

## Rahan Village Plan

### Settlement Description

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**Settlement Context:** Rahan Village is a rural settlement, located along the Clodiagh River, 10km northwest of Tullamore. Rahan Bridge, which crosses over the Clodiagh River, acts as the focal point of this village. The former shop and post office can be regarded as being the former retail core of the village.



**Population:** 105 (estimate)

**Services and Facilities:** National School and Community Centre. The GAA grounds and Rahan golf driving range are located outside the development boundary.

**Waste Water Treatment:** The housing estate, called College View, located on the east side of the village, is served by a packaged treatment system. The remainder of the properties in the village have individual effluent treatment systems.

**Water Supply:** Rahan Public Water Scheme

**Broadband:** High Speed Fibre Broadband

Appendix 2 of Volume 1 of the County Development Plan includes an Infrastructural Assessment Report which addresses infrastructure provision, deficiencies and investment proposals relating to the towns and villages.

### Settlement Objectives

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#### Housing and Sustainable Communities Objectives

- SO1 To ensure that future growth is balanced and sustainable and is appropriate to the scale, size and character of the existing village.
- SO2 To encourage the development of infill sites to create a compact, vibrant village.
- SO3 Constrained Land Use zoning shall be developed in accordance with Section 12.6, Objective LUZO-14 in Volume 1 of this County Development Plan.

#### Economic Development and Regeneration Objectives

- SO4 To encourage the development of small-scale retail / commercial services in the village to serve the local population and commensurate with population growth.
- SO5 To support uses that establish Rahan as a destination on the Grand Canal Greenway / Shannon Monastic Greenway.
- SO6 Facilitate and encourage redevelopment and reuse of vacant and derelict buildings.

**Healthy Place Making and Infrastructure Objectives**

- SO7 To seek the upgrade and incremental expansion of the public lighting and footpath network in the village.
- SO8 To improve pedestrian and cycle facilities including links to the GAA grounds, community hall, national school, Rahan Monastic Site and Grand Canal Greenway/Shannon Monastic Greenway.
- SO9 To improve recreational/ community/ social facilities in the village, including cycle parking and picnic facilities, to promote the Village / Monastic Site as a point of interest on the Grand Canal Greenway / Shannon Monastic Greenway; and consult with the Office of Public Works to investigate the potential for tourism opportunities at the Monastic Site.
- SO10 To protect the amenity value and rural character of the village, including the Clodiagh River, mature trees, hedgerows, stone boundary walls and archaeological features.
- SO11 To protect the designated open space buffer along the Clodiagh River which is liable to flooding and to investigate the feasibility of providing a riverside amenity area at this location.
- SO12 To improve physical and visual linkages to the Clodiagh River.
- SO13 To promote traffic calming and road safety measures in the village.

### RAHAN VILLAGE PLAN

