

RATHLUIRC DEVELOPMENT PLAN



Cork County Council

1973

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Planning Department

Cork County Council

MARCH 1973

I N T R O D U C T I O N

The Cork County Development Plan was formally adopted by the Council at its meeting on the 20th day of November, 1967. Under Section 20 of the 1963 Act, the Council as Planning Authority is bound to review its development plan at least once in every five years from the making of the original plan. It is for this reason that this town plan has been prepared as part of the review of the County Development Plan.

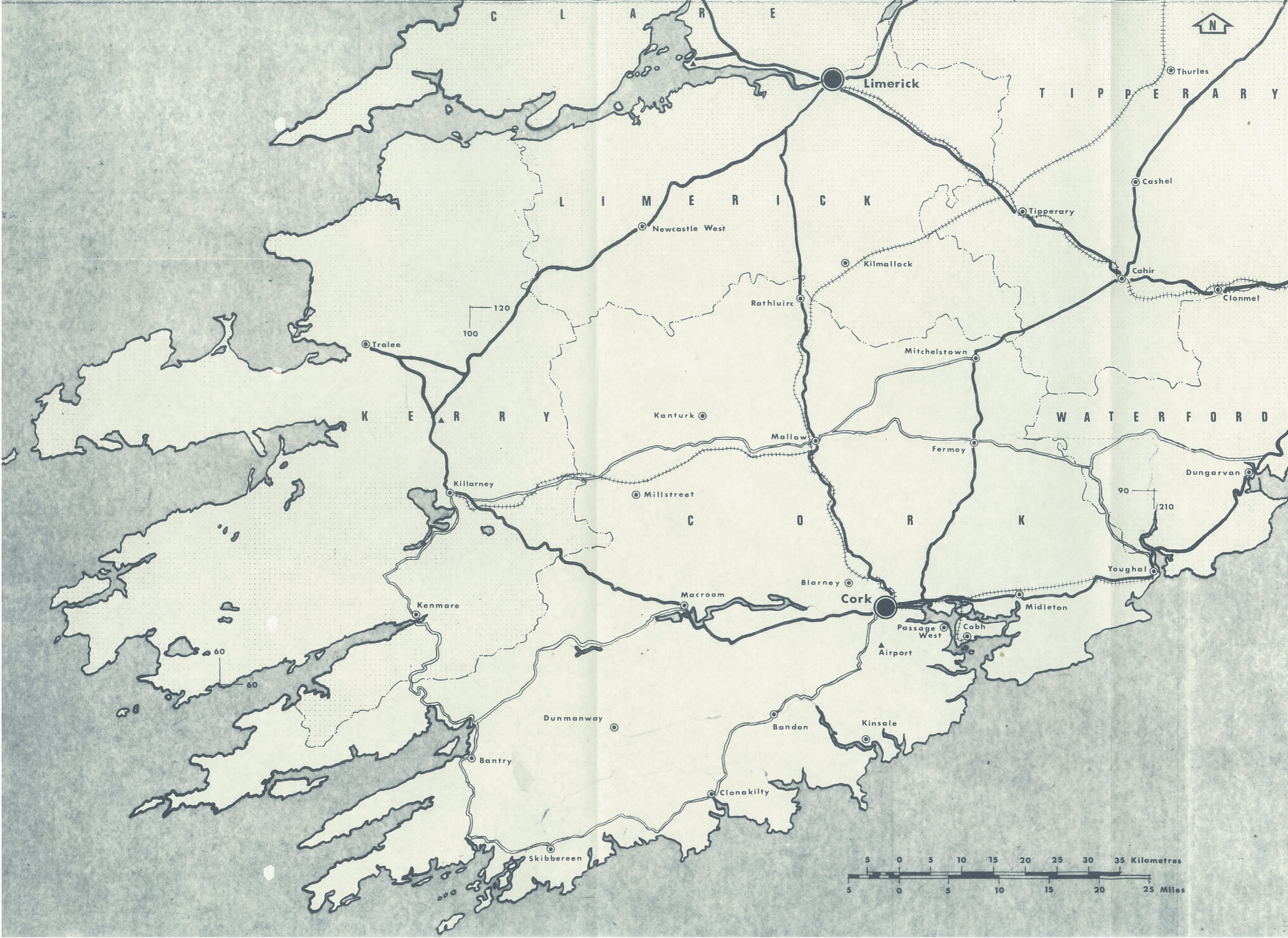
Section 20 (i) of the Local Government (Planning and Development) Act, 1963, gives a Planning Authority the right to **make** any variation (whether by way of alteration, addition or deletion) which they consider proper, in the making of any review of the plan. Rathluirc is one of the nine scheduled towns in Cork County for which the Planning Authority is statutorily obliged to include detailed development plans as part of the overall County Plan. This review town plan incorporates appropriate change where necessary based on available up-to-date information and any altered circumstances obtaining since the initial plan was prepared in 1967. It includes a revised format in which the basic survey information is included in Part I of the written statement and the development plan proper embodying the development policy, zoning and specific objectives with map, and feasibility in Part II. This gives the statement a logical sequence in which the problems and prospects of the town are analysed in Part I prior to the formulation of a development policy and specific objectives in Part II.

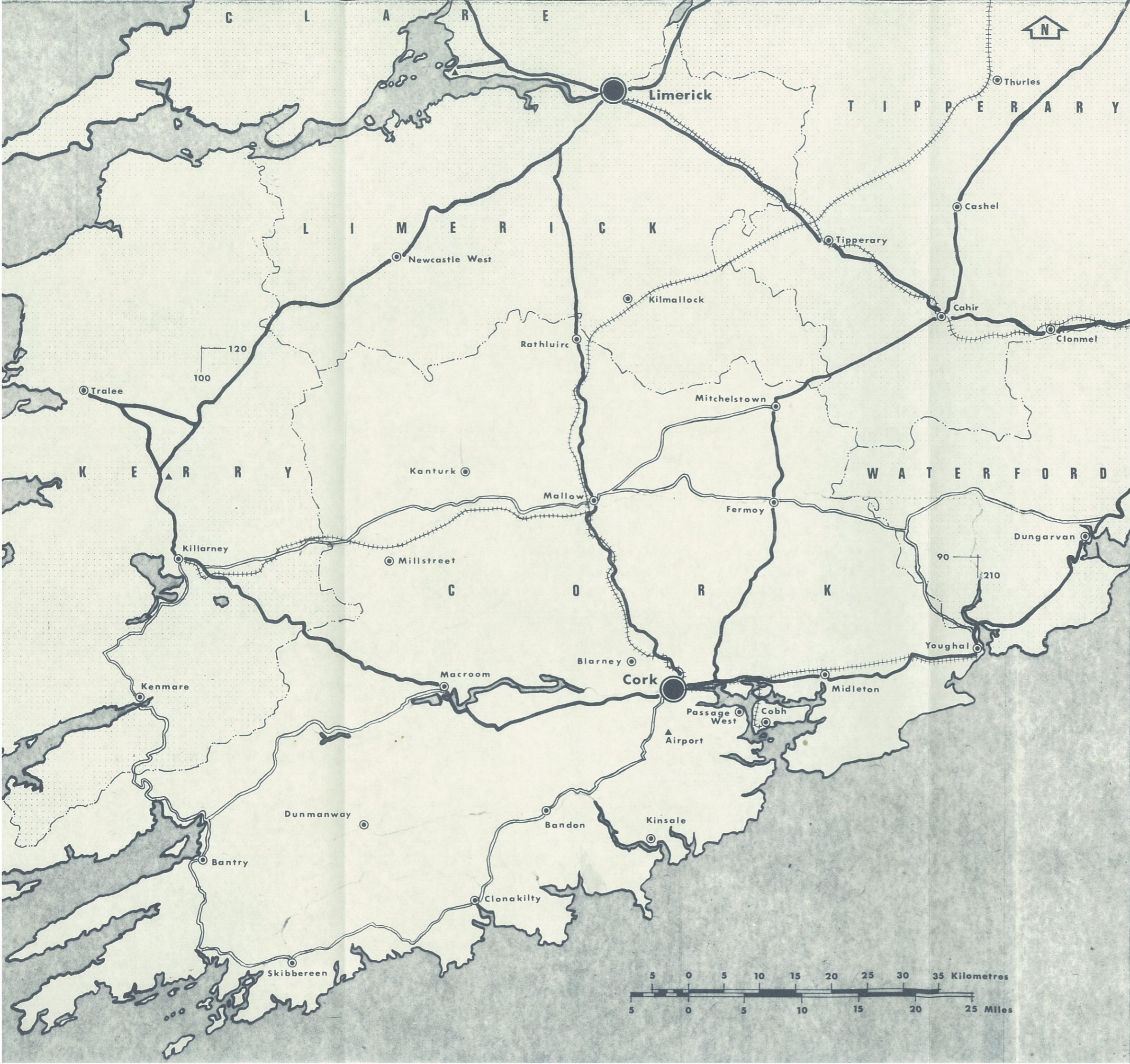
The zoning provisions of the original plan have been modified to include a system of primary or sole use zoning which is fully explained in Part II of the statement. It does not represent any radical change in policy but is purely a refinement of the original method of zoning which should permit of greater flexibility in the control of development while at the same time facilitating the emergence of a community structure and environment of high quality.

Part II, C (ii), Specific Objectives, corresponds to Part III, Development Objectives of the 1967 Development Plan for the town. The necessary change in the objectives are explained in paragraphs 2.14 to 2.17 inclusive. These changes are necessitated by the achievement of specific objectives or by the addition of further specific objectives, the inclusion of which is now considered desirable.

(ii)

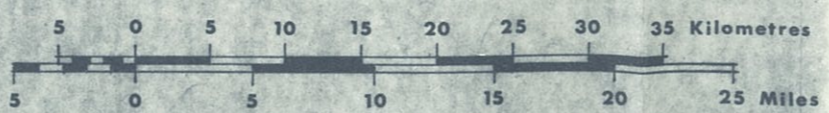
Development Plan policy and zoning objectives are indicated in relation to the development area within the Scheduled Town Boundary as adopted by the Council under Section 2 (6) of the Local Government (Planning and Development) Act, 1963, on the 18th day of October, 1965, and are also shown in accordance with Section 19 (3) of the Act for a particular area to the west without and adjoining the said boundary.





LOCATIONAL CONTEXT.

- County Boundary
- National Primary Route
- ==== Other Main Route
- +++++ Railway
- River
- County Borough
- Town
- ▲ Airport



MAP 1

T A B L E O F C O N T E N T S

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PART I. SURVEY AND ANALYSIS.

A / GENERAL BACKGROUND

GENERAL

I.1 Rathluirc is a cheese and dairy produce centre straddling the Cork - Limerick national primary route N.20 at its intersection with the Kilmallock - Dromcolliher main route, T.36. Situated just inside the Cork County Boundary, it is 39 miles from Cork and 22 miles from Limerick. It is connected by rail to both. It is not an administrative unit in itself, all its Local Government undertakings being the direct responsibility of the Cork County Council.

HISTORICAL
BACKGROUND

1.2 The town was founded by Lord Broghill, son of the "Great" Earl of Cork who named it Charleville in compliment to Charles II. Its ancient Irish name has since been restored. In Kiltoghig to the west of the town, is the site of the "Court of Poetry", a famous Gaelic cultural centre in the 18th century. The grave of its founder, Sean MacDomhnaill, lies in the ruined church at Ballysallagh.

PHYSICAL
FEATURES

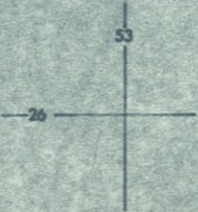
1.3 Rathluirc is set amidst the undulating plain of the "Golden Vale" of north Cork, South Limerick and South Tipperary. The general altitude is between 300' and 400' with the land sloping gently from the southwest. To the southeast, the Ballyhoura mountains rise to over 1700 feet.

1.4 The bedrock of the area is mainly carboniferous limestone with shales and sandstones occurring to the southeast. The soils are composed of glacial till (shale, carboniferous limestone and old red sandstone) and boulder clay and are ideally suited to the main agricultural land use i.e. dairying. Because of the flatness of the terrain, no physical landmark is evident in the immediate area.

EXISTING
TOWN
STRUCTURE





1.5 Until recently, the town was linear in form but some development in depth has taken place in recent years. Main Street is the principal thoroughfare leading northwards to Broghill and Limerick and southwards to Buttevant and Cork. From here, roads branch off to Kilmallock on the east and to Newmarket on the west. The land use map shows the location of the existing and proposed (i.e. presently committed by way of planning and permission) areas for residential, commercial, and industrial use as well as community facilities,

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















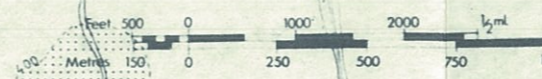
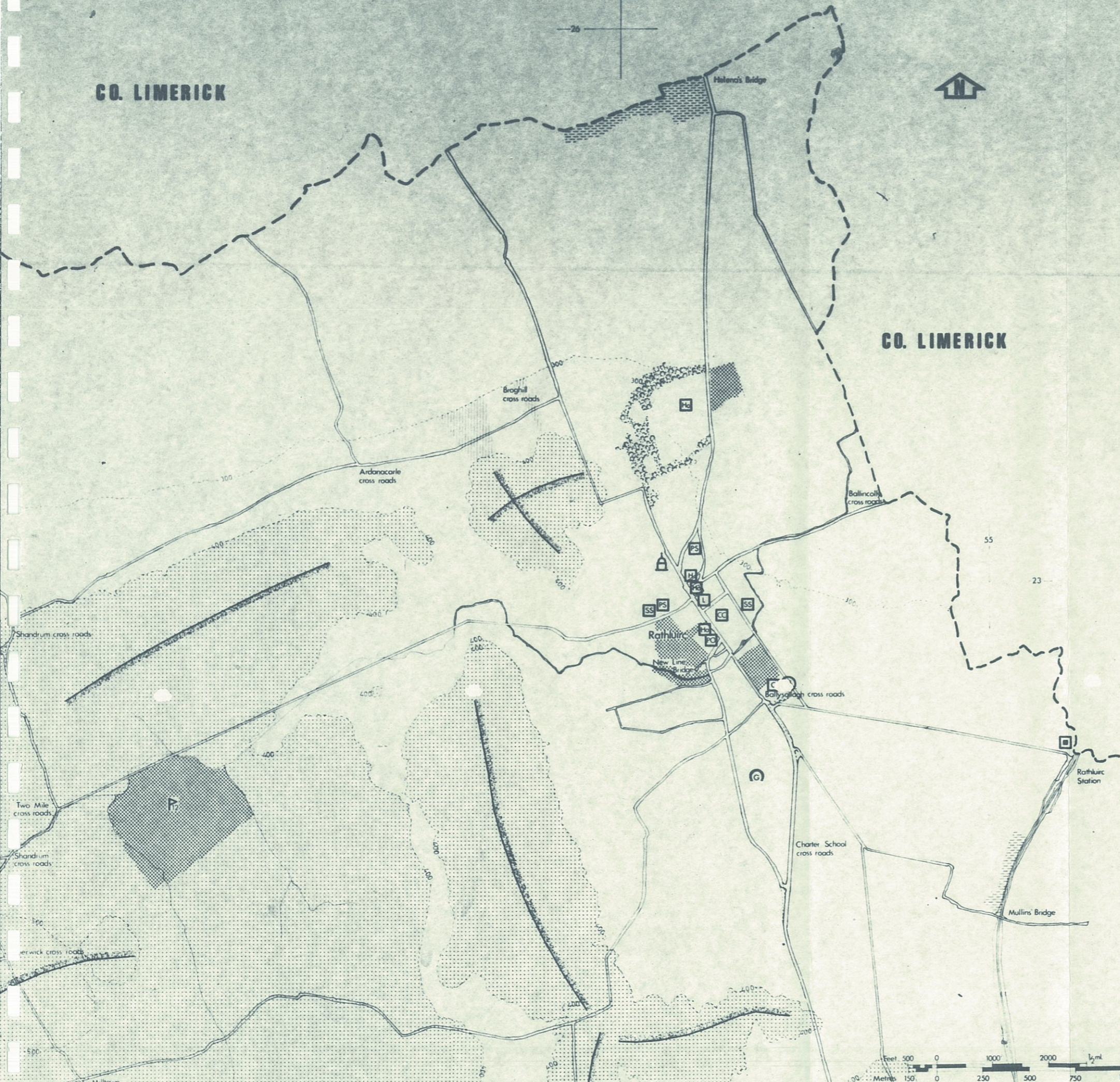
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PHYSICAL FEATURES

-  Land liable to flooding
-  Land over 400 ft. O.D.
-  Slope 1:10
-  Ridge line

AMENITIES AND SOCIAL FACILITIES

-  Public open space
-  Shrubs, trees, woodland of scenic value
-  Golf course
-  Church (R.C.)
-  Post office
-  Railway station
-  Hotel
-  Hall
-  Library
-  Primary school
-  Secondary school
-  Community centre
-  Itinerant settlement
-  Coursing field
-  Cemetery



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open space and the basic road network in the vicinity of the town. The concentric circles show that the majority of existing development is within $\frac{1}{4}$ mile radius of the town centre.

POTENTIAL
AND
PROSPECTS

1.6 The growth in employment and to a lesser extent in population during recent years, can be largely attributed to the expansion of the industrial activities of the Golden Vale Food Products Limited. This same expansion has exposed Rathluirc's major physical limitation in its lack of an adequate watercourse which would ensure a plentiful water supply and facilitate economic drainage. Care must be exercised in planning future industrial expansion to avoid the over-loading of the water resources of the area and to keep industrial waste to a minimum.

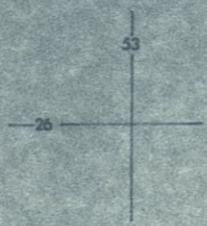
1.7 Subject to this latter qualification, an industry which utilises waste by-products from dairy manufacturing processes would appear to be particularly suited to the area. It seems certain that much of the economic well being of the town will in future be in the efficient exploitation of the dairying resources of its hinterland. The future growth potential will also depend on the satisfactory solutions being found for the internal problems associated with formulating a suitable physical, economic and social structure for the town.

B / POPULATION

1.8 The 1966 population of 2,056 has shown a very gradual increase from 1,925 in 1911. While it is not possible to estimate the rate of future growth, it seems that it is likely to be on a scale unprecedented in the town's history. The 1971 population has been estimated at 2,250. This is based on the estimated increase due to newly completed and occupied residential development since 1966 at an average occupancy rate of 4 persons per dwelling. The present residential commitment by way of outstanding planning permission amounts to an equivalent population of 600 and reflects the dramatic expansion which is likely to take place in the coming years. From the planning point of view, such expansion illustrates the need to control and direct this development in a co-ordinated and systematic manner. The timely provision of facilities and services to cater for the needs of the expanding population, is the major problem to be overcome in this regard.

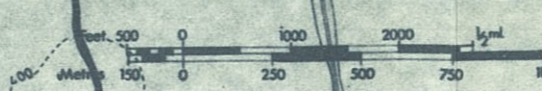
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LAND USE

- Existing Proposed
- Residential
- Residential
- Commercial
- Industrial
- Public open space
- Community facilities
- E.S.B. installation
- Derelict site
- National primary road
- Main road
- County road
- Railway
- Scheduled
- Town boundary
- County boundary



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1.9 Of the 1966 population of 2,056 in Rathluirc, 1,004 were males and 1,052 females, giving a percentage distribution of 48.84% males and 51.16% females. This shows a slightly greater percentage of males and lower percentage of females than the corresponding figures for the aggregate town areas in the county of 47.9% males and 52.1% females. The national average distribution for the aggregate town areas was 47.4% males and 52.6% females while the overall national average distribution was 50.3% males and 49.7% females. The employment sector (15 - 65) in 1966 constituted 56.3% of the total population as compared with 58.6% County, 57.4% Munster and 57.6% State. The breakdown for the childbearing group (15 - 44) was 36.5% Town, 35.0% County, 35.6% Munster and 36.7% State.

C / EMPLOYMENT AND INDUSTRY

1.10 Table I overleaf lists the main employment outlets in the town. The Land Use Map shows the location of the most prominent of these.

1.11 The 1967 Rathluirc Development Plan noted that "the paucity of jobs for females is an unbalanced feature of the employment pattern". It is interesting to note that female employment in the main employment outlets increased by 168.6% over the intervening period while the corresponding increase in male employment amounted to 29.5%. Female employment as a percentage of the whole increased from 10.24% to 19.1%. Total employment in the listed industries shows a very encouraging 43.77% increase over the five year period.

D / SERVICES

WATER SUPPLY

1.12 The existing serviced areas are shown on the Services Map. The present water supply is derived from two main sources (i) a gravity system based on a series of five springs and one stream rising in the Ballyhoura mountains to the south-east in County Limerick. The springs and stream feed two catchment tanks which discharge through a 4" c.i. main to a treatment works comprising slow sand filters, service reservoir (135,000 gallons) and chlorination plant; (ii) a temporary augmentation from the Allow Regional Scheme which supplies the town via a 6" main from Newtown. A 150,000 gallon break pressure service

TABLE I : MAIN EMPLOYMENT OUTLETS

NAME OF FIRM	ADDRESS	ACTIVITY	EMPLOYMENT	
			MALE	FEMALE
Golden Vale Food Products Limited	Charleville	Dairy Products and Stainless Steel Tanks	438	109
Western Meats Limited	Ardnageehy	Bacon curing and Processing	70	10
Department of Lands	Glenmore	Forest Nursing and plantation	21	-
Ariel Press	Charleville	Printing works	16	11
Emdown Products	Charleville	Bedding Manufacturing	16	7
Morrissey's Grain Mills	Charleville	Milling	18	-
			579	137
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			716	


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
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SERVICES

 Existing water supply

 Existing sewered area

 Proposed extension to sewered area

 Sewerage installation

 Electrical supply lines



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reservoir is being constructed at Killaree near Newtownshandrum as part of this augmentation. The reservoir will be incorporated in a proposed future scheme for the town based on an extraction of over 1,000,000 gallons per day from the Awbeg River and including headworks storage, new trunk main etc. at a total estimated cost of £250,000, (1967). Government approval to the preliminary report for the scheme has been sought. Present supply from the temporary scheme is 100,000 gallons per day and there is a substantial reserve supply if needed. Two supplementary supplies are pumped under pressure into the distribution network from : (a) the Toberamiona Spring at Newtownbarry. This spring was the source of supply for the original town scheme. It has a minimum daily yield of 31,000 gallons per day; (b) a pumped supply of 75,000 gallons per day from an infiltration gallery in Ballyhea.

1.13 Golden Vale Food Products Limited get most of their requirements from a private supply from a number of springs adjacent to the Toberamiona Spring. The combined yield is 210,000 gallons per day which discharges to an overflow channel from which it is abstracted in full for industrial purposes. The balance of industrial requirements are supplied from the public main. This can vary from 30,000 gallons per day normally up to 80,000 gallons per day during peak periods. A 60,000 gallon storage tank has been erected on the Company's premises.

SEWAGE

1.14 The existing drainage area is shown on the Services Map. The system consists of a network of concrete spigot and socket sewer varying in size from 21" diameter down to 6" diameter, which conveys the effluent to a treatment works prior to its discharge into the Glen River, a tributary of the Maigue. There are two ejector stations on the network. These serve the low level areas adjoining N.20 at the eastern and western ends of the town. The treatment works includes 2 no. inclined low course screens, 2 no. horizontal flow sedimentation tanks, 2 no. percolating filters with humus tanks and 2 no. sludge drying beds. The capacity of the present works is now fully utilized. An extension of the present serviced area is planned for the near future to serve the Charleville Park area to the north of the town.

1.15 Golden Vale Food Products Limited has its own private disposal system for industrial effluent. The waste effluent is pumped through two sewers to a 200 acre farm, 1.3 miles to the north east where a certain amount of purification is effected by an irrigation plant system prior to its discharge into the Maigue River. Considerable difficulty is being experienced in obtaining a final discharge effluent of sufficient quality as will not damage the fishing potential of the latter river.

REFUSE
DISPOSAL

1.16 A scavenging service collects the refuse of the town and disposes of it at a new dump at Velvetstown, 1½ miles north of Buttevant, by way of controlled tipping. Collections are on a once weekly basis. The existing capacity is adequate for reasonable future requirements.

ELECTRICITY

1.17 The electricity supply for the area is at present obtained via a substation to the south of the town which transforms the 38KV supply to a 10KV supply for domestic and other requirements. The generation and distribution capacities are adequate to cater for existing and likely future demands. The present 38KV station is fed from Ardnacrusha and 110KV at Mallow. A new 110 KV sub-station is planned for the Rathluirc area and will act as an infeed point for the 38KV distribution network.

TELECOMMUNICATIONS

1.18 Rathluirc and district is served by a fully automatic exchange having a terminal capacity of 745 lines, of which 521 are now in use, giving a surplus capacity of 224 lines.

E / COMMUNICATIONS

GENERAL

1.19 By virtue of its location on a national primary route, the town experiences heavy through traffic in addition to a sizeable local traffic generated by its industries. Local traffic movements are mainly concentrated on the central shopping area along Main Street which forms part of the national primary route N.20. The latter route carries a high proportion of through traffic having a substantial commercial content. This passing traffic is at present severely restricted in its passage through Main Street. This restriction can be mainly attributed to the following factors : -

- (a) The very disorganised pattern of kerbside parking;
- (b) Friction generated by cross traffic, turning vehicles, pedestrians etc;
- (c) Permanent geometric characteristics such as junctions, sharp bends and narrow street sections.

With continued traffic growth, the practical capacity of the existing through route will become critically deficient. It is undesirable that through national primary route traffic should have to contend with traffic of this nature which will

experience a further increase as outstanding development permissions are taken up and as the rate of car ownership rises. With increasing industrialisation, the passage of through traffic could become seriously restricted. For this latter reason and in the interest of an efficient national primary network, the need is now recognised for the definition and reservation free from development of a national primary town relief route.

PARKING

1.20 The town does not possess any off-street parking accommodation. Due to the increasing rate of car ownership and urban development, demand in this direction has become acute and the provision of such a facility convenient to the business centre has become vitally necessary. The lack of suitable rear access to business premises for the loading and delivery of goods is a significant factor in the frequently occurring congestion in the Main Street.

PUBLIC
TRANSPORT

1.21 C.I.E. has an average daily service of 5 buses each way between Cork and Rathluirc and 1 bus each way to Buttevant and Limerick junction. Rathluirc main line railway station lies one mile to the east and links the town with all major ports and urban centres.

F / HOUSING

HOUSING
CONSTRUCTION
(1966 - 1971)

1.22 Since 1966, 20 dwellings have been constructed and are now occupied in Rathluirc while a further 15 are at present under construction. Present residential commitments by way of outstanding planning permissions accounts for a further estimated 125 dwellings. Land in Council ownership at Love Lane is at present being developed as serviced private housing sites. The local authority has built 10 dwellings since 1966. Land in Council ownership for public housing development can accommodate 28 additional dwellings.

ESTATE
DEVELOPMENTS

1.23 The development of estates has not presented any serious planning problems so far and in fact is only now about to emerge in its traditional form. The need for diversity in house types, layout of estates, etc. in order to reduce visual monotony and promote a more balanced social structure in the town is evident, while proximity to existing and proposed services and facilities is an essential requirement in promoting a complete and efficient town structure.

BLIGHT

1.24 The general condition of buildings is good, the standard of maintenance being a reflection of the town's prosperity. Concentrations of obsolete property do, however, occur in the Turrets and the Glen are large enough to warrant consideration for renewal or redevelopment. There is also a small number of unsightly buildings scattered throughout the town. These should be attended to by way of renovation as they detract from its unspoilt character.

G / SOCIAL FACILITIES

GENERAL

1.25 The location of the principal facilities are shown on the Physical Features / Amenity and Social Facilities Map. The town has a good range of facilities appropriate to its size. Two secondary schools, two primary schools and a vocational school together with Church, Cinema, dispensary and library provide the basic social facilities which are supplemented by numerous social and charitable adult organisations. Hospitals and higher educational facilities are provided by the Cities of Limerick and Cork. With a growing population it is evident that further facilities will be required and provision must now be made for these, particularly in relation to education and recreational facilities. A need exists for a community centre with adequate facilities to cater for the full range of activities commensurate with Rathluirc's requirements in this respect.

EXTENT

1.26 Rathluirc has a good range of outdoor and indoor recreational activities including golf, football (3 codes) coursing, tennis, badminton, shooting, angling, billiards, bridge, drama and a musical society. The folf course is located in Ardmore one and a half miles to the west. The present attractive layout embraces only twelve holes but there is ample space for six additional holes. The town's inland location and the absence of a suitable natural water-course indicates an urgent need for a swimming pool. The provision of the latter is being actively pursued locally.

H / AMENITY

GENERAL

1.27 There is a perceptable lack of scenic amenity due largely to the complete absence of any outstanding physical

feature in the immediate vicinity of the town. The terrain is generally flat and uninteresting. The Glenmore forestry plantation lies about 5 miles to the south east of Rathluirc on the western slopes of the Ballyhoura mountains. It does appear to have considerable potential for eventual development as a national park which if realised, would provide a welcome relief from the monotony of the surrounding landscape. Within the town itself the town park would appear to have considerable amenity potential. Present utilisation is limited however, and a need exists for a comprehensive development scheme to realise its obvious potential.

I / SUMMARY OF DEVELOPMENT CONSTRAINTS AND DETERMINANTS

1.28 From the preceding analysis, certain factors emerge which will clearly act as constraints and determinants in the formation of a viable structure plan for the town. The most important of these are :

- (i) Physical Features i.e. constraints on development imposed by topography and land forms. However, this does not present a major constraint in Rathluirc.
- (ii) Areas already developed and committed to development i.e. the existing town structure and areas likely to develop in the future by way of outstanding planning permissions (see Land Use Map).
- (iii) The present level and location of services has a decisive role to play in determining the extent and pattern of future growth.
- (iv) The heavy volume of through traffic paralled by a substantial growth in local traffic, will in the future create serious communications and environmental problems particularly in the town centre. In the long term, this problem can only be solved through the provision of a relief route for the east of the town.
- (v) Numerous other factors will play varied parts in dictating the extent and pattern of future growth in the town. The attractiveness of the town itself, the availability of land, housing and community facilities and the extent of public and private investment will all function as factors which will ultimately determine the Rathluirc of the future.

PART II. DEVELOPMENT POLICY, ZONING AND SPECIFIC
OBJECTIVES, FEASIBILITY.

A / DEVELOPMENT POLICY

GENERAL

2.1 The basic aim of this development plan is to provide a framework for the guidance of future development so as to produce a living, working and recreating environment of high quality and to ensure a future urban structure in which all its various parts play their roles as interrelated elements of a single system.

ELEMENTS

2.2 It is the policy of the Council -

- (i) To promote the growth of the town as a residential, service, social and industrial centre for a rich agricultural hinterland consistent with its role in the overall development of north County Cork.
- (ii) To settle the pattern of future internal growth through the designation for the use of particular areas for particular purposes and the appropriate servicing of selected areas.
- (iii) To make proposals for dealing with future traffic, taking into account the need to secure a high standard of accessibility for those using motor vehicles, and a pleasant, safe and convenient system for those on foot and using bicycles.
- (iv) To generally improve the physical character and environment of the town.

B / DEVELOPMENT AREA

GENERAL

2.3 In determining the proposed development area, physical features, present development, commitments, serviced and economically servicable areas as well as general planning principles were taken into account. The constraints and determinants imposed by these factors have been outlined in Part I.

2.4 The development area consists of the area within the town boundary (i.e. that boundary adopted by the Council under Section 2 (6) of the Local Government (Planning and Development) Act, 1963, by resolution dated 18th day of October 1965) together with an industrial area between the line of the proposed national primary relief route and the county boundary to the east.

C / ZONING AND SPECIFIC OBJECTIVES

GENERAL

2.5 The statutory map of the Development Plan (Map No. 5) for Rathluirc is self-explanatory and illustrates the Council's objectives relating to zoning, utility services, roads, amenities, renewal and other matters. The clauses relating to general policy (as provided for in the Local Government (Planning and Development) Act, 1963) and objectives set out in the written statement of the Development Plan for the county, shall have application to the Development Plan for Rathluirc.

2.6 Map No. 5 indicates policy rather than detail and should not, therefore, be used to take measurements. Approximate geographical location is indicated rather than site detail. If any conflict should exist between the written statement and the plan, the written statement shall prevail.

(i) ZONING OBJECTIVES

LAND USE

2.7 The use zoning states the purpose for which particular areas of land may be used. Development applications will be considered having regard to the proper planning and

development of the area as prescribed in the general provisions of Section 26 of the 1963 Act.

PRIMARY OR
SOLE USE

2.8 Where a primary use for an area is stated, this use will be the principal land use within that area. Where a sole use for an area is stated such use will be strictly limited in order to provide essential supporting uses for the primary use areas. The sole use area must be protected from intrusion of uses which could lead to an underprovision of supporting uses. Unless land use in a particular area is stated to be solely one use, applications for use which would not inhibit the primary use may be considered. Such permissions may be granted if the planning authority considers that the proposed use or development would not be detrimental to the primary use objective for the area and that it would conform with proper planning and development. In planning primary use objectives in this way, it is hoped to encourage and facilitate development in a positive manner.

PURPOSES
OF ZONING

2.9 The purpose of each use zoning is denoted on the Zoning and Specific Objectives Map No. 5. The primary or sole use for which use zones are reserved are set out in the schedule of use zoning (Table 2) overleaf.

2.10 Indicated on Map No. 5 are the development areas where it is an objective of the Council to make drainage available in order to promote the proper planning and development of the area. The provision of such services will necessarily take some considerable time depending on the demand for building land etc. and it should not be assumed that because an area is indicated as a development area and indicated for a use purpose, that development applications will receive immediate permission because they appear to comply with the various requirements of the plan. Until such time as drainage is available in any area, the Council will normally refuse permission for development.

2.11 Where lands have been or are in the future made capable of development through the provision of drainage and other infrastructure by the Council and are not being so developed, it will be the policy of the Council to secure the initiation of such development by agreement and if considered desirable compulsorily to acquire such lands and develop or make arrangements for their development, under Section 72 of the Act.

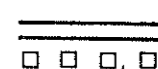






LAND NOT
INDICATED
FOR ANY USE


2.12 Where an area of land is not indicated for any purpose on the Zoning and Specific Objectives Map No. 5, the use of such land shall be deemed to be primarily agricultural.

ZONING OBJECTIVES

symbol	purpose of zone
A	To provide for residential development and to preserve and improve residential amenity
B	To provide for the development of a residential community
C	To provide for shopping, commercial and community development
D	To provide for educational and community development
E	To provide for industrial development
F	To provide for industrial and commercial development
G	To preserve an area of urban amenity and to provide for recreational development and ancillary structures
H	To preserve open space amenity

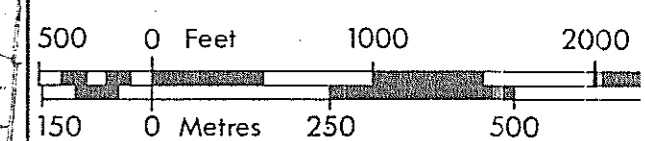
SPECIFIC OBJECTIVES

	T ₁ , T ₂ , T ₃ , T ₄ Roads
	T ₀ Access points
	T ₉ , T ₁₀ Parking
	U ₂ Services
	R ₁ , R ₂ Housing
	O ₂ Renewal
	L ₂ Amenities

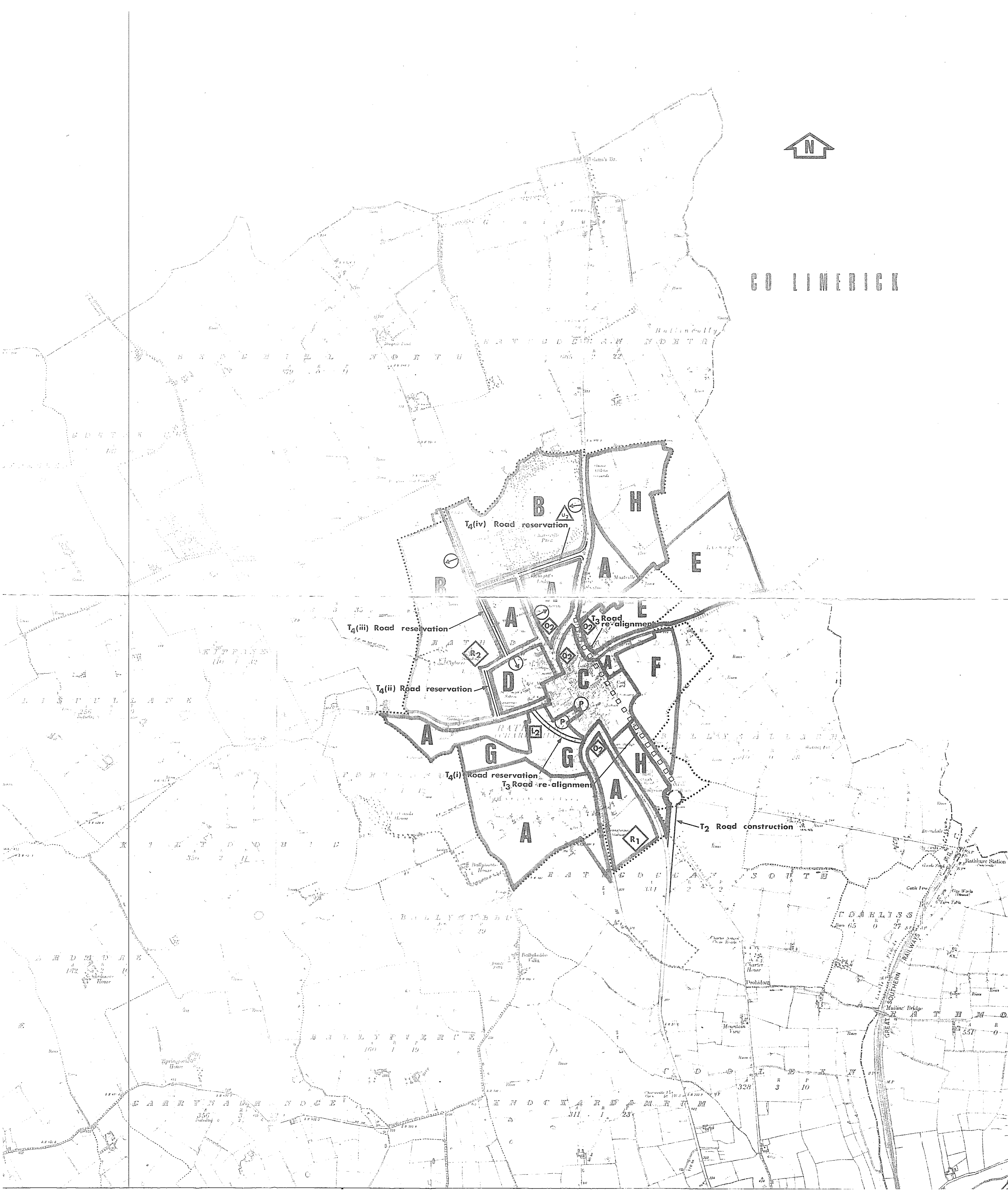
 Zone boundary

 Scheduled Town boundary

RATHLUIRC DEVELOPMENT PLAN



JUNE 1972



NON-
CONFORMING
USES

2.13 All uses established before 1st October, 1964, conflicting with the use zoning provisions of the Development Plan, shall be non-conforming uses. While the continuation of such uses will be generally discouraged, it is appreciated that continuity of use may from time to time require minor building extensions on or in land on which the uses existed on 1st October, 1964. Such works may be permitted provided the continued use does not prejudice the proper planning and development of the area and the preservation and improvement of the amenities thereof.

(ii) SPECIFIC OBJECTIVES

2.14 Specific development objectives for the town are shown on Map No. 5 and are listed hereunder. In the absence of any specific statement to the contrary, the period of these objectives should be taken as five years from the making of the plan.

2.15 Where specific development objectives were listed under Part III - Development Objectives, paragraphs I - 8 in the Development Plan for Rathluirc, pages 226 - 243, Cork County Development Plan 1967, and do not reappear in this review, it can be taken that these objectives have been realised.

2.16 Where a double asterisk appears before a specific objective hereunder, it signifies that this objective represents an additional specific development objective not contained in the 1967 Development Plan for Rathluirc, the inclusion of which is now considered desirable. All of the objectives represent a continuation and / or extension of the original development plan policy.

2.17 A single asterisk denotes objectives not shown on the Zoning and Specific Objectives Map No. 5.

UTILITY
SERVICES

* U.1 To seek the implementation of proposed augmentation of the water supply scheme for Rathluirc.

** U.2 To extend the public sewer northwards along the N.20 to serve the Charleville Park area.

*U.3 Investigate the feasibility of expanding the sewage treatment works to cater for future requirements.

COMMUNICATIONS.

**T.1 To preserve free from development a route for a future national primary relief route to the east of Rathluirc. Including for the preparation of a final alignment for this route.

**T.2 To proceed with the construction of that section of the national primary relief route between the coursing field and the junction of Station Road and Bakers Lane.

**T.3 To provide for the realignment where necessary of the road from Bakers Lane at its junction with Station Road through Clanchy Terrace and Chapel Street to the Limerick Road (N.20) in order to provide a short term relief route for the town centre.

**T.4 To provide for the adequate reservation for link sections of secondary distributor roads as set out hereunder in order to facilitate the future development of the western and northern sections of the town:

- (i) A section through the town park linking the present national primary route (N.20) to the south of the town with Smiths Lane.
- (ii) A section linking Smith's Lane to Love Lane.
- (iii) A section linking Love Lane to the Broghill road at Ardmachree Corner.
- (iv) A section linking the Limerick Road (N.20) to the Broghill Road at Knight's Lodge.

In relation to (iv) above, include for the preparation of a preliminary design for the alignment. In all cases, prepare estimates of the land acquisition and construction costs involved.

*T.5 To improve the alignment and vision at dangerous junctions and corners as the need and opportunity arises.

T.6 Preserve access to backlands in the vicinity of the points shown; sufficient land to allow carriageways, footpaths and vision to standards ruling at the time of development.

* * T.7 To restrict multiple access onto the road network in the interests of maintaining a high level of service on the primary and secondary links of the circulation system.

* * T.8 To promote the development of integrated pedestrian networks within development areas.

T.9 To provide for white line delineation of parking stalls along the wider section of main street to ensure better discipline of vehicular parking.

T.10 To provide an off-street parking area convenient to the main street.

HOUSING

R.1 To proceed with construction as the need arises of council housing on council lands intended for this purpose.

R.2 To provide for a number of single house serviced sites for sale to individual private developers on council lands intended for this purpose.

OBSOLETE
AREAS

* 0.1 To formulate a programme for the systematic renewal or re-development of obsolete areas for appropriate use.

0.2 To remove derelict buildings at (i) the Glen (ii) The Turrets (iii) Jail Lane and (iv) Bank Lane.

INDUSTRY

* W.1 To endeavour by various means and agencies to secure industrial development in areas designated for this purpose.

SOCIAL
FACILITIES

* S.1 To reserve sites in suitable areas for educational and other necessary social facilities and to seek the provision of these facilities as required.

AMENITY

* L.1 To seek a suitable site for a swimming pool and examine the feasibility of constructing same.

L.2 Investigate the feasibility of comprehensively developing the town park to include facilities as might be considered desirable to satisfy the social and recreational needs of the community and where possible to assist local community effort in this regard.

* * L.3 To provide in general for the preservation of trees and woodlands.

* * L.4 To seek where appropriate the proper landscaping of all new developments to improve their visual and general environment.

D / FEASIBILITY

FINANCE

2.18 The implementation of the development objectives mentioned above are based on the assumption that the necessary capital moneys, permissions and approvals will be forthcoming from central government sources. Should such money not be available, or should compulsory acquisition of lands, etc. not be confirmed by the responsible Minister of Government, objectives so affected will be excluded from statutory implementation.

2.19 The Council, considering the capital expenditure necessary for the provision of infrastructure, in particular that for roads and sanitary services, to accommodate the estimated population growth, will require contributions towards expenditure as provided in the Local Government (Planning and Development) Act, 1963.

COST

2.20 Detailed cost estimates have not been included in this plan. Such costing is possible only at the stage where more detailed design for roads, services, housing layouts, social facilities, etc. have been drawn up. While no such study has been carried out, it is clear that a well planned compact type structure offers opportunities for minimising development costs particularly in relation to provision of infrastructure, while also producing other social, economic and environmental benefits. The alternative is to allow a sprawling and unrelated settlement to develop, thus producing an unplanned, unattractive and inefficient environment.