



# RATHOE VILLAGE DRAFT LOCAL AREA PLAN



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## Section 1 Introduction/Background

### 1.1 Legal Preamble

The Rathoe Village Draft Local Area Plan has been prepared in accordance with a specific objective in the Carlow County Development Plan 2003, which identified 22 villages, that require a village plan, Section 2: Development Strategy par 2.5.2 states:

*“ During the lifetime of this Plan [Carlow County Development Plan 2003], the planning authority will prepare Village Plans for each of the following villages and smaller settlements throughout the county.”*

The legal preamble of the plan is therefore established through a specific policy in the Carlow County Development Plan 2003, which in turn is under scribed by the Planning and Development Act, 2000.

### 1.2 Carlow County Development Plan policy objectives:

The following strategic policies and objectives for villages are supported by the county development plan:

- To support and enhance the important social and environmental function that smaller villages fulfil in the rural countryside delivering important services such as small shops, schools, churches, public houses or community halls.
- To retain existing services and facilities within villages and allow for their limited expansion where possible.
- To encourage infill development within villages to provide for the demand for detached houses at low density as an alternative to one-off houses in the countryside.
- To promote balanced regional development of the hinterland of Carlow town, (the major development centre in the region), by promoting development within smaller urban settlements and villages.
- To encourage residential development within existing villages with existing services e.g. bulk services, social and recreational infrastructure etc. or when it can be economically provided in order to maintain fabric of existing villages.
- To encourage the development of appropriate private sites as private ventures or public private partnerships.\*

- The village plan will identify individual sites in need of attention and propose specific interventions in each case.
- To promote the re-development of derelict sites within villages and to use the powers of the Derelict Sites Act 1990 if applicable.
- To develop the amenities and the infrastructure of villages throughout the county through the proposed village plans and the urban and Village Renewal Programme.

The proposed village plan focuses on a small area and as such addresses a high level of detail, specific interventions and community needs.\*

### STUDY AREA: RATHOE VILLAGE



Map No. 1

**1.3 The Process & Supporting Documents:**

The process followed to prepare the village plan is that set out in the Planning and Development Act, 2000. This included a public participation process, which consisted of a half-day workshop with the community held on the 13<sup>th</sup> April 2005 and an invitation for written submissions.

The proposed Village Plan policies and objectives are consistent with the Carlow Development Plan 2003 and regional and national planning guidelines. Other documents informing the plan are County Carlow Heritage Plan 2003, Actions Plans for Villages in County Carlow and planning applications and accompanying site information processed within the area in recent years. It is important to recognise that the proposed Village Plan is a policy document containing land use objectives and urban design guidelines focussed on retaining the village character of Rathoe Village settlements.

**1.3.1 Public Submissions:**

During the allowed period written submissions were received which broadly covered the following issues:

- The scale of future village should be considered in the context of protecting the village character.
- The village rural and natural amenity should be protected e.g. trees, views
- Improve existing infrastructure streetscape e.g. fences, pedestrian crossing, parking, internal distributor roads and run-off water.
- A need for additional institutional activities e.g. school, sports clubs
- Expansion of the village should be supported through the zoning of residential lands.
- Proposals for the provision sporting and recreational facilities, which are lacking e.g. town park, play area, sport fields.
- Developing and facilitating of limited commercial activities to provide for local need.
- Traffic management e.g. parking, traffic calming measures e.g. school, road widening, upgrade of Burrin Bridge and main Tullow road.

**1.4 Study Area:**

The study area is formed by the functional area of Rathoe village. The village is formed by a small residential settlement situated around the imposing St. Patrick's Church with its beautiful stained glass window. The 19 century church further supported by a primary school and a small village community/sport complex. \*

A small shop also exists in the village, which hosts a post office function and a household fuel depot. In addition a credit union is housed in the Rathoe Community Hall/Sport complex.

Historically the village is closely associated with the larger Ballon village to the south of Rathoe, which has a history that can be traced back to the Bronze Age settlement on Ballon Hill. Rathoe village lies between Tullow and Ballon village and was made famous by Bard Van Vousden who wrote the song "The roads around Rathoe".

Rathoe village is located halfway between three settlements to the north Grangeford, to the south Ballon and to the west the regional town of Tullow.

The Rathoe/Ballon area has a rich archaeological heritage with the Bronze Age settlement found on Ballon hill and a motte and bailey Castlemore and Castlegrace, ringforts, cashels, standing stones and holy wells. Ballon derives its name from Ui Ballein, a tribe of the Fothanta with their head quarters at Ballykealy. In 177 AD, Cathail Mor, King of Ireland was killed and buried at Enach Ailbhe or Ballon Hill.

The town lands around Rathoe village are to the north Inchisland or Moatalusha, Glenoge, Rathnashannagh, astlemore; to the west Ballycurragh, Kellistown East; central Rathoe; to the east Roscat and to the south Ardbearn, Emlicon and Rathrush. Surrounding towns, villages and settlements consist of to the north Grange/Killierig, Grangeford villages, to the south Ballon Village and to the east Tullow Town.

**1.5 Community and Population:**

The 2002 census figures indicate for the Rathrush D.E.D. (which includes Rathoe Village) and a land use survey of the area indicate the number of houses and estimated village pollution as follows:

	Males	Females	Total pop	Number Households	
Rathrush D.E.D.	320	286	606	185	
Rathoe Village	–	–	356	89	

Over the period following the 1996 census the population of the DED increased by 9.4%. This population increase contrasts with a population decline of 6.1 % in this DED between 1991-1996. This population increase can be attributed to an increase in one-off rural dwellings in the village hinterland. These figures do not include the recent housing development in Rathoe, which, if accounted, would show a marked increase in persons. This is in excess of a 10% population increase over the past 3 years. This would co-relate with countywide population trends.

The Rathrush DED has a young to middle aged population with 31.7% of the population between the ages of 25-44 years. This age group category has seen a 32% increase between 1996-2002. This contrasts with a sharp decline of 33% between 1996-2002 of those aged between 15-24 years. This can be attributed to school leavers attending college or moving away from home.

In the 25-29 age group 9% of the Rathrush DED has no formal education or primary education and a low proportion of the Rathrush population has obtained 3<sup>rd</sup> level education (10-14.9 %). There is no evident co-relation between educational attainment and employment. Overall unemployment levels in the Rathrush DED are low with moderate labour force participation at 54-58% of the DED's population. This is not significant as a significant proportion of the ED's population are involved fulltime in home duties.

Close to 40% of the Rathrush ED's population are employed in the commerce or professional services industry with a low percentage involved in agriculture at 13.2 %. Concomitant with countywide & countrywide trends Rathrush ED has seen a marked decline in the population percentage involved in agriculture and a significant growth of those employed in the building/construction industry. There are no evident trends of social segregation in the Rathrush area with a relatively even spread among the social class categories. The area is not suffering from deprivation.

The land use survey of the village (see map no.2) indicated that around 89 dwellings exist in the village area. This calculates to a potential population of 356 people at 4 people per household. This new population resulted from the recent development of 4 small housing estates of 62 dwellings and has brought the village in a relatively short time from a very small settlement to a more substantial settlement. It however remains small in the context of other villages in the county at large.\*

### 1.6 The Opportunity:

In the last year Rathoe village has seen significant development, in the form of a few small residential estates (Kylemore estates). This represents a significant increase in the context of the small existing village consisting of a few dwellings along the main street, a social housing estate on the eastern side of the village and a few dwellings in the surrounding countryside which formerly amounted to a modest total of 28 dwellings or approximately 112 people (at 4 per household), prior to the recent developments. The former settlement could therefore be considered to be a very modest scaled settlement. The first of the new developments consists of a small bungalow style residential estate adjacent to the south of the church grounds of 6 bungalow dwellings. The second development further east consists of 18 dormers and third development consists of 3 phases alongside generous linear open spaces with linked views and direct views into the countryside.

The village is located at a T-junction formed between the main road between the Fighting Cocks and Tullow town and a minor country road (village main road/Ballon road), development south is located off the T-junction along the minor country road, which forms the village main road. The new developments have all been located on the eastern side of the village. The opportunity exists to consolidate the village form to allow for maximum accessibility to the village infrastructure.

The relatively small scale of the residential settlement is coupled with the availability of essential social and recreational infrastructure e.g. church, school, community hall and local sports complex and a credit union. The relatively small populations allows in turn for additional growth and future development.

The road infrastructure consists of the main Fighting Cocks to Tullow road running east to west and the Ballon Road, a minor country road, running north to south. The village location allows for access from three villages in the area Tullow town, Ballon village and Grangeford settlement and more specifically accessibility to the regional services of Tullow town. The natural amenity that the village presents is the amenity of a traditional agricultural landscape. The Burren river adds to the amenity located adjacent to the west of the village. The area is somewhat isolated and therefore tranquil and quiet. The countryside also remains relatively undeveloped, as few one off houses have been constructed in the immediate area..\*

Together with a well-defined village fabric and form the village presents the image of a tranquil, friendly rural village. The factors are considered to be an advantage for prospective residents.

Archaeological remains and significant architecture represent the local heritage. The area is especially rich in archaeological heritage 180m north west of the village is a moated site, Rath Healy, located in a field behind the village community hall in proximity to the functional area of the village. Further south of the mentioned site is an earthwork known as Rathoe. A further three monuments are located 200m north of the village and adjacent north of the Fighting cocks/Tullow road adjacent and east of the River Burren are located in close proximity to each other. A prehistoric enclosure is located 250m north east of the village. 750m south east is a visible Ringfort named Rath Mahon. In addition the significant architecture of the church and the old school strengthens and focuses the village architectural character and urban amenity. In this regard the archaeology and the architectural and character of the village combine for from a very strong sense of place.

#### 1.7 Overall Strategy:

The location of Rathoe village is such that is located with the central area of Carlow County within a typical rural agricultural area. The village forms a central place or small market town in an interdependent network of similar and larger centres. In this context linkages exist between Grange/Killierig and Grangeford Village to the north; Ballon to the south with Tullow directly to the east and to the west the Fighting Cocks area. This linkage indicates the structural support that exists for the village as higher order services could be obtained from Tullow Town and Ballon while Carlow town is also at a commutable distance.

The village presents a true rural agricultural location, which although located in an isolated area remains relatively accessible on a countywide scale and is highly accessible from Tullow town. It is therefore clear that higher order functions/services can be gained from Tullow Town to the east. The potential for rural living in a quiet and tranquil countryside is a significant advantage that the village presents to attract future residents. Present in the village are a few essential social services with a degree of additional capacity e.g. Church, School, small shop with post office function and household fuel depot in addition a small community and sports centre. The village also has a small sewage plant currently at capacity which needs to be upgraded or replaced.\*

IT also presents an above average village amenity focussed around the attractive church building and the old school building. In the context of the social infrastructure it provides potential for an increase in population. This presents the opportunity for the sustainable usage of existing social services

The recent developments have occurred on the eastern side of the village and have continued progressively eastwards over an area of three fields. The last of which has not yet been developed but has granted planning permission for 22 dwellings. The village form has been asymmetrically extended eastwards and south eastwards progressively further from the existing village centre and services. Future development should be refocused to the west to provide the necessary consolidation of the village to refocus the weight of development around the village centre. In addition a need exists to facilitate those social; recreational facilities as well as the commercial uses that are still lacking for a village of this scale e.g. sports fields, town park, amenities etc.

The quiet rural village character of the Rathoe village coupled with a strong sense of place and the availability of essential social service make the village an attractive place to live for people choosing to live in the rural countryside.

This rural countryside amenity should be recognised as important assets in the village's future development. Further more all-future development shall be subject to the provision of, or availability of the necessary physical infrastructure e.g. sewage, water and roads.\*



Objectives		Overall Strategy
No.	It is an objective of the Council	
OS 1-1	<b>Overall Objective</b> To promote Rathoe village area as a settlement with a strong village character set within a traditional agricultural countryside. This character should be recognised as heritage to be protected and enhanced, while strengthening the existing and proposed services and supporting growth of the local community to sustainable levels.	
OS 1-2	<b>Consolidate Village Form:</b> To consolidate and balance the village form, built fabric and overall weight of development around the existing village centre, delineated by the designated village development area that would maximise the existing service and historic investment in the village while creating a sustainable urban environment.	
OS 1-3	<b>“Garden Village” concept</b> To encourage and protect the rural country amenity character of the village through the application of a “garden village” approach through linear but converging greenbelts that aspire to strengthen the rural character, enhance the sense of place and provide views toward focus points, buildings of significant architectural merit e.g. church and old school and uninterrupted open views to the surrounding countryside.	
OS 1-4	<b>Road safety/Bypass and road wayleave</b> To maintain the Fighting Cocks/Tullow road’s function as a bypass road which will assist in diverting through traffic out of the village and to maintain fast moving regional traffic outside of the village urban environment in the interest of traffic safety. In addition to continue to promote the upgrading of the Fighting Cocks/Tullow road through the zoning provision that has been made for the required road widening.	

OS 1-5	<b>Optimise existing social and recreational infrastructure:</b> Through village development that could make use of and optimise the potential use of existing social and recreational infrastructure while promoting the upgrading of such facilities in accordance with the need.
OS 1-6	<b>Recognition of Archaeological Heritage</b> To recognise the significant archaeological heritage in the area which dates from prehistoric time and to recognise these as assets and where appropriate to be sensitively incorporated and recognised in open spaces and to continue to develop and formalise the heritage trail in the area.
OS 1-7	<b>A sense of place Architectural Heritage</b> To protect and enhance the unique village character of Rathoe village area through strengthening the sense of place, natural amenity heritage, historic heritage and architectural heritage in the area.
OS 1-8	<b>Infill development and alternative to one-off houses</b> To encourage infill development within the village area development boundaries, located in proximity to services thus creating sustainable developments and also to provide for developments at low densities as an alternative to one-off houses in the countryside.

## Section 2

## Landuse , Urban Character &amp; Natural Heritage

**2.1 Land Use:**

A Land use survey of Rathoe village was undertaken in the course of developing the draft village plan.

The predominant land use in the village until very recently was a cluster of institutional land uses to the front of the village formed by the existing school, church and community/sport centre and credit union. In the past year residential land use has increase significantly to a level that could relatively compare with the dominance of institutional land use. Overall the institutional lands continues to play a significant role which in future could further be strengthened through the development of a crèche for which planning permission has been granted.

The surrounding land use is one of rural agricultural countryside, which is relatively isolated, and in that sense is a typical rural area. A number of farmhouses and farmyards are located in the surrounding countryside. Adjacent to the south of the village area are large agricultural farmyards. Land uses in the village and includes a small shop, fuel yard and credit union.

Directly to the north of Rathoe village north of the Fighting cocks/Tullow road and east of the Burrin River is the location of the existing sewage treatment plant. The upgrading of the plant would be necessary to facilitate any future growth in the village.

**2.1.1 Settlement Pattern:**

The village has developed just off the main Fighting Cocks/ Tullow road at a T-junction with a minor road and is confined to the south side of the Tullow road. The village urban form is focused on both sides of the village main road(a minor country road). The institutional land uses and limited commercial use are located along the front or northern section of the main village road and are focussed on the church and old school area. Residential development is located to the south and west of the village with the new housing estates located to the east and south east of the village centre. The village and village area do not show the unsustainable modern trend of ribbon development along the approach roads, as well as very limited one off houses in the immediate area. The settlement pattern is therefore considered to be sustainable and this is clearly illustrated by the rural amenities that still exist in the surrounding countryside.

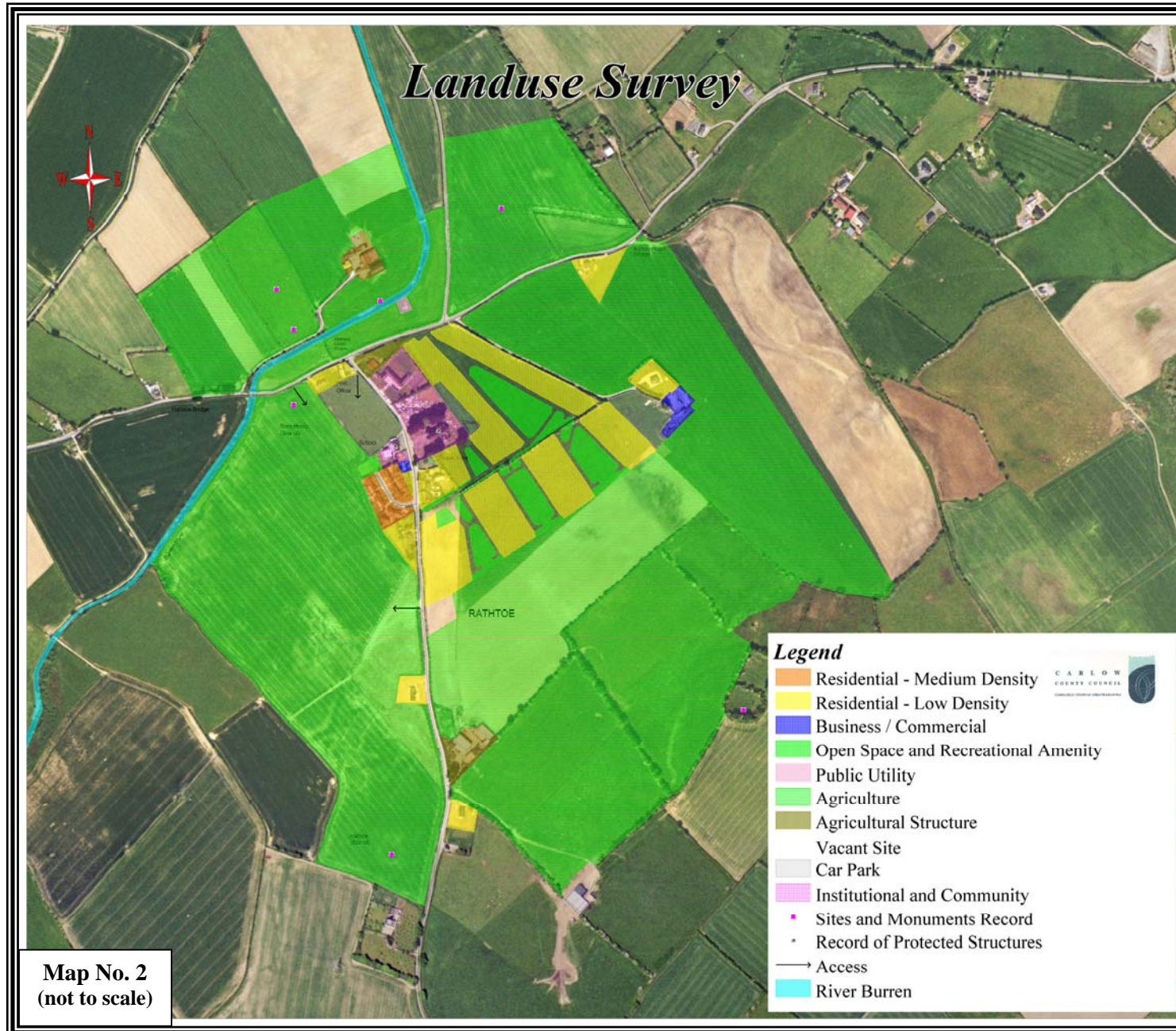
**2.1.2 Institutional land use:**

Institutional land use in the village is a significant land use and contributes to establish the small residential settlement as a “village” other than just a residential settlement. The institutional land uses remains dominant in the village with the church being visible from a distance and acting as the main focal point of the village character. This dominant structure of significant height exists in distinct contrasts to the small scale of the traditional village centre. This institutional use is located along the village Main Street and cluster to the front of the village with the old school building (used as a community sport complex). The sport complex also includes a community meeting hall. Across the road to the west of the church and the new school adjacent to the north of the church. Surrounding the church is the graveyard. In addition a credit union is housed within the Rathoe community hall/sports complex. The institutional land uses could further be strengthened by a granted planning permission for a crèche adjacent to the Rathoe community hall/sports complex.

**2.1.3 Residential land use:**

Some residential developments exist on the street along the main village road to the south and establish the beginnings of a streetscape. A social housing estate is located to the south west of the village centre behind the Rathoe sports complex. New residential developments have been developed to the east across two agricultural fields with a third given planning permission. These developments have occurred at a low density and include linear and converging open space patterns that are functional and visually linked to each other and generally focused and directed to provide views towards the church building in the centre of the village. The linear open space areas represents a significant characteristic of the village through which it opens up to the surrounding countryside. They have succeeded in establishing a rural country character in the village. Thereby will providing the opportunity for permeability and linkage within the village and present long views toward the countryside and church structure.





**2.1.4 Recreational Uses:**

The village currently has very little public amenity space other than the semi private open spaces. That are associated with the new residential estates e.g. Kylemore. The Rathoe Community Hall/sport complex includes two squash courts and a badminton court. Save for the playing field to the rear of the national school the village does not contain GAA or soccer playing fields or formalised park area. The Fighting Cocks GAA club and field are located c. 2km west of the village and outside the functional area of the village. Rathoe is agglomerated with the adjoining parish of Ballon for the purposes of underage soccer and football. Playing facilities for same are based in Ballon.

From the above mentioned the need for a village/town park and sport fields or pitches are firmly established.

**2.1.5 Vacant sites:**

Three vacant sites exist in the village. The most significant is an open field located across the road to the west of the school and adjacent to the north of the Rathoe Hall. A small vacant site is located adjacent to the south of the church grounds. A vacant strip of land is located to the east and behind the church graveyard and grounds.

**2.2 Village Character on approach:**

Rathoe village has a quiet rural character, which can be seen, in the surrounding countryside and on approach to the village.

- From the west on the Fighting Cocks road: The village can clearly be seen from the old stone Burrin bridge with the Church forming a majestic structure set between large broad leafs trees presenting its main elevation and stained glass windows in the direction of the approaching visitor. The village is visible just of the main road across open fields adding to the distinct definition and perception of a village set in the countryside. On final approach the road takes a sudden turn away from the village obscuring the point of arrival and Rathoe cross.
- Approaching from the East: The village is generally obscured by the winding Tullow road but a glimpse of the new housing estates stretching southwards away from the main Tullow road can be seen after which the village and Rathoe cross remain obscured until the last minute when two detached houses along the side of the road represent the village presence.

The sense of arrival is poor also contributing to a lack of safety on approach. The roads sides and junction appear untidy and could be improved in future. The village is set to one side of the main road and significantly contribute to the village's exclusive and alone standing envelope, which firmly establishes its sense of place.

- From the north: a minor country road provides a straight approach between mature hedgerows and presents a view of the village in the form of a small cluster of development.
- From the south: a minor county road leads directly into the village. The road slopes down hill and keeps the village hidden with new dormer dwellings announcing the village's presence on one side of the road. On the opposite side to the west significant views can be had across open fields towards the Burrin River, Burrin Bridge and the rolling countryside beyond.

**2.3 Topography:**

The Rathoe village area is located in the central midlands area of Carlow County in a relatively isolated area although adequate access exists to the village. The topography of the village area is such that the village is located on an elevated ridge with the lowest point at the Rathoe cross (T-junction) from where the slope rises gradually along the minor country road to form the actual ridge. To the west the gradient slopes down towards the River Burrin, which runs north to south on the western boundary of the village area. To the east the land forms a plateau and then slopes down towards a depression. The village is therefore well drained, as it is located on a watershed. The surrounding countryside to the east is lower lying and is characterised by rolling topography. To the south the ridge keeps rising while to the south the land slopes down until it reaches the river and then starts to gradually rise to the apex of the next ridge.

**2.4 Hard edge Concept (promoting a building line):**

The need for the development of a consistent village character and sense of place will require the development of a strong building line on key frontage sites. In addition the formalisation of a streetscape along the main street in the settlement centres should be achieved.

**2.5 Natural Amenity:**

The Rathoe village area is located in a rural area that remains relatively untouched by random one-off house development and therefore presents a tranquil traditional rural countryside. A number of large trees add to the natural amenity in the village in proximity to the Burrin Bridge. The hedgerows in the area in some instances show a mature and lush character. The most significant natural amenity in this locality is the river Burrin which defines the western boundaries of the village and then turns sharply east to also define the north boundary while continuing to flow northwards all the way to Carlow town and the Barrow River.

**2.6 Hedgerow /Vegetation Boundaries:**

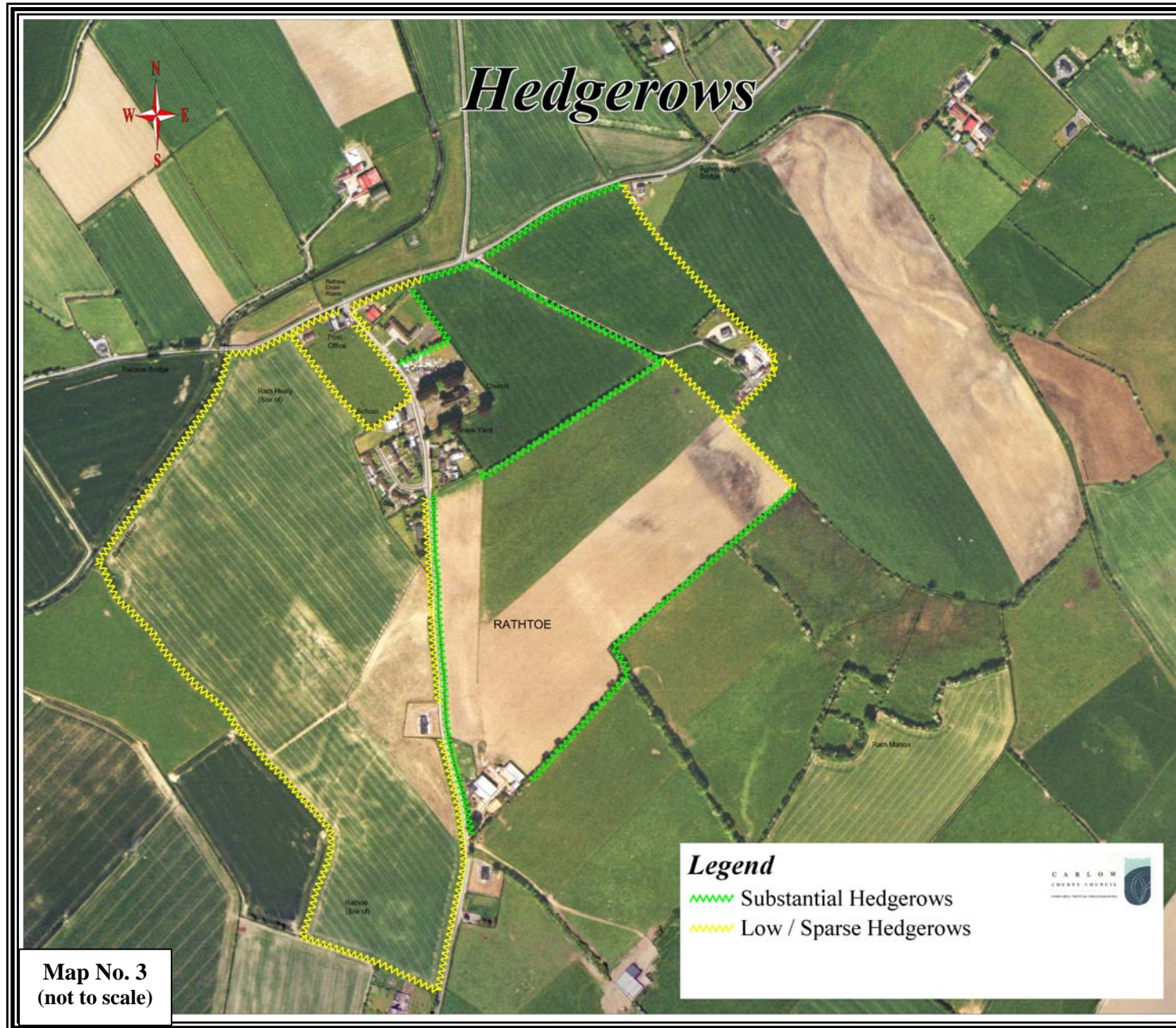
A key element in the rural character of the village is the presence of existing hedgerow boundaries in the surrounding fields. These should be retained and where housing development is proposed should be retained with development being located within the existing hedgerow patterns, using them as features and shelterbelts. The retention of the hedgerow patterns is important in order to maintain the rural village character of Rathoe Village and to integrate the urban area into the rural amenities (see map No. 3).

**2.7 Strategic Environmental Assessment (SEA) Scoping**

The proposed village plan provides for the recognition of existing land uses, the optimisation of existing services and a carefully balanced regulatory framework expressed through a zoning plan supported by policy objectives and statements aimed at achieving a sustainable balance with the surrounding environment and heritage. The proposed village plan provides for the consolidation of existing development in the form of two small residential settlements and a quarry and provides for limited additional zoned land in order to establish a sustainable village form and environment. The plan will operate at the lowest level of the plan hierarchy e.g. village plans, large village/town plans, town/city plan and then the Carlow County Development Plan, all of which are in accordance with the provision of the Planning and Development Act. 2000, proper planning and sustainable development principles and were drafted with the common good in mind. Any localised environmental effects arising from future development will be dealt with through the planning development control process with appropriate conditions being applied as necessary.

Having considered the foregoing issues it is concluded that a SEA is not required in relation to this proposed village plan and that the drafts village plans policies, zonings and framework represent a sustainable approach to development that does not imply significant impact on the environment.







Objectives No.	Land Use, Urban Character & Natural Heritage	
	It is an objective of the Council	
LUNH 2-1	<p><b>Hedgerows:</b> To promote the retention of hedgerows as the traditional boundary form which is a characteristic of the village. These should be incorporated in future development proposals.</p>	
LUNH 2-2	<p><b>Tree preservation orders:</b> To encourage the preservation of significant trees and groupings of trees within the village in order to retain and encourage the woodland nature and natural screening of the village setting. Further more to examine the need for tree preservation orders where appropriate.</p>	
LUNH 2-3	<p><b>Access:</b> To promote accessibility to different land uses which would increase efficiency and sustainability and reduce friction.</p>	

### Section 3 | Transportation, Infrastructure and Community

#### 3.1 Bulk Services:

The principle essential bulk services are available in the village e.g. a local road network, public water and a local wastewater treatment plant (see plan No.4).

#### 3.2 Roads:

The village is located at the location of a staggered crossroad formed by the Grangeford to Ballon minor country road running north to south and the Tullow to Fenagh and Nurney via the Fighting Cocks area running east to west. As mentioned before this location is halfway between the majority of these centres and full fills a small central place or market town function. The Nurney/Fenagh-Fighting Cocks- Tullow road provides the highest degree of accessibility as it links the N80 national primary road in the east with the N81 national primary road in the west, through which access to Carlow town, Bunclody and Wexford can be obtained. A minor country road network also provides for a more direct route to Carlow Town. In the local context of the village locality the local access could be described as high accessibility between the different small settlements, however on a countywide scale the access is considered to be adequate.

#### 3.3 Waste Water Infrastructure:

Rathoe is currently served by an existing treatment system, which is over capacity and not adequate to sustain future levels of development. The sewerage main line serves the council housing estate and runs north concurrent to the village roadway to Rathoe Cross roads where it branches east and the north to the existing effluent treatment plant. The recently constructed dwelling house feed through the N80-Tullow public roadway to connect with the foul sewer prior to discharge to the existing effluent system.

It is the aim of the Carlow County Council to decommission this facility and provide a new treatment system for the village. To date no grant money has been allocated for the development of this plant and in order to develop it, a public private partnership or direct private investment will be the most likely route taken to facilitate this crucial service. The village plan has set out to identify an appropriate site for the new sewage treatment plant and has zoned an appropriate area.

All future developments in Rathoe are dependent on the new sewerage treatment facilities' facilitation and ultimate construction.

**3.4 Water Infrastructure:**

Rathoe village is well served by a public water main with a watermain feed pipe from the central and northern county area. The public watermain joins at the public roadway main to the northwest of the village on the main route from the (N80)/Fighting Cocks to Tullow. This connection point is between Rathoe Bridge and Rathoe crossroads. The principal watermain line runs south wards from this point to the rear of the village community centre, shop and council housing estate with a feed line running east and branching north-south along the main village roadway.

The principal water main joins the public roadway at the south of the village core area and runs concurrent to the public roadway in a southerly direction.

A separate main runs southwards from the principal northern area main line to the rear of the cemetery, church and graveyard. This branches to the east and west and largely serves the recent housing developments at this location.

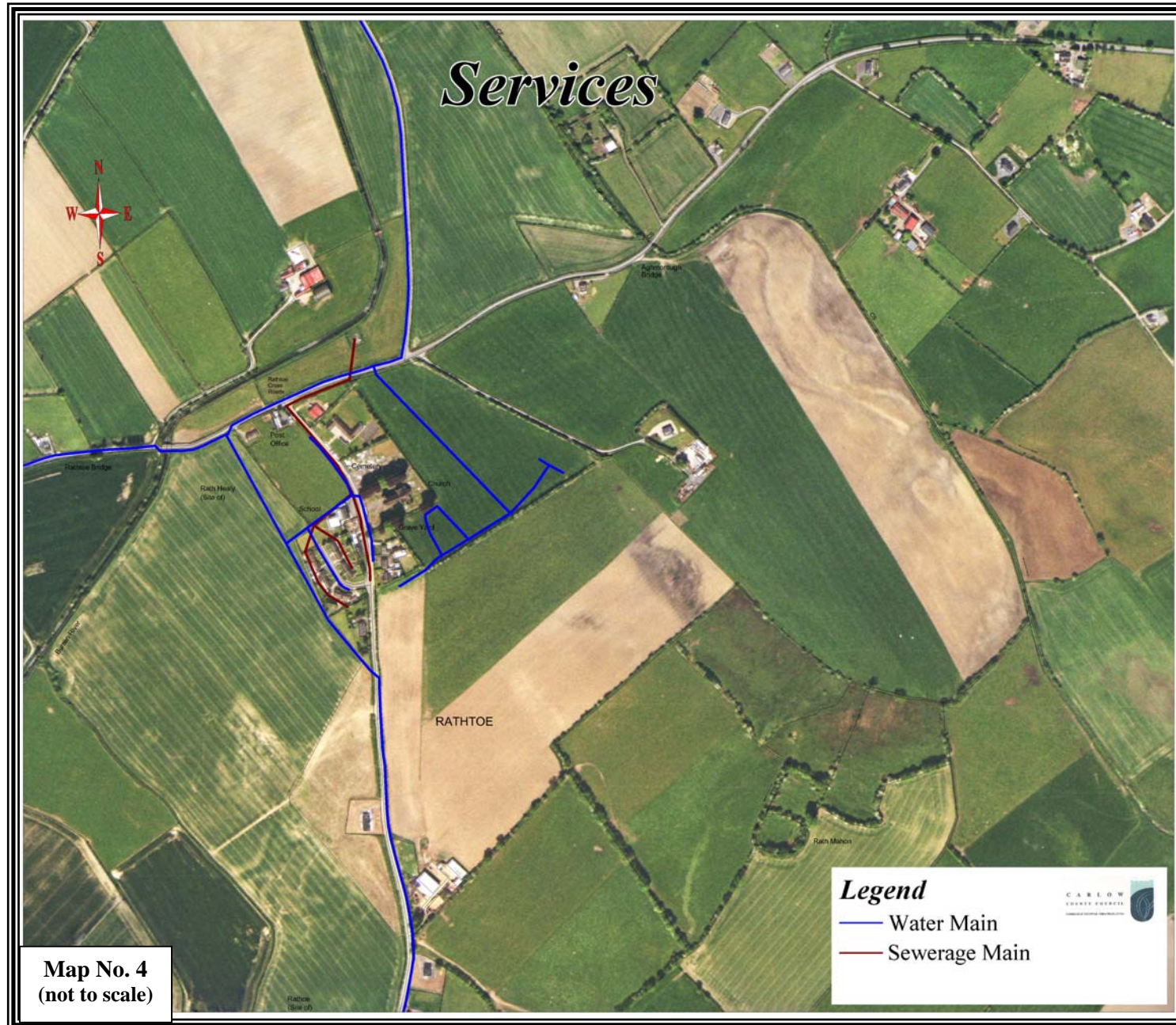
The existing public main and its network ensure easy access to a potable water supply for the village with adequate capacity and pressure to sustain future village development. Future development in the village should also ensure that access to the public watermain infrastructure is not compromised in the event of future maintenance requirements.

**3.5 Social and Recreational Infrastructure:**

Rathoe has a strong nucleus of essential services in the form of St Patrick's Catholic Church & graveyard, national school, village shop & post office and Community Hall in close proximity within the functional area of the village. The Community Hall is housed in the Rathoe credit union building and the Credit Union facility is available to locals on Sundays.

St Patrick's Church, with Community Hall opposite, is located c. 300 m south of Rathoe cross and forms the main village focal point. & music, social gatherings and indoor sports such as badminton, squash, table tennis, draughts & chess. The upper floor of this building has recently been developed into office accommodation.

Opposite the village Church to the southwest is Rathoe shop and post office. The village shop caters for the provision of a wide range of convenience goods and includes a post office facility with the exception of the play field behind the school no sports field or public park exit in the village are.





Objectives		Transportation, Infrastructure and Community
No.		
	It is an objective of the Council	
	TIC 3-1	<p><b>Available infrastructure:</b> Future development shall be subject to the availability and adequate provision of the necessary physical infrastructure and specifically be subject to the upgrading of the existing sewage infrastructure to a level that can accommodate future development and population increases.</p>
	TIC 3-2	<p><b>Sewage Plant:</b> All future development shall be required to contribute towards the upgrading of the sewage infrastructure through direct private investment and development contribution or a public private partnership development scheme. In this context future development could only be considered favourably where sufficient capacity has been created or will be available to serve a given development.</p>
	TIC 3-3	<p><b>Social &amp; Recreational Infrastructure:</b> To promote the improvement of existing social and recreational infrastructure within appropriately designated areas in the village e.g. village park, play areas, sports fields etc.</p>
	TIC 3-4	<p><b>Traffic Calming Measures:</b> To consolidate the existing and assess the need for future traffic calming measures in relation to existing and future projected traffic generation in the village and give due consideration to the need to establish a safe and quality village environment and village character.</p>
	TIC 3-5	<p><b>Road setbacks:</b> To improve and widen as necessary roads in the area and to require adequate set back of developments to facilitate road improvements.</p>

## Section 4 Urban Design, Heritage & Opportunity Sites

### 4.1 Opportunities Sites & Development Guidelines:

#### 4.1.1 Opportunity site No.1

This opportunity site is located to the west of the village centre and stretches to the north eastern and western boundary of the village functional area. The site consists of an open vacant field in the centre of the village, a Brownfield residential site to the north of the vacant field, a large agricultural field to the west and south west of the vacant field which includes a portion of the eastern bank of the river Burrin and an archaeological moated site north west of the vacant site. The site is to allow for the development of a village park integrated with the development of business/commercial and residential included under the respective zonings. The village park will be located in proximity to the village centre with direct access from the school, church and Rathoe Hall. The overall development is further supported by low-density residential development to the west, which should present a low-density rural village character as seen from the Burrin Bridge. To the south west medium residential density would consolidate the weight of village development in proximity to the village centre and re-establish balance in the village form by directing development to the west of the village centre.

#### *Development Guidelines:*

- The business/commercial development should include a mix of essential business activity that can provide for local needs in the village e.g. small supermarket, shop, filling station, office etc. with the main elevations looking into a village park
- Provision should be made for well landscaped parking bays, which will provide access to both the business activities and the town park recreational amenities.
- Architectural design and character should be sensitive to the existing character of buildings in the village and the immediate area.
- This area should act as the future village centre for economic activities, while strengthening the focus of the village centre through the provision of a highly accessible public village park.
- An access road leading from the village main road will provide access to the business centre. Adjacent to the north east medium density residential could be established through redevelopment of this site.
- The provision of a pedestrian walkway along the northern boundary past the moated site (landscaped as an historic feature) towards the river Burrin and linked in the south with the existing social housing estate.
- The residential development is facilitated through a proposed internal distributor road linked with the business/commercial zoned area and village park.
- Provision of linear open spaces focussed through the future residential estates are proposed to achieve long and linked open views towards the countryside and church and consolidated in a central open space.
- The concept of a “garden village” through linear but converging greenbelts is aspired to strengthen the rural character, enhance the sense of place and provide views toward buildings of architectural merit.
- Linkage between open spaces should be encouraged through functional open space linkage, long views and linked pedestrian pathways.

#### 4.1.2 Opportunity site No.2

This opportunity site is located in the south western portion of the village and is closely linked to the residential elements of opportunity site No.1. as it forms the southern portions of the low density and medium density zonings. The site is aimed at the further consolidation of the village centre, facilitated through an internal distributor road linked back to the main village road. The site further allows for the opportunity to facilitate sport fields and facilities e.g. clubhouse on the village’s southwestern boundary.

#### *Development Guidelines:*

- Provision of linear open spaces through the future residential estates are proposed to achieve long and linked open views towards the countryside and church and consolidated in a central open space, last mentioned is to be located in the medium density zoned area.
- The concept of a “garden village” through linear but converging greenbelts is aspired to.
- The provision of serviced sites within the low-density zoned area should be included in future development proposals.
- Linkage between open spaces should be encouraged through functional open space linkage, long views and linked pedestrian pathways.
- The linkage and integration of the existing social housing residential with new estate as well as integration with the business/commercial centre and Town Park should be facilitated through the proposed internal distributor road coupled with a network of pedestrian linkage.
- The overall residential development should be coupled with the facilitation of sport fields and facilities e.g. clubhouse, parking area etc and should cater for a variety of sporting needs in order to increase the sustainability of the associated residential developments and the overall sustainability of the village itself

#### 4.1.3 Opportunity site No.3:

This opportunity site is located on the north eastern village boundary and is formed by the third field on the eastern side of the village that has been proposed for development in recent years. The site is an agricultural site bound by hedgerows with an access lane leading along its western boundary and providing access to a two storey traditional farmhouse and farm yard located on the southern portion of the site.

#### *Development Guidelines:*

- Provision of linear open spaces through the future residential estates is proposed to achieve long linked open view towards the countryside and church and consolidated in a central open space.

- Facilitate a small pocket park on the southern corner of the site along with a pedestrian link linking the pedestrian pathway along the southern boundary of the village with the pedestrian pathways and open spaces within the Kylemore residential estates.
- Relocated road access point onto the Tullow road (see map 5) providing an internal distributor road linked with the main distributor road of the Kylemore estates. The road designs should be curved and provided with traffic calming to reduce travel speed and through traffic.
- The main public road should be straightened to allow for improve sightlines and increased traffic safety at the point of the proposed new access into opportunity site No.3.

#### 4.1.3 Opportunity site No. 4

This opportunity site is located on the southern boundary on the eastern side of the main village road (Ballon Road) adjacent to the Kylemore estates.

##### *Development Guidelines:*

- Provision of linear open spaces through the future residential estates are proposed to achieve long and linked open views towards the countryside and church and consolidated in a central open space,
- Dwelling design character should be reflecting the character of design in the Kylemore estates, reflect the architectural heritage of the area and that of the village itself.
- The concept of “new urban” applied to a rural village character e.g. create unique enclaves within the future estates, should form part of design and layout proposals for the future residential estates.
- The facilitation and hard and soft landscaped design of a pedestrian walkway along the southern and south eastern estate and village boundary should be considered as well as the integration with internal semi-public and public open spaces thus creating a linked network of pedestrian walkway/cycle lanes.

#### 4.2 Architecture:

In Rathoe village two distinct buildings with architectural merit can be seen and are listed as proposed protected structures in the Carlow County Development Plan 2003. These buildings have ratings of regional importance under the *National Inventory of Architectural Heritage (NIAH)*

##### St. Patrick Catholic Church

St. Fintan's R.C. Church is in active use and good condition. The Church building sits prominently within the centre of the current village core area, directly opposite the community hall building. The building is a detached Gothic Revival style Catholic church, constructed c. 1890, on a cruciform plan with projecting porch, buttresses, truncated tower, polygonal apse and sacristy projection.\*

##### Rathoe Community Hall/Sports complex/ Credit Union:

The Rathoe community hall opposite the village Church and the grounds to the fore of this building are used as a village car park. This is a detached three-bay, two-storey building dated 1837, with stone façade having round-headed window opening to centre with gable over and projecting porch to side. This building was renovated, c. 1980, to accommodate use as Credit Union. The old stone Burrin Bridge and a couple of traditional style country farmhouses in the area contribute to the architectural heritage of the village.

#### 4.3 Archaeology:

A few recorded archaeological monument sites are located in the area. These have been marked with a circular buffer area that applies to each; radius of 30m, to ensure that due regard is had to their heritage. If such a monument falls within the village boundaries, preference shall be given to incorporating this location in public or private open spaces areas. Future development in proximity to any recorded monument shall have be subject to archaeological monitoring and surveying.

The recorded monuments in the immediate area are:

- i) Monument no. CW 013-007 is a Moated site located c. 180m northwest of the village in a large agricultural field that runs north-south to the rear of the village community hall, shop, council houses etc. This monument is located on the village side of the N80-Tullow road. There is a further monument at the southern end of this open field –
- ii) Monument no. CW 013-010- which is an earthwork site.

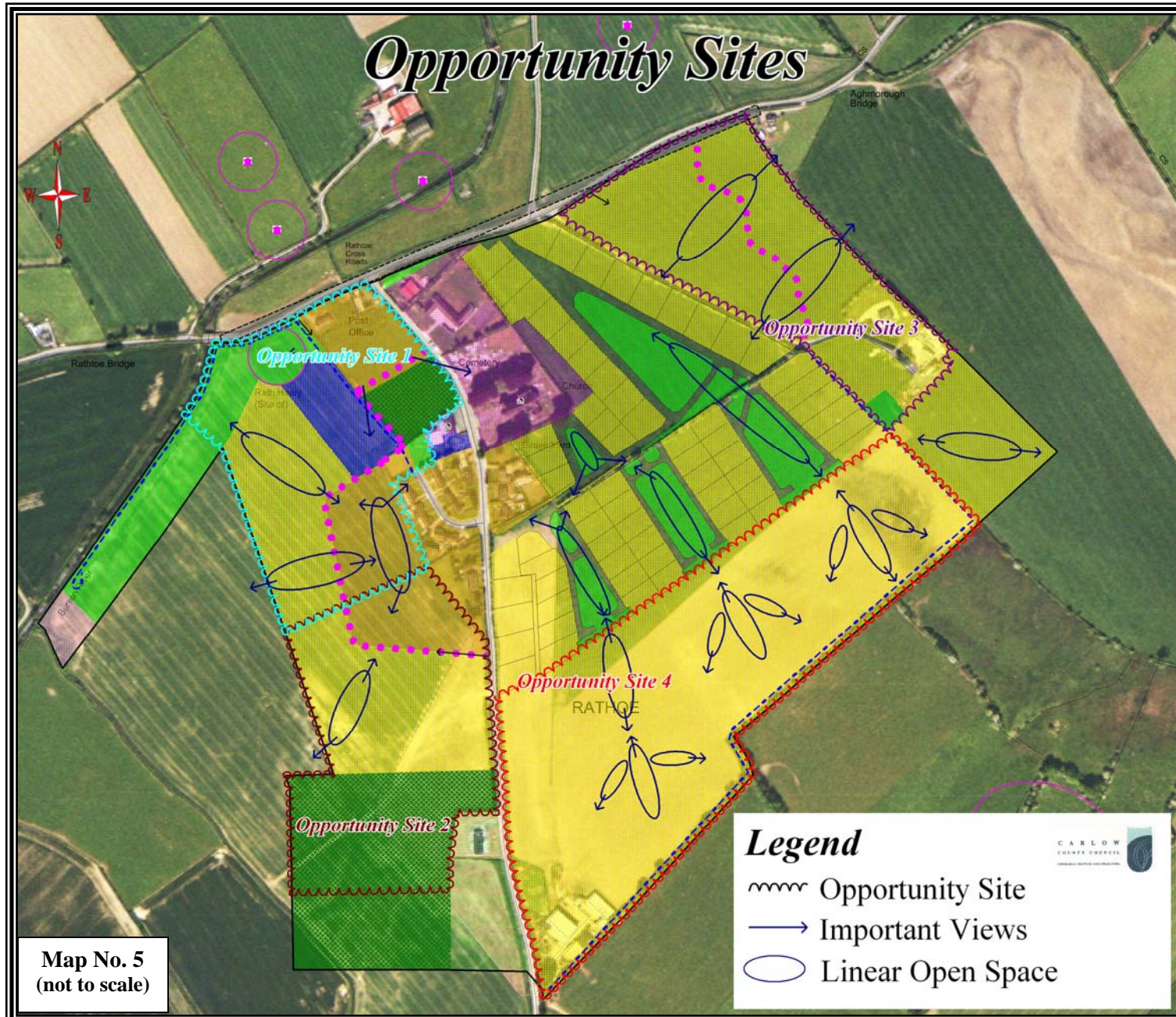
The following 3 no. monuments are located opposite the N80-Tullow road in an agricultural grassland field near the river Burren. The relative density of these 3no.-recorded monuments indicates the significant heritage at this location.

- iii) Monument no. CW 013-006 is a potential site located c. 200m north of the village in an agricultural field.
- iv) Monument no. CW 013-005 is an Enclosure located c. 200m northwest of the village in an agricultural field.
- v) Monument no. CW 013-081 is an Enclosure located c. 200m northwest of the village in an agricultural field.
- vi) Monument no CW 013-008 is an Enclosure located c. 250m northeast of the village in an agricultural grassland field.
- vii) Monument no. CW 013-011 is a visible Ringfort site located c. ¼ km southeast of Rathoe village within agricultural grassland.\*

Objectives		Urban Design, Heritage & Opportunity Sites
No.		
		It is an objective of the Council
	UHO 4-1	<p><b>Village Main Entrances</b></p> <p>To promote the development of a well defined entrance to Rathoe Village and strengthen the sense of arrival and the image of the village:</p> <ul style="list-style-type: none"> <li>i) The establishment of a landscaped village amenity on the roadside of the main village entrance.</li> <li>ii) The establishment of medium density residential development with a streetscape character in proximity to the main village entrance to establish a stronger urban village image and character</li> </ul>
	UHO 4-2	<p><b>“Garden Village”</b></p> <p>To establish urban design characteristics that maintain and enhance the rural amenity character through the use of linear open spaces focused on the village centre and providing for interdependent linkage and a linked network of pedestrian pathways/cycle lanes, while maintaining open unobstructed views toward the countryside and visual reference to the church building focal point.</p>

Objectives		
No.		
	UHO 4-3	<p><b>Architecture, Built &amp; Architectural heritage features:</b></p> <p>To support the retention of buildings with architectural merit, significant architectural features, historic/heritage structures and archaeological sites that contributes to the village character and setting.</p>
	UHO 4-4	<p><b>Sports fields and facilities</b></p> <p>To encourage the development of sporting facilities in conjunction with local sports clubs and the local community. In this regard a partnerships approach shall be encouraged to ensure that investment is maintained in the social and recreational facilities in the village and that sporting facilities are able to cater for a variety of sporting needs in the village in an efficient and sustainable manner.</p>





**Section 5 Urban Design, Heritage & Opportunity Sites**

**5.1 Land Use Zoning:**

The zoning of land provides a framework for achieving planned co-ordinated and orderly redevelopment of the study area.

**5.2 Future Development:**

The additional land zoned for residential development has the potential to significantly increase the population over the next number of years. The zoning of business/commercial is aimed to provide for business land uses and activities that could provide for the basic needs of the village settlement and some limited employment opportunities. The recent development in the village has focussed on the eastern area of the village, and has created an imbalance in development, moving away from the village centre. Zoning proposals in the village plan readdress this by providing for appropriate zonings in the western quarter of the village and in proximity to the village centre. This serves to consolidate and reaffirm the existing village centre and in so doing creates a more sustainable urban village form.

This provision for a village park provides the opportunity to formalise a village green in proximity to the existing and proposed social and recreational services in the village e.g. church, school proposed crèche, community hall, and indoor sport facilities. The village park further provides the opportunity to consolidate and focus the village centre while providing visual linkage with the significant architecture of the church and community hall (old school) and allowing for the framing of these buildings. In general the village park is meant to provide a highly accessible and amenable public open space for all to share.

The existing social and recreational infrastructure and services in the village are recognised as important assets for the future development of the village. Improvements in the capacity and standard should be effected inline with the pace of future development. The zoning of lands for sports fields provides the opportunity for sports clubs in the area to locate closer to future participants in a growing community. The sustainability of any particular development will be considered in the context of the capacity and availability of social and recreational infrastructure for the future residents of such development. In particular as it relates to the specific development and in general as it relates to the capacity and availability of the social and recreational facilities in the village as a whole. \*

The council will also consider the contribution that a particular development could make towards improving the sustainability of village services and the village community as a whole. It is considered that in conjunction with the development of zoned land that social and recreational service should be provided and or improved at appropriate locations, either through special contributions or through direct public/private partnership investment or direct private investment. \*

Objectives		Zoning and Development
No.		
		It is an objective of the Council
	UHO 4-1	<b>Provision of Social and Recreational Infrastructure</b> To support the provision of social and recreational services at appropriate locations, in parallel with the development of zoned land, either through contributions or through direct private investment or public/private partnership investment e.g. sports fields, town park, river walkway, play areas etc.
	UHO 4-2	<b>Sequential Development</b> To uphold sequential development of infill sites and open fields within the village boundary in accordance with proper planning and development.
	UHO 4-3	<b>Part V of the Planning and Development Act 2000</b> The provisions of Part V of the Planning and Development Act 2000 as amended and the council's Housings Strategy shall apply to housing development on land zoned under this plan for residential uses or a mixture of residential or other uses.
	UHO 4-4	<b>Balanced development</b> The provisions of future development to avoid linear sprawl and instead consolidate the urban fabric focussed on the village centre.

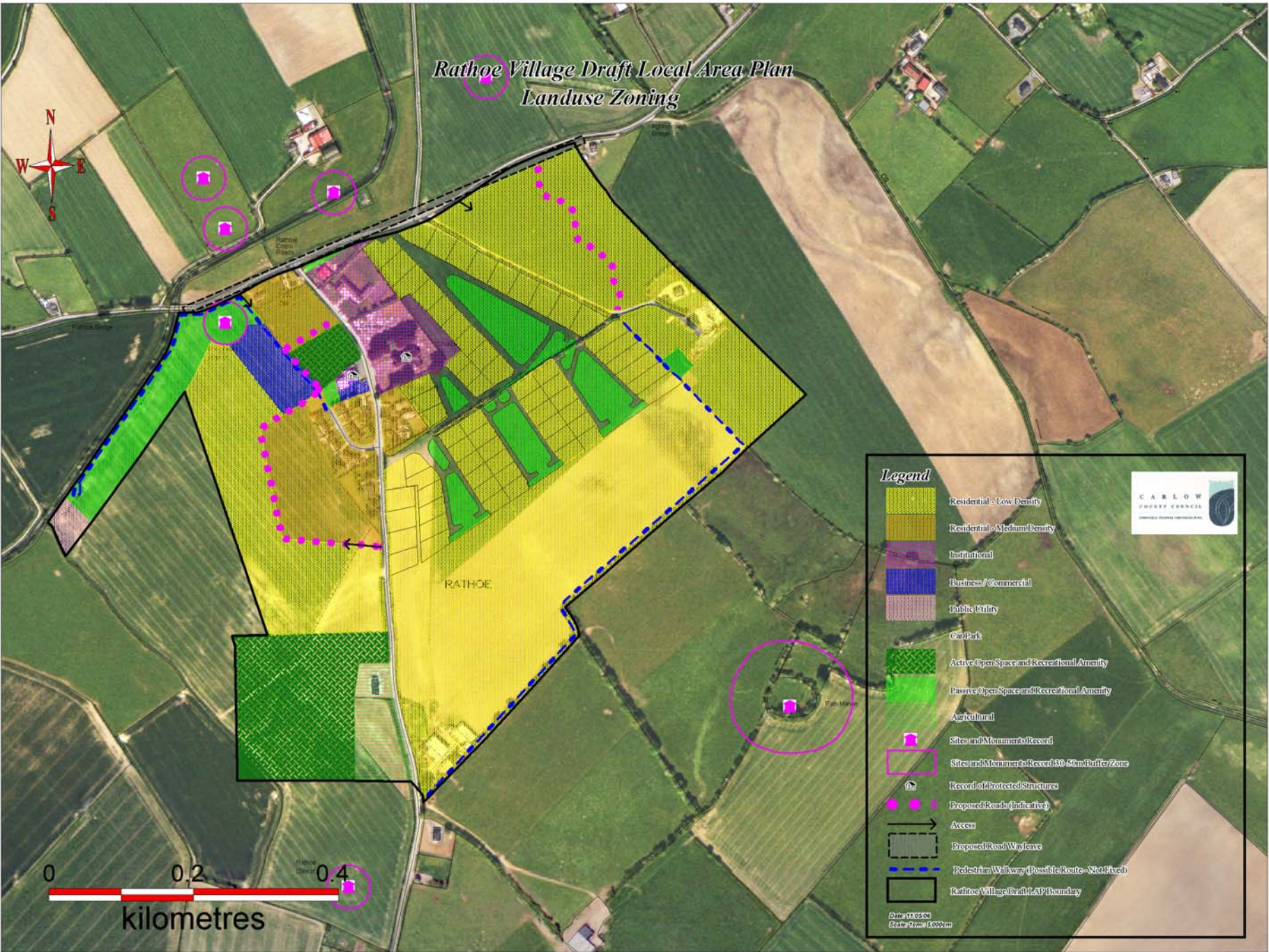
**5.3 Zoning Definition and Zoning objectives**


<b>ZONE</b>	<b>OBJECTIVE</b>
Low-density Residential:	To protect and provide for residential development and amenity at a gross density of not greater than 12 Unit/Ha.
Normally permitted	Housing, Bed & Breakfast, Community Facility, Crèche, cultural or recreational facility, educational facility, guesthouse, health facility, open space, sports facility.
Open for consideration	Advertisements
Medium Residential	To protect improve and provide for residential development and amenity between <b>12 –25 Units/Ha</b>
Normally permitted	Housing, Bed & Breakfast, Car Park, Community Facility, Crèche, cultural or recreational facility, guesthouse, health facility, open space, place of public worship, sports facility.
Open for Consideration	Advertisements
Business/ Commercial	To protect and provide for business development.
Normally permitted	Private garage, guest houses, shops, offices, petrol filling station,
Open for Consideration	Motor outlets, clubs (private) sports clubs, recreational buildings, health/centres/clinics, and subservient residential
Institutional	To protect and provide for Institutional development.
Normally permitted	Crèche, school, sports facility, public recreational building, hospital/medical facility
Open for Consideration	Car park,
Public Utility	To preserve and provide for infrastructure to service the future expansion of the village.
Normally permitted	Water plant, pumping station, electrical pylons, electrical substations
Open for Consideration	Antennae, depot

<b>ZONE</b>	<b>OBJECTIVE</b>
Active : Open Space & recreational Amenity	To preserve and provide for open space and recreational amenities.
Normally permitted	Community facilities, cultural and recreational facility, open space, public service installations, sport facilities
Open for Consideration	Car park cemetery, golf course and club house, restaurant (excluding hot food take away)
Passive: Open Space & recreational Amenity	To preserve and provide for soft landscaped open space and recreational amenities
Normally permitted	Hard and soft landscaping, landscape feature, statue, monument, Public park
Open for Consideration	Recreational uses, restaurant (excluding hot food take away), Signage, pedestrian walkway
Agriculture	To protect ad provide for the development of agriculture.
Normally permitted	Agricultural buildings for housing of cattle, sheep, goats, donkeys, horses, deer, rabbits, pigs, mink or poultry and any ancillary provisions for effluent storage, provision for store, Barn or shed. Horticultural enterprise, mushroom production, equestrian activity, office/building ancillary to above uses.
Open for Consideration	Abattoir






# Rathoe Village Draft Local Area Plan Landuse Zoning





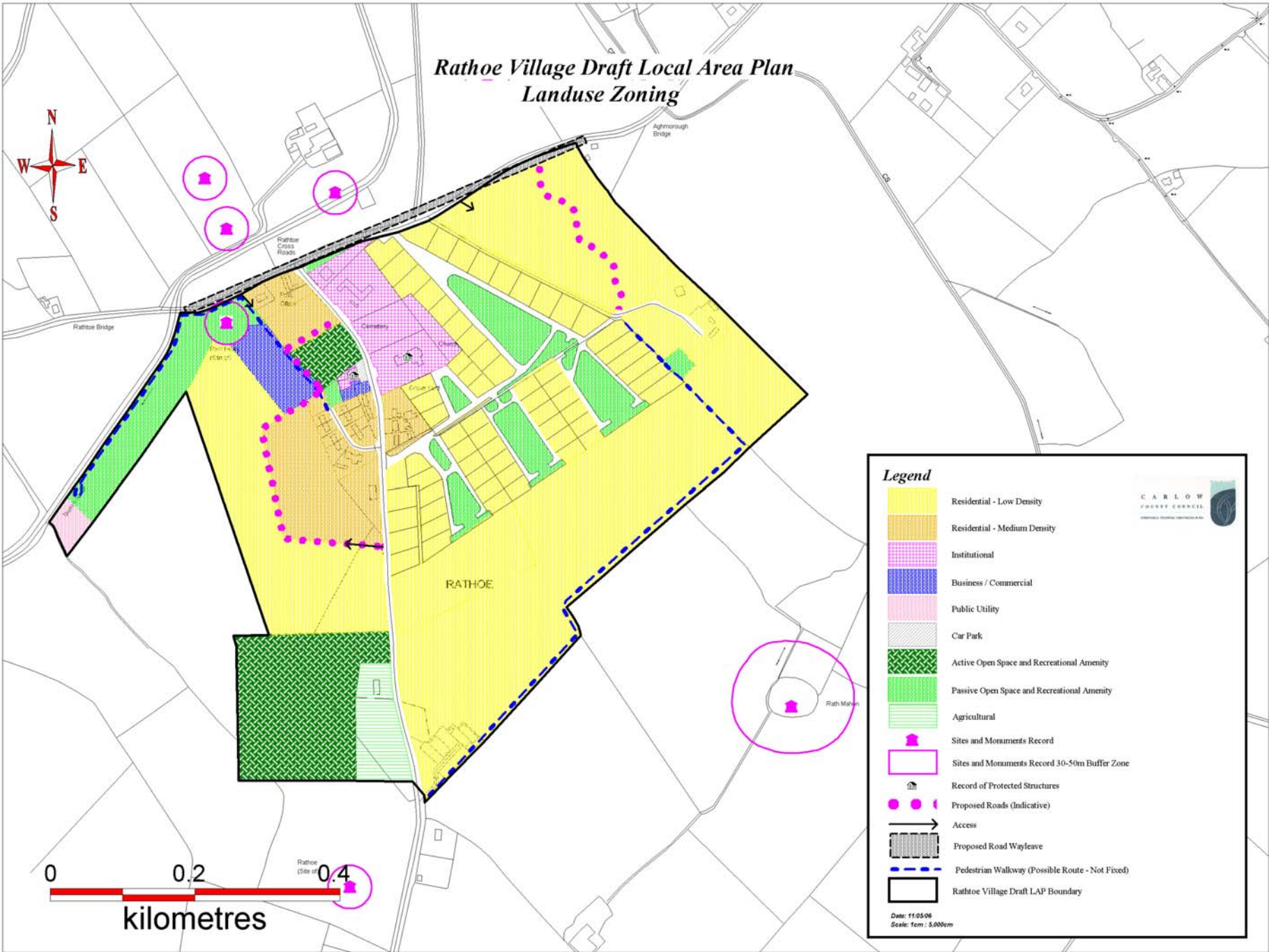
**Legend**

-  Residential - Low Density
-  Residential - Medium Density
-  Institutional
-  Business / Commercial
-  Public Utility
-  Car Park
-  Active Open Space and Recreational Amenity
-  Passive Open Space and Recreational Amenity
-  Agricultural
-  Sites and Monuments of Record
-  Sites and Monuments of Record 40-50m Buffer Zone
-  Record of Protected Structures
-  Proposed Roads (Indicative)
-  Access
-  Proposed Road Wayleave
-  Pedestrian Walkway (Possible Route - Not Fixed)
-  Rathoe Village Draft LAP Boundary

Data: 10/05/14  
Scale: 1:5,000



# Rathoe Village Draft Local Area Plan Landuse Zoning



**Legend**

- Residential - Low Density
- Residential - Medium Density
- Institutional
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Date: 11/05/06  
Scale: 1cm : 5,000m

