

Local Area Plan Rowlestown

Legend

- Rowlestown RV Boundary
- Minor extension to Rowlestown RV Boundary
- Existing Development in the Village
- Potential Residential Development Areas 1, 3 - 9
- Amenity Area Development 2
- Potential Enterprise Development Area 10, 11
- Existing Public Open Space
- Proposed Allotments
- Proposed Riverside Park and Walkway
- Proposed Village Green
- Proposed Pedestrian Priority Area
- Proposed Community Garden
- Long Term Development Lands
- Indicative Retention Pond
- Architectural Conservation Area
- Area of Archaeological Potential
- Landscape Buffer Zone
- Indicative Multipurpose Pitches
- Proposed Small Retail/Commercial Area
- Proposed Civic Square
- Positive Structure not in RPS
- Protected Structure
- No Residential development in the Flood Risk Area
- View Lines to be protected
- Indicative Pedestrian/Cycle Routes
- Indicative Pedestrian Bridge
- Stone Wall to be protected
- Broadmeadow River
- Protected Structures
- Indicative Road Serving Areas 9 + 10
- National Monuments
- Indicative Vehicular Access Points
- Indicative Pedestrian Crossing
- Trees of Amenity Value
- Proposed Playground
- Proposed Car Park

GENERAL OBJECTIVE

It is a general objective of this Local Area Plan that the appended Village Development Framework Plan (VDFF) is the principal guidance document for the physical development of Rowlestown Village

SPECIFIC OBJECTIVES

- 1 To promote and facilitate the development of a riverside amenity park with active recreation hubs and nature reserve in consultation with landowners.
- 2 To promote and facilitate the development of a Village Green at The Lawn Gates
- 3 To promote the development of a pedestrian/cycle route connecting the community at The Rath to the Church and National School in the village centre.
- 4 To improve the boundary treatment and access to the old graveyard at Killossery
- 5 To protect the trees within the ACA and particularly in the vicinity of the Lawn Gates and Church Road.

The following objectives are as recommended by the LAP Traffic & Transport Assessment:

- 6 To promote and secure the extension of the 50kph zone further to the east and west of the village along the R125.
- 7 To promote and secure the provision of suitable village entry treatments on the R125 at the edges of the village.
- 8 To promote and secure the provision of a 30 kph zone through the village centre.
- 9 To promote and secure the upgrading of Church Road/Main Street, particularly on the eastern side of the village emphasising the promotion of a green lane approach in this area.
- 10 To investigate the feasibility of the removal of bends on the R125 to eliminate the chicanes effect on the carriageway and to improve road safety.
- 11 To secure suitable improvement works at the R125/Church Road junction in the interest of promoting greater pedestrian and cyclist safety.
- 12 To secure suitable improvement works at the R125/Lispopple Road, to reduce vehicular speeds and to improve pedestrian and cyclists facilities (subject to Part 8 procedure).
- 13 To provide new footpaths along Church Road and the R125 as appropriate.
- 14 To investigate the feasibility of HGV ban (except access) along Church Road to facilitate the quality and vibrancy of the public realm in the village centre.
- 15 Allow for a filling station and associated local shop, the scale of which shall respect its village setting, subject to normal planning requirements for such facilities.
- 16 To promote commercial/leisure uses within and around the mill complex of buildings, a protected structure; residential development will not be permitted given its location within a flood risk area.

