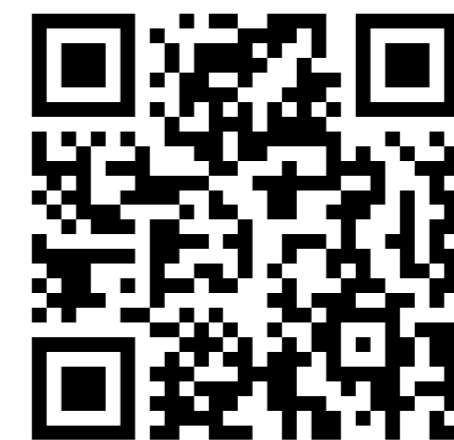


Give us your opinion on the future use of town centre lands in Ratoath...



A NEW OPPORTUNITY  
TO HELP RE-DEFINE  
RATOATH'S TOWN  
CENTRE

HAVE  
YOUR  
SAY



## RATOATH - S.W.O.T

### Strengths:

- Proximity to Dublin
- Strong sense of community
- Historic core

### Weaknesses:

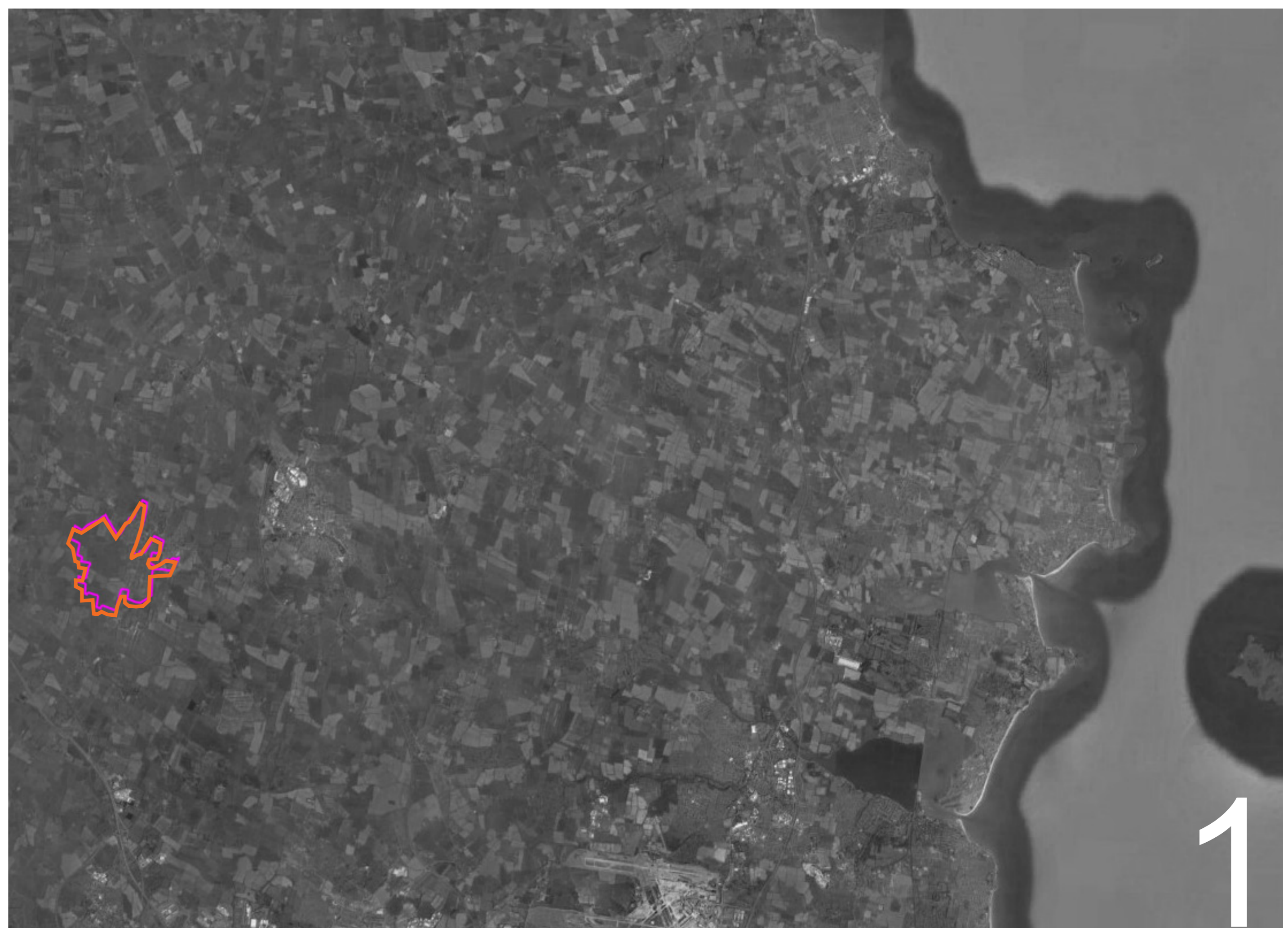
- Parking
- Traffic congestion
- Traffic and pedestrian safety
- Scale of new residential development
- Inappropriate centrally located sites
- Lack of employment generating uses

### Opportunities:

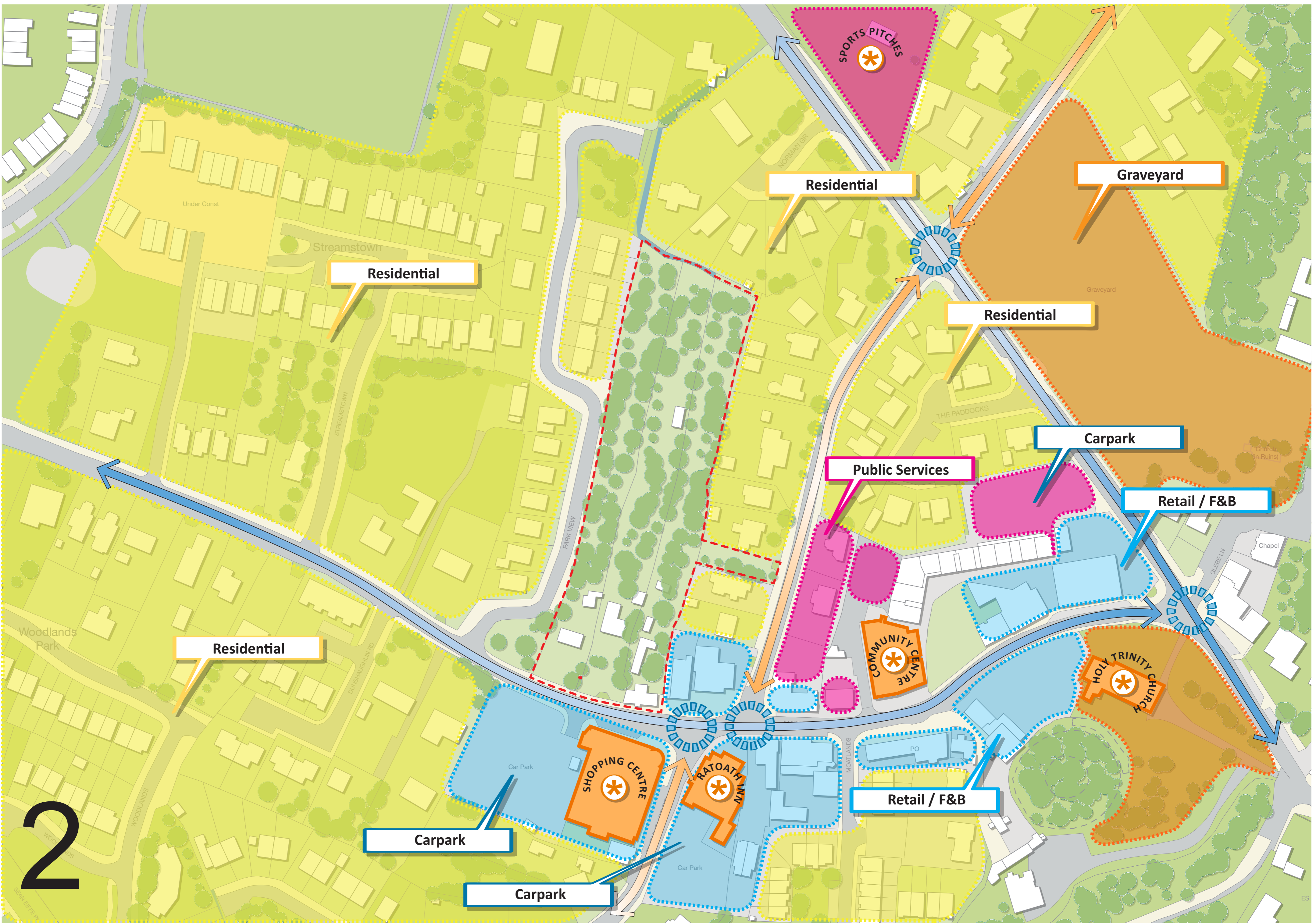
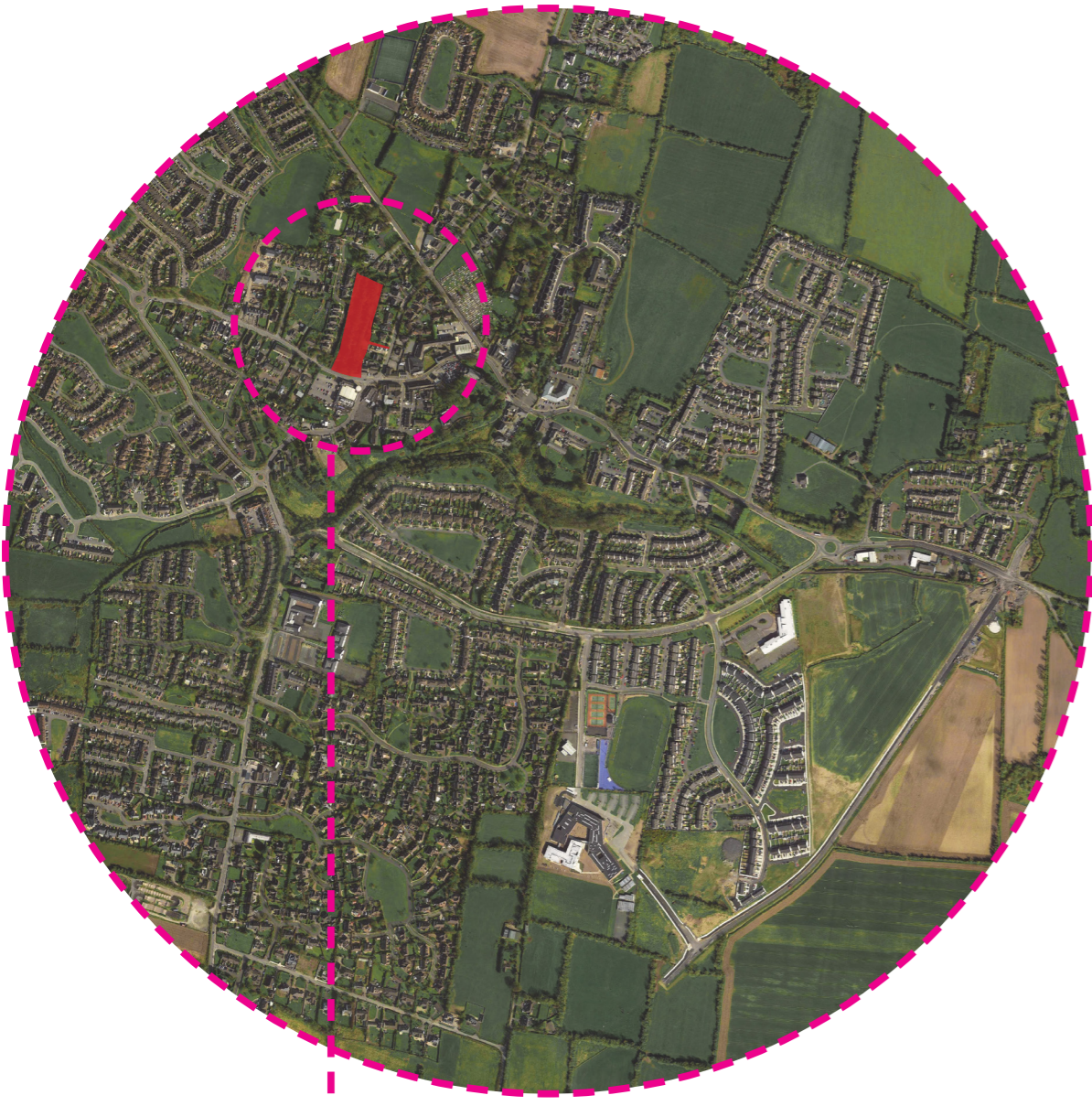
- Improve commercial and employment base
- Improve traffic calming and pedestrian safety
- Environmental enhancement
- Conserve and enhance the built heritage
- Provide physical and social infrastructure linked to development

### Threats:

- Unrestrained growth
- Loss of town scale/character
- Incoherent growth of the town
- Reduced accessibility



## THE SITE & IMMEDIATE CONTEXT

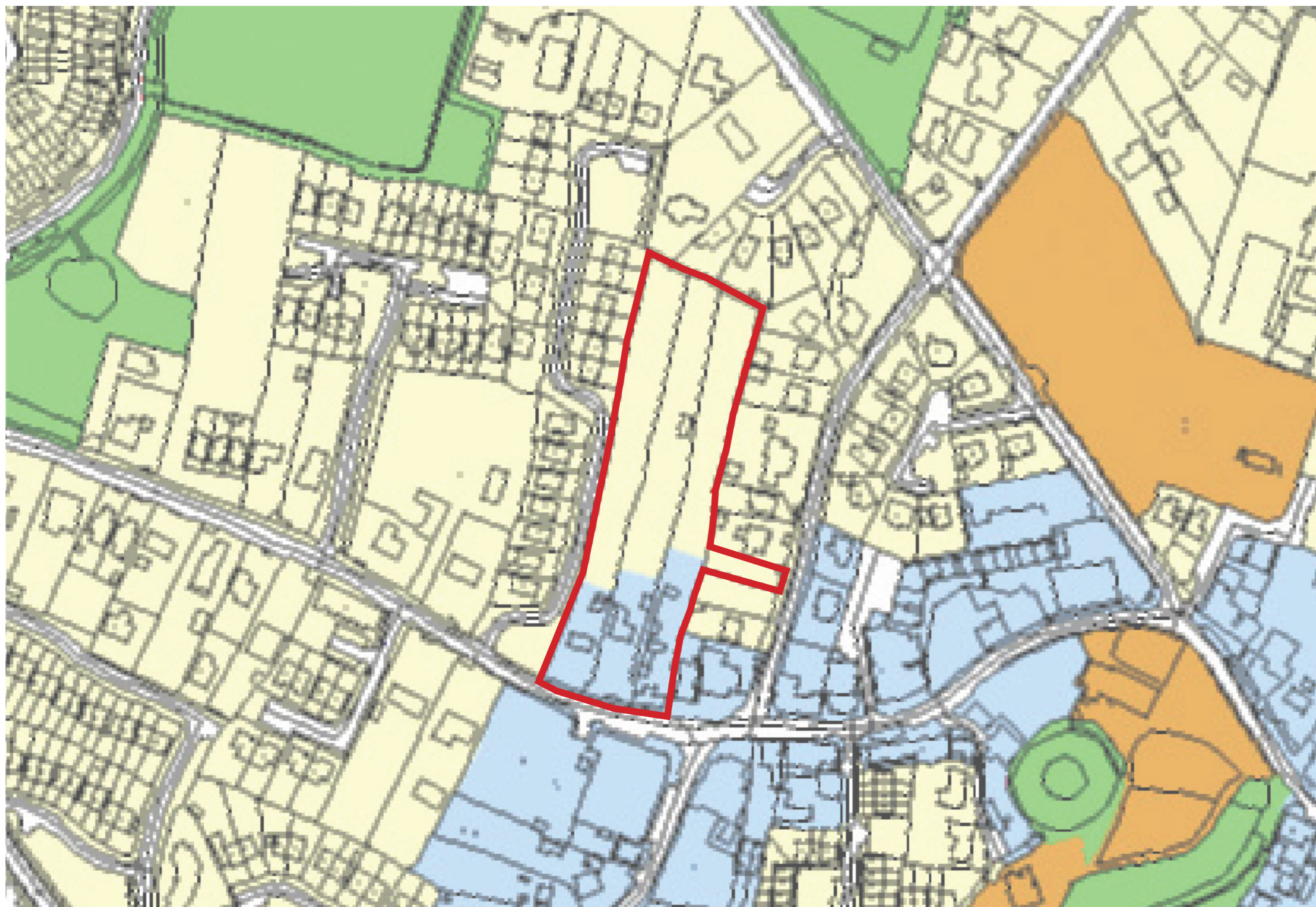




Ratoath is designated as a Small Growth Town in the County settlement hierarchy. The County Development Plan notes that Ratoath has experienced unparalleled growth in recent years and that the form of this growth is such that the town has developed almost as a suburb with no corresponding growth in employment generating uses other than small scale retail provision.

The role of Small Growth Towns is to largely facilitate local need. Their development will be supported by the growth of the adjacent Moderate or Large Growth Town, in terms of large scale employment uses and it is also anticipated that the development of Small Growth Towns will be more closely linked to local rather than to regional residential growth.

## CURRENT SITE ZONING



### R2 - Existing residential

Some plans distinguish between residential zones where the land involved is undeveloped, and where there is existing housing. The zones related to this latter category are most frequently termed 'Existing Residential', or some very similar name. Such zones would be classified into this sub-category.

#### Local Authority Zone: A1

Local Authority Zone Description:  
To protect and enhance the amenity of developed residential communities.

### M2 - City/Town/village Centre, central area

This sub-category is intended for those zones which cover central parts of cities, towns or villages. In virtually all cases a mix of uses is encouraged in these zones.

#### Local Authority Zone: B1

Local Authority Zone Description:  
To protect and enhance the special physical and social character of existing town and village centres and to provide for new and improved town centre facilities and uses.

### S5 - Mixed/general community services/facilities uses

would include cases where the zone indicates a range of different possible uses of a community services/facilities nature (ie more than one of the S1 to S4 sub-categories).

#### Local Authority Zone: G1

Local Authority Zone Description:  
To provide for community, recreational and educational facilities

### G5 - Mixed/general 'green'/recreation/conservation, other

This catchall sub-category is intended to cater for those cases where a zone contains objectives which explicitly straddle two or more of the other sub-categories (G1 to G4).

#### Local Authority Zone: F1

Local Authority Zone Description:  
To provide for and improve open spaces for active and passive recreational amenities.

## OBJECTIVES

- 01 To protect and enhance the amenity of developed residential communities.
- 02 To protect and enhance the special physical and social character of existing town and village centres and to provide for new and improved town centre facilities and uses.
- 03 To enhance Ratoath Main Street and reinforce the sense of place.
- 04 To create a more inviting space and destination for locals and visitors.
- 05 To provide much-needed facilities and infrastructure within the town centre - as identified by the community.
- 06 To create a more permeable, pedestrian-friendly area within the heart of the town.



**HAVE YOUR SAY....**

With site zoning restrictions in mind, we welcome community input on the possible uses for areas A and B on the subject site.

Note:

- Area A - is zoned Residential
- Area B - is zoned City/Town/Village Centre

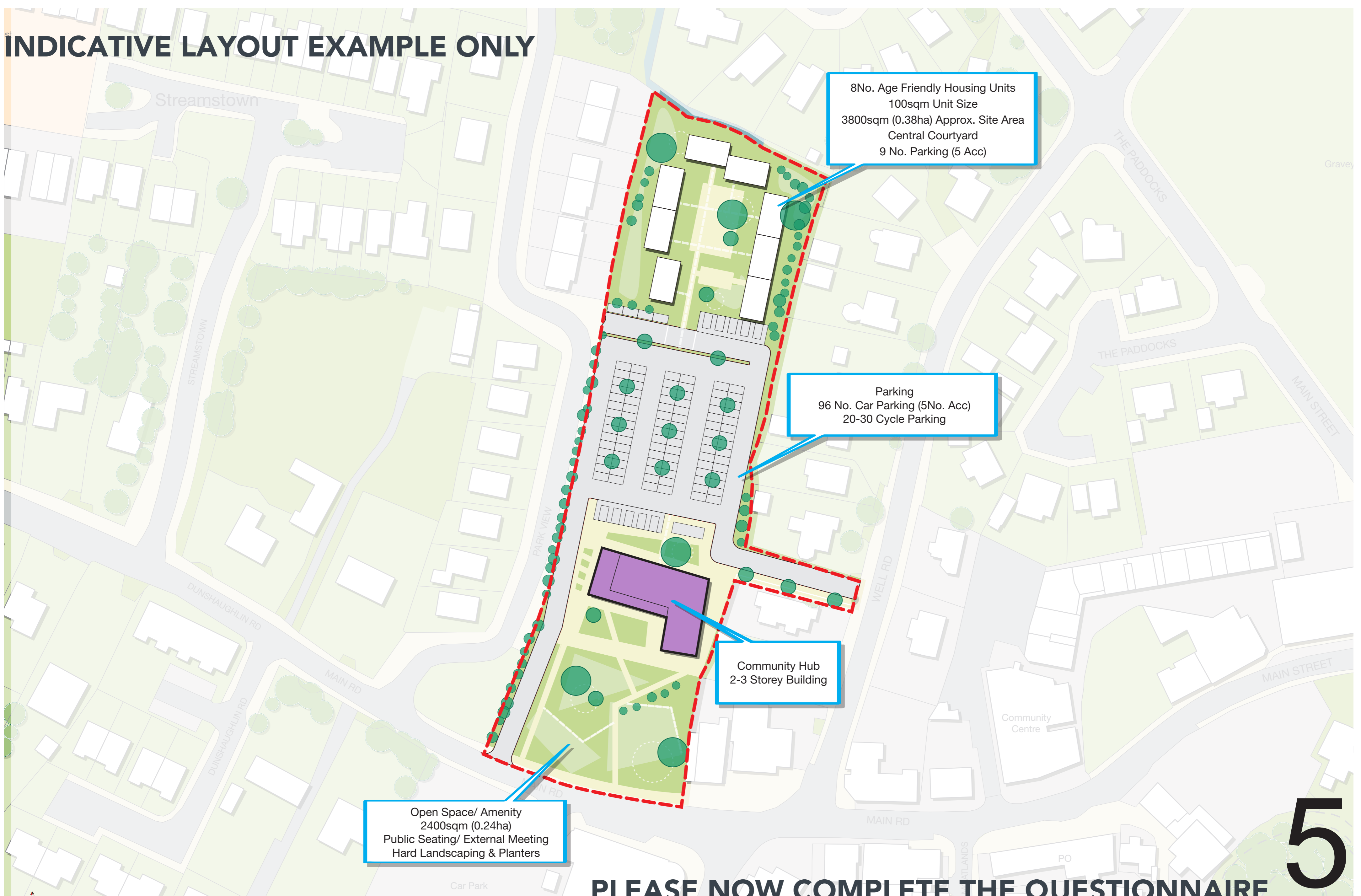
Example development allowed under Area A includes the following:

- houses / apartments / elderly housing etc.

Example development allowed under Area B includes the following:

- public amenity

As an example, please refer to the next display board.



**PLEASE NOW COMPLETE THE QUESTIONNAIRE**



## Next Steps / Time Line for Ratoath Lands Scheme

### August – Sept 23 –

Non statutory Consultation to get feedback on what Ratoath Locals would like to see on the site

### Sept-Oct 23 –

Present feedback from non-statutory consultation to Ratoath MD elected members

### Next Steps

Apply for funding, as and when funding call comes out from the Department. The application will be seeking funding for the development of a scheme based on the feedback received from the Non-Statutory Consultation Process

\* Subject to the funding application being successful, Meath County Council will procure and appoint a Consultant to carry out a design for the scheme. This scheme design will then be subject to a further Statutory Public Consultation Process via a Part 8 Planning Application.