



## 1.0 General Introduction and Development Context

- **Location**

The Ragg is a small village which has developed around cross roads on the R498, c.5km northwest of Thurles.

- **Population**

The village is located within the Rural Electoral Division of Inch, which experienced a population increase during the inter-censal period 1996-2001, from 405 to 421 people (4%). The population increased to 452 in the 2006 Census (an increase of 7%)

- **Settlement Form**

The village is primarily dispersed along the minor local roads with boundaries being formed by the church, the school and graveyard. There has been little development in the village in the recent past while The Ragg public house forms the focal point of the village along the Regional Road.

The village is undefined as there is little consolidation of built fabric present while car parking at the church and outside the licensed premises detract from any visual enclosure within the village.



## 2.0 Key aim and objectives

The key aim of the settlement plan is provide a framework for the development for appropriate residential, commercial and light industrial development and to enhance the visual character and amenities of the village.

### Key Objectives

- To facilitate low density, high quality housing appropriate to the village location.
- To maintain and enhance social, community and amenity facilities within the village.
- To support opportunities for commercial and employment facilities.
- To consolidate the core of the village.

## 3.0 Services and Social Infrastructure

- **Water Supply**

The village is serviced by a public water supply.

- **Waste Water**

The village is not served by the public sewer. Developments within the village are served by individual on-site septic tanks and treatment systems.

- **Roads and Transport Infrastructure**

The Ragg is located at a crossroads where two local roads join the regional road R498. The village is on one of the busiest regional roads in the county and suffers from being divided by the road which runs through the centre of it.

There are limited public footpaths within the village, although there is a good network of public lighting.

- **Social and Community Infrastructure**

The village provides a selection of services such as public houses, school, playing pitch, community hall and church.

#### **4.0 Architectural and Archaeological Heritage**

There are a number of significant historical sites within the village. These include;

- Bouladuff House, a detached three-bay two-storey house, built c. 1850, with two-bay single-storey addition to the north gable
- Monroe Roman Catholic Church, a detached T-plan church, built c. 1840, and containing elements of 1806 church
- There is a registered monument i.e. mound and cist located at Bouladuff outside the village.



#### **5.0 Key Messages for The Ragg**

- The settlement should be developed in a properly planned and co-ordinated manner in accordance with the zoning objectives of the settlement plan.

- Low density rural clustered style development is promoted on residential zoned sites.
- Proposals for development will require provision to be made for on-site effluent treatment. This provision will be a key factor which will influence the scale and design of developments.

#### **6.0 General Development Objectives**

Proposals for development will be assessed in accordance with the policies and objectives of the County Development Plan, 2010-2016 as set out in the main text in Volume 1.

In addition to general policy requirements for development, the Council will seek to implement the following objectives:

- The Council will seek to clearly define the village boundary on all roads and junctions within the village by means of signage, soft landscaping and traffic calming measures.
- The Council will seek the improvements to the fabric of the village by means of footpaths and pavement pullouts, defining and reducing the width of the main road within the village and provide tree planting and landscaping along the carriageway to give a sense of enclosure within the village.
- Clearly define the boundary of the existing car parking at the church and the vehicular access point from the licensed premises onto the main road, in order to improve visual enclosure and traffic safety.
- The Council will seek to ensure that all new housing schemes add to the character of the village through their overall

layout and house designs. Housing development should, where applicable, provide an element of streetscape so as to create a village centre and village identity.

- The Council will seek to ensure the protection of Protected Structures and archaeological monument (i.e by preservation in situ or at a minimum protection by record).