

Rathmolyon Written Statement

Settlement	Rathmolyon
Position in Settlement Hierarchy	Village - Local centre for services and local enterprise development
Position in Retail Strategy	Fourth tier retail centre
Population (2011) Census	298
Committed Housing Units (Not built)	82 No. committed units
Household Allocation (Core Strategy)	20 No. Units
Education	National School (located outside village)
Community Facilities	Two churches, Community hall (old National school) and Rathmolyon GAA grounds.
Natura 2000 sites/Natural Heritage Areas (NHA)	No Natura 2000 sites within the village. A number of streams flow near Rathmolyon which are tributaries of the Boyne Special Area of Conservation (SAC). Rathmolyon Esker NHA is located immediately adjacent to the GAA grounds just east of the development boundary for the village.
SFRA	No SFRA required. No lands within Flood zone A or B.

Goal

To make a positive contribution to the development of Rathmolyon Village by the consolidation and strengthening of the defined and attractive Village Centre, recognising the importance of conserving and enhancing the quality of the Village's built and natural environment, while catering for the needs of all sections of the local community.

01 Village Context

Rathmolyon is located in the south of the County approximately 8 km south of Trim. The village developed at the junction of the R156 Dunboyne to Mullingar regional road and the R159 Trim to Enfield regional road.

The statutory land use framework for Rathmolyon promotes the future development of the village in a co-ordinated, planned and sustainable manner in order to conserve and enhance the established natural and historical amenities of the village and its intrinsic character. Rathmolyon essentially provides local services for a generally rural hinterland. The village is characterized by some impressive buildings, one of which closes the street at its eastern end, and some impressive open spaces with stone walls and trees. This land use framework endeavours to maintain and add to a built environment that is both attractive and distinctive, and which creates a unique sense of place for those who both live and work within, as well as those who visit, the Village.

The Planning Authority notes the extant planning permission for 82 no. units¹ which if constructed would double the existing population of the village. In contrast, the household allocation contained in the Core Strategy of this Plan provides for a more modest extension befitting the village's position in the county settlement hierarchy. The provision of a compact, vibrant and effective Village Centre is essential if Rathmolyon is to cater for its current and future population needs in a sustainable manner. This land use framework provides that new land-use zonings should be closely linked to, and integrated with, the existing Village, thereby encouraging more sustainable modes of transportation such as walking and cycling.

02 Water and Wastewater Services

The Village is currently served by the Rathmolyon waste water treatment plant to the south of the Village located outside of the development boundary, which is designed to cater for a design capacity of 800 population equivalent (PE). There remains 300 PE available in the waste water treatment plant, noting the significant extant permissions.

Water supply for the village is obtained from the Trim water treatment plant which also services the town of Trim and Summerhill village as well as a significant rural catchment area. The remaining PE for the entire catchment is 8,000. Future development proposals will be considered in this context.

03 Land Use

The village was centred on the crossroads with the Church of Ireland and Rathmolyon House dominant with smaller buildings evident on either side of the Ballivor Road. The Roman Catholic Church was added in 1967. This remained the form of the village until the development of Church View housing development by the Local Authority on the Enfield Road. There has only been one significant recent residential development in the village namely, Cherry Valley on the southern side of the Ballivor Road.

The proposed land use strategy seeks to consolidate the compact nature of the village and strengthen the commercial core of the settlement. This is reflected in the order of Property contained in the land use zoning objectives map. Access to backlands within the village core (lands identified with B1 "Village Centre" land use zoning objective) should be conserved. There are a number of residential units fronting onto the Main Street. These have been predominantly retained in residential use. Whilst it is accepted that most Irish towns and villages are characterised by residential uses fronting onto a Main Street, a level of commercial activity is also required to make villages viable. In order to ensure that such possibilities can be realised, the level of residential versus commercial use should be monitored where "living over the shop" schemes should be promoted to ensure a non-residential ground floor use. Relaxation of development standards may be considered where appropriate backland development can provide alternative residential accommodation to secure on-street commercial activity.

04 Residential Development

Rathmolyon has been the subject of relatively substantial residential development in recent years, specifically the construction of medium scale residential development projects. This is evidenced by the population increase between 1996 and 2011 from 168 to 298 persons. The Core Strategy of the County Development Plan seeks to limit the further expansion of the village at a more moderate rate than experienced over the past decade reflective of the position of the village in the County Settlement Hierarchy. Further development and growth will need to take account of the Village's ability to grow in a sustainable manner without

¹ It is noted that the corresponding figure in Table 2.4 of Volume I of the County Development Plan is 120. However in the intervening period, two separate planning permissions for 18 no. and 33 no. of these units have since expired (TA800321 & TA802382 respectively) whilst planning permission for 13 no. committed units (planning register ref. no. TA101408) would not appear to have been included in the calculations upon which Table 2.4 was based.

causing unacceptable impacts upon the surrounding environment. This policy framework endeavours to facilitate the continued growth of well designed, sustainable new residential communities, which are integrated with the existing Village's built environment.

The Core Strategy of the County Development Plan (Table 2.4 refers) provides a housing allocation of 20 no. units to Rathmolyon over the 2013-2019 period. There are 82 no. committed units that relate to three separate development proposals, all of which have been granted an extension of duration of the period of their 5 year permission to date. All of these permitted developments are to the south of the Main Street and will assist in the further consolidation of the village core. Having examined all of the land with the benefit of a residential land use zoning objective in the 2009 Local Area Plan, it is considered that there are centrally located lands, both to the north and south of the Main Street, that are being retained for village centre uses and which can also accommodate residential development. Further, planning permission expired in October 2013 on a site located centrally in the village which is zoned for both residential (0.51ha) and village centre uses (0.59ha). Given its central location, this site is identified within Phase 1 of the Order of Priority. The Planning Authority is satisfied that sufficient lands have been identified within Phase 1 of the Order of Priority to accommodate the modest household allocation of 20 units. All other lands are identified as Residential Phase II (Post 2019) and are not intended for release within the life of this County Development Plan.

All designers of multiple residential developments within the Plan boundary are requested to submit a Design Statement to the Planning Authority with their planning applications in accordance with the requirements of Section 11.2 Residential Development of Volume I. A Design Statement is an appraisal of the distinctive character of the area adjoining the proposed development site and must consider how the design and layout of the proposed development responds to, and preferably enriches that character.

05 Commercial, Economic and Retail Uses

Rathmolyon is identified as a fourth tier retail centre in the County Retail Hierarchy. It has a small range of retail services, primarily a local convenience shop, two public houses, a childcare facility and a hairdressing shop. The Village would benefit from having a greater range and variety of such facilities. The Planning Authority granted permission for a mixed use development in the centre of the village which included the provision of 3 shop units however this permission has not been enacted upon and has since expired. The site has been retained as Phase 1 in the Order of Priority.

No land has been identified for employment generating uses in this Development Framework. It is considered that the development of industrial or manufacturing uses in Rathmolyon would be inappropriate having regard to its rural character and current population. Furthermore, it would militate against the orderly development of such uses in Trim which is approximately 8km from the village and is designated as a District Employment Centre in the County Development Plan. The improvement of the local bus services to adjoining larger employment centres is also being pursued in this development strategy to encourage sustainable travel modes by local residents to access employment opportunities.

Significant areas of land adjacent to the crossroads have been identified to provide for village centre uses, both to the north and south of the Main Street. It is considered that the best prospect of employment creation locally lies with developing small to medium sized enterprises. Furthermore, there is provision in the County Development Plan under ED POL 19 to support rural entrepreneurship and the development of micro businesses (generally less than 10 no. employees) in rural areas where environmental and landscape impact is minimal and such developments do not generate significant or undue traffic. This Development Framework has ensured that sufficient and appropriately located land for village centre uses has been identified for the life of the County Development Plan and beyond.

06 Community Facilities and Open Spaces

There are no schools within the development boundary of the village of Rathmolyon. St. Michael's National School is located approximately 1km southwest of the village. The nearest secondary schools are in Longwood and Trim. Rathmolyon GAA ground is located within the development boundary to the east of the village and is accessed off a narrow cul de sac. The old National School appears to be in use as a community hall. The existing level of civic and community facilities should continue to be monitored to cater for the Village's needs having regard to the population now resident. It is essential that sufficient community facilities are established, catering for all age groups. Sufficient lands have been reserved for such infrastructure to accommodate both existing and proposed future populations.

Rathmolyon enjoys some notable environmental qualities, particularly open spaces associated with the character and setting of Cherry Valley House, Rathmolyon Villa and Rathmolyon House. These open spaces afford vistas of these houses from adjoining public roads. There is a small area of open space on the corner of the junction between the Trim (R159) and Ballivor roads (R156) and there are open spaces provided within existing housing developments. However, the village is distinctly lacking in active recreational and community amenities; there are presently no significant or distinctive open spaces, safe walking and cycling networks or active areas of open space to maximise upon and appropriately utilise existing natural and man-made environmental assets, their settings and views.

07 Urban Design

The village has developed in a linear pattern along the R156 Dunboyne to Mullingar road, which intersects the R159 leading north to Trim and south to Enfield. Most of the significant older buildings in the village date from the Georgian and Victorian periods. Rathmolyon includes some impressive buildings, which include a Catholic church, a Protestant church, two public houses, Cherryvalley House, Rathmolyon Villa and Rathmolyon House.

The approaches to the settlement from both east and west are quite attractive and relatively free of ribbon development. There is a row of two storey houses with an established building line facing south onto the Main Street in the centre of the village. On the opposite side of the Main Street there is a mixture of two storey and single storey dwellings including a thatched building which is a Protected Structure operating as a public house. The site at the junction between the Enfield Road and Ballivor Road represents a central Opportunity Site where planning permission has been granted for a mixed use scheme. Section 11.1.7 and the Meath Rural Design Guide set down in the County Development Plan deal with Urban Design and Architectural Features.

08 Heritage

The built and natural heritage of the Rathmolyon area are important resources that must be protected and enhanced to add to the local sense of place and belonging, and also to increase the attractiveness of the area to residents and visitors. The protection of these resources and presentation of their heritage value are key considerations in this Development Framework.

There are a number of buildings and structures of historical significance within Rathmolyon. The Village has seven structures included in the Record of Protected Structures (RPS) which is significant having regard to its relative small footprint. Rathmolyon has one item on the Record of Monuments and Places (RMP) which is identified on the land use zoning objectives map as an 'Area of Archaeological Interest'. The Recorded Monument is a nineteenth-century Church, reference ME042-020. The continued protection of the built heritage of Rathmolyon is intrinsic to the sustained success and viability of the Village itself.

Although the Village and the surrounding environs hold environmental assets, none are designated at international level; the Village does not contain nor is it adjacent to any Natura 2000 sites. However there are a number of streams which flow near Rathmolyon which are tributaries of the River Boyne & River Blackwater Special Area of Conservation and Special

Protection Area sites. In addition, there is a Natural Heritage Area (NHA), Rathmolyon Esker, located immediately adjacent to the eastern boundary of the village. The village also contains a number of trees of amenity value which are associated with a number of Protected Structures, namely Rathmolyon House, Rathmolyon Villa and Cherry Valley House. These contribute greatly to the attractiveness of Rathmolyon. The protection of the natural environment of Rathmolyon is fundamental to the success of this Development Framework, as it provides the Village with its own unique identity and amenity background. Therefore it is vital to achieve the correct balance between protection of the natural environment and the future development of the village.

09 Movement & Access

Rathmolyon developed at the intersection of two regional roads, the R156 and R159. There are four main approach roads into the Village. The principal approach roads are from Summerhill and Ballivor, which enter the village from the east and west along the R156. This is the main traffic desire line from east to west, Dublin to Mullingar. The other main approach routes are from Trim and Enfield along the R159 to the north and south of the Village respectively. It is important to manage vehicular traffic passing through the village and to provide safe crossing facilities for pedestrians and cyclists. Virtually all the central functions in Rathmolyon are located on the R156. Movement by pedestrians and cyclists should be as easy, direct, attractive and as safe as possible.

Rathmolyon is within easy reach of Trim and Summerhill in particular. A village the size of Rathmolyon needs to maintain good transportation links to these surrounding urban areas in order to attract future population and potential business opportunities. The development of public transport bus links is critical to ensure a better modal split in favour of public transport away from the private motor vehicle. Bus Éireann route 115A provides a commuter link from Rathmolyon to Dublin via Summerhill and Maynooth with one journey in the morning and an evening journey back every day except Sunday. Bus Éireann route 118 provides a daily commuter service from to/from Dublin via Dunboyne and a daily service to/from Mullingar.

Strategic Policies

SP 1	To promote the future development of the village as a compact settlement with a pedestrian friendly environment, a legible and coherent physical form, and a variety of land uses and amenities.
SP 2	To protect the unique character of the village through the provision of appropriate infill development which has regard to the scale, character, topography and amenities of the Village.
SP 3	To operate an Order of Priority for the release of residential lands in compliance with the requirements of CS OBJ 6 of the County Development Plan as follows: <ul style="list-style-type: none"> i) The lands identified with an A2 "New Residential" land use zoning objective corresponds with the requirements of Table 2.4 Housing Allocation & Zoned Land Requirements in Volume I of this County Development Plan and are available for residential development within the life of this Development Plan. ii) The lands identified with an A2 "New Residential" land use zoning objective but qualified as "Residential Phase II (Post 2019)" are not available for residential development within the life of this Development Plan.

Policies

Water and Wastewater Services

WWS POL 1 To endeavour to maintain and provide adequate potable water and wastewater treatment infrastructure that is sufficient to meet the development needs of the village within this Plan period.

WWS POL 2 To expedite the provision of an adequate water supply to allow development to proceed.

Flood Risk

FR POL To manage flood risk and development in Rathmolyon in line with policies WS 29 – WS 36 inclusive in Volume I of this County Development Plan.

Land Use

LU POL 1 To reserve access to backlands at appropriate locations as indicated on the land use zoning objectives map.

LU POL 2 To consolidate the central area of the village for commercial uses.

LU POL 3 To provide opportunities for expansion of the employment base of Rathmolyon and provide additional employment opportunities for the resident population base.

LU POL 4 To promote the comprehensive mixed-use development of backland areas in favour of piecemeal non-comprehensive development.

Commercial, Economic and Retail Uses

CER POL 1 To promote a high quality mixed residential use and commercial development providing for continuation of the established building line on the main street and an extension of the footpath to the west side of the Enfield road.

CER POL 2 To seek the early development of lands zoned B1 adjoining the main street for employment purposes and consolidate the central area of the village for commercial uses.

Community Facilities and Open Spaces

CF POL 1 To support the provision and even distribution of a range of social infrastructure facilities to meet the needs of Rathmolyon in liaison with other statutory, voluntary, and community groups.

CF POL 2 To protect the sites of existing facilities and support their further development and expansion.

CF POL 3 To provide amenity and open spaces at appropriate strategic locations which would be of a high design quality.

Urban Design

UD POL 1 To require all new developments to consider and reflect the physical, social and environmental context of the Village. Proposed uses shall be compatible with the surrounding areas and the established character of the Village.

UD POL 2 To protect the established building line within the Village, particularly along the Main Street.

Movement and Access

MA POL 1 To require screened parking in the village centre.

MA POL 2 To require the provision of good public lighting standards on all routes and extension of footpaths and public lighting to the development boundaries on public roads in association with further development.

Objectives

Community Facilities and Open Spaces

CF OBJ 1 To seek to identify a suitable site for a playground.

CF OBJ 2 To reserve sites for Community Use as shown in the land use zoning objective map.

Heritage

HER OBJ 1 To protect the attractive quality of the Built Heritage of Rathmolyon.

HER OBJ 2 To promote the conservation or reuse of old stone walling within the development envelop.

HER OBJ 3 To protect the following tree stands within the Village as identified because of their amenity value:

1. Trees on the Trim Road within the grounds of Rathmolyon Villa.
2. Trees to the front of Rathmolyon House.
3. Trees within the grounds of the 'Church of Ireland'.

Movement and Access

MA OBJ 1 To install a pedestrian crossing within the Village Centre area.

MA OBJ 2 To seek to identify, over the life of the County Development Plan, additional car parking spaces in the centre of the village.

**County Development Plan
2013-2019
Variation No. 2**

RATHMOLYON

Land Use Zoning Objectives Map

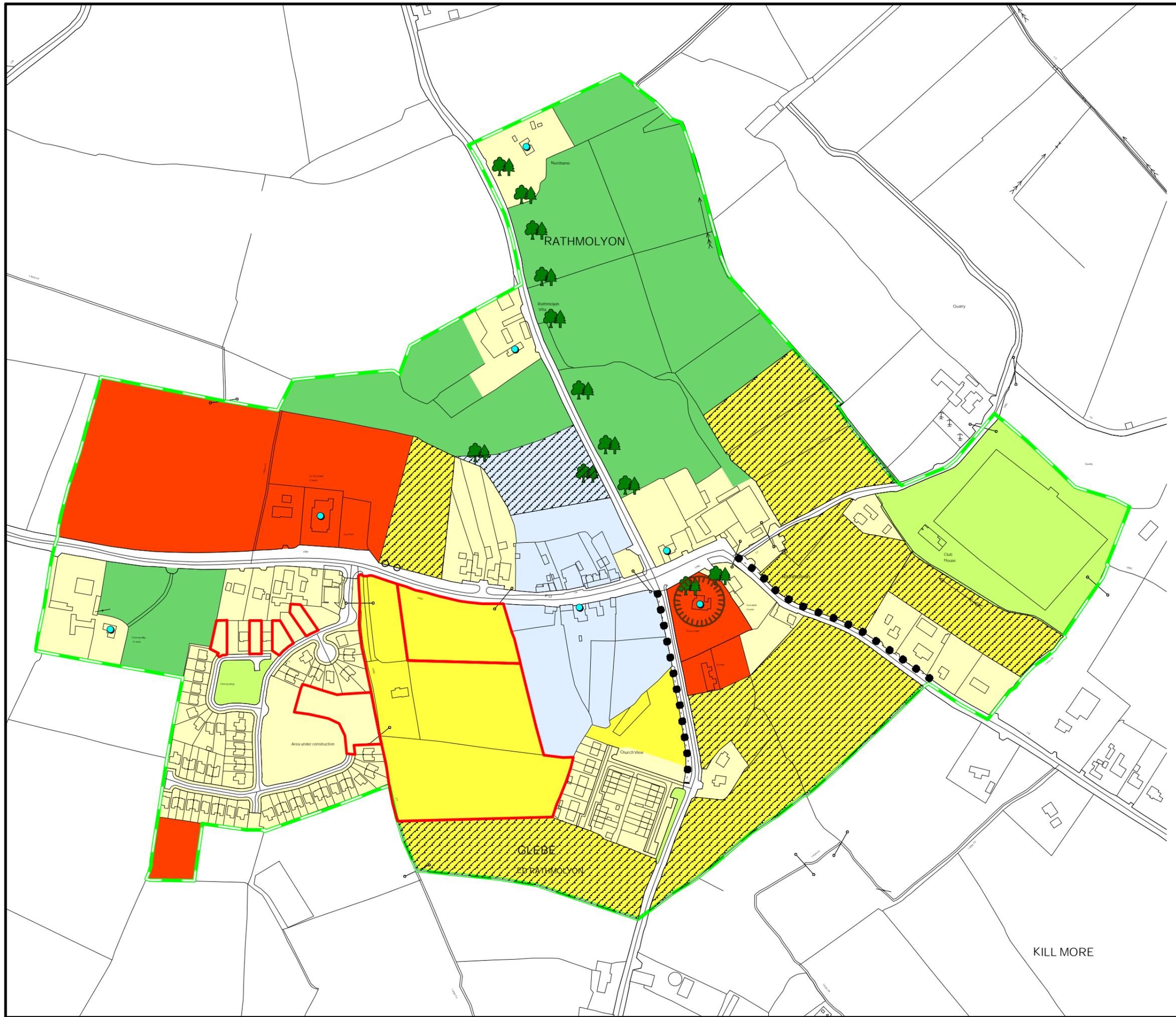
VARIATION MADE on the 19th May 2014

LAND USE ZONING OBJECTIVES

- A1**  To protect and enhance the amenity of developed residential communities.
- A2**  To provide for new residential communities with ancillary community facilities, neighbourhood facilities and employment uses as considered appropriate for the status of the centre in the Settlement Hierarchy.
- B1**  To protect, provide for and / or improve town and village centre facilities and uses.
- F1**  To provide for and improve open spaces for active and passive recreational amenities.
- G1**  To provide for necessary community, social and educational facilities.
- H1**  To protect and improve areas of high amenity.

SPECIFIC OBJECTIVES

-  Trees to be preserved
-  Protected Structures
-  Footpaths & Public Lighting (Proposed/Existing)
-  Development Area Boundary
-  Sites and Monuments
-  Multiple Residential Development Granted Planning Permission
-  Commercial/Residential Phase II (Post 2019)



Note: Details shown on this map is for information purposes only. Further details on any item should be clarified with Meath County Council. This map has been produced by Meath County Council with available Local Authority and Ordnance Survey base data.
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Contact:
Planning Department
Meath County Council
Abbey Mall
Abbey Road
Navan, Co. Meath
Tel: (046) 9097000
Fax: (046) 9097001
e-mail: planning@meathcoco.ie
web: <http://countydevelopmentplan.meath.ie>

Scale -
Not to scale
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