targets set out in the LAP as still consistent with the revised RPGs and County Development Plan.

The policies and objectives in the LAP that relate to residential development can be summarised as follows:

- The integrated and balanced growth of the town,
- Encourage the expansion of Rathdrum on lands close to the town centre,
- Encourage in-fill housing and the use of under-utilised and vacant site,
- Ensure that road infrastructure and other infrastructural improvements, community and recreational facilities match the needs of new residents,
- Provide safe and high quality pedestrian and bicycle links between residential areas and retail, recreational and educational facilities in the town,
- Develop the "Riverside Action Area" to the west of the low town bridge, south of the R752.

Limited residential development has occurred in Rathdrum since the plan was adopted in 2006 which can generally be attributed to the delay on development which was necessary until the wastewater treatment plant upgrade was completed and to the economic conditions; however notwithstanding the limited residential development that has occurred the policies and objectives above are all still relevant and they continue to ensure the safeguarding of the implementation of sustainable land use management of new residential developments.

3.4 Town Centre

Section 3.4 of the LAP outlines the development and importance of a strong urban core in Rathdrum and that it is necessary to consolidate and reinforce the town centre as the primary commercial and retail core area of the plan area. A high quality public realm is required as it plays an important role in enhancing the vitality and attractiveness of the town centre. The preservation and enhancement of the visual quality and architectural heritage of the town centre is achieved by the designation of Architectural Conservation Areas along Main Street and at Low Town.

The policies and objectives in Section 3.4 that relate to town centre can be summarised as follows:

- Encourage the development and maintenance of a mixed use town centre
- Strengthen the existing commercial and retail development in the town centre
- Encourage the first floor of the building for active use
- Encourage the development of tourism related retail and commercial facilities
- Improve the public realm of the town centre to increase the visual cohesion of the town centre
- Have regard to the Conservation Area Appraisal prepared by Historic Building Consultants when assessing proposals in the town centre
- Develop an Action Area plan for lands east of Main Street to provide for high quality mixed town centre, residential education, open space and infrastructural development in accordance with the action area plan.
- Facilitate the development of first floor level of buildings and the re-use of vacant buildings
- Develop a public realm strategy for the town centre of Rathdrum
- Improve the safety and accessibility of the town centre through infrastructural improvements.

The objectives pertaining to the Action Area Plan have not been achieved and the principle of the action area plan remains to be realised.

While some limited infill development has occurred within the urban core, in the main the development potential in this area has not been achieved. Therefore these policies and objectives are still relevant.

3.5 Retail

Section 3.5 of the LAP outlines that Rathdrum provides an important service centre for the rural hinterland and acknowledges that for the growth in population additional retail facilities have to be provided.

The policies and objectives in section 3.5 that relate to retail can be summarised as follows:

- Have regard to the retail planning guidelines and the Wicklow County Retail Strategy
- Discourage uses that detract from the town centre
- Control the number of particular retail units within the town centre
- Strictly control retail developments outside the town centre
- Encourage retail, retail services and other commercial uses as the principle use at ground floor level in Main Street and Low Street. A change of use from retail to residential will be discouraged
- Retail warehouse developments to be located to the south of the town in the new employment zone at Corballis.

These policies and objectives are still relevant despite the fact that the Wicklow County Retail Strategy has been revised and updated in the new County Development Plan 2010-2016 (see assessment in Part 2 above). The town centre zoning in the Rathdrum LAP is very similar to the Rathdrum core retail area contained in the County Development Plan. It is considered the policies and objectives of the retail section are still relevant and do not warrant any changes.

There is currently approximately 12.5ha of land zoned 'Town Centre' in the LAP and this quantum of land is considered sufficient to allow for the fulfilment of the town centre and retail policies and objectives, which have not been fully achieved to date.

3.6 Employment

Section 3.6 of the LAP relates to employment. It is acknowledged that there is need to attract additional jobs in accordance with the growth in population numbers and to reduce the commuting from Rathdrum to centres such as Dublin and Wicklow. It is the Council's policy to encourage and support the establishment of local businesses.

The policies and objectives in section 3.6 that relate to employment can be summarised as follows:

- Promote Rathdrum as a service and business centre and encourage a range of small and medium manufacturing businesses
- Ensure that there is appropriate zoning of suitable land for the development of commercial and industrial development
- Continue to support existing industries
- Promote the location of high-density employment uses close to the town centre
- Encourage a wide range of employment uses on lands zoned 'Employment'
- Ensure that developments will have cognisance of its location and ensure site suitability is achieved from infrastructural and environmental factors.

The current County Development Plan identifies Rathdrum as a 'Small Growth Town' and commensurate with that designation, as well as Rathdrum's strategic location on major road and rail transport corridors, and its wide catchment for employment, the County Development Plan identifies that Rathdrum should act as an attractor for a variety of investment types, but particular local investment should focus employment development on 'product' rather than 'people' based industries.

It is considered that the above objectives, along the current provision of 28 ha of zoned employment land, are considered sufficient to allow for the fulfilment of the overall employment strategy for Rathdrum as set out in the County Development Plan, which has not been achieved to date.

3.7 Tourism

Section 3.7 of the LAP relates to Tourism. It is acknowledged that Rathdrum is not capitalising on its full potential due to the lack of tourist accommodation. It is the Council's priority to encourage a wide range of tourist accommodation and facilitate the improvement of signage within the town.

The policies and objectives in section 3.7 that relate to Tourism can be summarised as follows:

- Encourage the development of Rathdrum as a tourist destination and tourist accommodation
- Support the function of the tourism office in Rathdrum and encourage the implementation of signage
- Support the successful operation of the caravan and camping park in the town while having regard to its location adjacent to the Avonmore River
- Support proposals to improve and upgrade the tourist and commercial facilities within the town

It is acknowledged that the potential from tourist related activity has not been fully exploited in Rathdrum and the policies and objectives summarised above would contribute to the progression of tourism related activities in Rathdrum. Therefore these policies and objectives continue to remain relevant as they have not been fully realised to date.

3.8 Transportation

Section 3.8 of the LAP relates to transport infrastructure. It is acknowledged that to continue attracting tourists and people to live within the area, consideration must be given to traffic and pedestrian circulation around the town

Policies and objectives for infrastructure in the LAP are set out under the following headings:

- Traffic/circulation

- Town centre parking
- Pedestrian / cyclist facilities
- Public Transport

While various works have been carried out by the Local Authority and other agencies in addressing transportation deficits in the settlement, the policies continue to remain relevant and the objectives have not been fully realised to date.

3.9 Service Infrastructure

Section 3.9 of the LAP relates to service infrastructure. It is an aim of the Council to provide a potable water supply and adequate wastewater treatment facilities to cater for the existing and projected populations.

Policies and objectives for service infrastructure in the LAP are set out under the following headings:

- Water Supply
- Waste Water
- Flooding
- Recycling
- Telecommunications

Significant works have been carried out by the Local Authority with regard to the collection, treatment and disposal of wastewater, by the completion and commissioning of the new town WWTP in 2008.

While there is adequate water supply for the current population and some future growth, any significant additional growth will require a new / augmented water source. The Water Services Section of Wicklow County Council is in the process of investigating options in this regard.

With regard to flooding, the Local Authority has implemented new standards in both the County Development Plan and in the assessment of development proposals in line with new Government guidance 'The Planning System and Flood Risk Management' (DEHLG / OPW 2009). However, it is considered that the policies and objectives of the LAP with regard to flooding remain generally consistent with these new standards.

The Local Authority continues to provide or assist service providers in the areas of telecommunications and waste management, recycling etc.

Notwithstanding these improvements, there are still infrastructural works objectives still to be achieved, and it is considered that there is no requirement to change these policies / objectives and that they are still relevant.

3.10 Community and Recreation

Section 3.10 of the LAP relates to community and recreation. It is the aim of the Council to ensure the provision and appropriate location of recreational and community facilities that will contribute to the quality of life and social integration for residents and visitors.

The policies and objectives of section 3.10 can be summarised as follows:

- Protect the existing areas of public open space from inappropriate development
- Ensure there is sufficient land use requirements available for the community, social and recreational needs of the town
- Ensure that community, recreational and cultural facilities are accessible by all modes of transport
- Facilitate the development of playgrounds within existing and proposed residential developments
- Co-operate with relevant user providers in the provision of education and health facilities in a number of locations within the town

It is considered that the above policies and objectives, along with the current provision of c. 48ha of zoned community, educational and institutional land and c. 11ha of zoned Active Open Space land are considered sufficient to allow for the fulfilment of the overall community and recreation strategy for Rathdrum as set out in the County Development Plan, which has not been achieved to date.

3.11 Heritage and Landscape Conservation

Section 3.11 of the LAP relates to Heritage and Landscape Conservation. It is acknowledged that the Avonmore River is of paramount importance to preserving the natural environment of the town. It is the opinion of the Council that there is a need to preserve and improve the visual and architectural identity of the town.

The policies and objectives of section 3.11 can be summarised as follows:

- Ensure the protection of protected structures
- Maintain the historic street pattern
- Protect the setting of structures of architectural merit
- Protect the natural heritage of Rathdrum, in particular the local Biodiversity Areas and Habitat Networks
- Enhance the natural environment of the town
- Ensure the protection of the Architectural Conservation Areas(ACA's)
- Protect and preserve the prospects and views of special amenity
- Protect the Rathdrum Railway Cutting as an area of Geological and Geomorphological Interest
- Protect and preserve trees and group of trees and local biodiversity areas
- Facilitate the partial removal of the weir at Rathdrum or installation of a fish pass to allow free passage of salmonid fish

It is considered that these policies and objectives are still relevant and have not been fully achieved.

3.12 Land–Use Zoning Provisions & Objectives

Sections 4.1-4.5 outline objectives that are specifically applied to sites throughout the plan area and include the uses that are acceptable in a particular area and it reduces the potential for conflict between uses in particular areas. The zoning objectives are continually considered for all applications throughout the plan area and should remain in the plan and are consistent with the County Development Plan.

3.13 Development Control-Standards and Guidelines

While this section of the LAP does not include specific objectives or policies it outlines a number of criteria and objectives that provides guidance for agents and members of the public prior to submitting a planning application. It is considered that these standards and guidelines should remain in the plan and are consistent with the County Development Plan.

Part 4: Assessment of consistency of provision of the Rathdrum LAP 2006-2012 with County Development Plan 2010-2016

Topic	Rathdrum LAP Policies	Rathdrum LAP Objectives	Wicklow County Development Plan 2010-2016 Objectives	Consistency between LAP & CDP
Residential Development	PR-1,PR-2,PR-3, PR-4,PR-5,PR-6, PR-7,PR-8	OR-1	SS1,SS3,SS4,HS2,HS3,HS4,HS5,HS6, HS7,HS8,HS9,HS10,HS11,UD6	YES. The policies and objectives of the LAP and CDP strive to achieve the same goals.
Town Centre	PTC-1,PTC-2, PTC-3, PTC-4, T-5	OTC-1,OTC-2, OTC-3,OTC-4, OTC-5,OTC-6	UD1,UD2,UD3,	YES. The policies and objectives of the LAP and CDP strive to achieve the same goals.
Retail	PRT-1,PRT-2, PRT-3,PRT-4	ORT-1,ORT-2	RT1,RT2,RT3,RT4,RT5,TR1,TR2,TR3,TR4,TR5, TR6,TR7,TR8,LF1,LF2,NC1,VR1,RR1,TR1,DF1, OC1,FS1,PF1,FM1	YES. The policies and objectives of the LAP and CDP strive to achieve the same goals.
Employment	PE-1,PE-2, PE-3,PE-4, PE-5	OE1,OE-2, OE-3,OE-4	EMP1,EMP2,EMP3,EMP4,EMP5,EMP6,EMP7,EMP8E MP9,EMP10,EMP11,EMP12,EMP13,EMP14, EMP15,EMP16,EMP17,EMP18,EMP19,EMP20, EMP21,EMP23,EMP24	YES. The policies and objectives of the LAP and CDP strive to achieve the same goals.
Tourism	PTO-1,PTO-2, PTO-3	OTO-1,OTO-2, OTO-3,OTO-4, OTO-5-OTO-6	TR1,TR2,TR3,TR4,TR5,TR6,TR7,TR8,TR9,TA1,TA2,T A3,TA4,TA5,TA6,TA7,TA8,,TA9,TO1,TF1,TF2,TF3,TT P1,TTP2,TTP3,TTP5,TTP7,TTP8	YES. The policies and objectives of the LAP and CDP strive to achieve the same goals.
Transportation	PT-1,PT-2, PT-3,PT-4, PT-5	OT-1,OT-2,OT-3,OT-4,OT-5, OT-6, OT-7,OT-8,OT-9,OT-10,OT-11,OT-12, 13,OT-14,OT-15,OT-16,OT-17,OT-18, 19,OT-20,OT-21,OT-22,OT-23,OT-24	PT1,PT2,PT8,PT9,CW1,CW2,CW3,CW4,PR1,PR2, RR1,RR2,RR3,LR1,LR2,LR3,LR4,LR5,PP1,PP2,PP3	YES. The policies and objectives of the LAP and CDP strive to achieve the same goals.
Service Infrastructure	PSI-1,PSI-2, PSI-3,PSI-4, PSI-5	OSI-1,OSI-2,OSI-3, OSI-4,OSI-5,OSI-6, OSI-7,OSI-8	WS1,WS2,WS3,WS4,WS5,WW2,WW4,SW1,SW2, flood	YES. The policies and objectives of the LAP and CDP strive to achieve the same goals.
Community Recreation	PCR-1,PCR-2, PCR-3,PCR-4, PCR-5,PCR-6	OCR-1,OCR-2,OCR-3, OCR-4,OCR-5,OCR-6, OCR-7,OCR-8,OCR-9	CD3,CD4,ED1,ED2,ED3,ED4,ED6,ED7,HC1HC2,HC3, NH1,NH2,NH3,NH4,CC1,CC2,CC3,CP1,CP2,CP3, CP4,TY1,TY3,TY4,CC1,CC2,SR1,SR2,SR3,SR4, SR5,OS2, OS3,OS4,OS5	YES. The policies and objectives of the LAP and CDP strive to achieve the same goals.
Heritage Landscape Conservation	PHL-1,PHL-2, PHL-3,PHL-4, PHL-5,PHL-6, PHL-7,PHL-8, PHL-9,PHL-10, PHL-11,PHL-12	OHL-1,OHL-2,OHL-3, OHL-4,OHL-5,OHL-6, OHL-7, OHL-8, OHL-9,OHL-10, OHL-11	AR1,AR2,AR3,AR4,AR5,AH1,RPS1,RPS2,RPS3,RPS4 RPS5,VA1,VA2,VA3,ACA1,ACA2,ACA5,BD1,BD2, BD3,BD4,BD7,WH1,WH2,WH3,WH4,WH5,WH6AW1, AW2, AW7	YES. The policies and objectives of the LAP and CDP strive to achieve the same goals.

Part 5: Conclusion

At the time of the adoption of the LAP in 2006, Rathdrum was experiencing slow growth and development due to serious infrastructural deficits in the wastewater collection and treatment system. While this deficiency was resolved in 2008, significant development has failed to occur, in the main due to economic circumstances. In order to fulfill its role in the region and the County, there are a number of significant objectives of the plan that need to be realised namely:

- augmented water supply
- improved access arrangements in the town centre to allow for freer flow of traffic
- the development of major new employment opportunities
- the development of new retail facilities
- the regeneration of the town centre through the completion of the now stalled Market Square redevelopment

Based on the analysis above, it is the opinion of the Manager that:

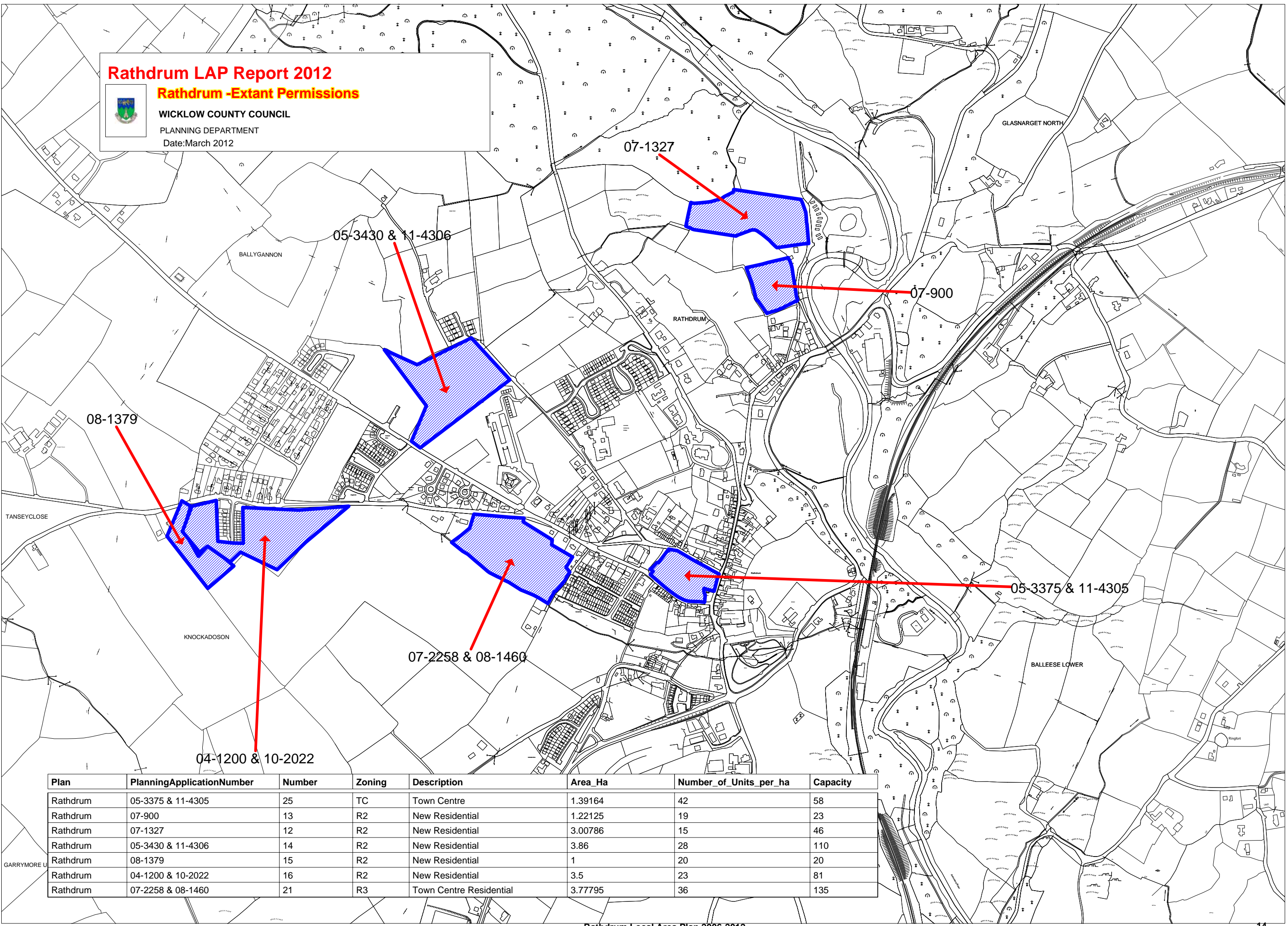
- the provisions of the Rathdrum LAP 2006 remain consistent with the Core Strategy and other provisions of the County Development Plan 2010-2016
- the objectives of the 2006 LAP have yet to be fulfilled

and therefore it is recommended that the members defer the sending of the notices under Section 20(3)(a)(i) that would signal the start of a full review of the plan.

Rathdrum LAP Report 2012
Rathdrum -Extant Permissions



WICKLOW COUNTY COUNCIL
 PLANNING DEPARTMENT
 Date:March 2012



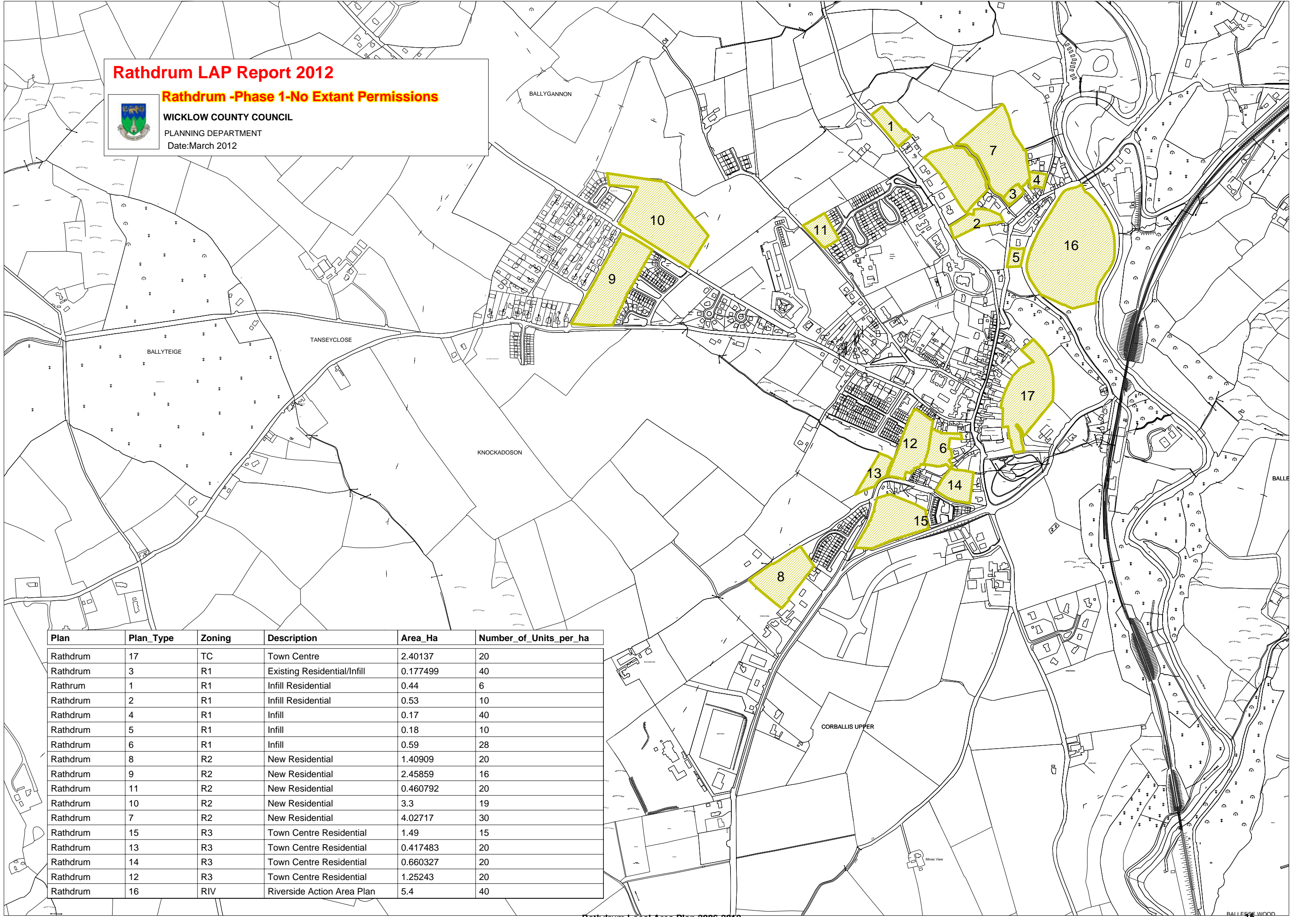
Plan	PlanningApplicationNumber	Number	Zoning	Description	Area_Ha	Number_of_Units_per_ha	Capacity
Rathdrum	05-3375 & 11-4305	25	TC	Town Centre	1.39164	42	58
Rathdrum	07-900	13	R2	New Residential	1.22125	19	23
Rathdrum	07-1327	12	R2	New Residential	3.00786	15	46
Rathdrum	05-3430 & 11-4306	14	R2	New Residential	3.86	28	110
Rathdrum	08-1379	15	R2	New Residential	1	20	20
Rathdrum	04-1200 & 10-2022	16	R2	New Residential	3.5	23	81
Rathdrum	07-2258 & 08-1460	21	R3	Town Centre Residential	3.77795	36	135

Rathdrum LAP Report 2012

Rathdrum -Phase 1-No Extant Permissions



WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT
Date: March 2012



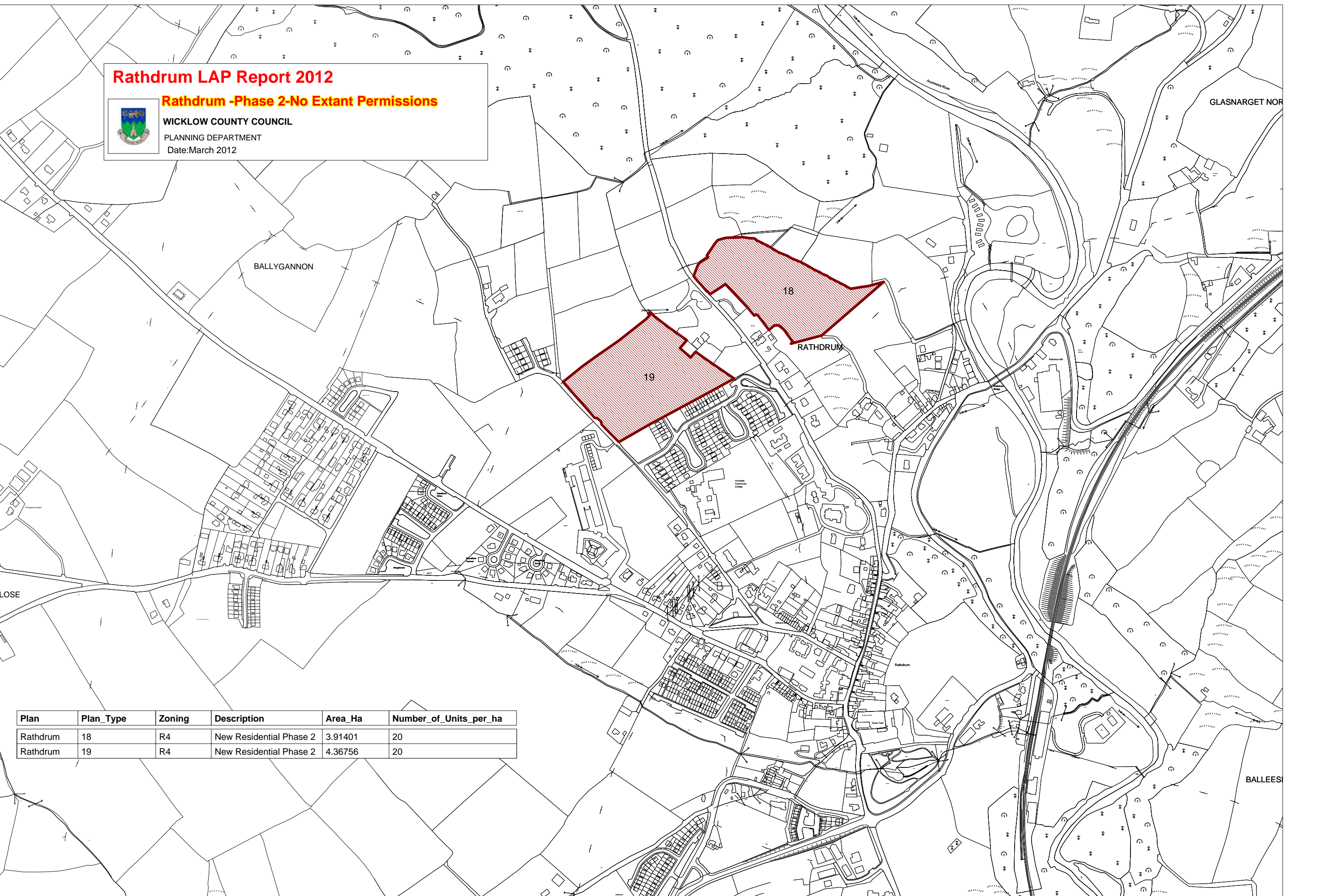
Plan	Plan_Type	Zoning	Description	Area_Ha	Number_of_Units_per_ha
Rathdrum	17	TC	Town Centre	2.40137	20
Rathdrum	3	R1	Existing Residential/Infill	0.177499	40
Rathdrum	1	R1	Infill Residential	0.44	6
Rathdrum	2	R1	Infill Residential	0.53	10
Rathdrum	4	R1	Infill	0.17	40
Rathdrum	5	R1	Infill	0.18	10
Rathdrum	6	R1	Infill	0.59	28
Rathdrum	8	R2	New Residential	1.40909	20
Rathdrum	9	R2	New Residential	2.45859	16
Rathdrum	11	R2	New Residential	0.460792	20
Rathdrum	10	R2	New Residential	3.3	19
Rathdrum	7	R2	New Residential	4.02717	30
Rathdrum	15	R3	Town Centre Residential	1.49	15
Rathdrum	13	R3	Town Centre Residential	0.417483	20
Rathdrum	14	R3	Town Centre Residential	0.660327	20
Rathdrum	12	R3	Town Centre Residential	1.25243	20
Rathdrum	16	RIV	Riverside Action Area Plan	5.4	40

Rathdrum LAP Report 2012

Rathdrum -Phase 2-No Extant Permissions



WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT
Date:March 2012



Plan	Plan_Type	Zoning	Description	Area_Ha	Number_of_Units_per_ha
Rathdrum	18	R4	New Residential Phase 2	3.91401	20
Rathdrum	19	R4	New Residential Phase 2	4.36756	20