

Rhode Village Plan

Settlement Description

Settlement Context: Rhode village is situated in the north-eastern corner of County Offaly at the junction of the R400 and R441. Two prominent hills are located close to the village, namely Croghan Hill and Clonin Hill. Rhode is situated approximately 12km west of Edenderry and approximately 8km south-east of the M6 motorway. The village is likely to have evolved from a small cluster at the crossroads demonstrated by its vernacular style. Subsequent expansion traditionally has taken the form of linear development along the constituent roads including an ESB and local authority housing development. More recent residential development in the north-west quadrant of the village has assisted in consolidating the village.



Rhode Energy Park is strategically located on the outskirts of Rhode, just 7km from the M6 Dublin to Galway motorway. The business park has been established on the site of a former ESB Power Station and occupies approximately 5.3ha with 13 serviced sites. The area has a strong heritage in energy production, and coupled with the strategic location, the park is considered suitable for Green Energy as well as other complementary uses.

Population Census 2016: 811 (+ 4.2 % since Census 2011)

Services and Facilities: Roman Catholic Church, Graveyard, Community Centre, Community Employment Scheme, Rhode Community Pre-School, Health Centre, The Village Park, 3 no. Pubs, Shop and Post Office, Florist, Service Station, Pharmacy, Hair Salons and Take Aways. The National School and GAA Grounds are located outside the settlement boundary. The village is served by the Local Link Bus Service and the Business Eireann No. 120 route (Dublin to Tullamore).

Waste Water Treatment: Rhode Waste Water Treatment Plant

Water Supply: Rhode 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

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 An Opportunity Site is identified in the village which has the potential to consolidate the village core at a prominent corner site. Development proposals on this site shall be in accordance with the requirements of Section 7.2.4 of Volume 1 of this County Development Plan.

Economic Development and Regeneration Objectives

- SO4 To facilitate the expansion of the employment and service base in the village.
- SO5 To actively promote Rhode as a destination for new employment opportunities, given its strategic location proximate to the M6 motorway.
- SO6 To support and promote the development of Rhode Green Energy Park for Green Energy as well as other complementary uses in accordance with Objectives ENTO- 19, ENTO-20, ENTO-21 and ENTO-22, and Tables 5.3, 5.4 and 5.5, contained in Chapter 5 'Economic Development Strategy'.

Healthy Place Making and Infrastructure Objectives

- SO7 To seek the upgrade, consolidation and expansion of the footpath network in the village.
- SO8 To investigate the feasibility of providing a footpath to the GAA grounds in Killure.
- SO9 To protect groundwater resources within the Source Protection Zone.
- SO10 To protect the carrying capacity, efficiency and road safety of the R400 (Restricted Regional Route) through Rhode.

Site Specific Objectives (refer to map)

- SSO1 Rhode Green Energy Park is zoned 'Industrial and Warehousing'. Table 5.4 of Chapter 5 'Economic Development Strategy' outlines appropriate uses that will be considered and inappropriate uses that will not be considered by the Planning Authority within the Rhode Green Energy Park. It should be noted that the uses identified appropriate and inappropriate in Table 5.4 relating to the Rhode Green Energy Park take precedence over the acceptability or otherwise of uses which apply to 'Industrial and Warehousing' as contained in Table 12.1 Land Use Zoning Matrix in Chapter 12 'Land Use Zoning Objectives'.

RHODE VILLAGE PLAN

