

RATHCOOLE

UPDATE ON LAND USE & MOVEMENT CONCEPT

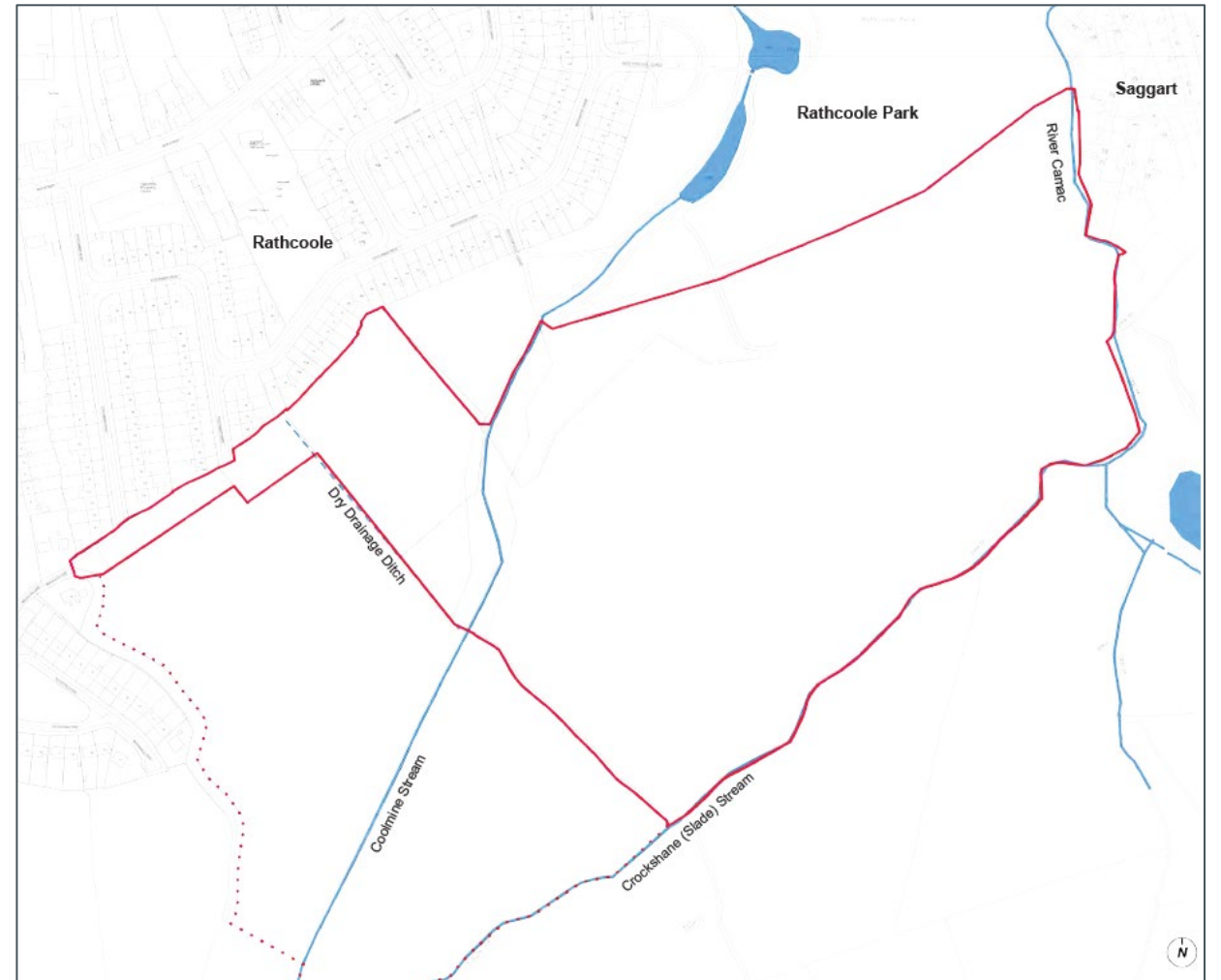


PRESENTATION TO COUNCIL

MAY 2023

CONTEXT

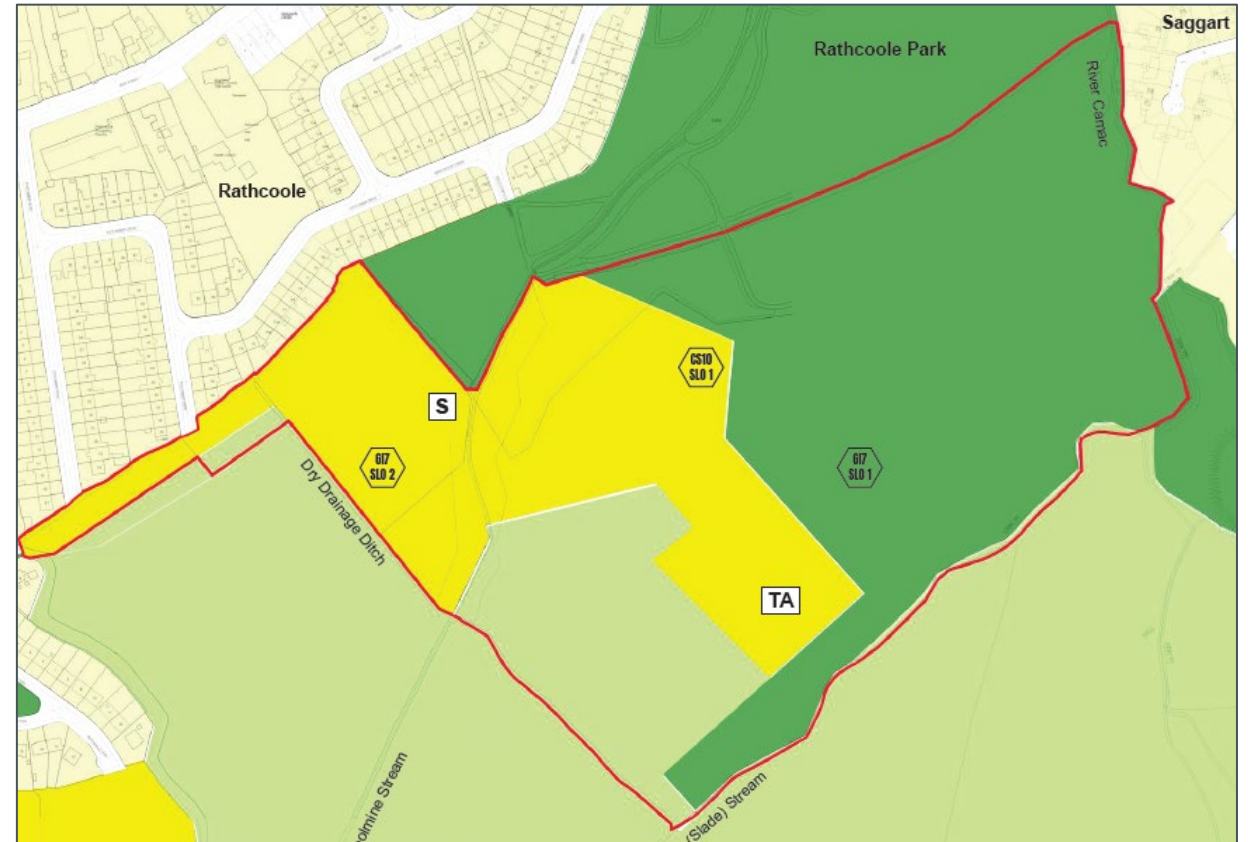
- Preparation of land use and movement options commenced in response to adopted SDCC County Development Plan 2022-2028
- Preferred option has been developed taking account of constraints and opportunities of the area, including reduced area of residential-zoned land, and hay meadow and woodland habitats
- Progress to date includes an emerging preferred option and associated report, all of which are at draft stage



LAND USE ZONING OBJECTIVES

The site is subject to the following land use zoning objectives:

- **RES-N**: To provide for new residential communities in accordance with approved area plans
- **RU**: To protect and improve rural amenity and to provide for the development of agriculture
- **OS**: To preserve and provide for open space and recreational amenities
- **S**: Proposed school
- **TA**: To Provide For Traveller Accommodation
- **CS10 SLO 1**: To ensure that the provision of a primary school, library hub, 2 full sized GAA pitches and 1 junior pitch and associated pavilion, access road and open space is provided in tandem with new residential development having regard to the provisions of **GI7 SLO 2**.
- **GI7 SLO 1**: The current green wildlife corridor between Saggart and Rathcoole be maintained and the need to preserve this wildlife corridor be incorporated into the design and development plans for Rathcoole Park.
- **GI7 SLO 2**: To ensure the adequate protection and augmentation of the identified Alluvial Rathcoole Woodlands within the zoning **RU**, and in recognising their value as green infrastructure and the potential linkages to Lugg Woods and Slade Valley and other amenity areas, provide for sensitive passive amenity uses which have regard to their Annex I status




















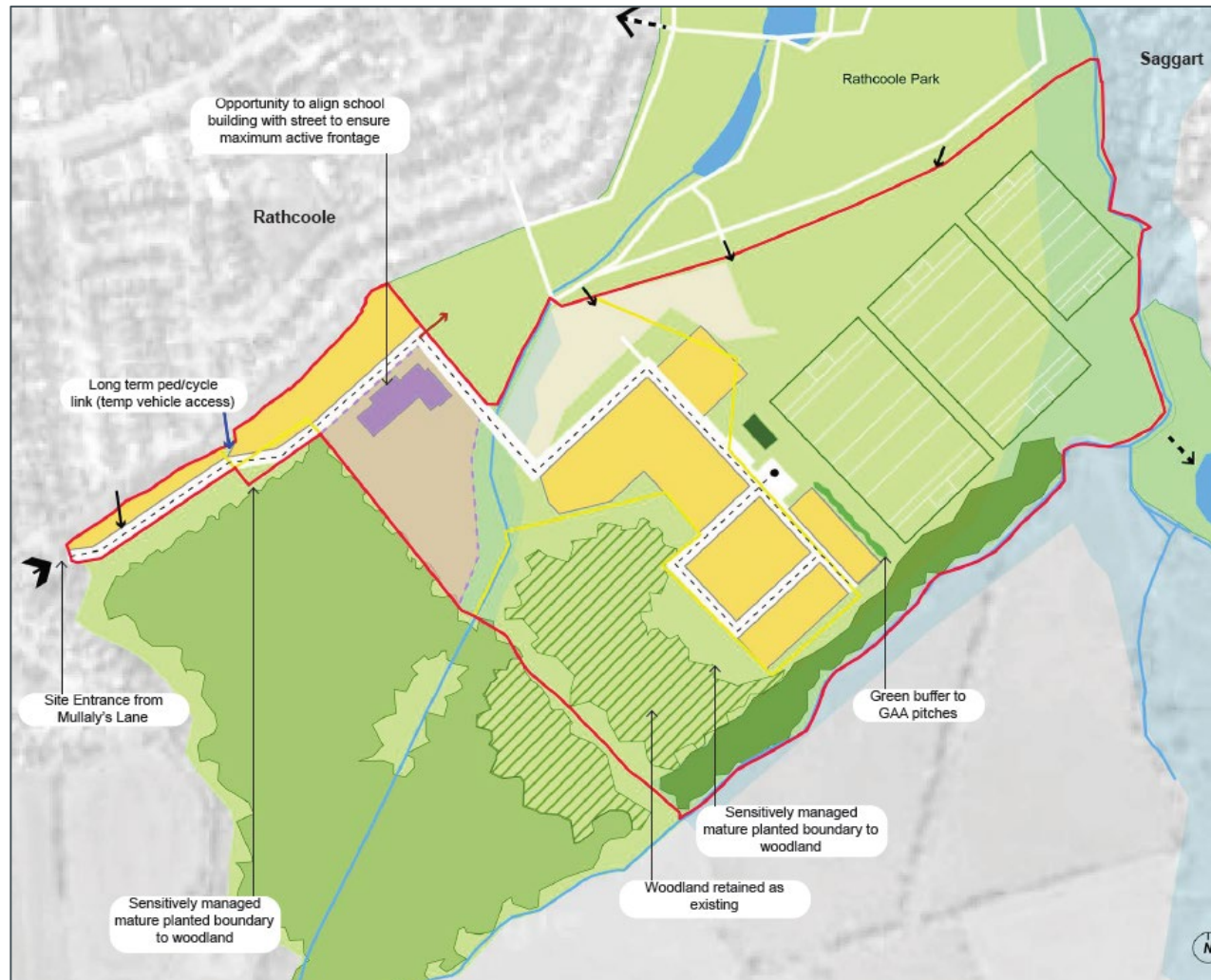
GREEN & CONNECTED



PREFERRED LAND USE & MOVEMENT CONCEPT

Legend

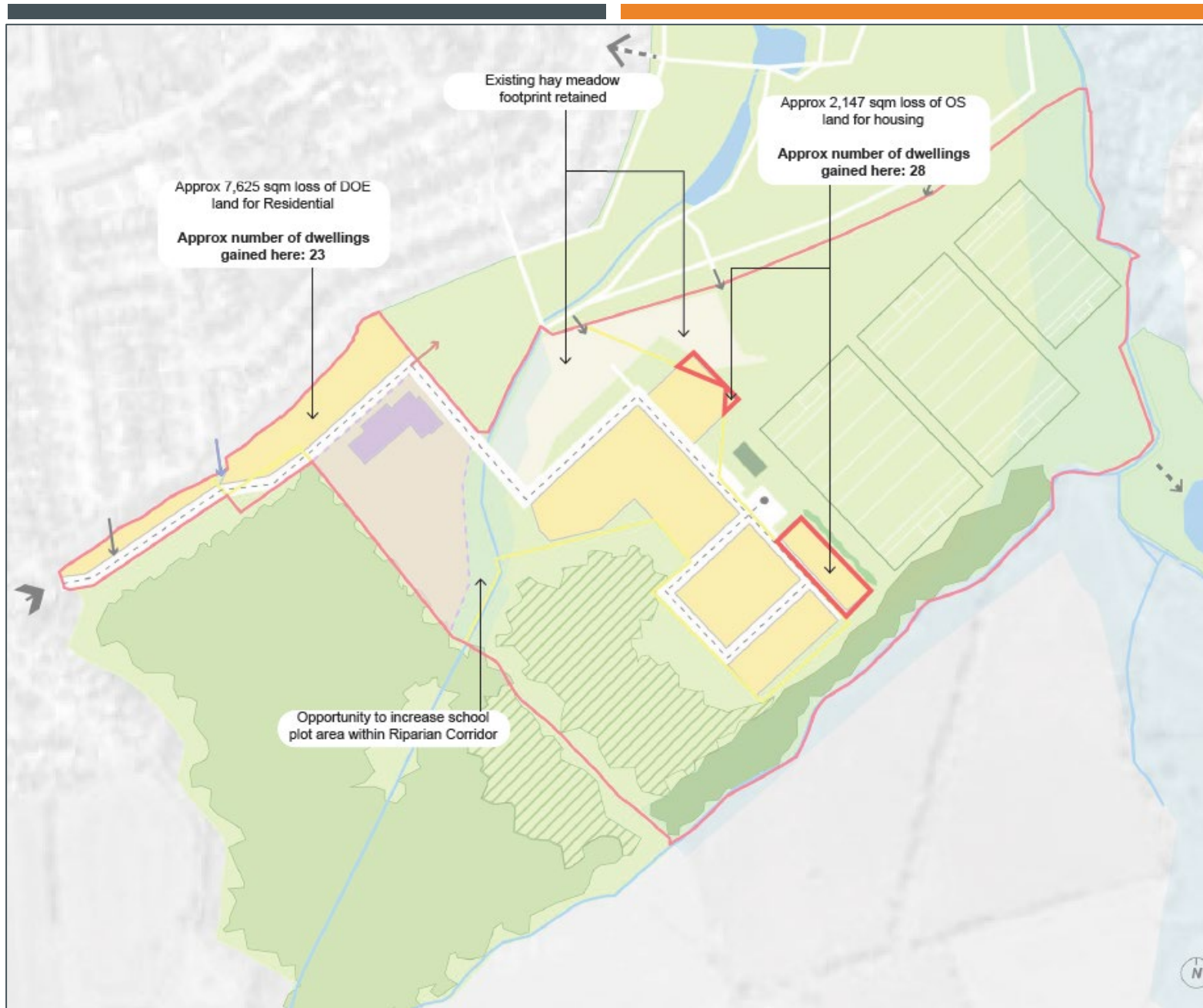
-  Site Boundary (17.8 ha)
-  Indicative Development Parcel
-  Indicative School Building
-  Indicative School Plot (1.27ha)
-  Indicative location of GAA Pavilion
-  Primary Movement Network (Street / Road)
-  Home Zone / Shared Surface Lanes
-  Indicative location of parking / access
-  Opportunities for ped/cycle connection
-  Long term ped/cycle link (temp vehicle access)
-  Opportunities for future connection
-  SDCC Local Plan RES-N Designation
-  Existing Hay Meadow
-  Existing Woodland
-  Existing Immature Woodland
-  Existing Orchid Rich Grasslands
-  Riparian Corridor





Key figures

- Indicative developable area: 4.84 ha
 - Indicative residential area: 3.57 ha
 - Indicative school site area: 1.27 ha
- Indicative unit numbers: 155-165
- Indicative density: 40-45 dph
- Indicative unit split:
 - House: 40%
 - Duplex: 34%
 - Apartment: 26%
- 1 junior & 2 senior GAA pitches with pavilion
- No reduced area for
 - Immature Woodland
 - Lowland Hay Meadow
 - Alluvial Woodland (save for Mullaly's Lane site access)
 - Orchid Rich Grasslands



- Areas outlined in red demonstrate OS zoned lands to be included for housing in addition to RES-N lands within the site
- Combined area of OS lands totals c. 2,200sqm
- Housing is open for consideration on OS lands subject to compliance with H3 Objective 4, which states: *'To support community led housing developments for older persons and social and Council affordable housing in established areas on lands designated with Zoning Objective "OS" (To preserve and provide for open space and recreational amenities), only where the quality and quantum of remaining public open space is deemed to be adequate and the amenities of the area are preserved'*.
- Inclusion of these areas would provide for compact residential development in the south of the site within the landscape, and creation of sense of place with better overlooking of streets and open spaces.
- Proposal would protect the woodland and include a sensitively managed mature planted boundary alongside development of the housing and school

TYPES OF HOMES

North parcel dwelling typologies, extending the settlement edge of Rathcoole



Narrow form dwelling typologies to be incorporated along the Mullaly's Lane site access to provide passive surveillance



South parcel typologies, within woodland and natural landscape



- Any new design will take account of protecting the residential amenity of existing dwellings

NEXT STEPS

- Finalise urban framework
- Progress preliminary design and planning (including environmental assessments)
- Development of detailed design
- Procurement of contractor to construct scheme