

Croghan Sráid Plan

Settlement Description

Settlement Context: Croghan is a rural settlement, located 6km west of Rhode. The settlement is traditional in origin, given its location at a point at which three roads converge. Croghan Hill creates an attractive backdrop to the settlement, to which improved visitor access has been provided.

Services and Facilities: National School, local shop/office. Community centre, Catholic Church and GAA grounds are located outside of the Sráid development boundary.



Waste Water Treatment: Individual effluent treatment systems.

Water Supply: Rhode Public Water Scheme.

Broadband: To be delivered under the State Intervention of the National Broadband Plan.

Settlement Objectives

General Objectives

Infrastructure and Public Realm

- GO1 Improvement of the existing road network and provision of public lighting and footpaths, in conjunction with future development.
- GO2 Preserve links to backlands within the development boundary for possible future development.
- GO3 Provide/enhance gateway features on the approaches to the village.
- GO4 Support the provision of appropriate infrastructural requirements to meet the needs of the Offaly Cycling Destination Network, and promotion of Croghan Hill as a focal point.

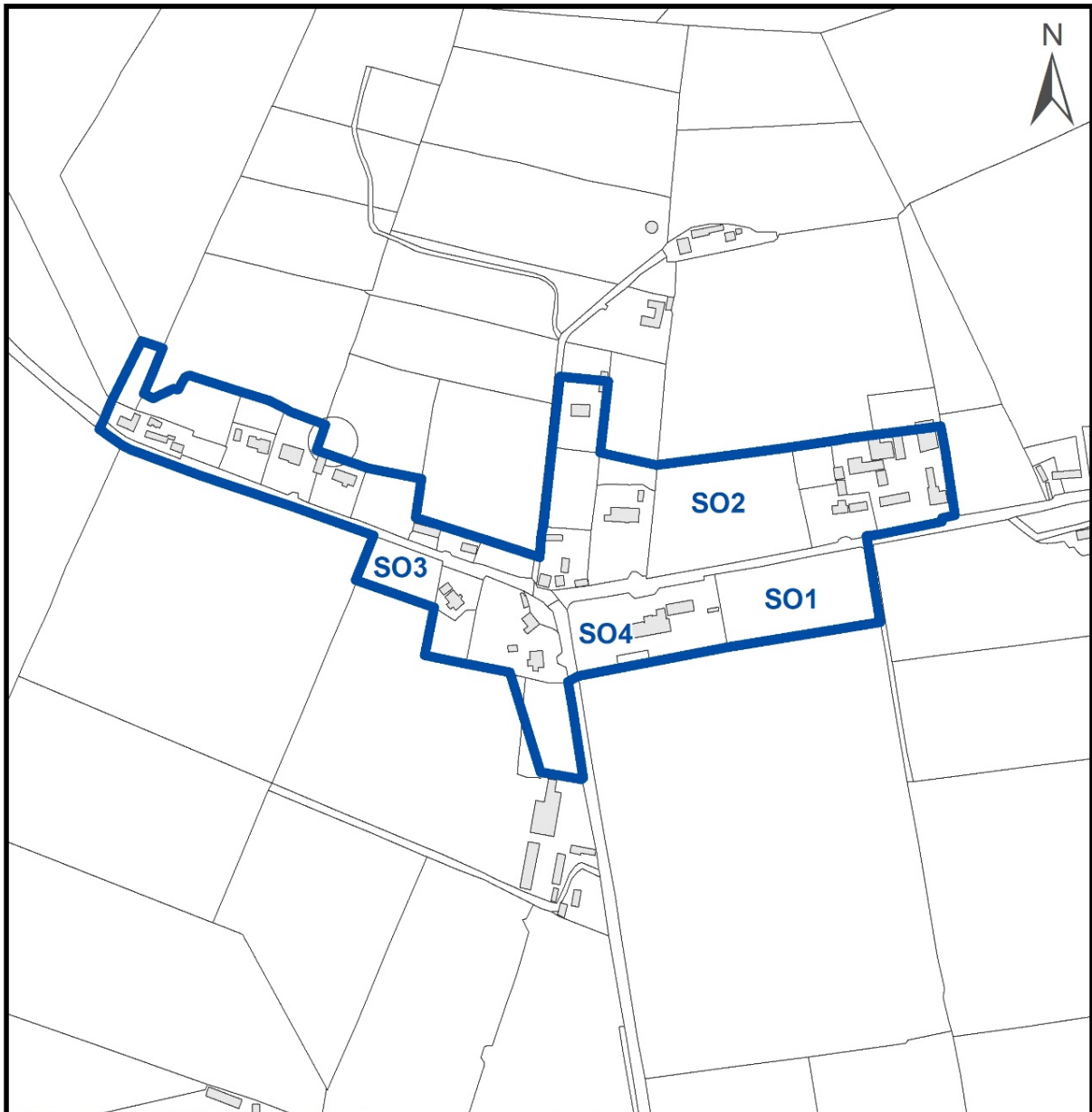
Development and Design

- GO5 The unique rural setting of Croghan shall be retained and enhanced, in accordance with appropriately designed and sensitive development.
- GO6 The conservation and integration into new development of existing stonewalls, trees and native hedgerows, with site design to have regard to the Croghan Sample Sráid Design Statement.
- GO7 Ensure the protection of archaeological sites, as identified within this settlement.
- GO8 Development to have a minimal impact on the Area of High Amenity (Croghan Hill).

Specific Objectives (refer to map)

- SO1 Existing natural stone walls along the front boundary should be retained.
- SO2 The mature trees along the roadside boundary of these lands should be retained.
- SO3 The sod and stone ditch along the roadside boundary should be retained.
- SO4 Ensure that sufficient land is reserved to facilitate the expansion of the national school.

CROGHAN SRÁID PLAN



 Development Boundary
SO Specific Objectives

