

Please note that this is the Original Meath County Development Plan 2021-2027 (adopted on the 22nd September, 2021). Following the adoption of Variation No. 1 & Variation No. 2 on the 13th May, 2024 and Variation No. 3 on the 27th January, 2025, this Plan has now been superseded by the Consolidated version.

The Consolidated version of the Meath County Development Plan 2021-2027 (incl. Variations 1, 2 & 3) is available to view at this link [HERE](#)

1.0 Village Context/Character

Rathmolyon is located in the south of the County approximately 8km south of Trim. The village developed at the junction of the R156 Dunboyne to Mullingar regional road and the R159 Trim to Enfield regional road. The village has a distinct rural and verdant character and is characterised by several notable traditional buildings.

The village has grown outward from the central crossroads and includes the Church View estate on the R159, and the Cherry Valley estate along the R156. There is significant undeveloped and under-utilised land between these developments and the traditional village core.

Position in Settlement Hierarchy	Village
2016 Population	334
2011 Population	298
Percentage Change 2011-2016	12%
Housing stock 2016	129
Number of units completed 2016-2019	17
Committed units not yet built	80
Population Projection 2027	559
Education Facilities	St. Michael's Primary School (outside settlement boundary)
Community Facilities	Church; GAA grounds; and Childcare Facility

Architectural Conservation Areas (ACAs)	None
Protected Structures	6
Zone of Archaeological Potential	There is a National Monument Service Zone of Archaeological Notification located in the central area of the settlement.
Natura 2000 Sites	The nearest Natura 2000 site is the River Boyne & River Blackwater SAC which is located approximately 2.5km to the west.
Strategic Flood Risk Assessment	Manage flood risk and development in line with approved policies and objectives as set out in Vol. 1 Chapter 6: Infrastructure.
Water Services Infrastructure/Capacity	Rathmolyon is supplied with water from Trim Water Supply Scheme – Capacity is limited. Rathmolyon Waste Water Treatment Plant - Capacity Available.

2.0 Vision

The vision for the development of the Rathmolyon over the lifetime of the Development Plan is to consolidate and strengthen the defined and attractive Village Centre, recognising the importance of conserving and enhancing the quality of the Village's built and natural environment, while catering for the needs of the community. A central tenet of this Plan will be the creation of a positive relationship with the rural hinterland.

3.0 Opportunities

Rathmolyon experienced notable population growth between the years 2011-2016. The village has an attractive main street and public realm improvement works could significantly enhance the village environment further. There are several infill and village centre sites which have the potential to cater for the future development needs of Rathmolyon.

4.0 Land Use Strategy

The land use strategy aims to consolidate the compact nature of the village and direct future development to land in and adjacent to the village core. Incremental/natural growth of the village will be facilitated over the period of the Plan.

4.1 Settlement and Housing

Rathmolyon has experienced significant population growth between 1996 – 2016 (almost doubling of population) and village infrastructure/services have not necessarily kept pace with this development. Modest residential growth is to be facilitated over the Plan period to allow the village grow in a sustainable manner. There is a residential development containing 21 no. units currently under construction to the west of the cross roads in the village centre. Having regard to the household allocation in the Core Strategy there is adequate land zoned for residential use to cater for the future housing needs of the village over the period of the Development Plan.

4.2 Economy and Employment

The village provides for a small range of services commensurate with its level 4 position in the County retail hierarchy. These include a crèche and playschool, a post office, two pubs, a small convenience shop and a hair salon. Rathmolyon would benefit from having a greater range and variety of such facilities. There are adequate lands designated in the centre of the village for B1 'Village Centre Use' to cater for additional retail/commercial uses over the lifetime of the Development Plan if required.

4.3 Infrastructure

Rathmolyon is currently served by the Trim Water Treatment Plant and the Rathmolyon Waste Water Treatment Plant. There is currently capacity available in terms of water services.

4.4 Movement

The main pattern of development in the village is an east-west linear form and movement is concentrated along this axis. Road crossing facilities and/or public realm improvements would likely encourage more walking/cycling within the village. Better definition of the road carriageway through the village would help rebalance the needs of private vehicles and those of the pedestrian/cyclist.

Rathmolyon is within easy reach of Trim and Summerhill in particular. It is important that the village maintains good public transport links to these surrounding urban areas in order to attract future population and potential business opportunities. Bus Éireann provides a commuter link from Rathmolyon to Dublin via Summerhill and Maynooth as well as a daily service from/to Dublin via Dunboyne and to/from Mullingar.

4.5 Cultural and Natural Heritage

There are several buildings designated as protected structures within the village and these contribute significantly to a sense of place. These include Saint Michael's Roman Catholic Church, Rathmolyon Villa, Harnan's Pub, Rathmolyon House, and Saint Michael and All Angels Church.

The village does not contain any Natura 2000 sites, however there are a number of streams which flow near the village which are tributaries of the River Boyne and River Blackwater Special Area of Conservation (Site Code: 002299) and the River Boyne and River Blackwater Special Protection Area (Site Code: 004232) which is approximately 3km to the north west.

4.6 Green Infrastructure

Whilst there are several open space areas within housing developments, Rathmolyon does not have any structural/landscaped public open space within the Village boundary. Nonetheless, the village has a verdant character and this is largely derived from the manner in which the surrounding rural/agricultural environment permeates into the village. It is important that any development proposals respect views and glimpses to the surrounding countryside and incorporate a high degree of native landscaping.

4.7 Social Infrastructure

The social infrastructure in Rathmolyon comprises the GAA grounds, St. Michael's RC church, St. Michael's and All Angels Church of Ireland and a crèche/playschool. It would be beneficial to improve the social infrastructure of the village, including the provision of a purposeful open space area in tandem with improving cycling/walking connections. This Plan ensures that there are sufficient, appropriately located lands available for social/community use to accommodate both existing and future populations during the lifetime of the Development Plan.

4.8 Urban Design and Public Realm

Rathmolyon includes some impressive buildings including a number of Protected Structures. However, the main approaches to the village, whilst pleasant, are somewhat lacking in urban design qualities (e.g. legible entrance/exit, traffic calming features). The village core itself has intrinsic urban qualities with potential to be capitalised upon to create a unique village setting. An opportunity site to the south west of the village crossroads offer significant potential to enhance the village core and reinforce a sense of place. It would be desirable to see the public realm and streetscape improved to enhance the overall village character.

5.0 Town/Village Development Policies and Objectives

The Policies and Objectives set out below are in addition to those included in the Written Statement in Volume One of the County Development Plan. To avoid repetition Policies and Objectives have only been restated where they have particular relevance to the settlement. These Policies and Objectives should therefore be read in conjunction with the Policies and Objectives and Development Standards in Volume One of the County Development Plan.

Policy

It is the policy of the Council:

Settlement and Housing

RATH POL 1

To promote the future development of Rathmolyon as a compact settlement centre with a pedestrian friendly environment, a variety of land uses and amenities while protecting the built and natural heritage and catering for the needs of all sections of the local community to ensure that the village develops in a sustainable manner and as an attractive place to live, work, recreate and visit.

Objectives

It is an objective of the Council:

Settlement and Housing

RATH OBJ 1

To secure the implementation of the Core Strategy of the County Development Plan, in so far as is practicable, by ensuring the household allocation for Rathmolyon as set out in Table 2.12 of the Core Strategy is not exceeded.

RATH OBJ 2

To support and encourage residential development on under-utilised land and/or vacant lands including 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved.

Economy and Employment

RATH OBJ 3

To consolidate the central area of the Rathmolyon village for commercial uses.

RATH OBJ 4

To promote a high quality mixed residential / commercial use development providing for continuation of the established building line on the main street and an extension of the footpath to the west side of the Enfield road.

Infrastructure

RATH OBJ 5

To liaise with and support Irish Water to endeavour to provide adequate water services to meet the development needs of the village within the Plan period.

Movement

RATH OBJ 6

To seek to install a pedestrian crossing within the village centre area.

RATH OBJ 7

To facilitate the provision of a pedestrian crossing near the Cherryvalley Estate.

Cultural and Natural Heritage

RATH OBJ 8

To promote the conservation or reuse of stone walling within the development boundary.

RATH OBJ 9

To promote the preservation of individual trees or groups of trees as identified on the land use zoning map and to manage these trees in line with arboricultural best practice.

Social

RATH OBJ 10

To facilitate the provision of a playground within the village.

RATH OBJ 11

To protect existing community facilities/infrastructure, where appropriate, and support their further development and expansion if required.

RATH OBJ 12

To support the provision of a range of social infrastructure facilities to meet the needs of Rathmolyon in co-operation with other statutory, voluntary, and community groups.

Urban Design and Public Realm

RATH OBJ 13

To require all new development proposals to consider and reflect the physical, social and environmental context of the village.

RATH OBJ 14

To enhance and improve the aesthetics of the village crossroads.

RATH OBJ 15

To facilitate enhanced definition and enclosure along the approach roads to the village, particularly on approach from the west in the vicinity of the church car-park.

RATH OBJ 16

To seek to facilitate public realm improvement works focusing on traffic-calming to achieve better balance between the needs of the pedestrian / cyclist / public transport and those of the private car. Measures may include enhanced legibility, connectivity, enclosure and better defined entrances/exits.

RATH OBJ 17

To protect the established building line within the village, particularly along the Main Street.

RATH OBJ 18

To preserve the character of the village and its setting by requiring that the height, scale, and design of any proposed development within the village and in the surrounding area should complement the character of the village and not diminish its distinctiveness of place.