

## Riverstown Village Plan

### Settlement Description

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**Settlement Context:** Riverstown is a village arranged around the crossing point of the N52 over the Little Brosna River, 2km southwest of Birr Town. The Little Brosna River marks the county boundary between County Tipperary and County Offaly and the village is within the administrative area of both Councils. This Village Plan pertains to that portion of the village within County Offaly, however the bulk of the settlement and village core is located in County Tipperary. It is



recognised that future growth (including local service provision) will predominantly occur within the portion of the village located in County Tipperary. Riverstown acts as a gateway to County Offaly and is characterised by stone walls, mature trees and hedgerows, the Little Brosna River and a five-arch stone bridge.

**Population:** 39 (estimate)

**Services and Facilities:** Bar / Restaurant. The National School is located in County Tipperary

**Waste Water Treatment:** Pumping Station in County Tipperary and treated in Birr Waste Water Treatment Plant

**Water Supply:** Ballindarra Public Group 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 require new development to take cognisance of and to reinforce the existing rural character of the village in terms of scale, layout, detailed design and landscaping.
- SO3 To maintain a development buffer between Birr and Riverstown.
- SO4 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**

- SO5 To encourage local service provision in the village centre to serve the local population and commensurate with the size of the village.
- SO6 To support the examination of the proposed Birr to Portumna Greenway.

**Healthy Place Making and Infrastructure Objectives**

- SO7 To facilitate the provision of a suitable gateway feature to signal the entry into County Offaly.
- SO8 To support the extension of the existing footpath and public lighting network, including a continuous footpath link to Birr, where feasible.
- SO9 To protect the amenity value and rural character of the village, including the Little Brosna River, mature trees, hedgerows, stone boundary walls and archaeological features.
- SO10 To protect the carrying capacity, efficiency and road safety of the N52 through Riverstown.

### RIVERSTOWN VILLAGE PLAN

