



# TINRYLAND VILLAGE LOCAL AREA PLAN



## Section No. &amp; Page

1. Introduction
  - 1.1. Legal Preamble
  - 1.2. Carlow County Development Plan policy objectives
  - 1.3. The Process & Supporting Documents
    - 1.3.1. Public Submissions
  - 1.4. The Study Area
  - 1.5. Community and Population
  - 1.6. The Opportunity
  - 1.7. Overall Strategy
2. Land use, Urban Character & Natural Heritage
  - 2.1. Land use
    - 2.1.1. Residential
    - 2.1.2. Industrial and Commercial Uses
    - 2.1.3. Institutional and Recreational Uses
    - 2.1.4. Open & Vacant sites
  - 2.2. Settlement Pattern
  - 2.3. Village Character on approach
  - 2.4. Topography
  - 2.5. Hard Edge Concept
  - 2.6. Natural Amenity
  - 2.7. Amenity and Recreation
  - 2.8. Hedgerow/Vegetation Boundaries
  - 2.9. Assessment of Likely Significant effects of implementing the plan.
3. Transportation, Infrastructure & Community
  - 3.1. Bulk Services
  - 3.2. Roads
  - 3.3. Sewage /Waste Water
  - 3.4. Social and Recreation Infrastructure
4. Urban Design, Heritage & Opportunity Sites
  - 4.1. Opportunity sites & development Guidelines
    - 4.1.1. Opportunity Site No. 1
    - 4.1.2. Opportunity Site No. 2
    - 4.1.3. Opportunity Site No. 3
5. Zoning & Development
  - 5.1. Land Use Zoning
  - 5.2. Future Development
  - 5.3. Zoning definition and objectives

## Maps

- Map No. 1 – Study Area Location: Tinryland Village
- Map No. 2 – Land Use Survey Map
- Map No. 3 – Hedgerow Map
- Map No. 4 – Services Map
- Map No. 5 – Opportunity Sites Map
- Map No. 6 – Tinryland Local Area Plan



## Section 1 Introduction/Background

### 1.1 Legal Preamble

The Tinryland Local Area Plan has been prepared in accordance with a specific objective in the Carlow County Development Plan 2003, which identified 22 villages, that require a village plan, Section 2: Development Strategy par 2.5.2 states:

*“ During the lifetime of this Plan [Carlow County Development Plan 2003], the planning authority will prepare Village Plans for each of the following villages and smaller settlements throughout the county.”*

The legal preamble of the plan is therefore established through a specific policy in the Carlow County Development Plan 2003, which in turn is under scribed by the Planning and Development Act, 2000.

### 1.2 Carlow County Development Plan policy objectives:

The following strategic policies and objectives for villages are supported by the county development plan:

- To support and enhance the important social and environmental function that smaller villages fulfil in the rural countryside delivering important services such as small shops, schools, churches, public houses or community halls.
- To retain existing services and facilities within villages and allow for their limited expansion where possible.
- To encourage infill development within villages to provide for the demand for detached houses at low density as an alternative to one-off houses in the countryside.
- To promote balanced regional development of the hinterland of Carlow town, (the major development centre in the region), by promoting development within smaller urban settlements and villages.
- To encourage residential development within existing villages with existing services e.g. bulk services, social and recreational infrastructure etc. or when it can be economically provided in order to maintain fabric of existing villages.
- To encourage the development of appropriate private sites as private ventures or public private partnerships.\*

- The village plan will identify individual sites in need of attention and propose specific interventions in each case.
- To promote the re-development of derelict sites within villages and to use the powers of the Derelict Sites Act 1990 if applicable.
- To develop the amenities and the infrastructure of villages throughout the county through the proposed village plans and the urban and Village Renewal Programme.

The proposed village plan focuses on a small area and as such addresses a high level of detail, specific interventions and community needs.\*

## STUDY AREA: TINRYLAND VILLAGE



Map No. 1

### 1.3 The Process & Supporting Documents:

The process followed to prepare the village plan is that set out in the Planning and Development Act, 2000. This included a public participation process, which consisted of a half-day workshop with the community held on the 7<sup>th</sup> July 2004 and an invitation for written submissions. The proposed Village Plan policies and objectives are consistent with the Carlow Development Plan 2003, regional and national planning guidelines. Other documents informing the plan are County Carlow Heritage Plan 2003, Actions Plans for Villages in County Carlow, Cork Rural Design Guidelines and planning applications and accompanying site information processed within the area in recent years. It is important to recognise that the proposed Village Plan is a policy document containing land use objectives and urban design guidelines focussed on retaining the village character of Tinryland Village.

#### 1.3.1 Public Submissions:

During the allowed period six written submissions were received which broadly covered the following issues:

- Increased traffic of heavy vehicles and through traffic between the Wexford Road (R80) and Kilkenny Road (N9/N10) and subsequent deterioration of roads surfaces, safety and vehicle priority at Tinryland cross and unauthorised parking in the village obstructing traffic movement.
- Under grounding of overhead wires
- Continuation of urban and village renewal scheme, roads markings and signs, the development of the old hall would be an asset, development of the Tennis club and pitch and putt area, and; the G.F.C. football clubs should not be harmed by road proposal, while lands should be reserved for relocation and safe access should be provide from the village to the existing facility.
- Relocation of the GFC club, to a location closer to the village on 16-acre (6.5 ha) lands zoned appropriately.
- Additional sites for residential developments should be zoned, private housing schemes are under provided in the village.
- Location of social and recreational facilities e.g. sports, social, health facilities, medical, community hall, town park, soccer club facilities.
- Architectural heritage, walls around the church, the handball alley should be restored, stone and granite finishes are an architectural heritage feature in the area and should be encouraged in new developments and the old granite outbuildings behind the parochial house should be utilised and preserved.\*

### 1.4 Study Area:

The historic parish of Tinryland was made up of the parochial districts of Tullomagrinagh, Killerig, Urglin, Ballinacarrig and Ballycrogue. Archaeological discoveries in the area indicate that people have been living in the area since 3700-3400 BC Neolithic Period (New Stone Age). These people are probably the first human settlers in the area and farmed and domesticated the area. The name Tinryland or (Tigh an Raoireann; House of Raoire) is a very ancient name of a Royal Residence. The town land covers an area 220.5 Ha (545 acres) and is higher than the average.

At the Killogan burial ground, Clonmesh (to the south west) is an ancient cross site of the Monstary of St. Willibrord of Luxembourg who studied there for 12 years (658-739 A.D.). Ballyloo Castle, of which only fragments remain, is located south of Tinryland village and was the main residence of the Cavanagh family. It was built in 1390 by Art Og Cavanagh, king of Leinster who died by poisoning in 1417.

The St. Joseph's Church was built in 1819 under Bishop James Doyles's reign as Bishop-Elect. The GAA club was founded in 1888 and has continued to grow. In 1944 a local farmer while ploughing field in Linkardstown discovered an ancient burial site which contained the remains of a woman and a stone axe dated 2500-2000 BC. In archaeological terms similar burial places became know as Linkardstown cists. Tinryland was one of the first rural town in Ireland to received electricity in the 1940's. A local man Mr. Paddy Murphy was chosen as "Carlowman of the Century" by the old Carlow Society for his pioneering work in bring electricity to rural Ireland in this period.

The town lands surrounding Tinryland includes Killmeany to the north, Park to northwest and Ballinacarrig further to the north west, Ballybar lower to the south west, Ballybar Upper and Linkardstown to the south and finally Castletown to the south east. Surrounding villages and settlements include Ballinabranagh, Milford, Nurney and Rathoe.\*

### 1.5 Community and Population:

The 2002 census figures indicate for the Kellistown D.E.D. (which includes Tinryland Village):

	Males	Females	Total pop	Number Households	
	444	421	865	258	

Over the period since the 1996 census the population of the DED increased by 6-12% with the number of household increasing by circa 23%. One-off rural dwellings account for this increase.

With the completion and occupation of the new social housing estate (comprising of 26 dwellings) and the planned second phase (50-55 houses), with some privately owned dwellings. The total population will rise to circa 512 people. Statistics further show that the workforce consists of a high number of semi-skilled workers, managerial and technical workers. This seems to link with the industrial activities traditional liked with the area. The population can be considered young with the majority between the ages of 10 to 44 years. The statistics indicate that the largest grouping is that of children and young people 5-24 years the second largest population grouping is the middle aged group 35-54 years. It can be assumed that last mentioned are the parents of the children and young people shown in the statistics.

### 1.6 The Opportunity:

In the last couple of years there has been renewed interest in development in the village and surrounding area. As a result a number of one-off houses have been granted in the wider area surrounding Tinryland, with limited number located in the immediate area or within the village itself. The largest change has been the recent development of a social housing scheme comprising 26 houses. A proposed second phase development for voluntary housing is also planned. A community and sports centre is currently planned for the village on the site of the old tennis club and pitch and putt course.

The village proper is currently under developed despite have a high degree of accessibility to Carlow Town and the surrounding area.\*

The current accessibility to the village is facilitated by its proximity to Carlow Town accessible through the R80 national secondary road. Accessibility from the N9 in the west is achieved by travelling on a network of minor country roads that runs west to east to the village. In the near future a much higher degree of accessibility will be achieved through the planned N9/N10 motorway and the Rathcrogue junction directly and adjacent the north east of the village. This presents significant additional potential for the development of the village. The proximity of the Rathcrogue junction providing direct access to the village and surrounding areas also provides a very significant development opportunity.

An existing and complex local road network provides a high degree of access and permeability in the village area. This physical structure conspires to form a triangular area central to the functional area of the village. From the corners of this triangle the access roads to and from the village depart with the exception of the main street that extends to the south. The main streets extension to the south along with a second road leading south from the Tinryland cross encloses another parcel land e.g. from the church down to the Tinryland cross.

The village area boasts rural amenities with typical open agricultural landscape, a rolling topography and beautiful views towards the Killeshin hills. These are supported by an active recreational function in and around the village in the form of well-established sporting clubs and associated facilities e.g. GAA, Soccer, Athletics etc. The presence of a formally established heritage trail through the countryside and numerous associated recreational walks further strengthen the recreational elements that the village has to offer.

The historic architectural features include the church, handball alley, stonewalls, stone entrances, water pumps, parochial house and other historic residences. In addition to the rich archaeology and history associated with the area there is a strong sense of place, which should be further strengthened through further proposals and development in the village.

The fact that the essential elements of a village are already present, although at different levels of efficiency, (e.g. school, church, sports fields, commercial development, road network etc.) presents significant potential for the infill, consolidation and improvement of the existing village framework. This development potential is supported by a strong sense of community that exists in the village and area.\*

**1.7 Overall Strategy:**

The strategic location of Tinryland, 5.6 km to the south east of Carlow town directly accessible from the R80 national secondary road through two minor local roads, also accessible through the network of minor roads leading from the N9 national primary road in the west, creates a very high degree of accessibility to the Village which is conducive to the development of a dormer residential settlement. The village provides the opportunity to live in a country atmosphere within easy reach of Carlow town and the working opportunities and higher order services that Carlow town offers. The location of the village to the south of Carlow town and the absence of the Carlow by pass road diminishes the village accessibility to areas beyond Carlow town and the influence sphere of Dublin to the north east of the county. Therefore at present potential residents would most likely commute to Carlow Town, Leighlingbridge, Bagenalstown, Killkenny and other such localities.

The proposed N9/N10 motorway, which will include the Carlow town bypass, will change the present accessibility significantly. Through the by-passing of Carlow Town the village becomes accessible for future residents who wish to commute to towns to the north east of the county such as Killcullen, Newbridge, Naas, the Dublin area and ultimately to Dublin city. Although long distance commuting is not ideal it is foreseeable that it will continue in the short to medium term under current commuting trends in the country. It is therefore important to prepare a plan to meet the future demands of the area that supports lands to be reserved for commercial and industrial in order to promote local employment opportunities. The high qualities of natural amenity, coupled with a strong village character should be attractive features for such future residents.

The existing social and recreational infrastructure provides for a number of essential services. If the number and quality of these services are improved along with the future development of the village it will serve as a very attractive and sustainable function for residents and future residential of the village alike. With regard to physical infrastructure it is recognised that the current sewage capacity will need to be upgraded and this will be crucial to all future development proposals in the village.

The strong village character, sense of place and sense of community of Tinryland Village along with rural amenity and historic heritage elements should be recognised as important assess in the village's future development. Further more all future development shall be subject to the provision of, or availability of the necessary physical infrastructure e.g. sewage, water and roads. \*

Objectives No.	Overall Strategy
	It is an objective of the Council
OS 1-1	<b>Overall Objective</b> To promote Tinryland Village as a settlement with a strong village character, recreational and social facilities and employment opportunities which shall continue to grow into the future. To support the improvement of physical infrastructure and local services and to support growth of the local community to sustainable levels.
OS 1-2	<b>Green field and Infill Development</b> To encourage green field and infill development within the village boundaries in order to consolidate the village form and maximise the use of available physical and social infrastructure. These medium scale developments shall act as an alternative to unsustainable ribbon development and one off house located along approach roads to the village.
OS 1-3	<b>Detached dwellings</b> To provide for developments at low densities on serviced sites as a realistic alternative to one-off houses in the countryside.
OS 1-4	<b>Planned Rathcroogue Interchange (9N/N10 motorway)</b> To reflect the increase in accessibility to the village though the proposed N9/N10 motorway and the Rathcroogue junction.
OS 1-5	<b>Natural Amenities</b> To protect and enhance the natural/rural amenities and cultural and archaeological heritage in and surrounding the village.
OS 1-6	<b>A sense of place and Architectural Heritage</b> To protect and enhance the unique village character and strengthen the historic sense of place of the locality by linking and integrating it with future development proposals in design, form and character.
OS 1-7	<b>Consolidate Village Form:</b> To consolidate the village form and built fabric in and around the compact framework of existing local distributor roads and the historic village centre delineated by a designated village development area, in order to maximise the existing services and historic investment in the village and create a sustainable urban environment.



## Section 2 Landuse , Urban Character & Natural Heritage

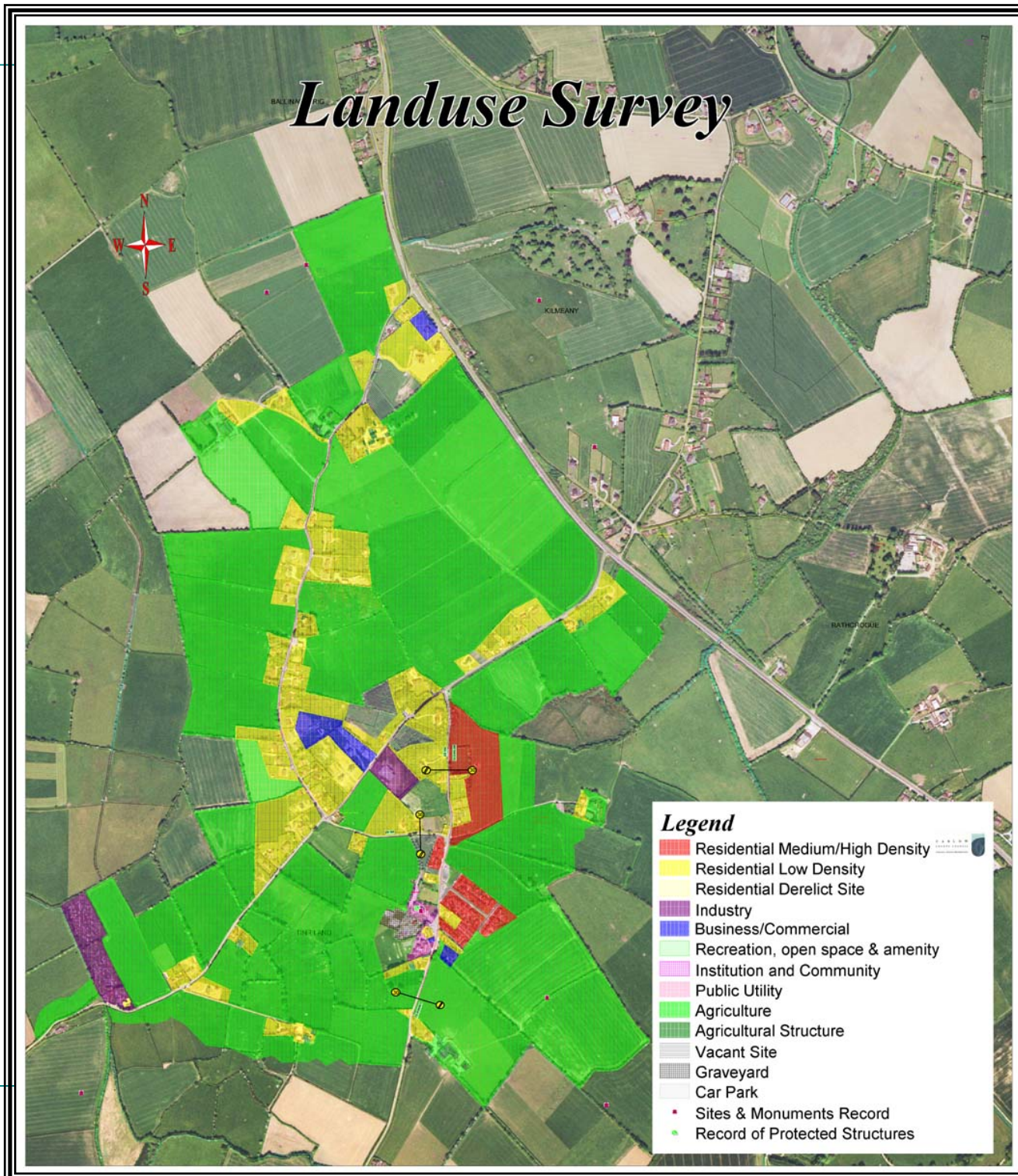
### 2.1 Land Use:

A land use survey of Tinryland Village was undertaken in the course of developing the village plan. Residential land use is the predominant land use and consists of two established council housing estate and a third completed in 2005, historic dwellings located within the village and modern one off houses along the approach roads. The village mainly acts as a dormer settlement for Carlow town.

The village has two small industries, a modern convenience store, church and school. A small public amenity area integrated with a small public car park is located next to the establish social housing estates. A public waste water treatment plant is located on the south eastern edge of the village. Recreational facilities are fairly limited in the village as the tennis and pitch and putt clubs have fallen into disrepair. Three informal sports pitches exist to the west of the school and graveyard and another two further to the west adjacent to the cross roads. A mile to the east of the village along the N80 is the Tinryland GAA field with high quality facilities and clubhouse. The village contains all the elements required for a sustainable village at different levels of efficiency but largely underdeveloped. There is therefore a need to consolidate and strengthened these functions along with the village form. \*

### 2.2.1 Residential

Residential development in the village can be divided into three groups - social housing estates, historic dwellings associated with the historic village and one off-houses. The established social housing is located next to the traditional village centre on the south eastern side of the village in proximity to the church, school and shop. Directly to the north of the existing social housing estate adjacent and to the east of the old tennis club a new social housing estate was completed in the beginning of 2005. Historic dwellings include the Parochial House, Tinryland Lodge (to the south), a few terraced dwellings along the main street etc. In recent years one-off houses have been developing as ribbon development along the main approach roads. Most of these houses have developed along the closest approach road from Carlow town with the second largest group located along the second approach road from Carlow town. Amongst other things this trend highlights the need for proximity to Carlow town and the easy access to the town for work opportunities and regional functions. The absence of private residential estates is also apparent in the village.\*





To the north beyond the N80 national primary road further one-off house and ribbon development have

**Map No. 2**

### 2.1.2 Industrial and Commercial Uses:

Two light industrial developments exist in the village, which provide employment opportunities for the residents of Tinryland. The presence of these industrial developments is unusual given the size and scale of the village, the proximity to Carlow Town and the availability of industrial zoned land in Carlow Town. A small modern convenience store is also located in the village and provides essential consumer goods for the residents. Historically the Tinryland population availed of local work opportunities such as the Clonmesh quarry and the concrete works at Bennekerry. The more recent trend of one-off houses is largely associated with a mobile population who are prepared to commute to work. It can be concluded that new work opportunities are now largely associated with Carlow town and other regional centres in the county and region.

### 2.1.3 Institutional and Recreational uses:

The village is served by an active primary school and a large parish church further supported by practice football pitches and the presence of the Tinryland GAA field and club house, last mentioned falls outside of the villages functional area.

### 2.1.4 Open and Vacant sites:

A number of open sites and open fields exist within the central area of the village and present opportunities for the substantial development of residential development. These sites will have the additional benefit to compact the existing village form, consolidate the central portion of the village area and provide for the need for detached houses in the countryside.

### 2.2 Settlement Pattern:

The village historically is characterised by a compact village form surrounding the church, parochial house and school. This historical compact village form has been supported by a compact internal road network.\*

In recent times a few of the new one-off houses (induced by the one off house trend in rural areas) have located within this compact structure and these houses have had a positive effect on the village form. The majority of one off houses however continue to exacerbate sprawling and ribboning of development in and around the village thereby reducing the functionality and sustainability of the Tinryland Village.

The settlement pattern in the wider area is therefore largely dispersed and suffers from residential sprawl with consequential damage to the village form and development potential. Instead of development concentrating within the village and thus strengthening the village and its function the dispersed settlement pattern has weakened the village form and function. This plan will aim to address this negative trend through policy and land use proposals.

### 2.3 Village Character on approach:

The village is a structured historic village set within a rural hinterland based around the focal point of a historic church and school. The locality although under developed is an urban village area.

- Approaching from Carlow in the north along the busy R80 National Secondary road to Wexford one travels along a busy road that traverses County Carlow north west to south east it reaches two access roads 800 meters apart, the first at Jefferson's cross and the second at Bagenals Arms cross leading to Tinryland in the west.
- The first access route runs south west from Jefferson's cross to Tinryland cross and into the village. This minor country road is characterised by a high density of ribbon development on both sides from the junction with the R80 to Tinryland cross. The houses are all detached dwelling with a number of newly built dwellings typical of the one-off rural development trends of the past number of years. From here the parochial house and church become visible on a hill and the road leads through the cross to the village centre.
- The second access road leads from the Bagenals Arms cross directly west and is also characterised by ribbon development at a lower density than the first it reaches a split in the road at the village amenity (1798-commemoration monument).
- Approaching from the west on the Tinryland main road one travels through a typical rural countryside with rolling topography. Small clusters of one of houses can be found at regular intervals.\*

The final approach to the village is characterised by open fields and stand alone farm houses with Tinryland Lodge on the edge of the town just before the traditional village core which is formed by the school, shop and church. The arrival is sudden and abrupt as rural countryside makes way for the village centre.

- The second western approach road through Tinryland cross allows one to pass through the rural countryside with regular intervals of one-off houses and on final approach a continuous line of ribbon development on one side of the road leading to Tinryland cross. The two western approach roads suffer from a poor sense of arrival.

**2.4 Topography:**

Tinryland is located in rolling countryside, approximately 5.6 km outside of Carlow town. The village itself is located on a plateau, rising gently from south to north and falling again to the north and west. Panoramic views of the surrounding countryside are visible particularly from the old tennis club and pitch and putt, the Parochial house, the school and church. Mountains are located to the west with hillock ridgeline to the south.

**2.5 Hard Edge Concept (promoting a building line):**

The need for the development of a consistent village character and sense of place will require the development of a strong building line on key frontage sites.

**2.6 Natural Amenity**

The village is set in rolling countryside with the historic village centre located on a hill overlooking the surrounding area and framed in the west by the raised Killeshin hills. The area boasts a well-established village set within rural amenities, with attractive rural walks along numerous minor country roads. A number of mature trees are present within the village at different locations as well as a commercial wooded area next to the small stream to the north east of the historic village centre.\*

**2.7 Amenity and Recreation:**

The village contain the remnants of an active recreational function facilities of which are in different stages of use and repair e.g. tennis clubs, pitch and putt club and handball alley. Furthermore a, well-established and published heritage trail/walkway exists through the village and surrounding countryside. These facilities are contributing to a rural-recreational function and image that could be further developed and established through this village plan.\*

**2.8 Hedgerow /Vegetation Boundaries:**

A complex network of hedgerows exists in the village area. They enclose a number of large fields and align the minor country roads that provide access to the village. These hedgerows underline in the rural character of the village as seen in the presence of existing hedgerow boundaries in the surrounding fields. They should be retained and where housing development is proposed should be retained with development set within the existing hedgerow patterns and thereby use them as features and shelterbelts. The retention of the hedgerow patterns is important in order to maintain the rural village character of Tinryland Village and to integrate the urban area into the rural amenities (see map No. 3).

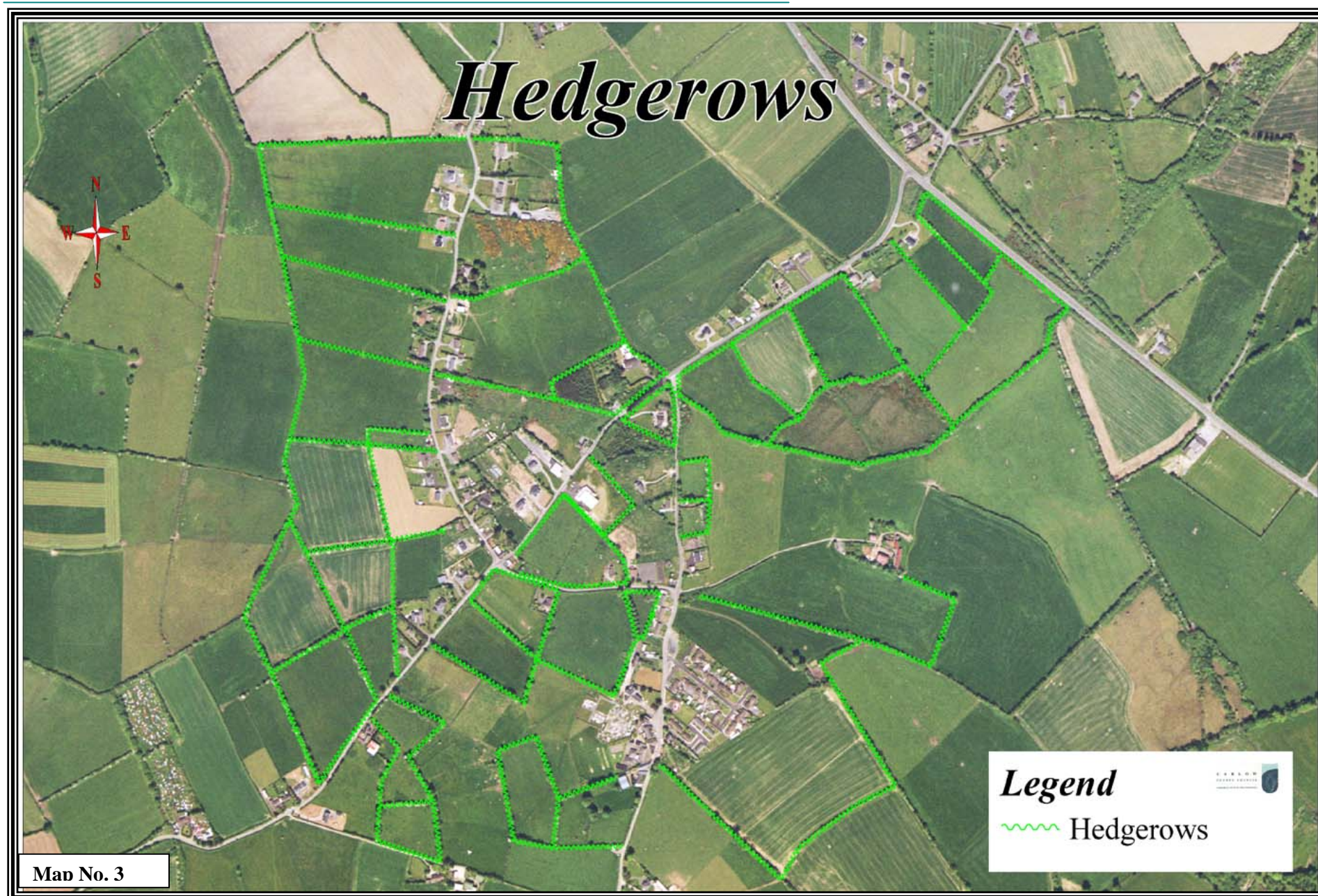
**2.9 Assessment of the Likely Significant Effects of Implementing the Plan:**

This element of the plan has been prepared having regard to the provisions of Section 19(4)(a) of the *Planning and Development Act 2000*, S.I. No. 93 of 1999, the EPA Guidelines on Environmental Impact Assessment and EU Council Directive (96) 511 + (99) 73. It identifies the manner in which the potential environmental impact of the development choices identified in this plan have been considered in the interests of achieving a balance between location, volume and mix of land uses, the development needs of the study area and the potential environmental impacts are taken into account in policy objectives all through the plan.

The overall impact of policies and the range and mix of land uses proposed are intended to allow for a sustainable and balanced approach and take into account the likely impact on humans, flora, fauna, soils, water, air, landscape, material assets, cultural heritage and traffic. These are reflected in the proposed zonings and policies which also provide for natural amenities, open spaces and environmental protection within the village area.\*

Objectives		Land Use, Urban Character & Natural Heritage
No.		
		It is an objective of the Council
	LU NH 2-1	<b>Hedgerows:</b> To promote the retention of hedgerows as the traditional boundary form which is a characteristic of the village. These should be incorporated in future development proposals.
	LU NH 2-2	<b>Tree preservation orders:</b> To encourage the preservation of significant trees and groupings of trees within the village in order to retain the natural screening in the village. Furthermore to examine the need for tree preservation orders where appropriate.







## Section 3 Transportation, Infrastructure and Community

### 3.1 Bulk Services:

The principle essential bulk services are available in the village e.g. a local road network, water mains and a local wastewater treatment plant (see map No.4).

### 3.2 Roads:

The village is well serviced by a complex local network of minor country roads that provide a high degree of accessibility and put forward the framework for a compact village form.

Regional access to the village is obtained from:

- The R80 National Secondary Road traversing the county north west to south east and passing directly to the east of the village.
- The N9 in the west running north south along the Barrow river which is located (travelling by road) 5 km from the village.
- The proposed N9/N10 motorway following an alignment directly to the east and passing the village to the south.
- The proposed Rathcrogue junction located on the proposed N9/N10 motorway shall be located directly to the east of Tinryland at a distance of approximately 800m, thus providing direct access from the national motorway to the village.

The local road network provides access from the R80 through two minor roads set 800m apart.

- The first access route runs southwest from Jefferson's cross to Tinryland cross and into the village.
- The second access road leads from the Bagenals Arms cross. The road splits at the junction the northern portion leading to Tinryland cross and the southern road leading in to the historic village centre and thus forming the main street.
- From the west the main street and the minor country road (leading westwards from the Tinryland cross) provide access approximately 5km to the west from the N9.

The remaining roads can be described as internal distributor roads providing access to the villages internal layout and developments. Between the Tinryland cross, the main street junction at the old tennis club and the 1798 Commemoration cross these roads form a triangular shape, creating the potential for a compact village form. Along the southern boundary of the triangle the main street extends further south into the villages historical centre formed by the church, school and shop.\*

The Council has constructed traffic calming measures on the main street to improve traffic safety in the vicinity of the school, church and shop i.e. traffic ramps and crossings. Water services are readily available in the village through a public water main.

### 3.3 Sewage/Waste Water Infrastructure:

A small wastewater treatment plant exists in the village, which can cater for approximately 250 people. Given recent development in the village and the resulting population increase the sewage plant is at capacity. It is therefore clear that all further development will be dependant on the upgrading of the existing sewage plant to cater for future needs. The limiting factor on all future development with regard to bulk services is therefore the availability of Sewage/Wastewater facilities and capacity. It is furthermore important that all future development must be connected to the main sewage line to ensure sustainability and proper planning and development of the village. The provision of individual sewage facilities will not be supported for future developments in the village boundary while the council shall encourage existing individual facilities to link up with the sewage line.

### 3.4 Social and Recreational Infrastructure:

Tinryland has a number of essential services present in the village in the form of the Church, school, convenience store, a Montessori school along the road leading north from the Tinryland cross. An existing tennis club with two tennis courts is located central to traditional town centre and is in need of redevelopment and upgrading. Other sports clubs include an athletics club and a soccer club (making use of two fields adjacent to Tinryland cross). The GAA club is located outside of the village functional area to the south west of the village and consists of a high quality facility and clubhouse. The location is removed from the village and people have to commute, to make use of the facilities. There is a need to consolidate existing and future facilities in the village to make them more sustainable and make it possible in the future to upgrade these facilities to a higher standard.

There is currently no social or community hall in use although an old hall exists next to the church that could be redeveloped for this purpose. It can be concluded that a number of active associations exist with limited facilities, which could be upgraded to more sustainable levels. Future developments shall be required to provide adequate and sustainable solutions to the provision of high quality social and recreational services for future and present residents of the village.\*

Objectives		Transportation, Infrastructure and Community
No.		
	It is an objective of the Council	
TIC 3-1	<p><b>Available infrastructure:</b>            Future development shall be subject to the availability and adequate provision of the necessary physical infrastructure and specifically be subject to the upgrading of the existing sewage plant to a level that can accommodate future development and population increases.</p>	
TIC 3-2	<p><b>Sewage Plant:</b>            All future development shall be required to contribute towards the upgrading of the existing sewage plant through direct private investment and development contribution or a public private partnership development scheme.</p>	
TIC 3-3	<p><b>Social &amp; Recreational Infrastructure</b>            To promote the improvement and consolidation of existing social and recreational infrastructure within appropriately designated areas in the village e.g. village park, play areas, sports fields, community hall etc.</p>	
TIC 3-4	<p><b>Traffic Calming Measures</b>            To consolidate the existing and assess the need for future traffic calming measures in relation to existing and future projected traffic generation in the village and give due consideration to the need to establish a safe and quality village environment and village character.</p>	





## Section 4 Urban Design, Heritage & Opportunity Sites

### 4.2 Opportunities Sites & Development Guidelines:

#### 4.2.1 Opportunity site No.1

This opportunity site is formed by two fields that are located between the St Joseph terrace and the new social housings estate. The site stretches east from the main road and the existing village green and parking area.

##### *Development Guidelines:*

- The extension and formalisation of the existing village green should be sought in conjunction with the development of business and commercial and low density residential set further back. The locations of these land uses are determined by the zoned areas dedicated for the purpose..
- A mix of business activities forming a streetscape development with the main elevations looking into the extended Village Green/ Town Park are supported.
- Access to the business activities shall be through the existing access lane way leading to the east toward the village sewage plant.
- Provision should be made for well landscaped parking bays, which will provide access to both the business activities and the town park recreational amenities.
- Architecture design and character should be sensitive to the existing character of buildings in the village and the immediate area.

#### 4.2.2 Opportunity site No. 2 a

This opportunity site is located adjacent to the north and north west of the parochial house and church. In accordance with the Density Guidelines, 1999 in reference, to institutional lands the open character of the lands should be maintained and can be achieved by concentrating increased densities in selected parts. Residential development on this site should adhere to the mentioned objective maintain an open character, encourage long views, provide for recreational amenity facilities to sustain the development and integrate it with the existing parochial grounds, buildings and character.

##### *Development Guidelines:*

- The historic relationships of the site with the parochial house and the village should be respected in future development proposals.
- Significant trees along the entrance lane should be protected and integrated into all future proposals.
- High quality architectural design, historic character and sense of place are elements that will need careful attention. \*

- The existing parochial lane way, small parkland and mature trees should be protected as forming part of the open character of the demesne lands, while long views through the site should be encouraged. The site should be integrated through pedestrian links and pathways throughout the site in accordance with the “Proposed Pedestrian Links” indicated on the Land Use Zoning plan, thus creating a linked network through the site and with the fields adjacent to the west and south west.

#### 4.1.1 Opportunity site No. 2 b

This opportunity site is located to the west and north west of the parochial house and church and further west of Opportunity Site 2a. The site provides for the protection of existing sporting facilities and the potential for residential development. Any development proposal on site shall be in accordance with the zoning of the site and as such shall adhere to the objective of maintaining the existing sporting facilities. All development proposals on the area zoned for “Residential Medium Density and Sports fields” should involve consultation with the existing sport clubs and local community, while a partnership approach shall be encouraged.

##### *Development Guidelines:*

- Public consultation with existing sport clubs and the local community shall be encouraged as part of any development proposal on the site.
- The need to upgrade existing sports facilities and integrate them with adjacent development should be recognised.
- The existing and future facilities on site should maintain a “good neighbour” relationship with adjacent developments e.g. health and safety, parking, living amenities in the area, living quality etc.
- An integrated approach to the upgrading of facilities and development shall be encouraged at all times.
- Any development proposals shall adhere to the objective of maintaining and upgrading where possible exiting sporting facilities in the area.

#### 4.1.3 Opportunity site No.3

This opportunity site is formed by the site of the old tennis club and former pitch and putt course.

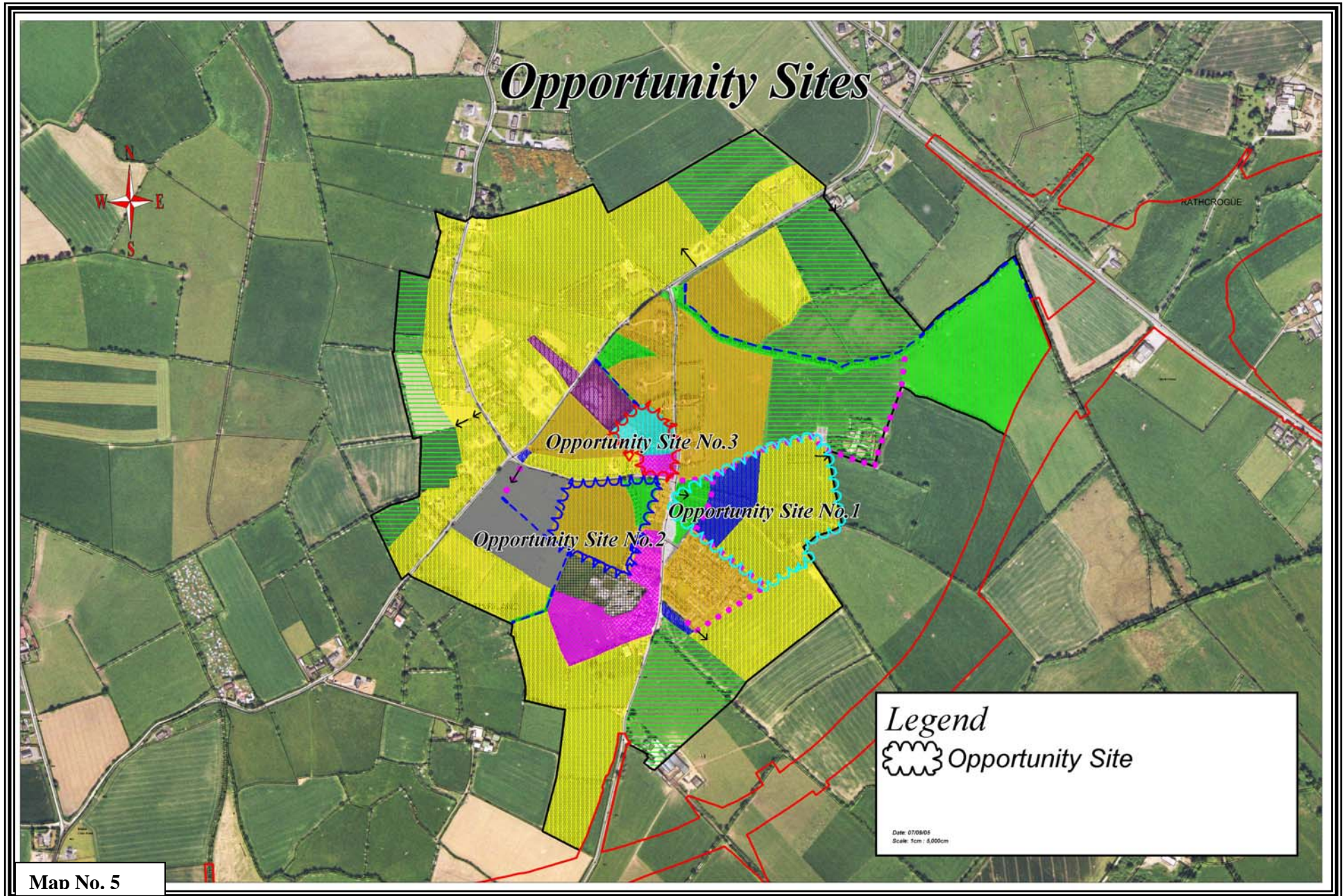
##### *Development Guidelines:*

- The development of a community and recreation centre with associated facilities should replace the existing tennis clubhouse.
- The remainder of the site is zoned for mixed-use development.
- Which can include a mix of commercial, social and residential activities with the residential element not exceeding 40% of the site area. \*

Objectives		Urban Design, Heritage & Opportunity Sites
No.		
	It is an objective of the Council	
	UHO 4-1	<p><b>Entrances and Gateways to Village</b>                      To promote the development of defined entrances to Tinryland village and strengthen the sense of arrival when entering the village i.e.</p> <ul style="list-style-type: none"> <li>i) The establishment of landscaped pocket parks/amenities at the Tinryland cross and the 1798 Monument cross roads.</li> <li>ii) The improvement of the gateways on the two western approach roads to provide a sense of arrival in the village e.g. streetscape, landscaped amenity, feature etc.</li> </ul>
	UHO 4-2	<p><b>Screening &amp; Woodland Character</b>                      To screen future village developments from the surrounding countryside through provision of adequate landscaping, hedgerows and maintaining the rural character of the village.</p>

	UHO 4-3	<p><b>Architecture, Built &amp; Architectural heritage features:</b>                      To support the retention of buildings with architectural merit, significant architectural features, historic/heritage structures and archaeological sites that contribute to the village character and setting such as:</p> <ul style="list-style-type: none"> <li>i) Church, old social hall and handball alley</li> <li>ii) Parochial house, laneway and gardens</li> <li>iii) Old water pumps, stonewalls in village centre, stone entrances etc.</li> </ul>
	UHO 4-4	<p><b>Sports fields and facilities</b>                      To encourage and maintain the upgrading of existing sporting facilities in conjunction with local sports clubs and the local community. In addition to strengthening the existing sport character of the village supported by its living environment and population. In this regard a partnerships approach shall be encouraged to ensure that investment is maintained in the social and recreational facilities in the village and that sporting facilities are able to cater for a variety of sporting needs in the village in an efficient and sustainable manner.</p>







## Section 5 Zoning and Development

### 5.1 Land Use Zoning:

The zoning of land provides a framework for achieving planned co-ordinated and orderly redevelopment of the study area.

### 5.2 Future Development:

The additional land zoned for residential development has the potential to significantly increase the population over the next number of years. The zoning of urban mixed use and business use aim to consolidate and expand the historic village centre and to facilitate the development and improvement of local social and recreational services in the village. The urban mixed-use zone also allows for residential development to be included in the mix of activities.

The expansion of the village centre and village green at the main junction in the village centre will serve as a significant focal point in the village with a high degree of accessibility. This expansion of the village green provides the opportunity to formalise a village green or Town Park in proximity to existing medium density residential development and proposed business use.

The existing social and recreational infrastructure and services in the village are recognised as an important assets for the future development of the village. Improvements in the capacity and standard should be effected inline with the pace of future development. It would be important to guard against the lagging behind or under development of these social and recreational services.

The sustainability of any particular development will be considered in the context of the capacity and availability of social and recreational infrastructure to the future residents of such a development. In particular as it relates to the specific development and in general as it relates to the capacity and availability of the social and recreational facilities in the village as a whole.

In addition the council will consider the contribution a particular development could make towards improving the sustainability of the village services and village community as a whole.

It is considered that in conjunction with the development of zoned land that social and recreational services should be provided and or improved at appropriate locations, either through special contributions or through direct public/private partnership investment or direct private investment. \*

Objectives		Zoning and Development
No.		
	It is an objective of the Council	
ZD 5-1	<b>Availability of physical Infrastructure</b> To consider all future development within the village boundaries as being subject to the adequate provision of physical infrastructure at a specific location e.g. roads, water, sewage, footpaths etc.	
ZD 5-2	<b>Social &amp; Recreational Infrastructure:</b> To consider the capacity and availability of social and recreational infrastructure as important considerations in the planning decision making process both in the context of the sustainability of individual developments and the sustainability of the village as a whole.	
ZD 5-3	<b>Provision of Social and Recreational Infrastructure</b> To support the provision of social and recreational services at appropriate locations, in parallel with the development of zoned land, either through contributions or through direct private investment or public/private partnership investment e.g. sports fields, town park, river walkway, play areas, demesne gardens, community hall, social services etc.	
ZD 5-4	<b>Sequential Development</b> To uphold the planning principle of sequential development of infill sites and green fields within the village boundary in accordance with proper planning and development.	
ZD 5-5	<b>Part V of the Planning and Development Act 2000</b> The provisions of Part V of the Planning and Development Act 2000 as amended and the council's housings strategy shall apply to housing development on land zoned under this plan for residential uses or a mixture of residential or other uses.	

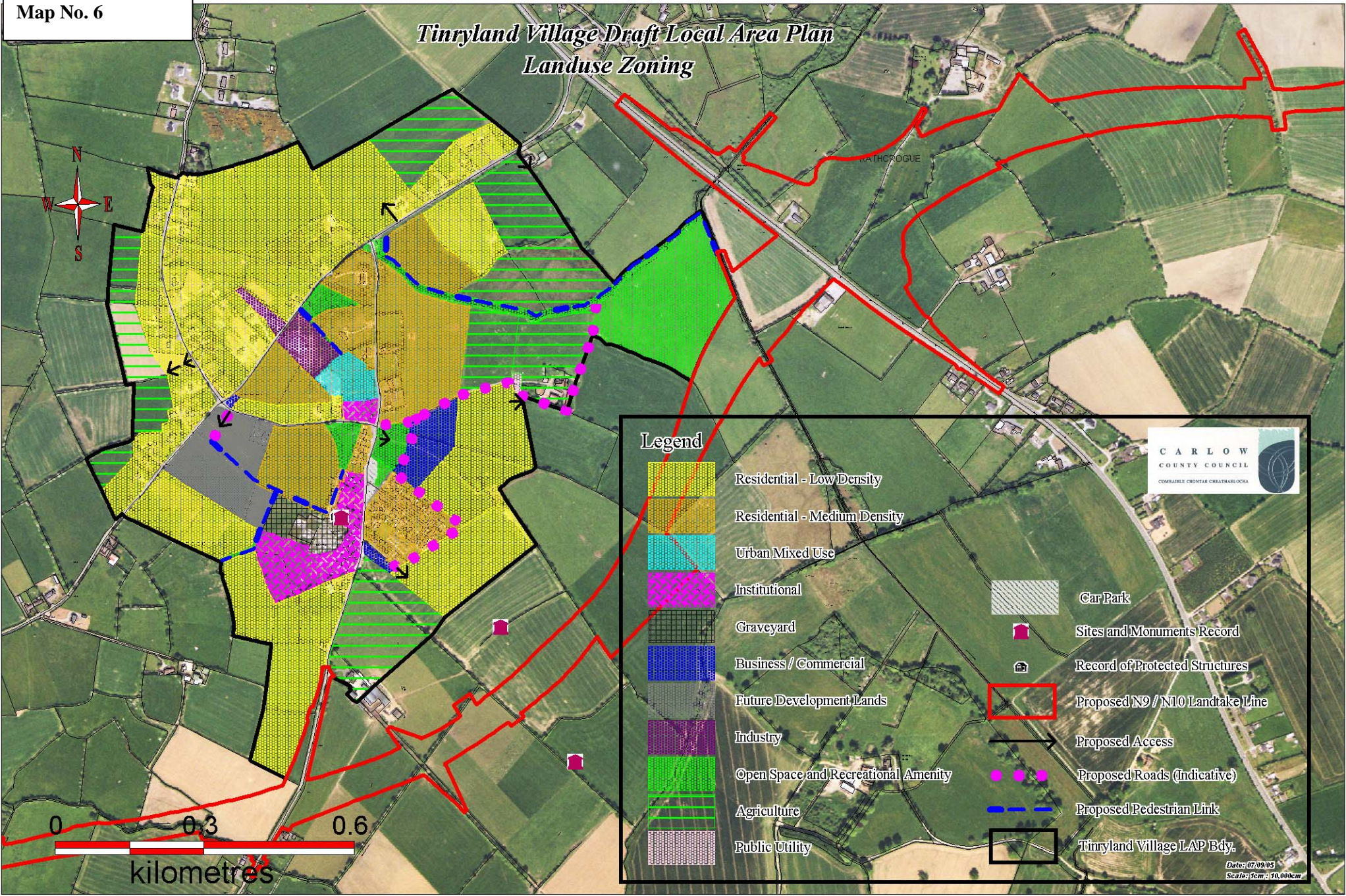
## 5.3 Zoning Definition and Zoning objectives

ZONE	OBJECTIVE
Low-density Residential:	To protect and provide for residential development and amenity at a gross density of not greater than 12 Unit/Ha.
Normally permitted	Housing, Bed & Breakfast, Community Facility, Crèche, cultural or recreational facility, educational facility, guesthouse, health facility, open space, sports facility.
Open for consideration	Advertisements
Medium Residential	To protect improve and provide for residential development and amenity between <b>12 –25 Units/Ha</b>
Normally permitted	Housing, Bed & Breakfast, Car Park, Community Facility, Crèche, cultural or recreational facility, guesthouse, health facility, open space, place of public worship, sports facility.
Open for Consideration	Advertisements
Urban Mixed Use	To protect and provide for urban mixed uses of activities including social, business, institutional, office and residential development.
Normally permitted	Open space, public services installations, educational /schools, place of public worship, residential institutions, medical & related consultants, health centre/clinics, community halls, recreational buildings, sports clubs, clubs (private), cultural and associated uses, restaurants, theatres, offices, medium residential
Open for Consideration	Residential institutions, nursing homes, guesthouses, hotels, warehousing/storage depots, take away fast foods.
Business	To protect and provide for business development.
Normally permitted	Private garage, guest houses, shops, offices, petrol filling station,
Open for Consideration	Motor outlets, clubs (private) sports clubs, recreational buildings, health/centres/clinics,
Light Industrial	To provide for industrial and related uses.
Normally permitted	Light industry, Public Service Installation, Office (Ancillary to Industry), Car Park, Crèche/Nursery (ancillary to Industry), Enterprise Centre, station, Public Service Installation, Storage Depot, warehouse, Workshop.
Open for Consideration	Abattoir, Advertisements and advertising structures, agricultural buildings, refuse transfer station.

ZONE	OBJECTIVE
Open Space & recreational amenity	To preserve and provide for open space and recreational amenities.
Normally permitted	Community facilities, cultural and recreational facility, open space, public service installations, sport facilities
Open for Consideration	Car park cemetery, golf course and club house, restaurant (excluding hot food take away)
Public Utility	To preserve and provide for infrastructure to service the future expansion of the village.
Normally permitted	Water plant, pumping station, electrical pylons, electrical substations
Open for Consideration	Antennae, depot
Passive Amenity	To preserve and provide for soft landscaped open space and recreational amenities
Normally permitted	Hard and soft landscaping, landscape feature, statue, monument, Public park
Open for Consideration	Recreational uses, restaurant (excluding hot food take away), Signage, pedestrian walkway
Agriculture	To protect ad provide for the development of agriculture.
Normally permitted	Agricultural buildings for housing of cattle, sheep, goats, donkeys, horses, deer, rabbits, pigs, mink or poultry and any ancillary provisions for effluent storage, provision for store, Barn or shed. Horticultural enterprise, mushroom production, equestrian activity, office/building ancillary to above uses.
Open for Consideration	Abattoir
Future Development Lands	To reserve lands for the future expansion of the village within the village development boundary.



# Tinryland Village Draft Local Area Plan Landuse Zoning



### Legend

- |  |                                     |  |                                 |
|--|-------------------------------------|--|---------------------------------|
|  | Residential - Low Density           |  | Car Park                        |
|  | Residential - Medium Density        |  | Sites and Monuments Record      |
|  | Urban Mixed Use                     |  | Record of Protected Structures  |
|  | Institutional                       |  | Proposed N9 / N10 Landtake Line |
|  | Graveyard                           |  | Proposed Access                 |
|  | Business / Commercial               |  | Proposed Roads (Indicative)     |
|  | Future Development Lands            |  | Proposed Pedestrian Link        |
|  | Industry                            |  | Tinryland Village LAP Bdy.      |
|  | Open Space and Recreational Amenity |  |                                 |
|  | Agriculture                         |  |                                 |
|  | Public Utility                      |  |                                 |

