

Level 4: Rathdrum



Proposed Variation No. 7 to Volume 2, Part 1 of the Wicklow County Development Plan 2022-2028:

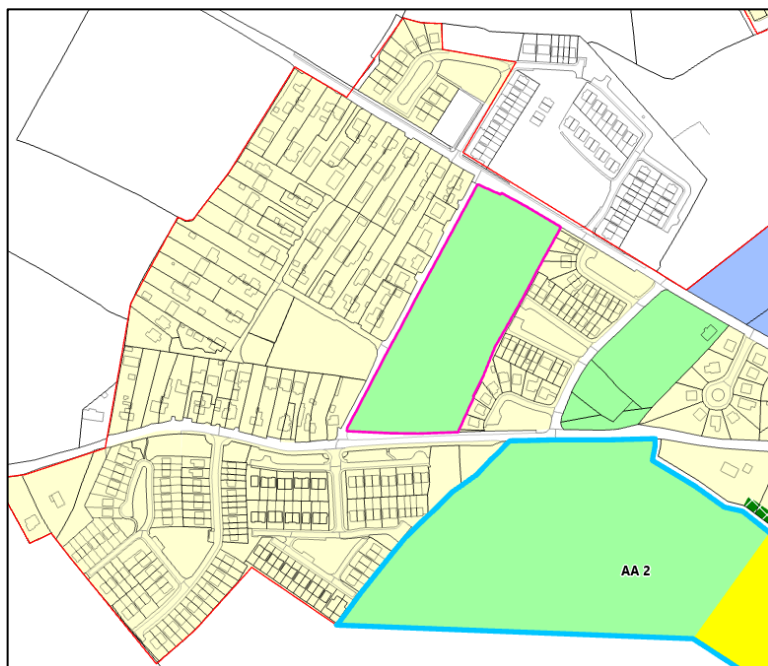
Rathdrum Town Plan

Proposed Variation Number	ID	Location	Area	R	AOS	OS1/2	CE	Other
RD 1	20	Ballygannon	2.5	2.2			0.3	
RD 2	59	Knockadosan	8.5	7.9				0.6 unzoned to RE
RD 3	106/119/151	Ballygannon	8.8	8.8				

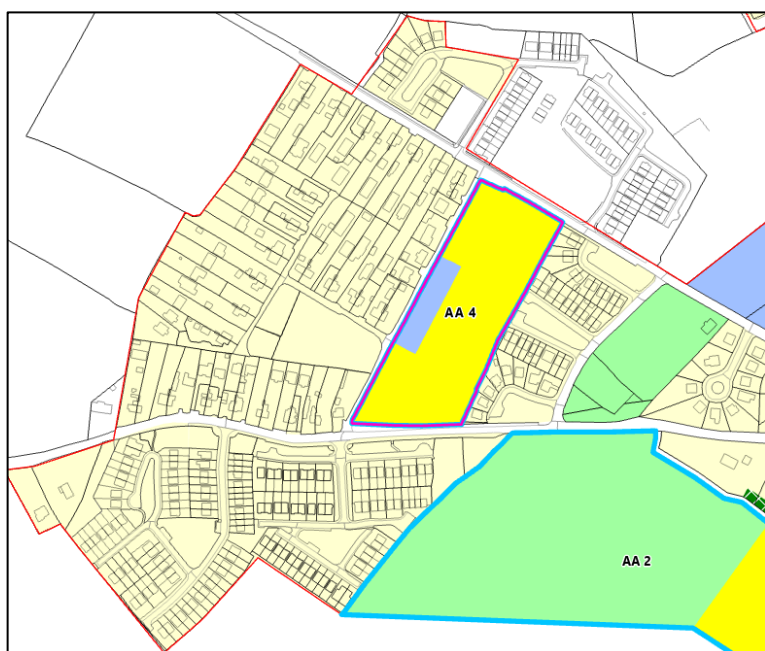
Note: This table states the new/uplift in zoning as a result of the Proposed Variation. Where an existing SLO is being amended, these figures may differ from those stated in the text; this is because the SLO will state the overall zonings contained in the area (i.e. both proposed zonings and land not subject to rezoning).

PROPOSED VARIATION ID	RD 1
LOCATION	BALLYGANNON SOUTH
SUBMISSION NUMBER	20
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	
Change c. 2.2ha from AOS – Active Open Space to RN – New Residential	
Change c. 0.3ha from AOS – Active Open Space to CE – Community & Education	
MAP	

Change from:



Change to:



Add new 'AA – Action Area' text and objectives as follows:

AA 4

These lands are located at Ballygannon in the northern part of Rathdrum between the Ballinderry and Greenane roads, on a site approximately 2.5ha in size. This area may be developed for a mix of uses including residential and community use, in accordance with the following requirements.

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity areas and retail in Rathdrum;
- A total area of c. 2.2ha is zoned for new housing development which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- The development of these lands shall include the provision of an improved link street (as defined in DMURS) from the L-2127 (Greenane Road) and the L-6123 (Ballinderry Road) utilising the existing 'Centre Road' of Ballygannon.
- An area of not less than c. 0.3ha shall be devoted to community use, of a format to be determined following the carrying out of a Social / Community Assessment, including the development of a multi-functional fully fitted indoor space (e.g. suitable for indoor recreation, and social / community use) of at least 250sqm and an outdoor multi-functional area. No residential units may be occupied until this facility is provided and available for public use.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

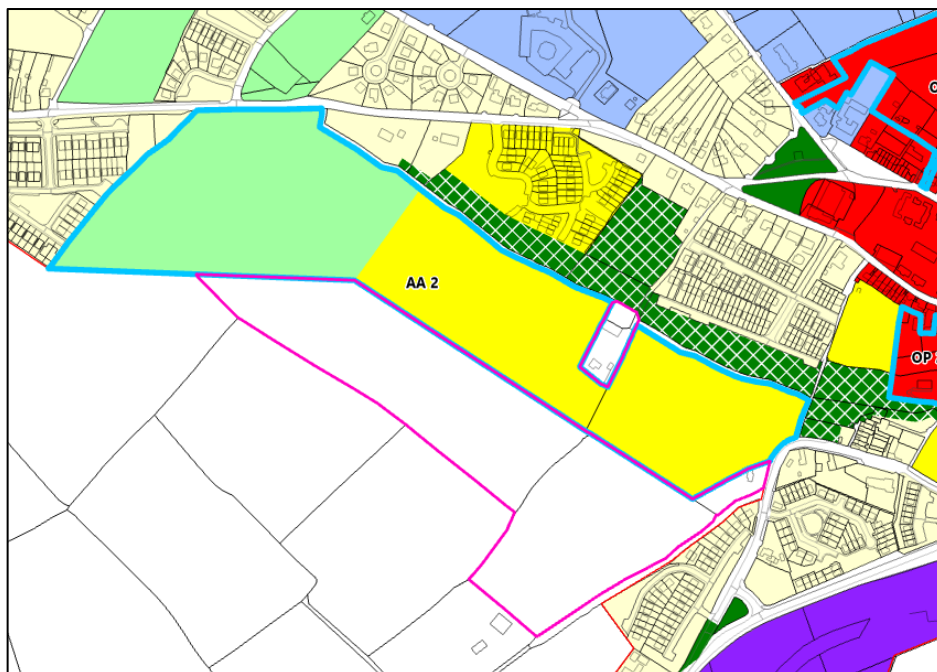
Where such childcare facilities are required as part of new developments, they shall be:

- designed from the outset as childcare facilities, with internal and external spaces meeting national standards for childcare use,
- of such a location, design and scale as to ensure childcare use is viable, and
- shall be provided ready for occupation upon the occupation of the 75th house in the development.

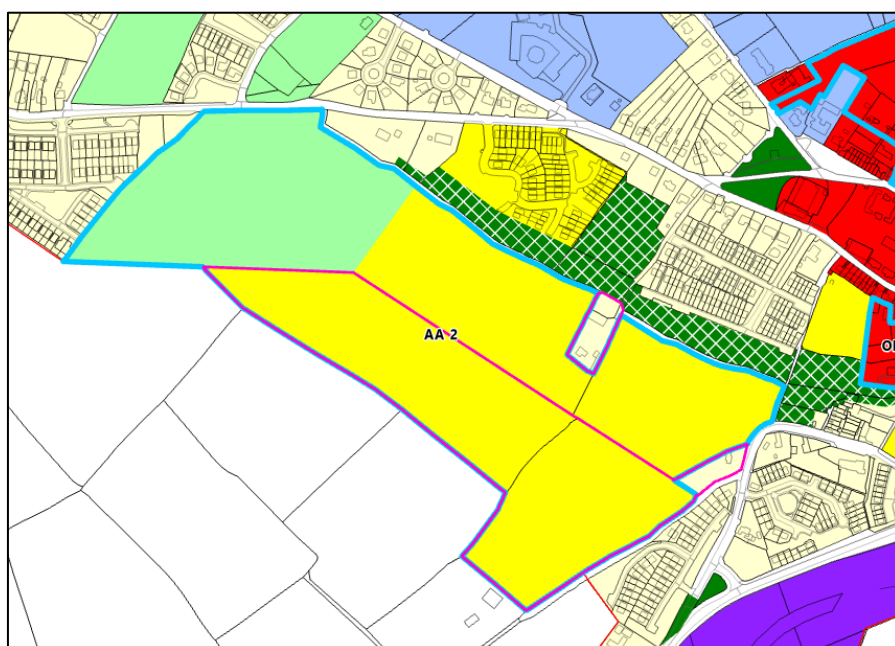
Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

PROPOSED VARIATION ID	RD 2
LOCATION	KNOCKADOSAN
SUBMISSION NUMBER	59
ZONING CHANGE	YES
NEW SLO / AA	NO
AMENDED SLO / AA	YES (AA 2)
PROPOSED ZONING CHANGE	
Change c. 7.9ha from unzoned to RN – New Residential	
Change c. 0.6ha from unzoned to RE – Existing Residential	
MAP	

Change from:



Change to:



Amend 'AA2– Action Area' text and objectives as follows:

AA 2

These lands located at Knockadosan, measure c. ~~12.45 ha~~ 20.4ha and are zoned for residential use (c. ~~6.5ha~~ 14.5ha) and active open space use (5.86ha).

~~The development of these lands provides an opportunity to deliver a new sports area to the west of the town (where the majority of existing / planned housing is located) and for~~ As of 2026, c. 6.6ha has been developed for residential use, the design of which has included the construction of a ~~the~~ new street incorporating frontage from the Greenane Road to the Avoca Road via Brewery Bend that ~~would~~ enhances accessibility of community and commercial facilities for the residents of the development and the town. A sports zone comprising two pitches and car parking on the AOS zoned lands is under construction as of 2026.

This action area shall be further developed as a residential and active open space zone in accordance with the following criteria:

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity and the Town Centre.
- A total area of c. 14.5ha is zoned for new housing development (RN) which shall including a wide range of housing types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs. In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these developed lands and the unzoned agricultural lands to the south of the site
- ~~A minimum area of 6ha shall be provided by the developer as an active open space / sports facility. The location, layout, design and future management structure of this facility shall be agreed with Wicklow County Council in advance of the occupation of any residential units;~~ No further permission shall be granted in AA2 until the permitted sports zone (including a playground) is completed in full to the satisfaction of the Planning Authority and dedicated to the use of the public.
- ~~A maximum of 6.5ha may be developed for residential use, including all services, open spaces, childcare facilities etc required for that quantum of development;~~
- ~~The road layout provided within the lands shall be so designed to allow for through access from the Greenane Road to Brewery Bend.~~
- Any further residential development shall be accompanied by the concurrent development of the following community facilities, which may be developed on lands zoned for residential use, or the AOS zone, and which must be completed and available for community use prior to the occupation of any further dwelling:
 - A clubhouse/changing facility, proximate the new pitches (of not less than 200sqm)
 - A MUGA (Mixed Use Games Area) / multi-sport games area with a synthetic all weather surface (with a water dispenser), suitable in size and finish for a range of uses, of not less than 1,050sqm,
 - Additional car parking such that the total number of spaces serving the AOS zone is not less than 40.
- Suitable design and mitigation measures shall be incorporated into development proposals at these lands to avoid and prevent significant adverse effects on Poundbrook Stream and its riparian zone which runs to the north of the lands.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

Where such childcare facilities are required as part of new developments, they shall be:

- designed from the outset as childcare facilities, with internal and external spaces meeting national standards for childcare use,
- of such a location, design and scale as to ensure childcare use is viable, and
- shall be provided ready for occupation upon the occupation of the 75th house in the development.

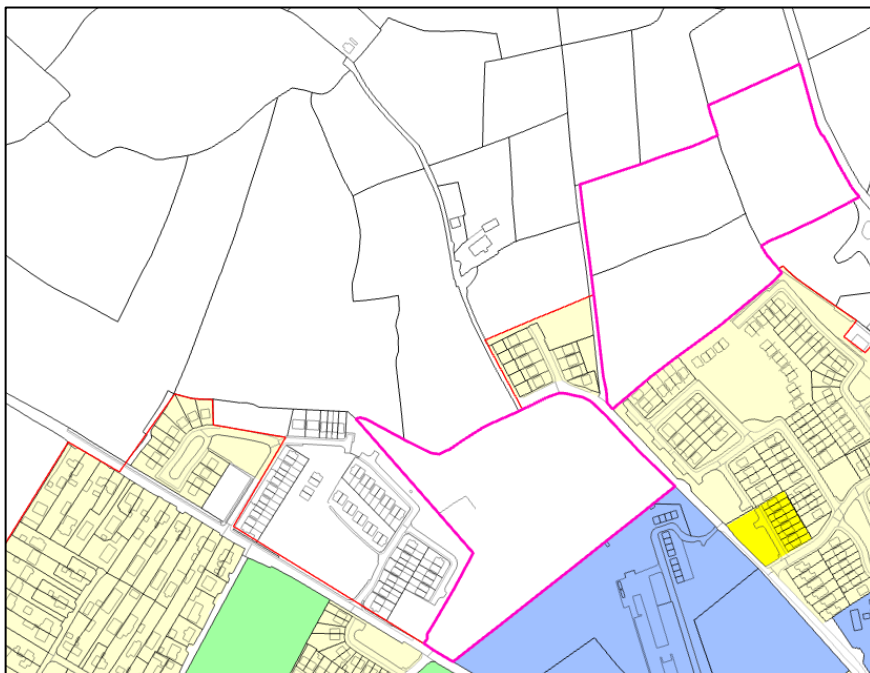
Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.

PROPOSED VARIATION ID	RD 3
LOCATION	BALLYGANNON NORTH
SUBMISSION NUMBER	106, 119,151
ZONING CHANGE	YES
NEW SLO / AA	YES
AMENDED SLO / AA	NO
PROPOSED ZONING CHANGE	

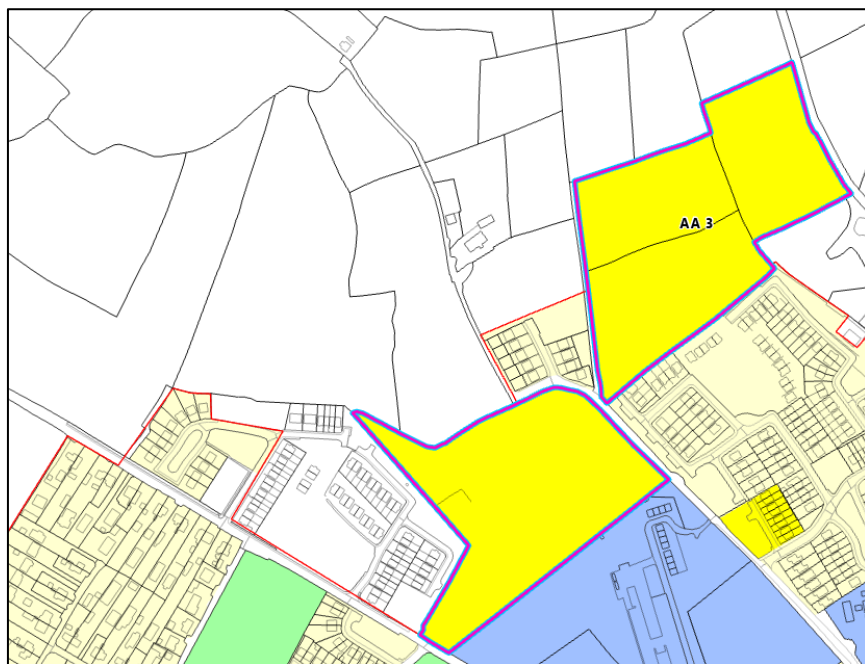
Change c. 8.8ha from unzoned to RN – New Residential

MAP

Change from:



Change to:



Add new 'AA – Action Area' text and objectives as follows:

AA 3

These lands are located at Ballygannon in the northern part of Rathdrum, on a site approximately 8.8ha in size. This area may be developed for a mix of uses including residential, community and open space, in accordance with the following requirements.

- The development shall provide for a new residential community well served by on-site facilities and well connected to the wider settlement, including high quality pedestrian and cycling links to existing schools, community infrastructure, transport services, recreational amenity areas and retail in Rathdrum;
- A total area of c. 8.8ha is zoned for new housing development (RN) which shall include a wide range of house types and sizes to meet the needs of all in society, including units suitable for older persons or people with accessibility needs.
- In designing the development of residential areas attention shall be paid to mitigating the visual impact of the development on the higher lands. Development shall be of a design and layout that is appropriate to the topography of the site and the necessity to ensure there is a visual transition between these development lands and the unzoned agricultural lands to the north of the site.
- The development of these lands shall include the provision of a link street (as defined in DMURS) from the R755 (Laragh Road) to the L-6123 (Ballinderry Road). A suitably designed and controlled junction shall be provided on Union Lane, that maintains convenient and safe access to Ballygannon Wood and other properties along Union Lane;
- Community facilities, including multi-functional fully fitted indoor space(s) (e.g. suitable for indoor recreation, and social / community use) of at least 500sqm and a MUGA (Mixed Use Games Area) of not less than 1,050sqm and a playground (with water dispenser) shall be provided within the AA to meet the needs of the new and existing resident community of the area; the design of said facilities shall be subject to the agreement of the Planning Authority and should be conveniently located on the lands to achieve maximum accessibility by active travel modes (walking / cycling).

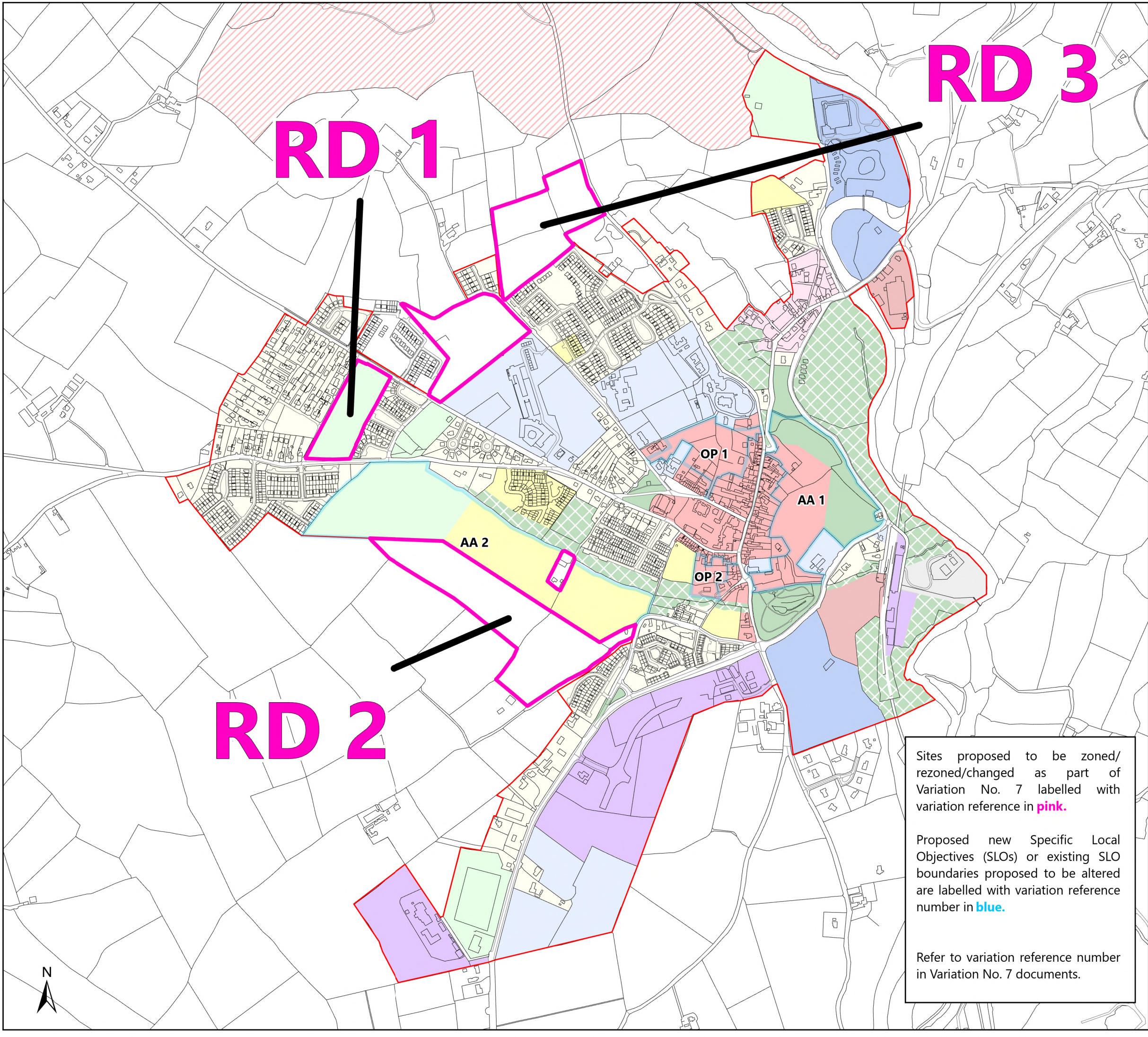
Where the development of this AA does not come forward as a single development, these facilities shall be provided on a pro rata basis with each phase of development but no residential units may be occupied in any phase until the community infrastructure associated with that phase is completed and available for public use.

- The design of any development shall maintain and improve the existing laneway to the Famine Graveyard and shall provide a small car park (c. 10 spaces) within the development, near the lane, for visitors to the graveyard.
- Without exception, to require the provision of childcare facilities in all new residential developments comprising 75 houses or more in this SLO (including local authority and social housing schemes). In accordance with Department of Environment, Heritage & Local Government guidelines, childcare places shall be provided at a ratio of 20 places per 75 residential units, having regard to cumulative effects of permitted development. The combination of childcare requirements into larger creche facilities (+100 places) will be supported where justification is provided.

Where such childcare facilities are required as part of new developments, they shall be:

- designed from the outset as childcare facilities, with internal and external spaces meeting national standards for childcare use,
- of such a location, design and scale as to ensure childcare use is viable, and
- shall be provided ready for occupation upon the occupation of the 75th house in the development.

Without substantial cause, it is the policy of the Planning Authority not to allow a change of use of these premises within five years of first occupation of the development.



Proposed
Variation No. 7 to the Wicklow County Development
Plan 2022-2028

Map No. 8A - Rathdrum
Existing Land Use Zoning Objectives



- Rezoning Boundary
- Specific Local Objective (SLO)
- Settlement Boundary
- RN: New Residential
- RE: Existing Residential
- TC: Town Centre
- VC: Village Centre
- MU: Mixed Use
- PU: Public Utility
- CE: Community & Education
- T: Tourism
- E: Employment
- AOS: Active Open Space
- OS1: Open Space
- OS2: Natural Areas
- SAC - Special Area of Conservation

Sites proposed to be zoned/
rezoned/changed as part of
Variation No. 7 labelled with
variation reference in **pink**.

Proposed new Specific Local
Objectives (SLOs) or existing SLO
boundaries proposed to be altered
are labelled with variation reference
number in **blue**.

Refer to variation reference number
in Variation No. 7 documents.

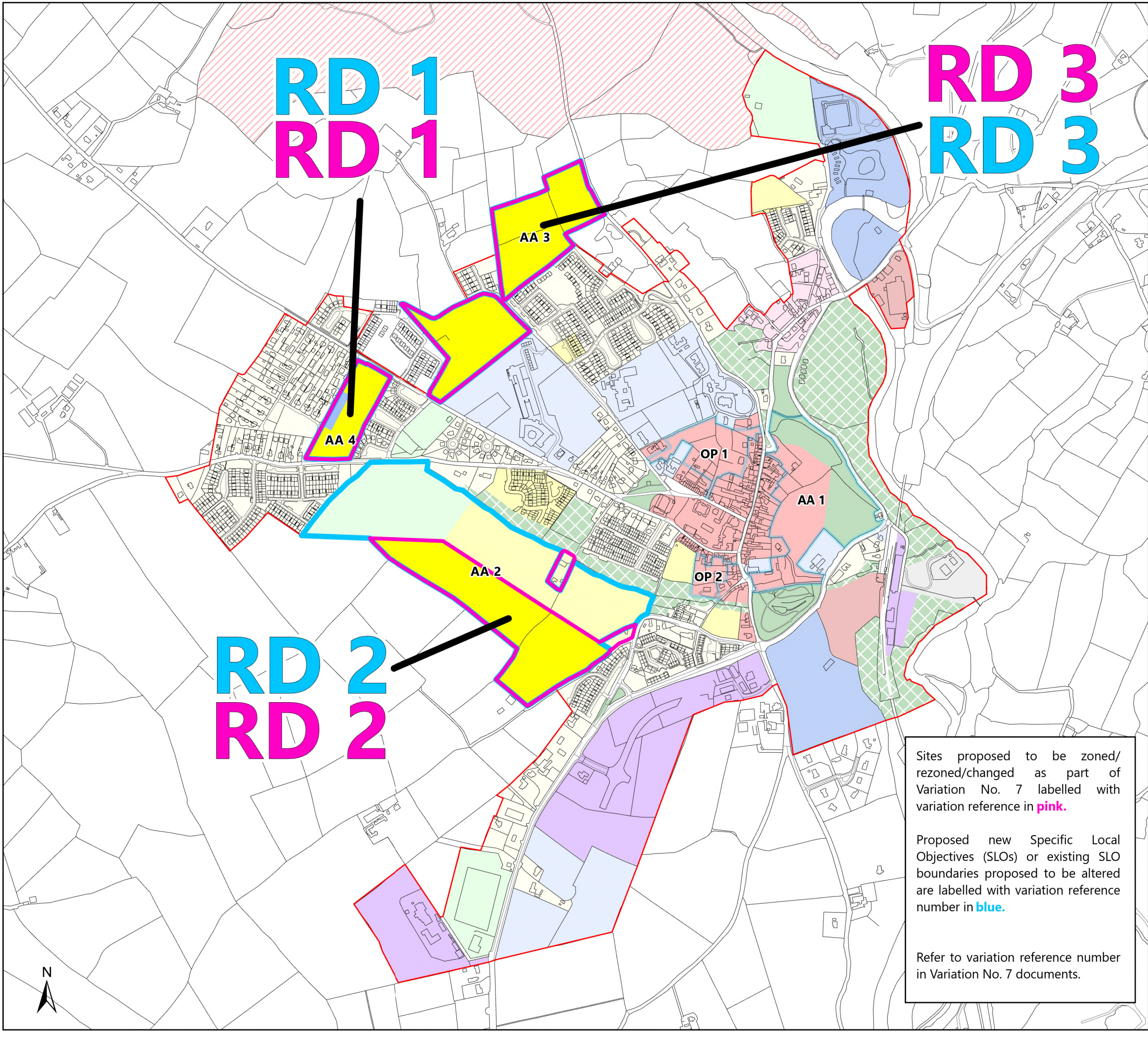
WICKLOW COUNTY DEVELOPMENT PLAN
2022-2028



Wicklow County Council
Planning Department

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Scale NTS



- Rezoning Boundary
- Specific Local Objective (SLO)
- Settlement Boundary
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