



**Rathingle
 Local Area Plan**

Legend

- Rathingle LAP Boundary
- Residential - circa 33 units per ha.
- Residential - circa 30 units per ha.
- Proposed Open Space
- Hedgerows to be preserved
- Buffer zones to protect hedgerows (min 3m wide)
- Contours
- Indicative Vehicular Access Points
- View Lines
- 64m View Point
- Indicative playground
- Indicative Pedestrian/Cycle Routes
- Appropriate architectural resolution shall be agreed with the planning authority for 'book end' sites in the vicinity of the central pocket park
- Potential pedestrian access to north/south green route to River Valley Park required under LO 336 of the County Development Plan
- Central pocket park

- Local Objective :**
- Retain the existing fence and augment with additional tree planting, along the eastern boundary, save where necessary to be removed to allow vehicular and pedestrian access into the LAP lands

Local Objectives from Development Plan within and adjacent to LAP lands :

- No.299 Prepare a Landscape and Recreation Strategy for the Ward River Valley Park, to facilitate its planned extension westwards, to improve passive supervision, accessibility and permeability of the park and to develop additional passive and active recreational facilities and amenities within the Ward River Valley Park.
- No.306 Provide for the refurbishment and redevelopment of existing farmhouse and buildings to provide residential use.
- No.314 Support and encourage the regeneration of Rivervalley Neighbourhood Centre at a scale which responds to and respects the adjacent residential area.
- No.319 Carry out a study for the long term use of these lands with particular regard to the setting of Brackenstown House and the identification of recreational/amenity lands and outcome of route selection of distributor road.
- No.325 Provide bus only link between Rathingle and Rivervalley.
- No.328 No development to take place until dressing rooms are provided to service the adjoining open space.
- No.336 Provide a north/south green link from class 1 open space at Rathingle to the Ward River Valley.

**Planning and Strategic Infrastructure
 County Hall, Main Street, Swords**

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