

infrastructure & LUTS



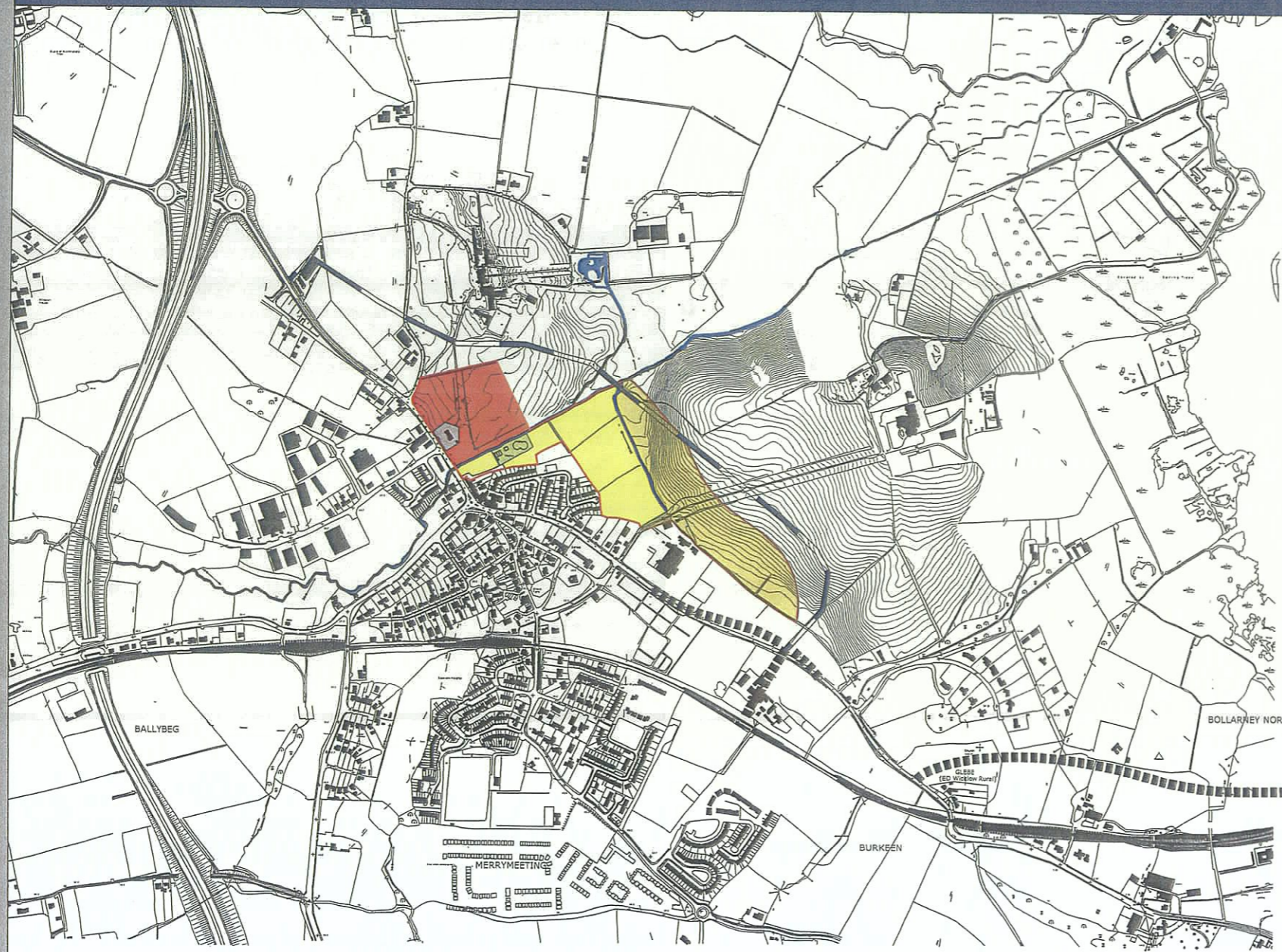
The current infrastructure improvement plans for the area around the settlement of Rathnew include the construction of the Port Access Road, Wicklow Town Relief Road, Rathnew Relief Road and the construction of the new sewerage treatment facility for Wicklow Town, Rathnew and Ashford (at the Murrough).

The existing road infrastructure around Rathnew is poor and sub-standard due to the volume of traffic and congestion problems caused by commuters and visitors entering and exiting Wicklow Town. Access to the third level outreach college at Clermont House is also poor along the Newcastle Road, with insufficient site lines at the historic entrance. This is not a sustainable situation as the campus expands in the future.

However, Rathnew is well located, just off the N11 National Primary Route between Dublin and Wexford. When the Rathnew Relief Road, Port Access Road and Wicklow Town Relief Road are completed the village will have good access to Wicklow Town, Wicklow Train Station and the Port area. And therefore, will have good access to public transport, particularly when the Rathnew Transport Interchange is completed.



landownership



Akley Properties Ltd. Wicklow County Council Claremont Holdings Ltd. Crackington Ltd. Haughton Family

The Urban Framework Plan lands are in the ownership of a number of different landholders.

Akley Properties Limited own the majority of the Town Centre Activities (TC) zoned lands north of the stream, with the Haughton Family owning a residential plot along Rathnew Main Street zoned TC.

Claremont Holdings Limited own the remaining TC lands to the south of the stream and a significant portion of the Residential - High Density Potential lands south of the stream to the immediate rear of the existing settlement.

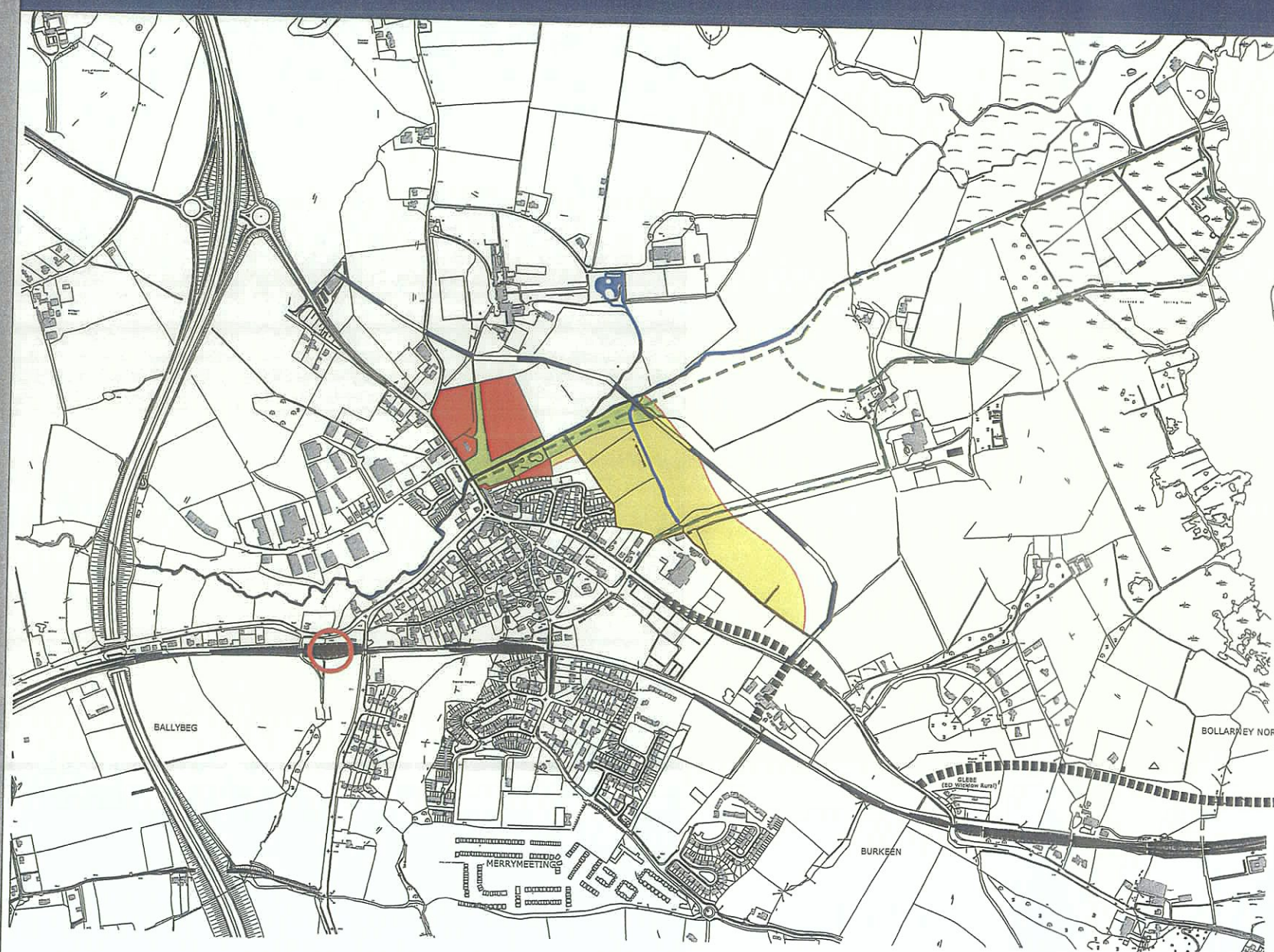
Wicklow County Council own a section of the land along the stream to the south where there are existing infrastructural works located.

Crackington Limited own the remaining Residential - High Density Potential lands south of the stream and immediately along the proposed Rathnew Relief Road.

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December 2009

local area plan



Town Centre Activities (TC) Open Space & Amenity (OS1) Residential (R2) (High Density Potential) Proposed LAP Walkway Transport Interchange Indicative Road Alignment

Wicklow Environs and Rathnew Local Area Plan 2008-2014 (LAP) was adopted by Wicklow County Council in 2008. Under the LAP an Action Area Plan (AA1) for the lands at Tinakilly, Newrath, Rosanna Lower, Knockrobin and Clermont is to be completed within the lifetime of the plan.

According to AA1 an urban framework plan is to be prepared for the new Rathnew Town Centre Activities (TC) and the Residential (R2) High Density Potential zoned lands adjoining Rathnew village.

Due to the size and extent of AA1, two separate Action Area Plans are allowed to be put in place: Plan A north of Rathnew Stream and Plan B south of Rathnew Stream. The urban framework plan required under AA1 effects land on both sides of Rathnew Stream, and because of this situation a broad scoping urban framework plan is being proposed as part of AA1 (B).

The LAP identifies a Future Road Alignment and Indicative Pedestrian Walkway that impact directly on the urban framework plan lands. The urban framework plan lands are bisected by the Rathnew Stream along which a linear strip of Open Space and Amenity is designated with associated Indicative Pedestrian Walkway loop, from Rathnew main street to the Broad Lough: and back through Tinakilly and down Tinakilly Avenue.



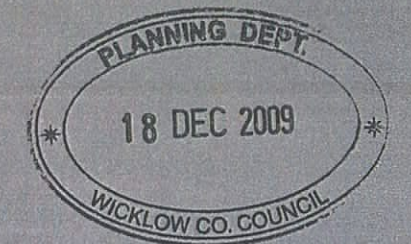
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urban framework plan

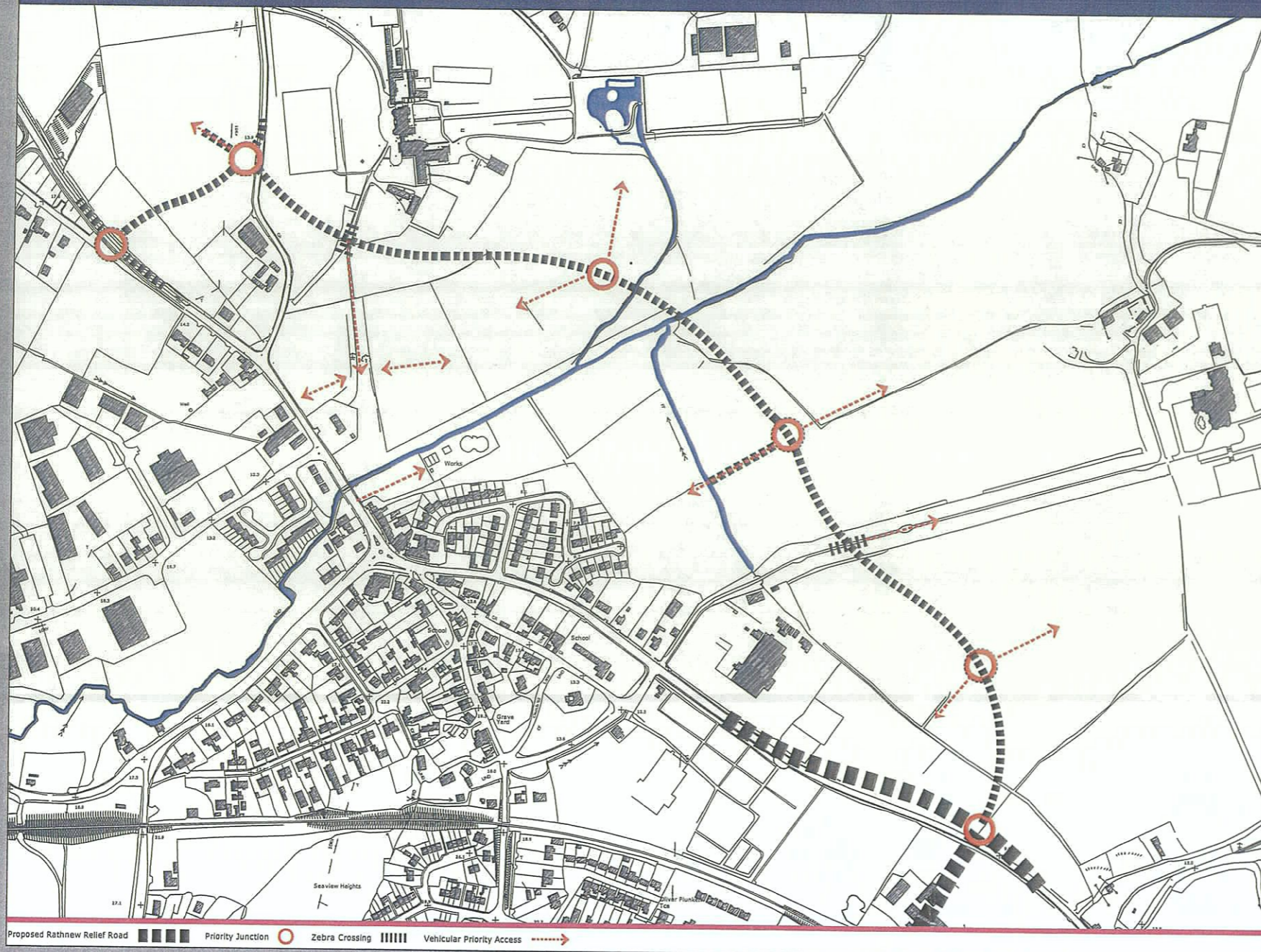
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aerial view



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movement vehicular



The illustrated proposed Rathnew Inner Relief Road alignment is the current proposal for agreement by the Roads Department Wicklow County Council.

It is a requirement within AA1, for the future overall road infrastructure of the settlement of Wicklow/Rathnew, that the RIRR is constructed between the Merrymee Interchange (R750) and the old N11 (R772).

It is envisaged that the first part of the RIRR will be constructed to Rathnew Stream (from the Merrymee Interchange), under AA1(B). The second part of the RIRR from Rathnew Stream to the N11 will be constructed as part of AA1(A).

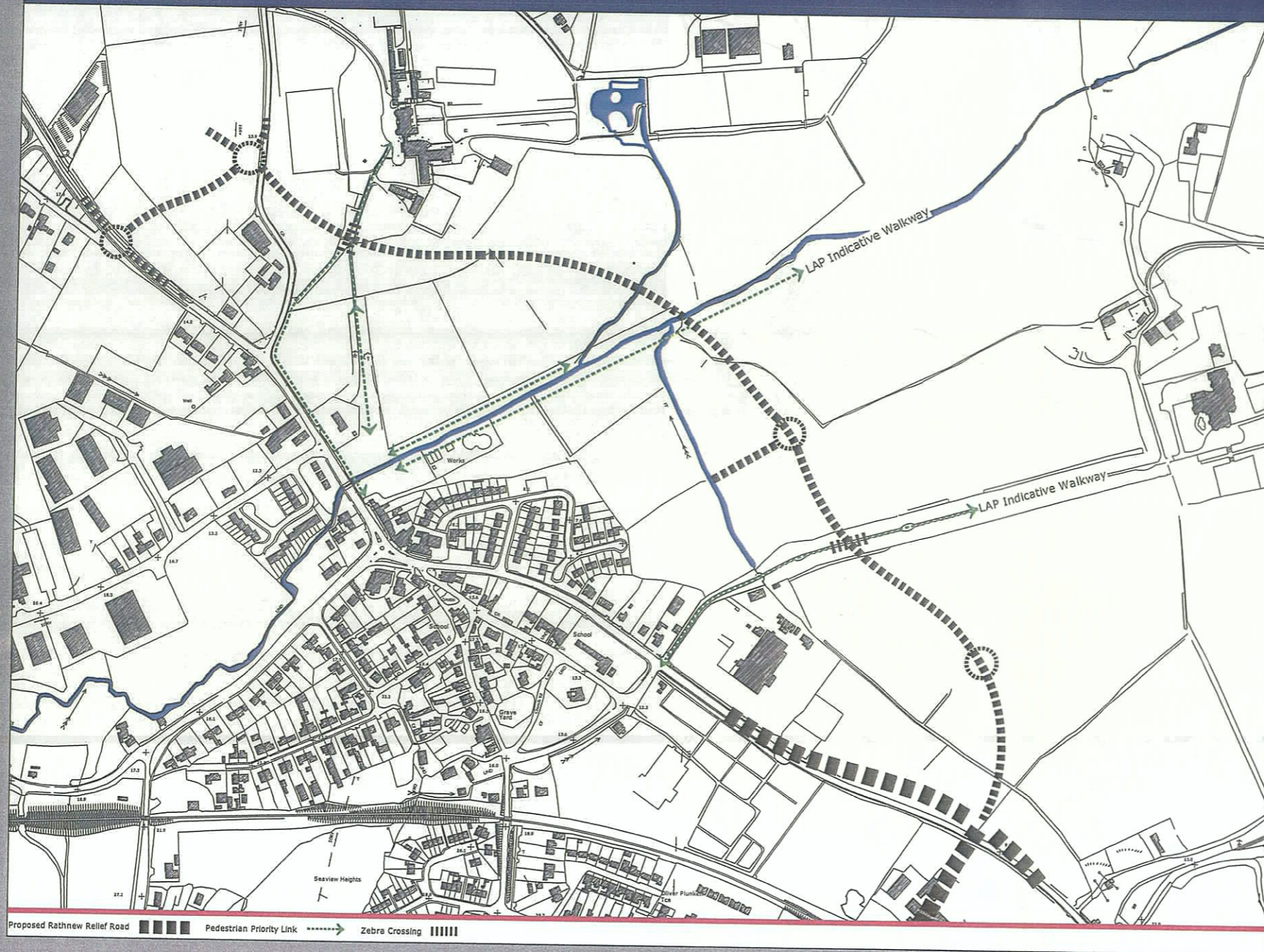
Importantly, the proposed Rathnew Inner Relief Road gives adequate access to Claremont Campus, 3rd level College which has poor access off the Newcastle Road at present.

Each section of the land proposed for development within the Urban Framework Plan and the wider context can be easily accessed from the proposed relief Road as illustrated below.

A portion of the zoned land to the rear of the main street shall provide vehicular access from the main street subject to the planning application process.

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movement pedestrian



It is considered appropriate that any development of the Urban Framework Plan lands should integrate and connect well into the existing built form, and bring life to the existing linear movement corridor of Rathnew Stream.

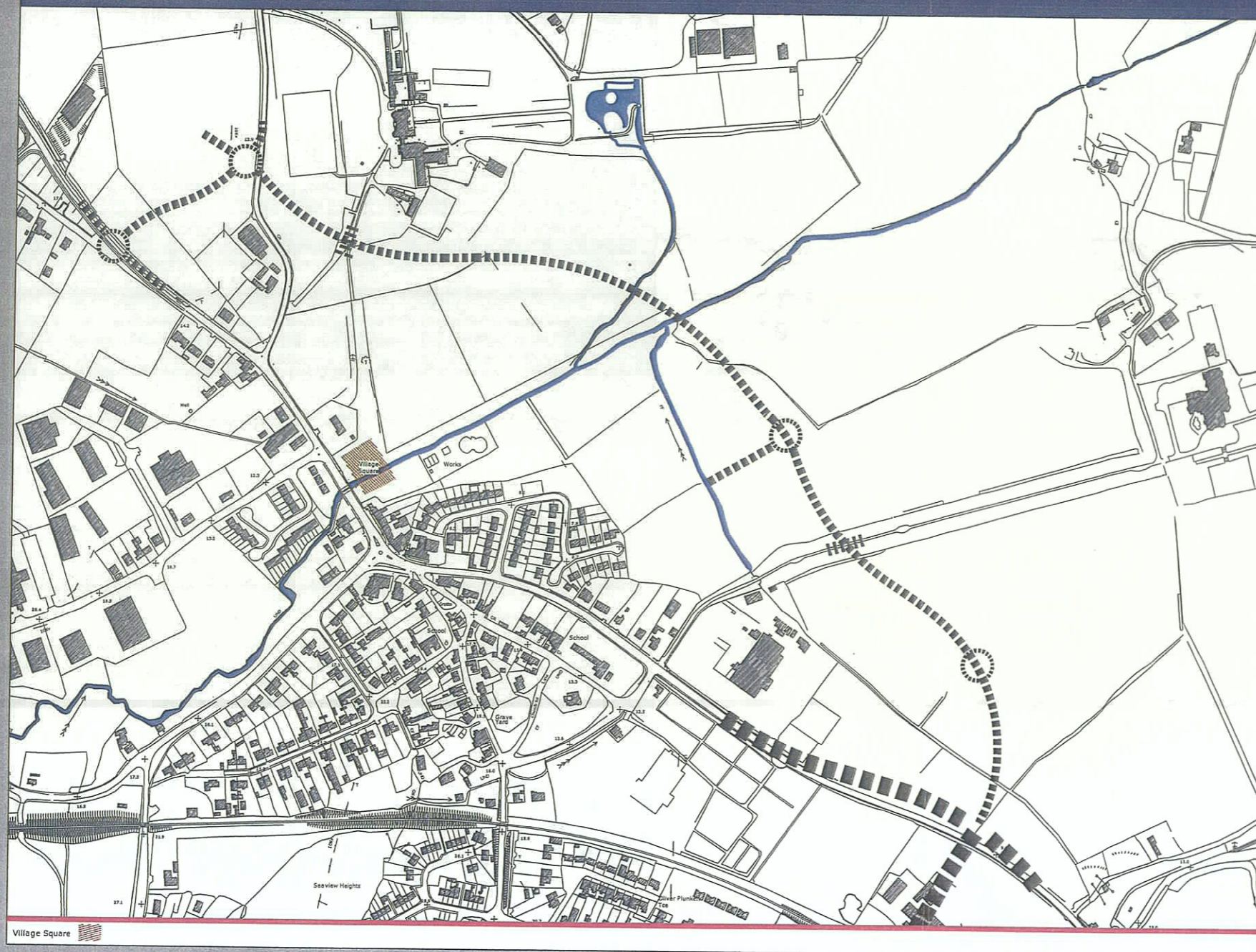
The future development of these lands should create a catalyst for greater pedestrian movement between the village core, the future development of Clermont Campus and significant future residential development to the east of the settlement.

With regard to the proposed relief road crossing Tinnakilly Avenue - Please find attached Landscape Report for more details (AA1 (b)).



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key public spaces



A proposed village square should be located along the existing movement network of Rathnew Main Street tapping into its established footfall and local/regional vehicular movement network.

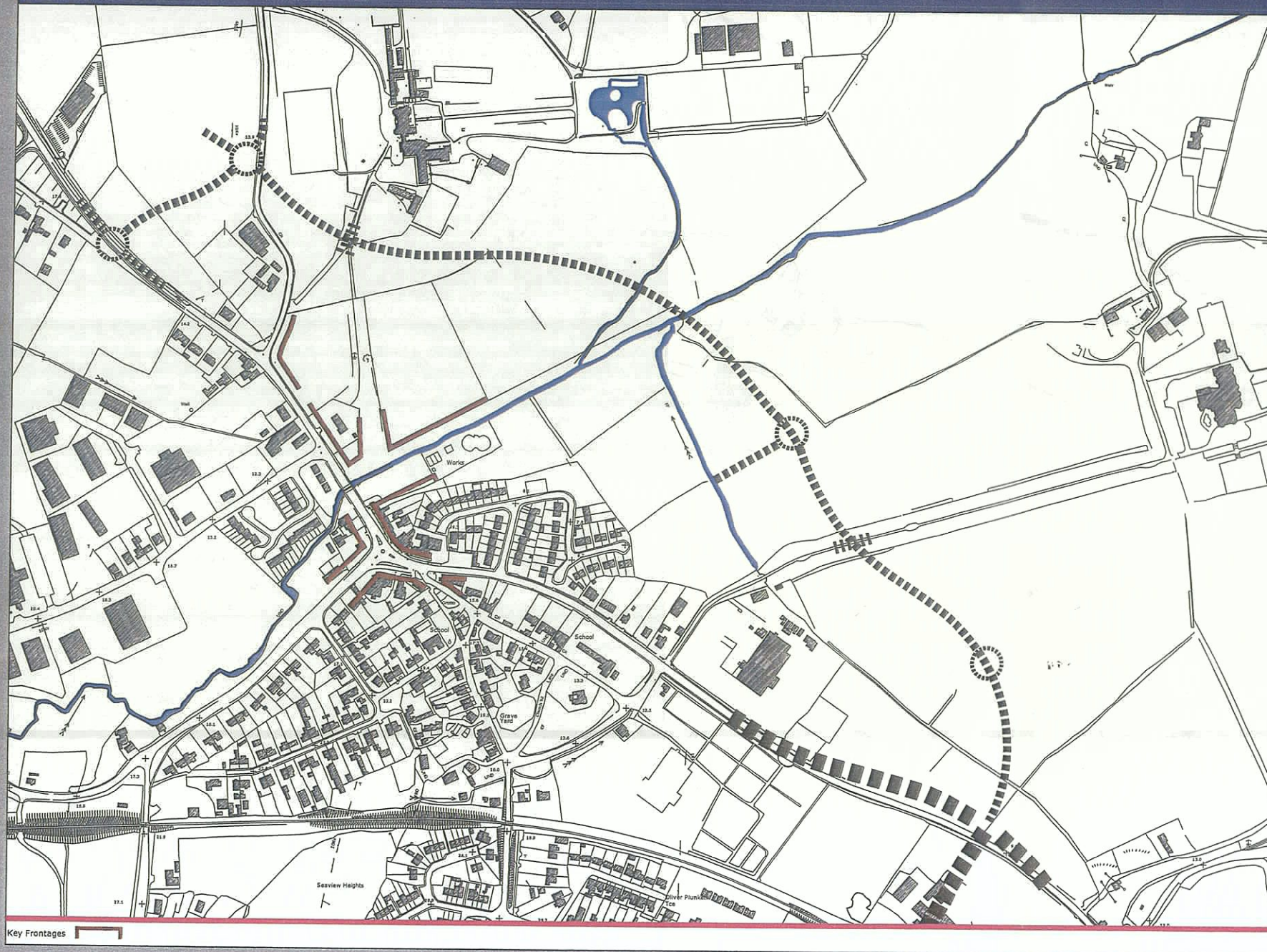
The proposed village square is also located, importantly at the end of the direct movement network from Clermont Campus to the existing town centre, reinforcing the square's integration and footfall.

The square should be seen for civic/public use, maybe of a hard surface paving with the retention of important trees or groups of established trees at the stream along the existing bridge integrating with the proposed built form on the southside of the stream.

An open space on the edge of the established and new development should be considered to integrate and connect the established with the new residential community, maybe in the form of a playground or child/family friendly environment.

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key frontages

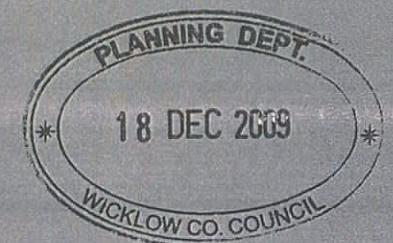


The key frontages proposed are considered an important continuation of the existing frontages within the village core of Rathnew.

They turn the corner of the main street where the commercial/village centre of Rathnew is located and define the public space and riverside park thus connecting the river to the village and making it part of the village fabric.

The frontages should respect established building lines and frontages of the village core whilst defining the public space at the bridge over the stream.

They will define the new public space and create continuous and compact edges of varying uses defining the village square.



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