



RATHDRUM

LEVEL 4 | Self Sustaining Town Plans

Wicklow County Development Plan 2022 – 2028

LEVEL 4 PLANS - RATHDRUM

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SELF SUSTAINING TOWN PLANS (LEVEL 4)

Baltinglass, Newtownmountkennedy, Rathdrum

PART 1 INTRODUCTION

This volume of the Wicklow County Development Plan 2022 - 2028 comprises land use plans for the Level 4 towns of Baltinglass, Newtownmountkennedy and Rathdrum. In the past, Local Area Plans would have been adopted for most Level 4 towns; however, changes to the Planning Act in 2010 allow the Planning Authority to incorporate development plans for towns with a population of less 5,000 into the County Development Plan.

This County Development Plan therefore includes the development plans for **Baltinglass**, **Newtownmountkennedy** and **Rathdrum**, while Local Area Plans are being maintained for **Kilcoole** (the plan for Kilcoole having been combined with the Greystones – Delgany LAP in 2013) and **Enniskerry** (the plan for Enniskerry having been combined with the wider Bray Municipal District LAP in 2018).

The purpose of these plans is to put in place a structure that will guide the future sustainable development of each settlement. These plans, in conjunction with the County Development Plan will inform and manage the future development of the town.

The aim of these plans is to establish a framework for the planned, co-ordinated and sustainable development of each settlement, 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.


Level 4 settlements in County Wicklow are identified in the Core Strategy 'self sustaining towns' which are defined as *'towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining'*.

Self-Sustaining Towns are towns that require contained growth, focusing on driving investment in services, employment growth and infrastructure whilst balancing housing delivery. There is a strong emphasis on aligning population growth with employment growth to make these towns more self-sustaining and capable of accommodating additional growth in the future.

Some of these settlements have experienced significant housing growth in recent years and are now in need of catch-up facilities and employment growth. There is potential to pursue further placemaking improvements within the town centres to create a stronger urban structure, deliver improved community and recreation facilities, strengthen the towns' identities and sense of place and provide for a high quality of life.

Delivering compact growth, regeneration and revitalisation of the town centres is a key priority for all Level 4 settlements. Proposals for regeneration and renewal should be heritage led where possible and informed by healthy placemaking. Sustainable mobility will be promoted as part of any new development within these settlements.

All efforts shall be made to minimise repetition of County Development Plan objectives in these Town Plans, unless it is considered necessary to emphasise assets or restate objectives that have particular relevance and importance to that town. Development standards, retail strategies etc that are included in the County Development Plan shall not be repeated. Any specific policies / objectives or development standards required for a particular town will be stated as precisely that, and in all cases will be consistent with the County Development Plan. Thus development standards will be the same across the entire County, and any differences for specific settlements would be clear and transparent, to both those adopting the plans, and the general public alike.



Furthermore, Level 4 Town Plans shall only include objectives that are settlement specific and achievable, and avoid those that are aspirational or are best dealt with in the annual budget, road works programme, etc. The role of land use plan is to put in place framework within which development can occur, but does not decide what works actually get done by either private individuals or public bodies. The delivery of objectives will be determined by the initiation of private development or by the allocation of public funding through the annual budgetary process, or other sources such as LEADER, the RRDF, Town & Village Renewal Scheme etc, which is a separate process to any land use plan.

Therefore this volume shall take the following format:

- Part 1:** Sets out the high level strategies and objectives that are common to all Level 4 towns, as well as the common zoning objectives.
- Part 2:** Sets out the detailed plan for Baltinglass (including a land use map, a heritage map and any other maps considered necessary for that town).
- Part 3:** Sets out the detailed plan for Newtownmountkennedy (including a land use map, a heritage map and any other maps considered necessary for that town).
- Part 4:** Sets out the detailed plan for Rathdrum (including a land use map, a heritage map and any other maps considered necessary for that town).

PART 1.1

GENERAL OBJECTIVES

1.1.1 Core Strategy

Level 4 plans exist in a hierarchy of plans flowing from national level (NPF) to regional level (RSES) to County level (Wicklow County Development Plan). It is through the County Development Plan that these higher order strategies, as well as other national and regional policies (e.g. relating to transportation and the environment) are translated to a 'local level'. The County Development Plan includes a 'Core Strategy' which sets out the 'direction' for the future growth of the County, in accordance with these higher level strategies, and in particular sets out the settlement and population growth strategy up to 2031, evaluates the demand for housing and adequacy of zoned lands to meet those needs, as well as providing strategies for infrastructure, environmental protection and retail development.

Table 1 below sets out the key elements of the Wicklow County Development Plan 'Core Strategy', as they apply to Level 4 settlements.

Table 1 Wicklow Core Strategy for Level 4 towns

Core Strategy of the CDP	Application to Level 4
Settlement, Population & Housing Strategies	<p>Level 4 settlements are designated 'Self Sustaining Towns' described as <i>'towns with high levels of population growth and a weak employment base which are reliant on other areas for employment and/or services and which require targeted 'catch up' investment to become more self-sustaining'</i>.</p> <p>These towns range in size (as per the Census of population in 2016) from c. 1,700 to 4,250 persons. Population growth in Level 4 towns overall is targeted to be in the 20%-25% range between 2016 and 2031, with variation in future growth rates between towns in the level due to developments already underway in some towns (particularly Rathdrum and Newtownmountkennedy).</p>
Economic Development Strategy	<p>The towns will aim to become more self-sustaining by concentrating on local enterprise and employment growth and catch-up facilities. This will include attracting investment in a mixture of 'people' and 'product' intensive industries that will generate new employment opportunities and improve the jobs ratio.</p>
Retail Strategy	<p>Level 4 settlements are identified as either 'Level 3' or 'Level 4' in the County retail hierarchy, with the Level 4 towns included in this plan (Baltinglass, Newtownmountkennedy and Rathdrum) all being designated 'Level 3' centres.</p> <p>These centres will vary both in the scale of provision and the size of catchment, due to proximity to a Major or County Town Centre, i.e. Bray or Wicklow Town. Generally where the centre has a large catchment (e.g. market town in a rural area) and is not close to a larger centre, there will be a good range of comparison shopping, though no large department stores or shopping centres, with a mix of retail types benefiting from lower rents away from larger urban sites, leisure / cultural facilities and a range of cafes and restaurants.</p>
Community Development Strategy	<p>In accordance with the County community facilities hierarchy, Level 4 settlements generally fall into the 2,000-7,000 population range and should be ideally serviced by the following community infrastructure: community / parish hall, multi-purpose community space and / or meeting rooms, local town park and open spaces/nature areas, outdoor multi-use games areas, playgrounds, playing pitches and a library.</p>
Infrastructure Strategy	<p>In accordance with the County Development Plan:</p> <ul style="list-style-type: none"> - Measures will be required to facilitate a modal shift to more sustainable transport options including promotion of development patterns and development of enhance infrastructure to facilitate walking, cycling and increased use of public transport; - Only locations that are already served, or have committed investment to enhance water and wastewater infrastructure shall be identified for new development.
Environmental Strategy	<p>To ensure the objectives of the plan are consistent with the conservation and protection of the environment.</p>

1.1.2 Population and Housing

The Q2 2028 population target for Level 4 towns is provided in the Core Strategy of the County Development Plan.

Table 2 *Level 4 population and housing targets*

Level 4 Population Targets Q2 2028

LEVEL 4	2016	Q2 2028
Baltinglass	2,251	2,607
Enniskerry	1,877	2,106
Kilcoole	4,244	4,778
Newtownmountkennedy	3,552	5,179
Rathdrum	1,716	2,339

Level 4 Housing Unit Targets 2031

LEVEL 4	Housing Stock 2016	Completions 2017-2020	Estimated completions 2021-Q2 2022	Housing Growth Q3 2022-Q2 2028	Housing Growth Q3 2028-Q4 2031	Total Housing Growth 2016-2031
Baltinglass	903	46	40	85	24	195
Enniskerry	648	34	40	36	15	125
Kilcoole	1,451	97	20	140	30	287
Newtownmountkennedy	1,222	250	100	433	99	882
Rathdrum	669	132	100	68	31	331

Population & Housing Objectives

- To adhere to the objectives of the Wicklow County Development Plan in regard to population and housing as are applicable to Level 4 towns, and ensure that the provisions of each plan create a flexible land use framework that allows for housing targets to be fulfilled.
- A minimum of 30% of the targeted housing growth shall be directed into the existing built up area of the settlement, on lands zoned 'town centre', 'village centre', 'existing residential' and 'mixed use'. In cognisance that the potential of such regeneration / infill / brownfield sites is difficult to predict, there shall be no quantitative restriction inferred from this plan or the associated tables on the number of units that may be delivered within the built up envelope of the town.
- In order to ensure however that overall housing and population targets can be delivered, land may be zoned for new residential development outside of the existing built up envelope, subject to the amount of zoned land not exceeding 70% of the total housing target for that settlement.
- To require that new residential development represents an efficient use of land and achieves the highest density possible, having regard to minimum densities as set out in Table 6.1 (of Chapter 6 of the County Development Plan) subject to the reasonable protection of existing residential amenities and the established character of existing settlements.
- **Housing occupancy controls:** As 'self sustaining towns', Level 4 towns should provide for the housing demands generated from people from across the County and region.

1.1.3 Economic Development & Employment

Depending on their degree of accessibility, scale of population / workforce and market catchment, and the availability of support services, the Level 4 towns have varying roles to play in acting as attractors for foreign and local investment. Level 4 settlements are likely to perform a lesser function in terms of attracting foreign investment than Level 1-3 settlements; however historical foreign investment and local characteristics may support the ability of these towns to attract this scale and type of investment into the future. Generally, towns of this scale are particularly suited to attracting local investment and should aim to target investment in the form of local services, 'product intensive' industries, particularly those linked to rural resources, such as food processing, agricultural services and tourist facilities / accommodation.

The factors that make a town economically viable and attractive to investors and visitors are numerous and often hard to predict and influence, but for the purpose of these land use plans, the strategy for economic development will be based around:

- providing a land-use framework for each town, which makes the Council's requirements and expectations with respect to the location and type of new employment generating development abundantly clear;
- supporting and facilitating, to the highest degree possible (subject to environmental and other relevant planning considerations) all forms of employment generation and in particular, to encourage employment and commercial uses as a key activity in the town centre;
- a focus on 'placemaking' to create attractive and sustainable communities, with high quality services and public realm, to create attractive places to live, work, visit and invest.

An established measure of the employment 'health' of a settlement is a measure called the 'jobs ratio'. This is the relationship between the resident workers and the number of jobs in any defined area. A healthy area is considered to be one where the jobs ratio exceeds 70%¹. Baltinglass, Newtownmountkennedy and Rathdrum in 2016 all had jobs ratio in excess of 70%, all in or around 80%. This reflects the important role these towns play in the economic development and support of their hinterlands. It is important that this high level of employment is maintained into the future as resident population grows, and is developed further in an environmentally sustainable manner, with a particular focus on growing employment and businesses in the town centre and other already built up areas, densifying existing employment area, and targeting growth at locations that are the most sustainable in terms of accessibility. In this regard, it is the objective of the CDP to increase the jobs ratio in Level 4 towns by a minimum of 25% up to 2031.

This table also shows the amount of land proposed to be zoned in each town for new employment. While it is assumed that a proportion of jobs growth will occur in the town centres and other mixed use lands that are not specifically zoned for employment alone, or will occur on existing developed employment land through intensification, sufficient zoned employment land is zoned in each town to meet all of the jobs growth required, on the assumption of 80 employees per hectare, plus an additional 'headroom' of 100% to ensure that there will be no shortage of site choice for developers of new employment.

LEVEL 4	Jobs ratio 2016	Targeted future jobs ratio 2031	Jobs growth targeted up to 2031	Quantum of zoned employment land (ha)
Baltinglass	0.81	1.01	+500	13
Enniskerry	0.33	0.41	+100	1 ²
Kilcoole	0.46	0.57	+100	10 ²
Newtownmountkennedy	0.78	0.97	+1,100	28
Rathdrum	0.82	1.03	+600	15

¹ As per RSES Appendix A - data and indicators

² To be reviewed in the next LAP to be commensurate with the employment growth objective.

Economic Development & Employment Objectives

- Increase the quality and range of employment opportunities by facilitating developments that involve foreign and local investment in a variety of forms, including 'people' and 'product' intensive industries. The Council will particularly support the development of 'people' intensive employment generating developments at locations served by sustainable and active modes of transport, those that provide for the local convenience and social service needs of the area and those that provide for the needs of tourists and visitors. The Council will support the development of 'product' intensive industries at appropriate locations, and will particularly support developments based on the use of a local rural resource.
- To facilitate and support the highest degree possible, all forms of employment creation on appropriately zoned land and to promote the intensification of activities on existing employment sites and to take advantage of the existing economic assets of the town in order to stimulate further employment within the area.
- Promote in the first instance the growth of economic activity and employment in the town centre and built up parts of the towns; and where a demand for 'greenfield' employment development is identified, to ensure zoned, serviced land is available in appropriate locations in accordance with the zoning principles of the County Development Plan.
- To encourage the redevelopment of town centre and brownfield sites for enterprise and employment creation throughout the settlements and to consider allowing 'relaxation' in normal development standards on such sites to promote their redevelopment, where it can be clearly demonstrated that a development of the highest quality, that does not create an adverse or unacceptable working environment or create unacceptable impacts on the built, natural or social environment, will be provided.
- To encourage and facilitate the development of small to medium scale indigenous industries and services at appropriate locations within the Level 4 settlements. The Council acknowledges that the development of small scale projects with long term employment potential are important in sustaining both urban and rural settlements in County Wicklow and as such, the Council will adopt a proactive and flexible approach in dealing with applications on a case-by-case basis.
- Support a shift towards low carbon and climate change resilient economic and enterprise activity, reducing energy dependence, promoting the sustainable use of resources and leading in the Smart Green Economy.
- To promote high quality housing, community facilities and a built and natural environment that is attractive to indigenous and foreign industry and employees.
- To promote tourist developments at suitable locations that are of an appropriate scale and design, particularly developments that are associated with the tourism products or themes associated with any town and its hinterland and maximise the town's location as a destination and gateway between the tourism assets.
- To facilitate home-working, the development of co-working hubs and innovative forms of working, which reduce the need to travel.

1.1.4 Town Centres & Retail

Level 4 town centres perform a variety of roles and functions for their residents and their wider rural communities. The strengths of these settlements lie in their capacity to accommodate a mix of uses including employment, residential, community and other functions in a compact walkable environment that provides a high quality of life. They are a hub for social, economic and administrative functions in addition to providing places for recreation, worship and leisure.

Level 4 town centres, like many across all tiers of the hierarchy in County Wicklow, have experienced significant challenges to retain vibrancy and vitality. The National Planning Framework (NPF) places a strong emphasis on strengthening Ireland's urban structure by targeting both population and employment growth in urban areas, promoting urban infill and brownfield development and ensuring that towns and villages are attractive, liveable, well designed, high quality places that are home to diverse and integrated communities that enjoy a high quality of

life and wellbeing.

The retail function of Level 4 towns is as set out in the County Retail Strategy, and with respect to the three settlements addressed in this plan it is considered to fulfil the role of a 'sub County' town centre, serving a wide district. Retail is a key function of Level 4 towns and a thriving retail sector is essential to maintain vitality and vibrancy in the core areas of the town and to maintain the town as the focal point for the wider rural area in which it is located.

Towns and villages are continually evolving. This is essential for their survival. It is important that Wicklow's planning policy is flexible to allow town centres to evolve and diversify. The planning policy for Level 4 town centres will therefore be based on the following objectives:

Town Centres & Retail Objectives

- To support the continued enhancement of the existing Town Centre of Level 4 towns as the heart of the settlement;
- Ensure that the town centres are attractive places to live in, to work in and to visit, easy to get to, easy to walk and cycle within and are competitive places to conduct business;
- Facilitating a diverse mix of uses, and particularly encourage residential usage at appropriate town centre densities, and the concept of 'living over the shop';
- Create compact towns by reusing existing buildings and maximising the potential of infill and brownfield sites;
- Encourage the redevelopment and regeneration of vacant, underutilised and derelict sites;
- To apply the Vacant Sites Levy on qualifying vacant lands identified in each town as being within the 'regeneration and renewal' zone;
- The redevelopment of lands within the town core areas, particularly those sites with frontage onto the main streets and squares of Level 4 towns, shall provide for a street fronting building of a high quality design or for a high quality urban space, including hard and soft landscaping, and appropriate street fixtures and furniture, in order to enhance and create a more attractive streetscape;
- To allow a relaxation in certain development standards in the town centre zones in the interest of achieving the best development possible, both visually and functionally while maintaining the highest quality of design in all new developments;
- Promote healthy placemaking and prioritise walking and cycling; improve linkages between core town centres and existing community infrastructure and lands earmarked for future housing development;
- Use public realm improvements to stimulate investment and economic confidence; encourage public art in publicly accessible spaces such as town streets and squares and along existing or future parks and amenity routes;
- Embracing the historic character and heritage attributes of each town centres and strengthen the strong sense of place;
- Support and enhance the potential of the towns as focal points for the local community, for tourism and culture;
- Facilitate an expansion of retail floorspace to reduce leakage of expenditure from both the town itself and the wider County. Guide and promote the expansion of retail floorspace first and foremost within the core retail areas and thereafter in accordance with the sequential approach to retail development;
- Provide for an expansion in the variety of retail and retail service facilities so that the town includes a range of retail outlets that provide for the day to day needs of the local population and the needs of other businesses and tourists, in accordance with the provisions of the "Retail Planning Guidelines for Planning Authorities" (DoEHLG 2012), and any subsequent Ministerial Guidelines or directives and the Wicklow County Retail Strategy.

1.1.5 Social & Community Development

The provision of accessible social and community infrastructure, including open space and leisure / recreational facilities, contributes to the quality of life for all and it is important that existing and future residents of the towns and their catchments are provided with such facilities. High quality social and community services in an area can also make a place more attractive for the establishment of new businesses and to encourage long stay visitors. In particular, new community facilities will be required to be provided in tandem with the development of significant new residential developments and new neighbourhoods.

Community Infrastructure & Open Space Objectives

- To facilitate the development of a range of high quality community and recreational facilities that meet the needs of the local population, and in particular to require that new community and recreational facilities are developed in tandem with new housing, through the implementation of the objectives of Chapter 7 of Volume 1 of the County Development Plan.
- To manage the pace of new housing developments commensurate with existing / planned community facilities.
- To support existing clubs and sporting organisations in providing continued sports activities for those living in the settlement and the wider area;
- To support the creation of functional and healthy public spaces and pedestrian routes within the settlements and to other nearby settlements, in order to maximise opportunities for outdoor activity.
- Where projects for new recreation projects (such as riverine parks, greenways, walking routes, trails etc) identified in these plans are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the overall plan relating to sustainable development.

1.1.6 Service Infrastructure

The provision of transport and services infrastructure is essential to the development of any town, providing ease of movement within towns, connecting towns to surrounding areas and providing sufficient service infrastructure capable of meeting the demands of the resident, commercial and employment populations. Adequate infrastructure is vital for the facilitation of the future development of Level 4 towns. This includes water services, effective road and public transport networks, energy, telecommunications, waste management etc.

The County Development Plan, and various programmes of the Council's Roads and Environmental Services Departments, as well as outside agencies such as Irish Water and the National Transport Authority, provide detailed strategies and objectives for a whole range of service infrastructure. As these provisions apply directly to towns in Level 4 it is not considered necessary to restate all of these objectives; any objectives included in these plans are those considered necessarily to emphasise assets or restate objectives that have particular relevance and importance to the area.

Service Infrastructure Objectives

- Promote a development pattern and the development of enhanced infrastructure to facilitate walking, cycling and increased use of public transport; in particular:
 - to support and facilitate the implementation of measures to improve walking / cycling opportunities within the towns and between the towns and other centres of population and activity in the wider area;
 - to support and encourage actions to address through traffic on the main streets and squares, in particular the provision of mechanisms to slow traffic through the centres and give priority to pedestrians, cyclists and public transport; where possible the development of alternative routes

- through the towns, particularly from existing or planned new residential areas that avoid the need to use the main streets and squares to access essential services and to enter / exit the towns; the development of alternative car parking arrangements around the town cores;
 - to promote the delivery of improved bus services in the towns by facilitating the needs of existing or new bus providers with regard to bus stops and garaging facilities (unnecessary duplication of bus stops on the same routes / roads will not be permitted); facilitating the provision of bus priority where a requirement for such is identified; requiring the developers of large-scale new employment and residential developments in the town to fund / provide high quality pedestrian and cycling facilities to public transport routes / nodes;
 - to support design solutions and innovative approaches in order to reduce car dependency;
 - to cooperate with NTA and other relevant transport planning bodies in the delivery of a high quality, public transport systems.
- Facilitate and promote the delivery of reliable and effective water, drainage, energy, waste management and communications infrastructure to service the existing and future development needs of the settlements. In particular:
 - to support and facilitate the improvement and increased resilience of the water distribution, supply and storage systems;
 - to support and facilitate any necessary upgrades to the wastewater collection and pumping systems (where required);
 - ensure the separation of foul and surface water discharges in new developments through the provision of separate networks. Ensure the implementation of Sustainable Urban Drainage Systems (SUDS) and in particular, to ensure that all surface water generated in a new development is disposed of on-site or is attenuated and treated prior to discharge to an approved surface water system;
 - to promote energy efficiency and the development of renewable energy projects.
 - To ensure that only appropriate land uses are provided on lands identified as being at risk of flooding.
 - Where projects for new infrastructure identified in these plans are not already provided for by existing plans / programmes or are not already permitted, then the feasibility of progressing these projects shall be examined, taking into account planning need, environmental sensitivities as identified in the SEA Environmental Report and the objectives of the plan relating to sustainable development. A Corridor and Route Selection Process will be undertaken where appropriate, for relevant new road infrastructure in two stages: Stage 1 – Route Corridor Identification, Evaluation and Selection, and Stage 2 – Route Identification, Evaluation and Selection.

1.1.7 Built Heritage & Natural Environment

The protection and enhancement of heritage and environmental assets through this plan will help to safeguard the local character and distinctiveness of each town and its surroundings, providing local economic, social and environmental benefits. The maps included in this plan include heritage maps indicating the key natural and built heritage features.

Heritage Objectives

- To protect natural, architectural and archaeological heritage, in accordance with the objectives set out in the County Development Plan, as are applicable to each town.
- To enhance the quality of the natural and built environment, to enhance the unique character of the town and environs as a place to live, visit and work;
- To promote greater appreciation of, and access to, local heritage assets;
- To ensure the protection and enhancement of natural habitats, cultural heritage, ecological resources and biodiversity and in particular, to safeguard the integrity of the watercourses and rivers in the area.

1.1.8 Strategic Environmental Assessment

Each plan, in conjunction with the overall County Development Plan, has been subject to a Strategic Environmental Assessment. The 'Environmental Report' accompanying the overall County Development Plan sets out the environmental consequences of making the plan, including the town plans and provides measures to address any potential adverse impacts.

1.1.9 Appropriate Assessment

These plans, as part of the overall County Development Plan, have been subject to Stage 2 'Appropriate Assessment' under the Habitats Directive. The findings of this assessment are provided in the Appropriate Assessment Natura Impact Report that accompanies the County Development Plan.

1.1.10 Flood Risk Assessment

As part of each plan addressed in this Volume, a Flood Risk Assessment (FRA) has been carried out. The assessment is presented as part of the Strategic Flood Risk Assessment appendix of the County Plan. All applications shall be assessed in accordance with the provisions of '*The Planning System and Flood Risk Management*' Guidelines (DoEHLG 2009) and the flood management objectives of the County Development Plan.

Where existing development is located within Flood Zones A or B, new development shall be limited to minor development only; any proposals for new development should be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of the SFRA and the relevant policies and objectives in the County Development Plan.

Any proposals for new development in Flood Zones A or B shall be accompanied by an appropriately detailed FRA, undertaken in accordance with Section 4 of this SFRA and the relevant policies and objectives in the County Development Plan, and in particular, where the lands at risk of flooding form part of a larger development site, the sequential approach shall be applied in the site planning, to ensure no encroachment onto, or loss of the flood plain, or that only water compatible development such as Open Space will be permitted for the lands which are identified as being at risk of flooding within the site.

PART 1.2 ZONING AND LAND USE

The plan maps for each town indicates the boundary of the town plan. All lands located outside the plan boundary are considered to be within the rural area. Within these areas, planning applications shall be assessed having regard to the objectives and standards for the rural area, as set out in Volume 1 of the Wicklow County Development Plan.

The purpose of land use zoning objectives is to indicate the Council's intentions for land uses in the town.

1.2.1 Zoning Objectives

Land use zoning objectives and the associated vision for each zone are as follows:

ZONING	OBJECTIVE	DESCRIPTION
RE: Existing Residential	To protect, provide and improve residential amenities of existing residential areas	To provide for house improvements, alterations and extensions and appropriate infill residential development in accordance with principles of good design and protection of existing residential amenity. In existing residential areas, the areas of open space permitted, designated or dedicated solely to the use of the residents will normally be zoned 'RE' as they form an intrinsic part of the overall residential development; however new housing or other non-community related uses will not normally be permitted.
RN: New residential	To provide for new residential development and supporting facilities.	To facilitate for the provision of high quality new residential developments at appropriate densities with excellent layout and design, well linked to the town centre and community facilities. To provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.
TC: Town Centre	To provide for the development and improvement of appropriate town centre uses including residential, retail, commercial, office and civic use.	To develop and consolidate the existing town centre to improve its vibrancy and vitality with the densification of appropriate commercial and residential developments ensuring a mix of commercial, recreational, civic, cultural, leisure and residential uses, while delivering a quality urban environment, with emphasise on regeneration, infill town and historic centre conservation; ensuring priority for public transport where applicable, pedestrians and cyclists, while minimising the impact of private car based traffic and enhance and develop the existing centre's fabric.
VC: Village Centre	To provide for the development and improvement of appropriate village centre uses in areas that are secondary or subsidiary area to the main town centre.	To develop and consolidate the village centre zones in an appropriate manner and to an appropriate scale and with such uses as specified in each town plan given their roles as a secondary or subsidiary area to the main town centre.
LSS: Local Shops & Services	To provide for small scale local neighbourhood shops and services	To facilitate the limited development of small scale local neighbourhood shops and retail services and other local service uses that meet only the retail or service needs of residents in the immediate catchment and are not of such a scale or type that would detract or draw trade from lands designated town centre.

ZONING	OBJECTIVE	DESCRIPTION
E: Employment	To provide for the development of enterprise and employment	To facilitate the further development and improvement of existing employment areas and to facilitate opportunities for the development of new high quality employment and enterprise developments in a good quality physical environment.
CE: Community & Education	To provide for civic, community and educational facilities	To facilitate the development of necessary community, health, religious, educational, social and civic infrastructure.
AOS: Active Open Space	To protect and enhance existing and provide for new active open space	To facilitate the further development and improvement of existing active open spaces, formal exercise areas, sports grounds, playing pitches, courts and other games areas and to facilitate opportunities for the development of new high quality active recreational areas.
OS1: Open Space	To protect and enhance existing and provide for recreational open space	To facilitate the further development and improvement of existing parks and casual play areas, to facilitate opportunities for the development of new high quality amenity open areas and to restrict developments / activities (such as the use or development of such lands for formal sports grounds for organisations that are not available for a broad range of the public) that would reduce the opportunities for use by the wider public.
OS2: Passive Open Space	To protect and enhance existing open, undeveloped lands	To protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along watercourses and rivers, steep banks, green breaks between built up areas, green corridors and areas of natural biodiversity.
PU: Public Utility	To maintain lands providing services infrastructure	To allow for lands to be designated for public utilities such as waste water treatment plants, large ESB sub-stations, gasworks etc
T: Tourism	To provide for tourism related development	To provide for the sustainable development of tourism related structures, uses and infrastructure. To provide for the development of tourism facilities including accommodation of an excellent sustainable design and aesthetic quality. Tourism related office, civic and cultural and commercial development will be facilitated.
MU: Mixed Use	To provide for mixed use development	The nature of the mixed use development envisaged for any particular site is set out in the text of the plan.
SLB: Strategic Land Bank	To provide a land bank for future development of the settlement after the lifetime of this plan, if and when the need arises.	These are lands that are identified as being potentially suitable for new residential development having regard to proximity and accessibility to infrastructure. However, these lands are not necessary for development during the lifetime of this plan and may only be considered for detailed zoning and development after 2028. Any development proposals within the lifetime of the plan will be considered under the County Development Plan rural objectives.

The box below gives typical appropriate uses for each zone type. The planning authority shall determine each proposal on its merits, and shall only permit the development of uses that enhance, complement, are ancillary to, or neutral to the zoning objective. Uses that are materially inconsistent with and detrimental to the zoning objective shall not be permitted.

Uses generally appropriate for **residential (RN / RE)** zoned areas include houses, apartments, residential open space, education, community facilities, retirement homes, nursing homes, childcare, health centres, guest house, bed and breakfast, places of public worship, home based economic activity, utility installations and ancillary development and other residential uses in accordance with the CDP.

Uses generally appropriate for **town and village centres (TC / VC)** include residential development, commercial, retail, retail services, health, restaurants, public house, public buildings, hotels, guest houses, nursing / care homes, parking, office, tourism and recreational uses, community, including provision for religious use, utility installations and ancillary developments for town centre uses in accordance with the CDP.

Uses generally appropriate for **employment (E)** zoned land include general and light industry, office uses, enterprise units, appropriate warehousing, petrol filling stations (as deemed appropriate), public transport depots, open space, including sports grounds, community facilities including community and sports centres, utility installations and ancillary developments for employment and industry uses in accordance with the CDP.

Uses generally appropriate for **community and educational (CE)** zoned land include community, educational and institutional uses include burial grounds, places of worship, schools, training facilities, community hall, nursing homes, health related developments, sports and recreational facilities, utility installations and ancillary developments for community, educational and institutional uses in accordance with the CDP.

Uses appropriate for **active open space (AOS)** zoned land are sport and active recreational uses including infrastructure and buildings associated with same.

Uses appropriate for **open space (OS1)** zoned land are recreational uses such as formal / informal landscaped parks with off-road walking / cycling paths, as well as playgrounds, skate parks, Mixed Use Games Areas and outdoor gyms.

Uses appropriate for **passive open space (OS2)** zoned land are uses that protect and enhance the function of these areas as flood plains, buffer zones along watercourses and rivers, green breaks between built up areas, green corridors and areas of natural biodiversity. The development of these lands for recreational uses may only be considered where such use is shown to not undermine the purpose of this zoning.

Uses generally appropriate for **public utility (PU)** zoned land are for the provision of necessary infrastructure and services such as water and waste water treatment plants, large ESB sub-stations, gasworks.

Uses generally appropriate for **tourism (T)** zoned land are tourism accommodation and tourism / recreational uses such as Bed & Breakfast, cultural uses, holiday homes, hotels, recreational facilities.

Uses generally appropriate for any **mixed use (MU)** area will be specified in the plan.

Many uses exist where they do not conform to the designated zoning objective. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area.

Whilst the land-use zoning will give an indication of the acceptability or otherwise of particular uses in particular areas, proposed development will also be assessed in terms of compatibility with the development control

guidelines and standards outlined in the Wicklow County Development Plan and this plan. Factors such as density, height, massing, traffic generation, public health regulations, design criteria, visual amenity, availability of services and potential nuisance by way of noise, odour and air pollution are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area.

1.2.2 Phasing

It is an objective of the Council that development is undertaken in an orderly and sustainable manner. The development of zoned land should generally be phased in accordance with the sequential approach:

- Development should extend outwards from the town centre with undeveloped land closest to the centre and public transport routes (if available) being given preference, i.e. 'leapfrogging' to peripheral areas should be avoided;
- A strong emphasis should be placed on encouraging infill opportunities and better use of under-utilised lands; and
- Areas to be developed should be contiguous to existing developed areas.

Only in exceptional circumstances should the above principles be contravened, for example, where a barrier to development is involved. Any exceptions must be clearly justified by local circumstances and such justification must be set out in any planning application proposal.

The Council may, in certain cases, phase permitted development where this is considered necessary for the following:

- (i) the promotion of an appropriate balance of employment, residential and service facilities (schools, shopping, community facilities etc.) and other uses that are required to increase the self-sufficiency of the settlement, or
- (ii) ensuring the delivery of infrastructural services in tandem with development, including water, sewerage and road infrastructure, that is required to safeguard the environmental quality and public safety of the area.

1.2.3 Action Area Plans

Action Areas have been identified in each plan where necessary. Action Areas are to be the subject of comprehensive (not piecemeal) integrated schemes of development that allow for the sustainable, phased and managed development of the Action Area during the plan period. Separate applications for sections of each Action Area will not be considered until an overall Action Area Plan has been agreed in writing with the Planning Authority unless it can be shown that any application will not undermine the achievement of the overall objectives for that Action Area. The position, location and size of the land use zonings shown on the plan map are indicative only and may be altered in light of eventual road and service layouts, detailed design and topography, subject to compliance with the criteria set out for the Action Areas.

By time related conditions, agreements or otherwise, the Council will regulate the building programme to ensure that the needs of the population do not exceed the provision of essential support systems and that the Council will use its powers under the Planning & Development Acts to effect this control.

1.2.4 Strategic Land Bank

Having regard to the housing targets set out in this County Development Plan, the amount of land designated and zoned for the development of new housing has been reviewed and updated as set out in each plan. In order to be consistent with the provisions of the County Development Plan 'Core Strategy' and Ministerial guidelines with regard to the zoning of land, the plans herewith provided shall provide for sufficient zoned land to ensure growth targets as set out in the 'Core Strategy' can be achieved.

These revisions may entail a reduction in the amount of residentially zoned 'greenfield' lands outside of the existing built up envelope of each town. In accordance with the 'Core Strategy' guidelines issued by the Department of the

Environment, Community and Local Government, where a surplus of zoned housing land is identified, it will be necessary to select the most appropriate land to zone in the plan and then implement one of the following options:

1. Designate the surplus land as a 'strategic land reserve/bank' for the future that will not be allowed to develop within the plan period, or
2. Change the zoning of the surplus residential land to some other land use that is required during the lifetime of the plan, or
3. Remove the zoning from the surplus land.

A combination of these approaches is taken in these plans.

Strategic Land Bank Objective

These are lands that are identified as being potentially suitable for new residential development having regard to proximity and accessibility to infrastructure. However these lands are not necessary for development during the lifetime of this plan and may only be considered for detailed zoning and development after 2028, if the need arises. Any development proposals within the lifetime of the plan will be considered under the Wicklow County Development Plan rural objectives.

1.2.5 European Sites

There are a number of 'European Sites' (SACs / SPAs) located in or in close proximity to the settlements in Level 4. The sites themselves are protected from inappropriate development through the legal provisions of the Habitats and Birds Directives, as well as the Planning Act. Such sites, where they are located within the plan boundary of a Level 4 settlement, are shown on the heritage map associated with the plan as SAC / SPA as appropriate.

In a number of locations, there are lands adjoining European Sites, which while not being included in the legally designated site, are linked to the site in terms of similar or supporting habitats, water flows or other characteristics which render them important to protect from inappropriate development which may have a direct or indirect effect on the designated site itself³. The extent of any such 'buffer zone' has been determined through both desktop and field assessment by the plan team and a professional ecologist, as well as consultation with the National Parks and Wildlife Service.

The approach to zoning at / in European Sites and any associated 'buffer zone' has been as follows:

1. No lands within the actual European Site have been zoned;
2. Where the 'buffer zone' coincides with existing developed areas, the lands have been zoned for their existing use, which will essentially allow for the continuation of the existing use and its enhancement. In accordance with the provisions of the EU Habitats Directive 1992 and the Planning & Development Act, any proposed development with potential to impact upon the integrity of a European Site shall be subject to an Appropriate Assessment;
3. Where the 'buffer zone' coincides with existing undeveloped lands, the lands will only be zoned for new development where it can be justified that such zoning and development arising therefrom is essential for the town to achieve its development vision and strategic objectives. In accordance with the provisions of the

³ In accordance with Article 10 of the Habitats Directive, the aim is to protect and maintain linear landscape features which act as ecological corridors, such as watercourses (rivers, streams, canals, ponds, drainage channels, etc), woodlands, hedgerows and road and railway margins, and features which act as stepping stones, such as marshes and woodlands, which taken as a whole help to improve the coherence of the European network

EU Habitats Directive 1992 and the Planning & Development Act, any proposed development with potential to impact upon the integrity of a European Site shall be subject to an Appropriate Assessment;

4. Where the 'buffer zone' coincides with existing undeveloped lands, and the development of these lands is not essential for the achievement of the development vision and strategic objectives for the town, the land will be zoned 'OS2' – **passive open space**. The only developments that will be considered in such area are those which contribute to the objective of the Passive Open Space zone (detailed in this plan) and that can be shown to not diminish the role and function of such areas, will not result in adverse impacts on the integrity of any EU protected site and will not diminish the biodiversity value of the lands or the ability of plants and animals to thrive and move through the area.

European Sites Objectives

To protect European Sites and a suitable buffer area from inappropriate development.

Projects giving rise to adverse effects on the integrity of European Sites (cumulatively, directly or indirectly) arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects shall not be permitted on the basis of this plan⁴.

Ensure that development proposals, contribute as appropriate towards the protection and where possible enhancement of the ecological coherence of the European Site network and encourage the retention and management of landscape features that are of major importance for wild fauna and flora as per Article 10 of the EU Habitats directive. All projects and plans arising from this Plan will be screened for the need to undertake Appropriate Assessment under Article 6 of the Habitats Directive.

In order to ensure the protection of the integrity of European Sites, the planning authority is not limited to the implementation of the above objectives, and shall implement all other relevant objectives of the CDP as it sees fit.

⁴ Except as provided for in Article 6(4) of the Habitats Directive, viz. there must be: a) no alternative solution available, b) imperative reasons of overriding public interest for the project to proceed; and c) adequate compensatory measures in place.

PART 4

RATHDRUM SPECIFIC OBJECTIVES

4.1 Context

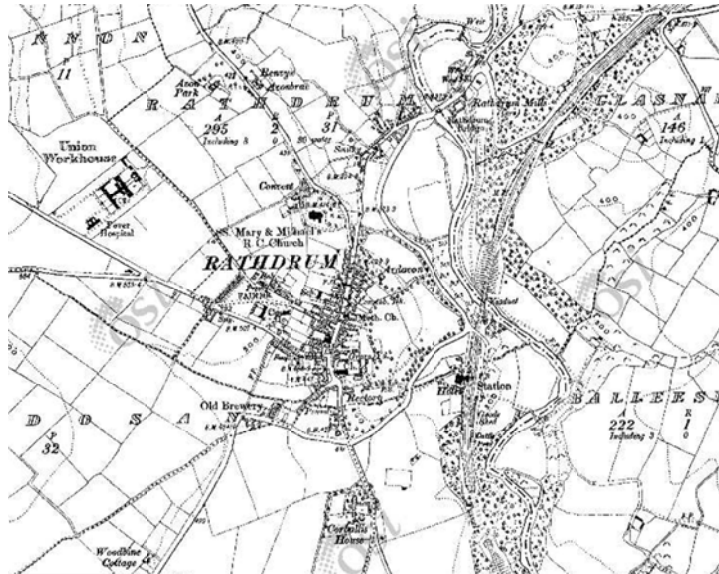
Rathdrum is located c. 60km south of Dublin City Centre and approximately 15km west of Wicklow Town and the coast, on the eastern foothills of the Wicklow Mountains. It is a highly accessible town, being a 15 minute drive from the M11 (Euroroute 1), along a major regional road and is served by the Dublin to Rosslare railway line. Rathdrum is linked by major routes to many other well known towns and villages in central Wicklow such as Laragh – Glendalough, Avoca and Greenane. As such, it acts as a main gateway to these well known tourism locations, as well as the wider Wicklow Mountains area. Rathdrum is the principal service town in this area and would have a shopping, education and sports 'catchment' of over 5,000 persons.

Rathdrum is located in an area abundant in natural and built heritage; the town is accessed over a beautiful stone bridge over the Avonmore River which passes along the east side of the town; from there the town rises sharply onto a high bank, thereby allowing beautiful views down to and across the river valley from many parts of the town. Turning north out of town brings one into the Vale of Clara, a protected European site and one of the most scenic valleys in Wicklow. The historical core of the town is very much intact, with traditional 2-storey townhouses lining the main street, with a market square in the centre, and as a result has been used for a number of film and TV productions to represent an early 20th century Irish town. The town is a short distance from Avondale House, the famed home of Charles Stuart Parnell.

The town developed beyond the traditional main street initially in the 18th and 19th centuries with the construction of the flannel hall and Fair Green to the west of the Market Square. The development of the town occurred in this western direction in the main because of the steep lands to the east, as well as the Avonmore River, limiting development possibilities.



Historic 6-inch map 1829-1842



6-inch Cassini Maps (1830s – 1930s)

In the mid 20th century, development continued in this direction through the construction of new housing developments; the first major housing development 'Ballygannon' occurred c. 1km to the west of the town centre and for decades was somewhat separated from the town proper. The general development strategy in the last 30 years has been to bridge the gap between Ballygannon and the town centre, and there are now 7 housing developments in this area, totalling approximately 325 housing units, of which c. 150 have been built since 2016. This development pattern, while allowing for essential housing on easily developed lands, has led to increased traffic flows and congestion at Market Square and Main Street as this is the main access / egress route to all lands to the west of the town centre.

In more recent years, development has occurred on the Laragh Road, which has allowed for the construction of a new road linking the Laragh Road to Union Lane, thereby providing an alternative route down to the Main Street and the regional roads. The development strategy of this plan seeks to moderate further development to the west of the town centre, wholly dependent on Market Square for access, while striving to enhance pedestrian and cycling connectivity from this area to the town centre, to public transport nodes (such as the train station) and to community facilities to reduce unnecessary vehicular flows generated for short local journeys.

It has long been an objective to redevelop the Market Square as the focal point of the town and to redevelop derelict lands directly to the west of same, leading up to the Fair Green. Development on part of these lands in the form of community facilities (including a primary care centre and library) is recently completed, with the development of the remaining lands to the west, linking to the Fair Green, and enhancing the appearance of Brewery and Back Lanes, is a key goal during the lifetime of this plan.

A key objective will also be the development of lands to the east of the Main Street, which similarly have been earmarked for some time for mixed-use new development. It is desired that such a development will also be able to contribute to addressing traffic congestion and parking issues on the Main Street, as well as providing for much needed expansion of town centre uses, particularly community and retail /retail services.



Rathdrum 1995 OSi Aerial Image



Rathdrum 2021 (Google Earth)

4.2 Overall Vision & Development Strategy

A key aim of a development plan is to set out the vision and development strategy for the future development of a settlement and from this vision, all policies and objectives can be developed and implemented with the overall aim of achieving this vision. The vision and development strategy must be consistent with the 'Core Strategy' of this County Development Plan and reflect the characteristics, strengths and weaknesses of Rathdrum.

The vision for Rathdrum is:

- To ensure a high quality living environment for existing and future residents;
- To provide a framework for the growth of the town, in order to provide housing for current and future generations, to revitalise the economy of the town and to allow improvements of social and community facilities;
- Sustain a revitalised core town centre with commercial, residential and community developments being consolidated and promoted within this area;
- Create increased connectivity between a revitalised town core and the existing and proposed residential areas within the town;
- Promote and foster economic development;
- Develop the tourism potential of the area as a visitor / tourist destination in itself and in its role as a 'gateway' to surrounding attraction such as Avondale House and the Wicklow Mountains; and
- Protect the built and natural heritage of the area.

In recognition of the historical pattern of development, the profile of the settlement, the demands of higher order strategies and the vision for the town set out above, the development strategy is as follows:

- To reinforce and improve the visual appearance of the central area of the town and encourage development that will enhance the town's vitality and vibrancy;
- To identify key sites suitable for development in the town centre and set out design criteria capable of meeting the overall vision for the town core area;
- To support and encourage actions to address congestion on the Main Street; in particular the development of alternative car parking arrangements around the town core and the development of alternative vehicular, pedestrian and cycling routes through the town, particularly from existing or planned new residential areas, that limit the need to use cars for local journeys and more effectively manage vehicular flows through Market Square and Main Street to enter / exit the town;
- To encourage the regeneration of the Low Town area, to reduce the number of derelict and underutilised buildings and to protect and enhance the architectural character of this area;
- To plan for and encourage the provision of high quality housing, concentrated principally around Rathdrum town centre and lands within 500m of the town centre;
- To improve linkages between Rathdrum core town centre / existing community infrastructure and lands earmarked for future housing development;
- To plan for and encourage the development of new employment opportunities, in the form of both new mixed use developments in the town centre, at the old Mill and old Railway Hotel sites, and the development of new employment lands on the R752 (Avoca Road);
- To identify tourism assets and opportunities for the town and put in place a framework that supports and facilitates the development of tourism and tourism infrastructure, such as visitor attractions, accommodation and linkages to established tourism sites;
- To identify and address deficits in social, community and recreational services; to require developers to provide such facilities in tandem with new housing development where appropriate and to require the payment of development levies for the provision of such facilities by the local authority;
- To ensure that only appropriate land uses are provided on lands identified as being at risk of flooding;
- To create functional public spaces and pedestrian routes linked to new development that maximise the natural features of the area and support modal shift;
- To ensure the protection and enhancement of natural habitats, cultural heritage, ecological resources and biodiversity and in particular, to safeguard the integrity of the Avonmore River; and

- Facilitate a transition to a low carbon settlement.

4.3 Residential Development

This plan provides for sufficient zoned land and residential development objectives in order to achieve the population and housing objectives set out in the 'Core Strategy' of the County Development Plan and as detailed in Section 1.1 of this document.

As set out in Section 1.1.2, the future housing growth target for Rathdrum is c. 200 units. A minimum of 30% of the targeted housing growth shall be directed into the built up area of the settlement, generally comprising lands zoned 'town centre / village centre' 'existing residential' and 'mixed use'. In cognisance that the potential of such town centre regeneration / infill / brownfield sites is difficult to predict, there shall be no quantitative restriction inferred from this plan on the number of units that may be delivered on lands zoned 'TC', 'VC' or 'RE' within the built up envelope of the town; the amount of residential units that may be delivered on lands zoned 'MU' shall be as set out in the objectives for these areas.

This plan makes provision for the zoning of 10.85ha for new residential development of which c. 60% is located outside of the CSO 2016 boundary, with a capacity of c. 335 units.

Table 4.1 New residential zoning provisions

Location/Description	Area (ha)	Zoning	Potential No. of Units
Union Lane	0.35	RN	10
Ballygannon	2.8	RN	90
Brewery Lane	0.63	RN	20
Poundbrook Lane	0.57	RN	20
Knockadosan	6.5	RN	195
Total	10.85		335

Residential Development Objectives

- RT1** To provide for residential development for a maximum of 4 units on lands of c. 0.8ha, zoned 'RN – New Residential', north of Kilian's Glen.

4.4 Economic Development & Employment

As set out in Section 1, it is an objective to increase the 2016 jobs ratio by 25% by 2031, which equates to an increase in the number of jobs in the town to c. 1,050 (from c. 465 in 2016). In order to accommodate this jobs growth by c. 600, and in recognition that it is unlikely that all of this required growth could occur within the town centre or existing employment sites, this plan provides for the zoning of greenfield lands for new employment development of c. 10ha, which could have the potential to provide 500+ jobs, in addition to two 'mixed use' employment and residential sites, which could have the potential for 100+ jobs. The remainder of the jobs growth required is targeted for the town and village centres, tourism and community zoned lands, in the areas of retail, general business and community services, tourism and education / health.

The strategy of this plan is to take advantage of the existing economic assets in order to stimulate employment within the area. The key assets the plan area has to offer are:

- A large hinterland population offering a market for goods and services and a wide variety of skills;

- An attractive and accessible town centre, with numerous properties and sites suitable for retail and commercial uses;
- Proximity to the N11 and Dublin – Rosslare rail line;
- Gateway location to numerous tourist attractions, with significant potential to build on links to Avondale House in particular;
- A number of existing major employment sites, that may have the potential for expansion; and
- The availability of Local Authority lands earmarked for employment and enterprise.

Given the town's location, situated in close proximity to the major east coast settlements of Wicklow, it is unlikely that the town can act as an attractor for a single large scale employer to locate over the lifetime of the plan. Therefore it is considered likely that most new employment creation will be generated by smaller and medium sized local enterprises / service providers.

With respect to tourism, Rathdrum has a lot to offer the visitor, particularly those interested in built heritage, vernacular architecture and the Famine. The Hidden Valley caravan park also draws significant visitors to the town. However, work still needs to be done to define and publicise the overall product on offer and provide support tourist infrastructure such as parking, signage, walks etc in order that the full benefit can be felt around the town and visitors can be attracted to stay longer in the area. Furthermore, the proximity of Rathdrum to the Wicklow Mountains and the key tourist destinations of Avondale House, Avoca, the Meeting of the Waters, and Laragh – Glendalough mean that Rathdrum could act as the principal tourism 'gateway' in this region, and capitalise on spin offs associated with this role such as providing hotel and other accommodation services and as a starting point for tours of the area (with potential link up to rail services). In these regards, it is an objective of this plan that a major hotel development will be supported, as well as the provision of tourist infrastructure such as car / coach parks and walking routes through the town.

Avondale Forest Park is a 200ha estate owned by Coillte and situated just 1.5km south of Rathdrum. Situated right in the heart of Ireland's Ancient East, the estate comprises Avondale House (currently housing the Parnell museum), numerous outbuildings associated with the former forestry school located at the site, many trails and walks and an extensive forestry plantation.

Avondale is synonymous with a number of very special and distinctive stories, which set it apart from the other 'big houses' in Ireland. Firstly it is known as the birthplace of Irish forestry in 1794 and secondly as the birth place of Charles Stewart Parnell, one of Ireland's most prominent historical figures. The State purchased Avondale in 1904 and it was here that the first experimental continental forest garden was laid out with a collection of tree species and shrubs from around the world, including the tallest collection of trees in Ireland. Ireland's first ever school of forestry was also established. The 200ha site still contains many features which can be traced back to one of the many stories associated with the history of the vast estate.

Avondale House and Forest Park is currently not a significant attraction for international visitors but is very popular with domestic visitors welcoming over 25,000 visitors per annum. Numerous events such as operas and classical music evenings are held at Avondale but there is significant further tourism potential at the site to provide a world class tourism experience. Permission has been granted for a significant redevelopment on the lands, which will include refurbishment and enhancements to Avondale House, enhanced existing and new visitor facilities and buildings, new walking routes and other outdoor attractions and supporting infrastructure such as car / coach parking, some of which has been delivered during 2021-2022.

The plan will therefore make provision for lands to be reserved which will be capable of accommodating both local employment in the form of light industry / small start up units alongside the provision of a number of employment / tourism objectives aimed at maximising the potential of this industry in Rathdrum. Section 4.5 to follow addresses the development strategy for the town centre and retail.

Economic Development & Employment Objectives

- RT2** To facilitate and support the growth of the town centre of Rathdrum in accordance with the provisions set out in Section 4.5 of this plan and to encourage the development of new employment generating developments, including but not limited to office based activities, start-ups, retail / retail services and business support services (such as solicitors, accountants, architects etc) within the TC zone.
- RT3** To facilitate and support the development of the tourism industry in Rathdrum and maximise the town's location as a gateway between the tourism assets within Co. Wicklow. To particularly support projects that
- provide for new tourism overnight accommodation including but not limited to the development of new hotels, guesthouses / B&Bs, camping / glamping sites;
 - provide facilities and services to those accessing the wider Wicklow Mountains and Laragh – Glendalough area.
- RT4** To support and promote the development of employment lands within Rathdrum, to resist development types on employment lands that would be more suited to the town centre and to ensure employment lands are developed to the highest employment density and design quality as possible.
- RT5** To improve, as funding allows, the principal vehicular, pedestrian and cyclist access routes linking Rathdrum town centre to strategic transport corridors and surrounding tourist attractions and support the development of park and ride facilities (serving both rail and bus based transport services).
- RT6** To support and facilitate in co-operation with relevant bodies and landowners, the provision of tourism amenity routes around the town and the development of Avondale House and Forest Park.
- RT7** Subject to compliance with the Retail Planning Guidelines and the sequential test, lands zoned for new employment (E – Employment) at Corballis Upper may be considered for the development of a supermarket.

4.5 Town Centre & Retail

The physical, social and economic regeneration of the town centre area of Rathdrum, in particular the Main Street, Market Square, Back Lane and Brewery Lane, is the top priority for the Local Authority during the lifetime of this plan. This will require a number of actions and interventions to be undertaken by a range of actors and agencies, including but not limited to, the Local Authority, the local community and local landowners. In this regard, the Local Authority is committed to devoting its own resources and seeking funding, particularly from the RRDF, for the development and implementation of a regeneration masterplan. The focus of this plan shall be:

- Heritage led regeneration to revitalise the town centre, address dereliction and underutilised sites and buildings;
- Develop Rathdrum as a tourism gateway town having regard to its strategic location at the foothills of the Wicklow mountains and adjacent to Avondale House and Forest Park;
- Enhance the public realm and sense of identity and pride in the town centre, and in particular to strengthen the role and significance of the Market Square as a public space;
- Improve sustainability mobility; significantly enhance walking and cycling infrastructure and links to public transport nodes;
- Deliver compact growth; and
- Deliver a new community facility and remote working hub.

The commercial core of Rathdrum is focused along the Main Street, with some additional commercial uses at Low Town, on Back Lane and Brewery Lane. Within the town centre, commercial uses are mixed with residential structures, and as a result a number of commercial units are confined in their scale due to inability to expand; there have been limited opportunities for site assembly to create larger plots to cater for larger, modern scale retailing for

example.

The key opportunity that has presented itself has been the redevelopment of Market Square, which was originally envisaged as a commercial extension to the square, with mixed commercial and retail space and apartments / townhouses. However, works are now underway to demolish incomplete blocks from the original development and the construction of a new development comprising primary care centre and a library / pharmacy / café building. In addition, permission has been granted to construct a nursing home on the lands originally earmarked for residential development.

The town is lacking in commercial services and retail, with only one small supermarket, and as a result, many residents do their main shopping in Wicklow Town or Arklow. Therefore it is critical that other opportunities to expand the commercial and retail offer are exploited. In this regard, applications for change of use of residential properties in the Core Retail Area on the main street to commercial uses shall be particularly supported subject to normal planning standards being fulfilled. In addition, this plan identifies lands to the east of Main Street as the critical location for new build commercial and retail development, and these lands are designated as 'Action Area 1'. This is the only area in the town centre likely to be suitable for a new build supermarket and no other edge of centre or out of centre location will be considered for such larger scale retail unless it can be shown by way of full retail impact assessment that these lands are not optimal for the format required.

Within the town centre zone there are 'backland' areas that may be suitable for new commercial / retail development; however, in the main having regard to the fragmented ownership structure, and access constraints, and the goal to focus primarily on the Core Retail Area and Action Area 1 for new commercial / retail development, these lands are considered more suitable to higher density residential infill and 'residential only' development will be permissible on these lands, subject to any structures on lands immediately adjoining the Main Street, Back Lane or Brewery lane having a suitable 'town centre' design and frontage, and capacity for use for commercial purposes with limited alteration should demand arise.

Opportunity Sites

OP1 West of Main Street, north of Gilberts Row



These lands measure c. 1.8ha and comprise the backlands behind Gilberts Row, the primary school and Rectory on the southern side and to the rear of properties along Main Street to the eastern side. These lands have been zoned for town centre mixed uses for some time but have remained generally undeveloped.

There are a number of possible access points into these lands – two possible points from Back Lane / Union Lane and one onto Main Street at its northern end, with additional pedestrian linkages possible via archways / entrances on Main Street.

These lands are likely to have a multiplicity of owners and therefore the possibility of a comprehensive single development coming forward seems unlikely. Therefore the key aim of setting out development objectives for these lands is encourage development in the interests of:

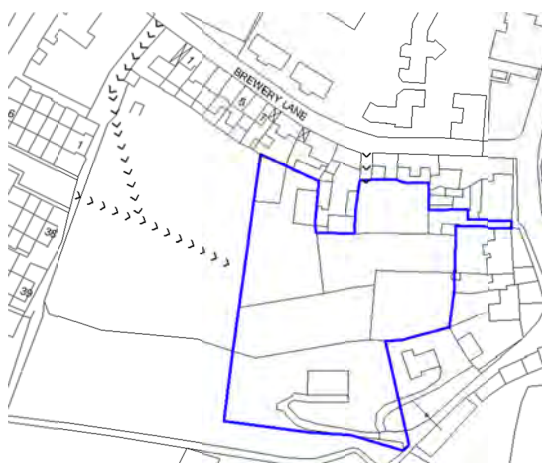
- Encouraging re-use of town centre lands, in order to provide for a more compact and sustainable town centre, where services are in walking distance and thereby reducing the need to extend development further out in the countryside;
- Improving the overall appearance of the area, as previous development has occurred in a somewhat haphazard and uncoordinated manner;
- Ensuring the design and layout of any development that might be proposed would not impede access or otherwise compromise the development of other lands in the block.

The site may be suitable for the development of a series of new traditional scaled streets and squares, with residential as the predominant use, but there may be potential for new commercial development.

Objectives OP1

- The layout and design of any new development adjacent to the existing identified or potential future access points into the remainder of the lands shall ensure that access is not impeded;
- New streets into and throughout this area shall be narrow with priority to pedestrians and structures shall generally be located directly on the street.
- In the event that a comprehensive development encompassing the entire or a significant part of these lands can be brought forward, the lands should be developed as an extension to the traditional town centre, and shall comprise of a series of new streets and squares, opening up linkages between the Main Street and Back Lane / Union Lane;
- New development on lands immediately adjoining Rathdrum NS will only be considered where it can be shown that such development would not constrain possible future expansion of the school.

OP2 Between Brewery Lane and Poundbrook Lane



These 'town centre' zoned lands measure c. 0.75ha and generally comprise the backlands of properties along Brewery Lane and Main Street, south of the square, as well as a derelict dwelling accessed off Poundbrook Lane. Access points onto the public roads are limited to narrow gaps between buildings or onto the narrow Poundbrook Lane and therefore the principal route into these lands will be from zoned residential lands to the west (see access objectives below in Section 4.7). The site may be suitable for the development of a series of new traditional scaled streets and squares, with residential as the predominant use, but there may be potential for new commercial development.

Objectives OP2

- The layout and design of any new development adjacent to the existing identified or potential future access points into the remainder of the lands shall ensure that access is not impeded;
- New roads / streets into and throughout this area shall be narrow with priority to pedestrians and structures shall generally be located directly on the street.
- In the event that a comprehensive development encompassing the entire or a significant part of these lands can be brought forward, the lands should be developed as an extension to the traditional town centre, and shall comprise of a series of new streets and squares, opening up linkages between the Main Street, Brewery lane and Poundbrook Lane.

4.6 Social & Community Development

The town of Rathdrum is currently serviced by a reasonable amount of community facilities, including a GAA ground, a soccer pitch, a public park, children's playground and outdoor gym, a new library and a community hall (RDA). In order to meet the needs of the existing and future residents of Rathdrum and its hinterland, there is a need to enhance community facilities in the town.

In terms of open space, in accordance with the Council's 'Play' and 'Sports & Recreation' strategies, a minimum of 12ha of open space in various formats (organised sports grounds, passive parks, playgrounds and mixed use games areas) would be required for a town population of c. 2,500 and a wider catchment of c. 5,000. This plan provides for c. 10ha of sports grounds (existing GAA, rugby and soccer clubs plus additional new areas in Ballygannon and Knockadosan) as well as in excess of 5ha of parks and playgrounds. The plan also includes a significant amount of land zoned 'OS2' which is intended to be maintained in its current undeveloped natural state in the interest of biodiversity, visual and natural amenity.

With respect to education, there are three primary schools and one secondary school in Rathdrum, and in order to ensure that school extension can be facilitated if required, lands adjacent to all schools have been zoned for community use. In addition, there are considerable lands in Rathdrum (over 16ha) in public ownership (Local Authority, HSE etc) in use or planned to be in use for community and health services. In particular, Wicklow County Council has acquired lands in 2020 adjacent to Parnell Memorial Park for the purpose of the development of a Community and Enterprise hub.

Within the plan area, the following lands are zoned for social and community infrastructure:

Table 4.2 Provision of Community & Recreation Infrastructure

Use Group	Specific use	Zoning	Area (ha)
Education / Community Use	Avondale Community College	CE	2.35
	Rathdrum Boys NS	CE	0.4
	St. Saviour's NS	CE	0.74
	Rathdrum Girls NS	CE	2.5 *
	Community & Enterprise Hub (WCC)	TC - AA1	0.25
	Corballis Upper (WCC)	CE	6.24
	Sunbeam (south of Avondale CC)(HSE)	CE	1.6
	St. Colman's Hospital & Care Centre (HSE)	CE	7.5
Open space	Rathdrum GAA	AOS	3.2
	Avonmore FC	AOS	1.2
	Rathdrum RFC	AOS	3.1
	Ballygannon (new zoning)	AOS	2.5
	Parnell Park	OS1	1.6
	Action Area 1	OS1	3.7
	Action Area 2	AOS	6
	Various	OS2	n/a

* Located on larger Church property

4.7 Service Infrastructure

To ensure that Rathdrum can fulfil its role within the Wicklow Core Strategy, the adequate provision of services infrastructure is essential in order for the town to grow.

Water Services

Wastewater: Rathdrum is served by a wastewater treatment plant that has a design capacity of 3,500pe (population equivalent). Irish Water data from 2022 indicates that the current flows into the plant are in the order of 2,100pe. Having regard to the population target set out in this plan, it would appear that no capacity issues are likely to arise during the plan period and beyond.

Water Supply: Rathdrum is served by a spring water supply located in the Ballinderry area to the west of Rathdrum. Water is stored in a reservoir at Ballinderry initially and thereafter at a reservoir in Ballygannon closer to Rathdrum. This water source is under pressure and Wicklow County Council is currently working with Irish Water to augment same to cater for the planned population increase.

Transportation and Movement

Public transport: Rathdrum is served by the Dublin to Rosslare rail line. While the service is somewhat limited, there are 3 morning departures northwards to Dublin before 9am (serving all the main towns in north Wicklow and main hubs in south Dublin) and 3 departures from Dublin between 4:30pm and 7.00pm serving the return journey, thereby making a train-based commute to Dublin feasible for Rathdrum residents. The existing car parking arrangements at the station are severely restricted and may militate against increased usage of the rail service. Bus Eireann route 133L travels through Rathdrum also (Wicklow – Arklow); however there are only two services per day in each direction.

Improvement in these public transport services will be necessary to allow for a workable park and ride facility for the people of Rathdrum and surrounding hinterland.

Walking and cycling: While the majority of the main routes in the town have footpaths, many are narrow and in need of enhancement to width and overall quality. This is particularly the case along the Main Street, Back Lane and Brewery Lane where the lack of adequate footpaths causes both hazard to pedestrians and vulnerable road users, but also results in a diminished experience in the town centre for both residents and visitors and limits opportunities for urban realm improvements such as seating, planting or street art. A number of peripheral locations do not have complete footpath routes to the town centre. The vast majority of the town's roads are dedicated to the needs of motorists, in terms of width dedicated to the road carriageway and car parking. There is scope to carry out footpath widening and to provide cycleways in some locations where there is adequate road width, but in others a trade off would be required between cars and pedestrians / cyclists.

Vehicular movement: The main street in Rathdrum is narrow, with unregulated on street car parking. The number of cars parked on street is routinely high, in the main due to the fact that many of the buildings on the main street are homes with no on site car parking. While a number of off street public parking areas are close to the main street, residents generally park outside their own properties or close by, as they have always done in the past. With increased population in the town and increased car ownership, traffic flows are steadily increasing and coupled with the lack of width on the main street due to on street car parking; congestion is common, particularly at busy times such as at school pick up time.

Service Infrastructure Objectives

- RT8** To cater for the increased traffic generated by new development lands, the roads layout of new developments shall have the dual function of opening up zoned land and serving the occupants of the development and ensuring traffic can circulate between existing public roads adjoining the development site. Ensure that development along the northern end of Union Lane is designed so as to facilitate a possible long term future connecting road from Union Lane to the Laragh Road.
- RT9** To provide for a new street to the east of Main Street linking the northern and southern ends of the town centre, as described in Action Area 1.
- RT10** To require development proposals for lands zoned R20 to the east of Parnell Park to include access to lands zoned TC (OP2) to the east
- RT11** To require development proposals for lands zoned MU2 at the Railway Hotel to make provision for car and coach parking that would be accessible to the train station to allow for park and ride.
- RT12** To improve and provide footpaths and cycleways where required and at the following locations (subject to funding):
- Along Main Street
 - From the bridge to the Main Street via Low Town
 - On Back Lane from Main Street to the Fair Green
 - From Fair Green to Avondale Community College
 - On Brewery Lane from Main Street to the Fair Green
 - Along Union Lane as far as Ballygannon Wood
 - Between the R752 and Avondale House
 - From Railway Station to Saville's Cross on south side of R752
- RT13** To preserve and enhance amenity / walking routes at the following locations:
- Route from Parnell Park to Brewery Bend
 - Route from Poundbrook Lane to Brewery Bend
 - Route from St. Mary's and Michael's Church to Union Lane
 - Route from Union Lane to the famine graveyard
 - Route from Railway Business Park to Avondale House via forest

4.8 Built and Natural Heritage

Built / archaeological heritage: There are 9 buildings within the plan area of Rathdrum recorded for heritage value and listed on the Wicklow Record of Protected Structures. There are two Architectural Conservation Areas in the settlement – the main town centre and ‘Low Town’. Within the town, there is one national monument recorded – a graveslab at St. Saviour’s Church. Surrounding the plan area there are a number of additional recorded monuments such as an enclosure at Knockadosan, and raths at Glasnarget and Balleese. The ‘**Conservation Area Appraisal**’ prepared in 2006 for the previous LAP is still considered relevant and a resource to be utilised in the assessment of development proposals⁵.

Natural heritage: The key feature in the settlement is the Avonmore River. This river represents a significant salmonid catchment with significant populations of salmon, sea-trout, brown-trout and lamprey. Although not designated a candidate SAC for freshwater pearl mussel, the system does contain populations of the mussel. Other than the existing sports ground, caravan park and wastewater treatment plant further south, all lands along the river are zoned ‘open space’ (OS2) where the objective is *‘to protect, enhance and manage existing open, undeveloped lands that comprise flood plains, buffer zones along watercourses and rivers, steep banks, green breaks between built up areas, green corridors and areas of natural biodiversity’*.

There are no designated natural heritage sites within the plan area. The settlement boundary directly adjoins the Vale of Clara (Rathdrum Wood) SAC and pNHA, a protected oak woodland habitat. The Vale of Clara nature reserve is located within the SAC. Rathdrum adjoins the Avonmore River which flows through the SAC, downstream of same. There are no further European sites downstream of the settlement. While this plan allows for the development of uses such as housing, tourism, employment, community and town centre etc, none of these uses threaten the characteristics of the Vale of Clara (Rathdrum Wood) SAC.

The ‘**Local Biodiversity and Habitats Networks**’ report prepared in 2006 for the previous LAP is still considered relevant and informed the preparation of this plan⁶.

The protection and enhancement of heritage assets through the plan will help to safeguard the local character and distinctiveness of Rathdrum and its surroundings, providing local economic, social and environmental benefits.

Heritage Objectives

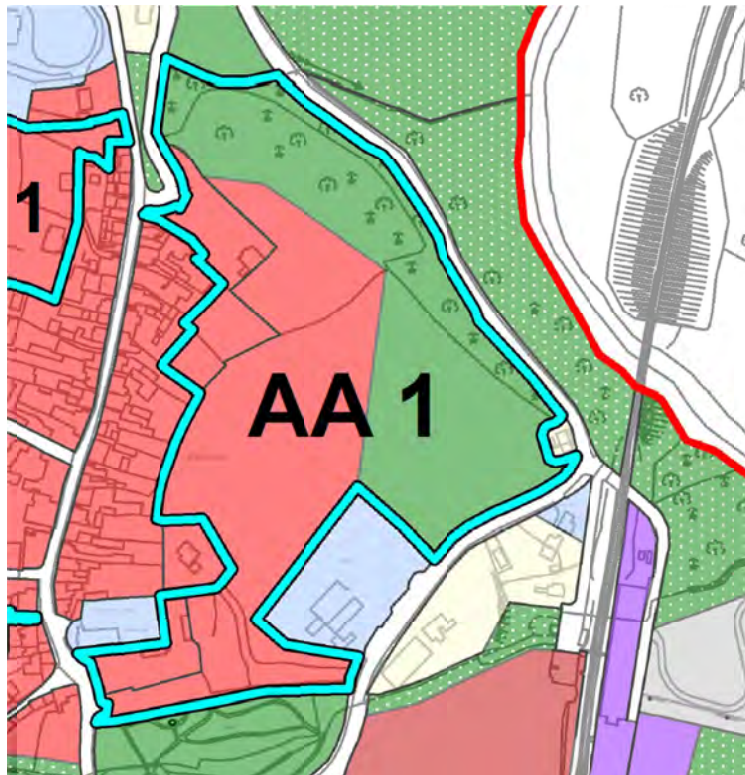
- RT14** Protect and enhance the character, setting and environmental quality of natural, architectural and archaeological heritage, and in particular those features of the natural landscape and built structures that contribute to its special interest. The natural, architectural and archaeological heritage of the area shall be protected in accordance with the objectives set out in the Wicklow County Development Plan.
- RT15** To have regard to the Rathdrum ‘**Conservation Area Appraisal**’ when assessing development proposals in order to ensure ongoing protection of the buildings and items of value that contribute to the heritage and character of the town.

⁵ This report is available at www.wicklow.ie

⁶ This report is available at www.wicklow.ie

4.9 Action Areas & Mixed Use Zones

Action Area 1 Lands to the east of Main Street



These lands measures c. 7.2ha and are located to the east of the Main Street.

This site is suitable for a mix of development types, including residential use and is the only location in the town centre where any new significant commercial / retail development could be accommodated. Within this 7.2ha block, approximately 3ha is zoned 'open space' while the remainder is zoned 'town centre'.

The development of these lands provide an opportunity to provide a new 'street' to the east of the Main Street, (the design of which shall be determined following detailed survey, consideration of options and public consultation), fronted by a mix of shops and residences; this street should form a complete loop from the Main Street with pedestrian and vehicular access from the Main Street to the north (R755) and the Station Road to the south (R752). Pedestrian / cycle lane access to the Main Street will complete the loop through the Parnell Memorial Park. The new town centre car park should be located to the west of the new 'street' and to the east of the Main Street. This is the preferred location in the town for any larger scale retailing, such as a new supermarket. Any development proposals shall include a reservation of land along the rear boundaries of properties on the Main Street to ensure future access could be provided; all of these measures could contribute to the reduction of cars and car parking from the Main Street, thereby improving its overall character and level of amenity.

Objectives AA1

- To provide for a mix of uses capable of accommodating retail / commercial / residential / community development;
- A 'town centre' type density will be required to be achieved across the TC zone of the site; a site coverage of at least 50% and a plot ratio of at least 1:0.5 will be expected;
- A new street shall be provided linking the northern and southern ends of the Main Street and new uses should form active frontage along same with vehicular and pedestrian access via the R755 to the north and

the R752 to the south. Pedestrian / cycle lane access shall also be provided through the Parnell Memorial Park to the southwest.

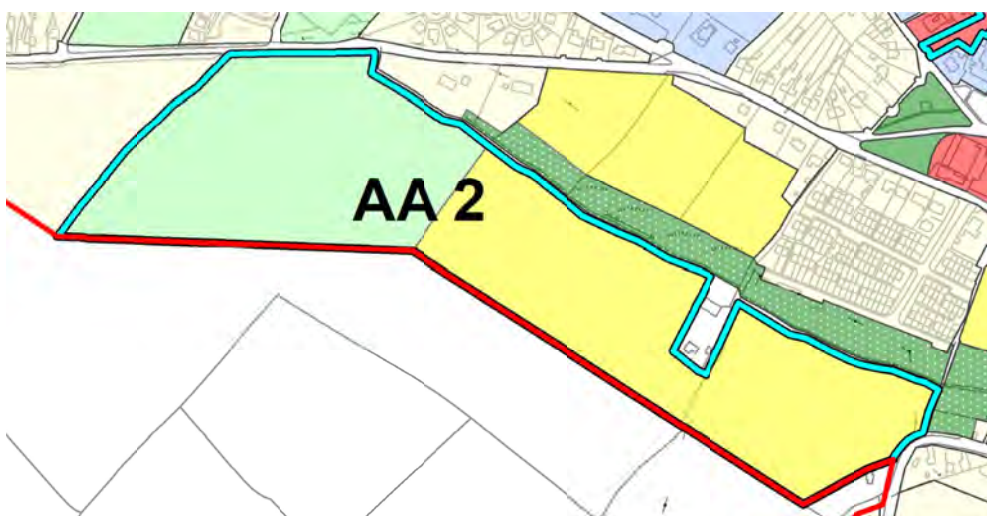
- The lands to the west of the new street shall generally be reserved for commercial / retail / community uses; the Planning Authority may phase and / or restrict residential development to ensure this element is delivered;
- A new town car park shall be provided to the west of the new 'street' and to the east of the Main Street, as part of any development proposals;
- Any development located to the immediate east of existing properties of the Main Street should be so laid out as to facilitate the future development of these backlands and the possibility of the creation of new pedestrian links through to the Main Street;
- All existing mature trees, particular those on the eastern side of the lands and on the embankment shall be maintained as part of a tree management plan and enhanced with new planting;
- New development on lands immediately adjoining the national school will only be considered where it can be shown that such development would not constrain possible future expansion of the school.

Action Area 2 Knockadosan

These lands located at Knockadosan, measure c. 12.5ha and are zoned for residential use (c. 6.5ha) and active open space use (6ha). 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 the construction of the new street incorporating frontage from the Greenane Road to the Avoca Road via Brewery Bend that would enhance accessibility of community and commercial facilities for the residents of the development and the town.

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

- 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;
- 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.



Mixed Use Zones

MU1 Old Mill



These lands measure c. 1.4ha and are occupied by the historical, listed Mill structures, as well as modern industrial, storage and retail buildings and yards / car parks operated by Glanbia.

The old Mill structures occupy a prominent location on the bridge at the river and are buildings of significant local, historical and cultural value in the town. The old Mill buildings are largely derelict and it is considered that redevelopment would greatly enhance the heritage of the town and improve this gateway to the settlement. The National Inventory of Architectural Heritage describes the Mill as:

"Detached multiple-bay part two, part three and part four-storey (all over basement) former corn mill complex, built c.1860 and now largely derelict. The complex is laid out roughly in an L-shaped formation with a two-storey gable-ended section to the west, (which was at one point much longer but which was largely demolished some time in the mid to later 1900s), and a four-storey gable-ended section to the east with a taller four-storey tower-like section with a pyramidal roof attached to its north-west corner. The various sections are all constructed in rubble with granite quoins and brick dressings to the openings, whilst the pitched (and pyramidal) roofs are slated. The entrances are now blocked up and the uniform flat-headed windows are now largely devoid of frames. The complex is set directly onto a roadside with a large open yard to the rear. Though derelict and partly demolished this large mid to later 19th-century corn mill remains one of Rathdrum's most impressive structures; it is also the town's only industrial building of note".

It is the objective of this plan to promote the redevelopment and regeneration of Rathdrum Mill and associated lands for mixed use development based around the old Mill including commercial, employment, residential, tourism and cultural uses in accordance with the following criteria:

- Any redevelopment proposals, that include a material change of use from the current activities on site, shall include restoration of the Mill and associated structures / items of heritage value as well as removal of the industrial / storage buildings from the river frontage;
- Tourism / visitor uses, tourism related retail, dining and food production, local arts and crafts and cultural uses shall be particularly encouraged in any renovated buildings;
- A maximum of 30 residential units may be provided as part of any overall redevelopment of the site but strictly only on the basis that residential development forms a subsidiary element to an overall commercial / tourist / cultural project; residential units shall be in the format of either units within the renovated old Mill structures or new build apartments, of a style and format that complements and enhances the historical structures.

MU2 Railway Hotel



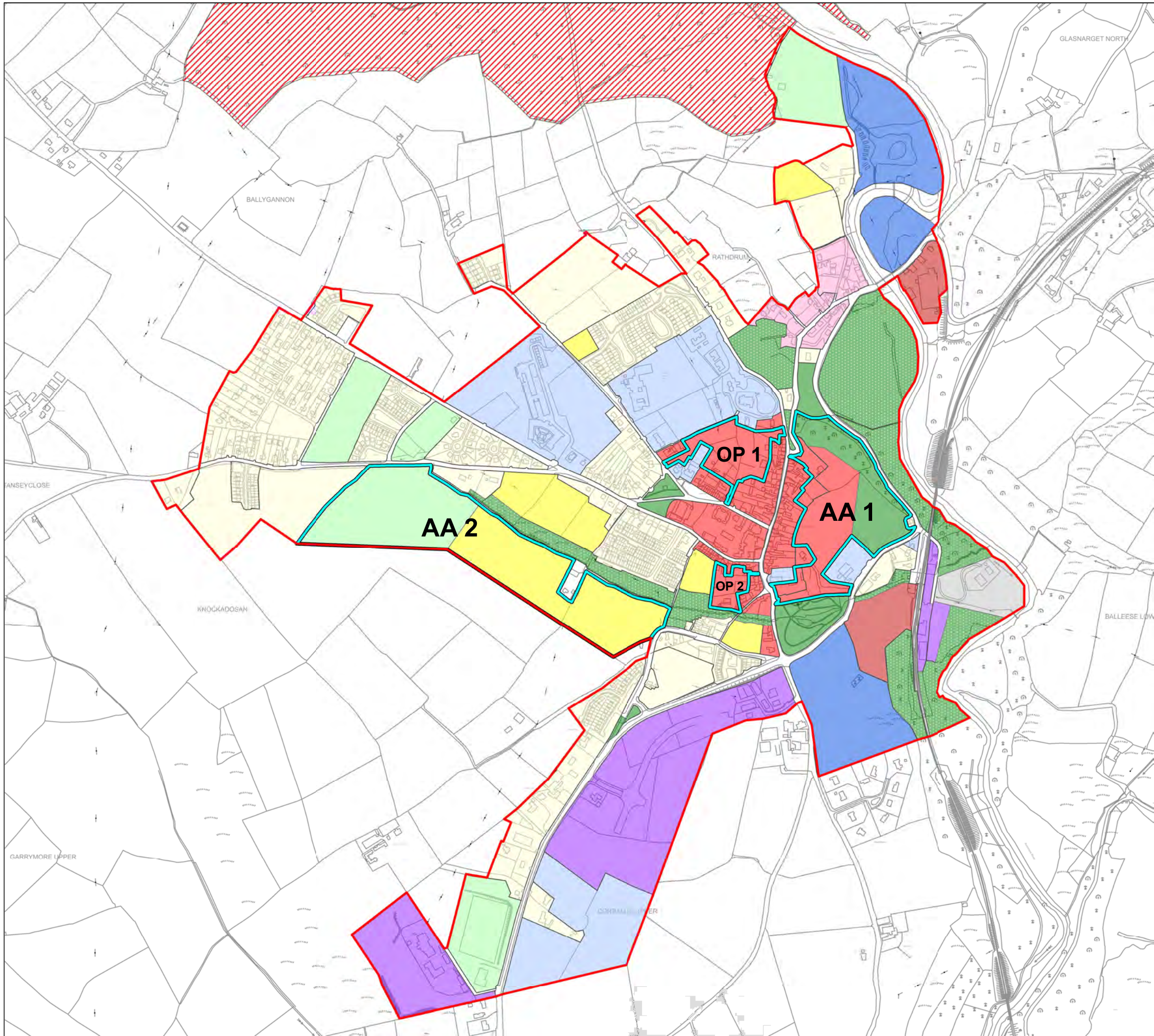
These lands measure c. 2.25ha and are occupied by the old railway station / hotel at the lower end, but with the majority of the lands in a greenfield undeveloped condition. The lands are accessed from the regional road opposite the Parnell Memorial Park.

The former station / hotel building is not a protected structure, but is a building of considerable local historical and social value. The National Inventory of Architectural Heritage describes the building as:

Detached five-bay three-storey railway station and hotel, built c.1875 and now solely in use as a railway station. The building is roughly square in plan with a conservatory-like gabled porch projection to the north, and a recessed open arcaded area to the east. To the south side of the arcade is a relatively shallow full-height projecting bay. The façade is finished in largely unpainted lined render with string and eaves courses and moulded archivolts to the elliptical and semi-circular headed arches of the arcade. The slated hipped roof has a slight overhang and tall rendered chimneystacks. The building is entered from the north via the gabled porch, and from the east via a timber and glazed double door with semi-circular fanlight, set within the arcaded area. The windows are flat-headed and have mainly one over one timber sash frames. Cast-iron rainwater goods. The building is set in a commanding position overlooking the railway cutting, with a flight of stone steps leading from the platform directly to the arcaded area. Large railway station hotel / stations of this type are now relatively rare, especially those still serving (in some capacity) in a railway context. Thus this building possesses a certain rarity value, a value made all the greater by its seemingly, largely original condition.

It is the objective of this plan to promote the redevelopment and regeneration of Railway Hotel and associated lands for mixed use development based around the old hotel including commercial, employment, tourism and cultural uses in accordance with the following criteria:

- Any redevelopment proposals, that include a material change of use from the current activities on site, shall include restoration of the Railway Hotel building and associated structures / items of heritage value;
- Tourism / visitor uses, tourism related accommodation, retail, dining and food production, local arts and crafts and cultural uses shall be particularly encouraged in the renovated hotel building;
- Any redevelopment shall make provision for a car park for rail users as well as coach parking, so that the site may develop as a tourism gateway into Rathdrum and surrounding areas.



RathdrumTown Plan

Map No. 1

**Land Use Zoning
Objectives**



Legend

- Settlement Boundary
- RN-New Residential
- RE-Exisitng Residential
- TC-Town Centre
- VC-Village Centre
- CE-Community & Education
- E-Employment
- MU-Mixed Use
- PU-Public Utility
- T-Tourism
- AOS-Active Open Space
- OS1-Open Space
- OS2-Passive Open Space
- SAC-Special Area of Conservation
- AA-Action Area &
 OP-Opportunity Sites

**WICKLOW COUNTY
DEVELOPMENT PLAN 2022-2028**

Wicklow County Council
Planning Department

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Rathdrum Town Plan

Map No. 2

Heritage Objectives



Legend

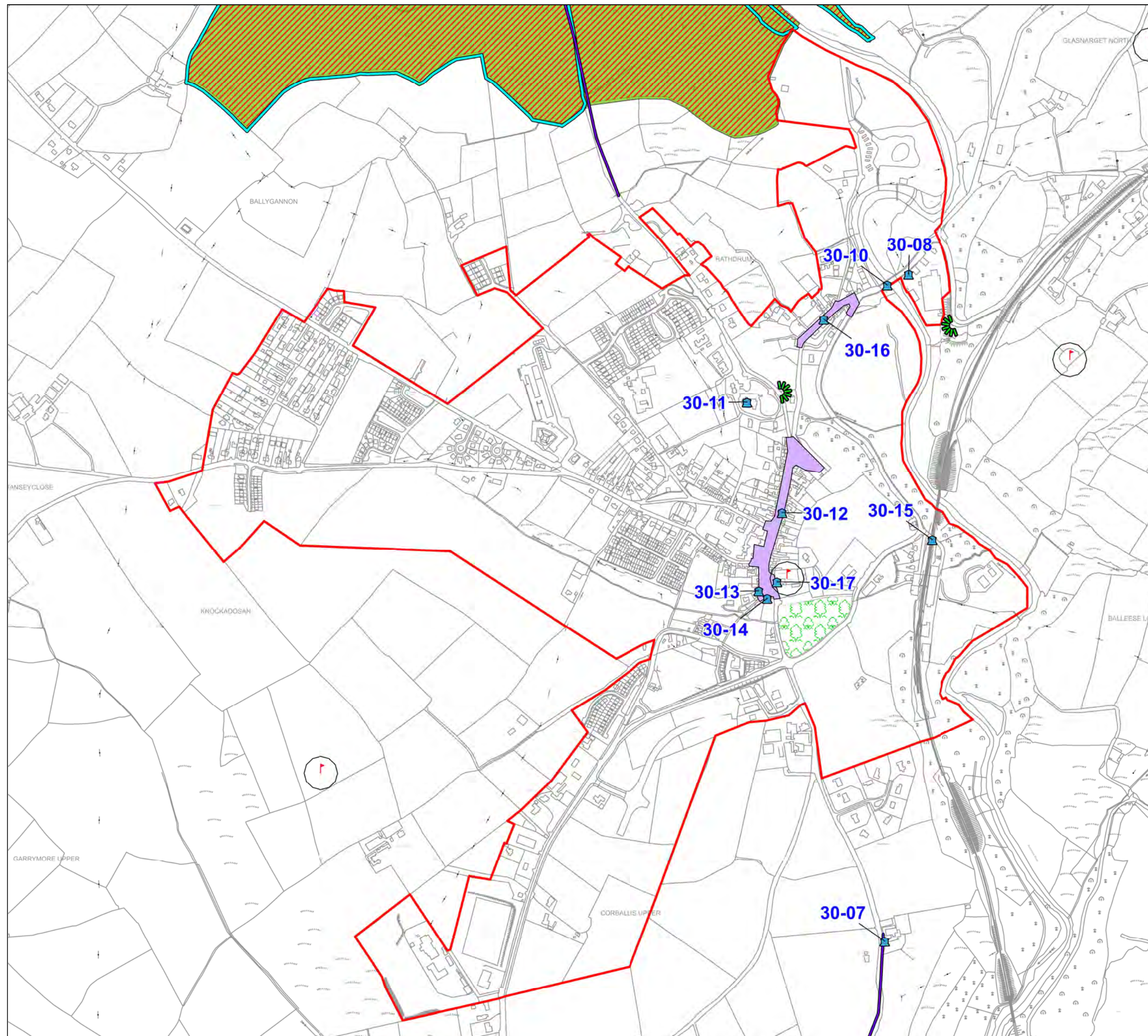
- Settlement Boundary
- Protected Structure
- National Monuments
- Prospects
- View
- SAC-Special Area of Conservation
- pNHA-Proposed Natural Heritage Area
- Nature Reserves
- Architectural Conservation Areas
- Trees and Woodland with Existing Preservation Orders

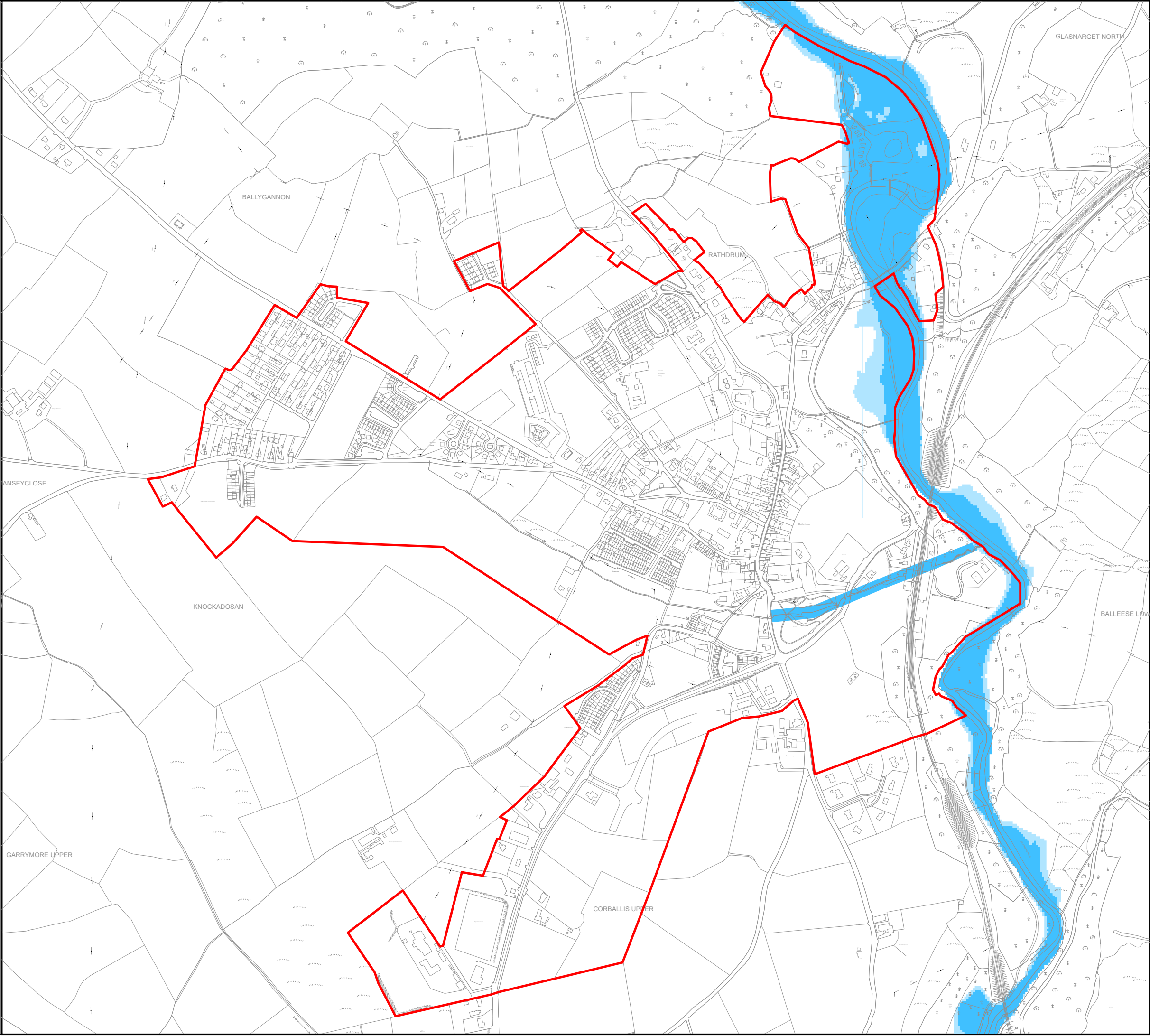
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
RathdrumTown Plan

Map No. 3

Indicative Flood Zones



Legend

-  Settlement Boundary
-  Flood Zone A: High probability of flooding
Where the probability of flooding from rivers and the sea is highest (greater than 1% or 1 in 100 for river flooding or 0.5% or 1 in 200 for coastal flooding)
-  Flood Zone B: Moderate probability of flooding
Where the probability of flooding from rivers and the sea is moderate (between 0.1% or 1 in 1000 and 1% or 1 in 100 for river flooding and between 0.1% or 1 in 1000 year and 0.5% or 1 in 200 for coastal flooding)

Disclaimer

These Indicative Flood Zones were based on information available at the time of drafting and amending this plan. Any new data and analysis carried out after this date has not been integrated into this map but should be used in conjunction with this map for development proposals. All information may be substantially altered in light of future data and analysis.

Full Disclaimer is included in SFRA

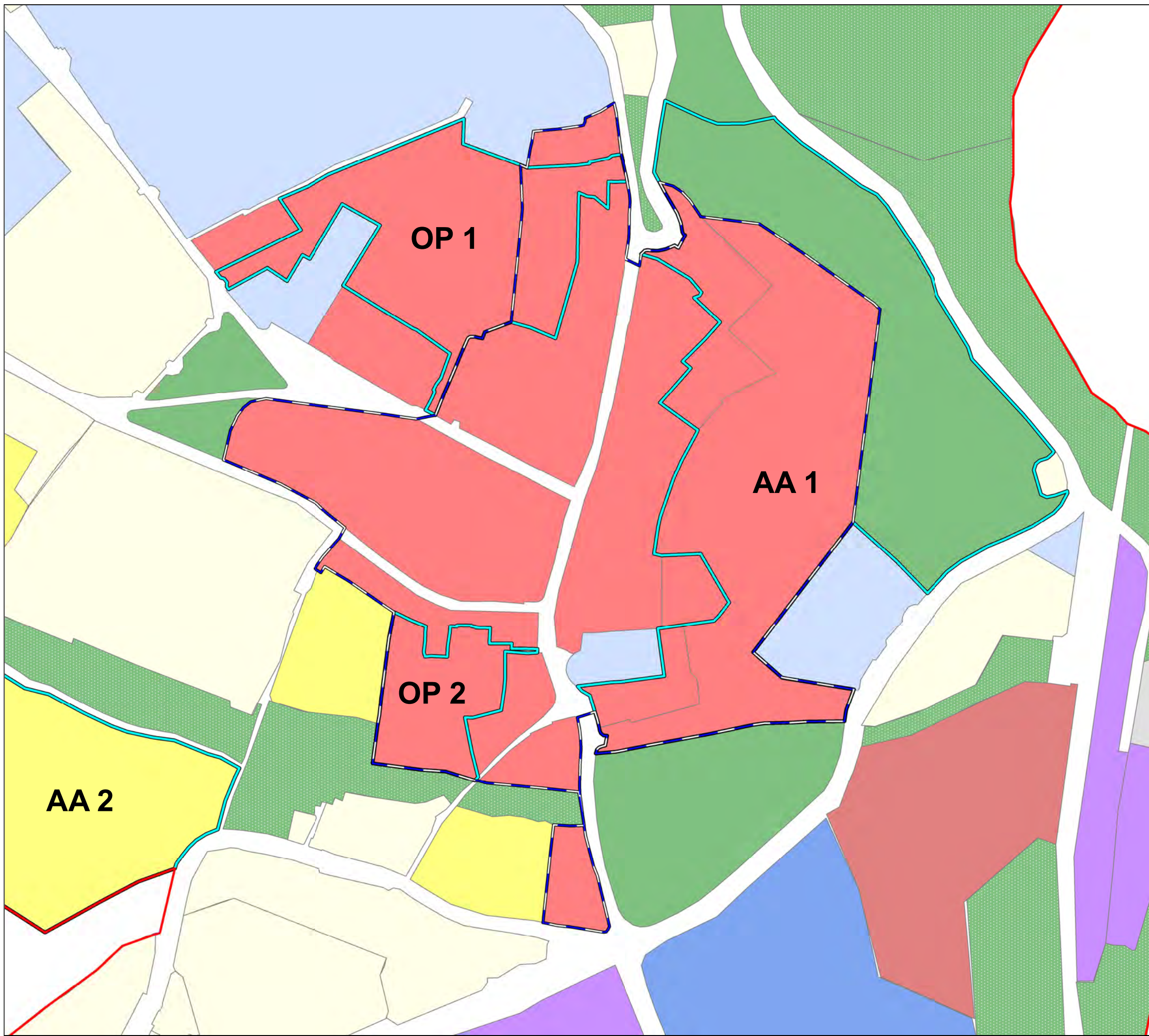
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Rathdrum Town Plan

Map No. 4

Regeneration & Renewal Area



Legend

- Regeneration Boundary
- Settlement Boundary
- RN-New Residential
- RE-Existing Residential
- TC-Town Centre
- VC-Village Centre
- CE-Community & Education
- E-Employment
- MU-Mixed Use
- PU-Public Utility
- T-Tourism
- AOS-Active Open Space
- OS1-Open Space
- OS2-Passive Open Space
- AA-Action Area & OP-Opportunity Sites

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