



CLONOULTY VILLAGE LOCAL AREA PLAN 2002



**SOUTH TIPPERARY
COUNTY COUNCIL**
FORWARD PLANNING SECTION

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EXECUTIVE SUMMARY

This document is the Clonoulty Village Local Area Plan. This summary serves as an introduction to the concept of Local Area Plans, what the function is of these Plans, and why such a Plan has been prepared for Clonoulty. This is a statutory document and was adopted by the Members of South Tipperary County Council on 14 October 2002.

What is a Local Area Plan?

A Local Area Plan (LAP) is a statutory document, prepared in terms of the Planning and Development Act 2000, that contains guidelines, consistent with proper planning, sustainable development and the objectives of the County Development Plan, as to how a town, village or other identified area should develop. A LAP is a valid legal document for up to six years, at which time it should be reviewed. LAPs contain guidelines for physical land use development, and can also contain information concerning protected structures, development standards, and development objectives.

What is the Clonoulty Village Local Area Plan?

This Clonoulty Village LAP is a document that guides primarily land use development in the village of Clonoulty. It also has regard to any environmental and social renewal issues. It identifies key development sites in the village, and zones or designates the land accordingly for development (eg residential, agricultural) consistent with proper planning, sustainable development and the provisions of the County Development Plan. It is accepted that few if any of the 8 identified sites will realistically be developed during the life of the LAP, having regard to current housing needs in the village and local surrounding area. However this plan serves as a guide to the future sustainable development of the village. With no Plan, the form of the village will be decided on an ad hoc basis each time a planning application for development within the village is received. With a plan containing zoning and development objectives that have been identified and considered by professional planners, there can be better foresight as to how the village should ideally develop. Imagine building a house without building plans, and how it would eventually appear. The same principle can be applied to a village without a plan.

What is the scope of the Clonoulty Village Local Area Plan?

The Clonoulty Village LAP has regard to the planning of the village of Clonoulty only, as identified in the LAP itself. Planning matters concerning lands situated outside the village will be subject to the provisions of the County Development Plan.

Why a Local Area Plan for Clonoulty Village?

Clonoulty is one of three villages in South Tipperary (the other two are Cullen and Hollyford) and three in North Tipperary identified by the Department of the Environment to be part of a pilot project for the provision of sewage treatment plants, under a public/private partnership scheme, in villages experiencing decline. A provision of the scheme is that a Local Area Plan for each village must first be adopted by the relevant Planning Authority, which in the instance of Clonoulty is South Tipperary County Council.

**FORWARD PLANNING SECTION
SOUTH TIPPERARY COUNTY COUNCIL
OCTOBER 2002**

1.0 INTRODUCTION

This Local Area Plan has been prepared for the village of Clonoulty in order to provide for the sustainable expansion of the village. It seeks to integrate all relevant social, physical and economic issues that affect Clonoulty, by proposing a detailed plan for the village as a rural Tipperary village.

The statement is intended as a guidance document that will address a number of issues including:

- Brief description of the history and character of Clonoulty.
- The strengths, weaknesses, opportunities and threats that occur within the village.
- Identification of the current land use and the form of the village.
- Guidelines for the future development and expansion of the village.
- Specific objectives and outline of works as identified by this plan.
- Traditional Tipperary building design features.
- This plan has been prepared in accordance with the policies of the County Development plan, any conflict that may arise the County Plan will prevail.

2.0 THE CHARACTER OF CLONOULTY



Clonoulty is a village of around 250, with 456 in the district electoral district of Curraheen. It is located on the R661, twelve kilometres north west of Cashel and fourteen kilometres south west of Thurles.

Clonoulty is an elongated village situated on flat, rich farmland. It forms the main focal point of a group of three hamlets including the villages of Ballagh and Gouldcross, however the surrounding population

that identifies itself with Clonoulty extends beyond the village. The surrounding landscape consists of rolling hills, with mature tree-stands and well-established hedgerows. Clonoulty is a vibrant village with a very strong community focus, community groups include the ICA, GAA, IFA, ICMSA and the scouts. Employment in the area is mainly agricultural, with a number of small industries in the locality.

Clonoulty has an extremely strong music and dance tradition, it plays host to three annual festivals including the Connie Ryan Set dancing festival, the Ms Macra festival and the annual vintage Rally. During these festivals the village

attracts large number of visitors who are accommodated in the homes of the residents of Clonoulty.

Clonoulty has a strong historical background with associations with Knights Templars, also found in the vicinity are an RIC barracks and a Holy well (St Johns Well).

The village is very well serviced, with services including Church, Funeral home, two Pubs, Hurling field, Post Office, Shops, Petrol Station etc.

The visual appearance of the village impaired by the scattered nature of its development, the village needs to develop a definite core area and a definite beginning and end.

3.0 STRENGTHS AND WEAKNESSES OF THE VILLAGE

To determine the character of Clonoulty Village and to help decide on future development opportunities, a village appraisal in the form of a "SWOT" analysis was carried out:

3.1 STRENGTHS

- Very strong community, who are interested in the welfare of their village.
- Good facilities including a large village hall, GAA pitch.
- An abundance of lands suitable for development.
- Visitor attractions in the form of various festivals.
- Mature rural surroundings with an abundance of established trees and hedgerows.
- Clonoulty is a quiet and safe place in which to live

3.2 WEAKNESSES

- Clonoulty is very elongated and scattered this results in a lack of definition in the village with associated problems such as excessive speed of traffic.
- No housing development in the village, such a development would add to the local community and contribute to the appearance of the village.
- Lack of sewerage system leads to sewage in open drains.

3.3 OPPORTUNITIES

- This Local Area Plan will provide guidance as to the future development of the village, and will ensure that development occurs in a way, which is beneficial to the character of Clonoulty.
- The marketing of the festivals that occur in Clonoulty could be improved.
- As part of a pilot project the Council intends to construct a new sewage treatment plant and collection system.

3.4 THREATS

- Uncontrolled housing development that contributes to problems such as scattering of the village, deterioration of services and visual appearance of the village.
- Speeding through the centre of the village leading to an unsafe environment for school children etc.
- Uncontrolled agricultural development in the village centre.
- Depopulation and emigration of younger people in search of employment.

4.0 CURRENT LAND USE AND VILLAGE CHARACTER

Clonoulty is one of a number of small villages in West Tipperary and is very much characterised by its rural environment. Within the surrounding area traditional agriculture is the predominant land use, especially sheep, cattle and arable farming. The surrounding lands are quite flat and are suited to both pastoral and arable farming.

The village has approximately sixty residential dwellings, with additional dwellings in the hinterland. Associated with this residential element of the village are local services such as a primary school, two public houses, a service station, playing field, church, funeral home, shops and sheltered housing etc. The local school has over seventy pupils with three full-time teachers and two part-time teachers.

The village itself is not very well defined and extremely elongated along the R661 road, in the direction of Holycross. This open layout contributes to a problem with speeding. The main core of the village is the area around the community hall and church, a secondary core area occurs around Mulhalls and the GAA field, these two core areas are connected by a stretch of open roadway along which housing occurs. The presence of farmyards and farmlands throughout the village contributes to the feeling that a village core does not exist.

4.1 TREES AND HEDGES



Figure 2

The farmlands surrounding Clonoulty support hedgerows and trees that are mature and well established. Such features are typical of rural Ireland and should be protected and enhanced.

Mature trees are found on the roads surrounding Clonoulty but they are not as obvious in the village itself, tree planting in the village should be carried out to give a sense of enclosure. The surrounding mature hedgerows should be maintained. Where housing development is proposed, development should be located within the existing hedge patterns using them as features.

4.2 STONE WALLS

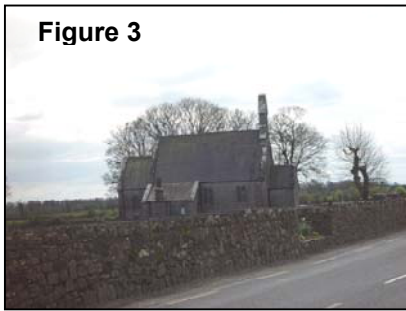


Figure 3

A striking feature of Clonoulty is its plentiful traditional style stone walls. These contribute to the village character and should be protected. Any new masonry built in the village should be constructed in the same style as those present. Stonewalls are found throughout the village and new development should occur in sympathy with existing stone walling.

4.3 PROTECTED STRUCTURES

There are seven Protected Structures in the area covered by this Plan. Please refer to the County Development Plan for details on these Protected Structures.

4.4 VILLAGE CHARACTER

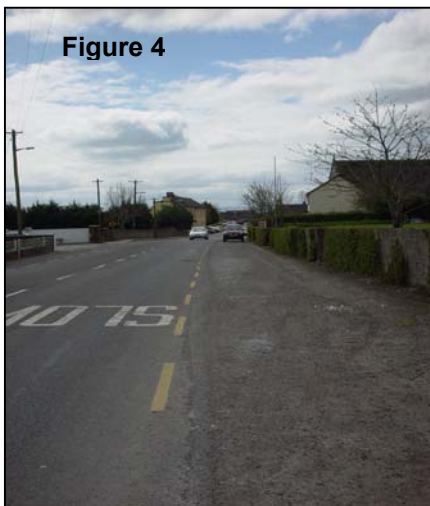


Figure 4

A feature of Clonoulty village is the sense of space and lack of enclosure in the village. This is most obvious along the road from the cemetery to the service station and in the area around the service station and Mulhalls pub. In order to slow passing motorists and to give the village a sense of place, measures must be taken to enclose these open spaces. This can be achieved through new development and through measures such as pavement-pull outs and tree planting.

The area surrounding the community hall has sense of enclosure and a definite character, achieved through fine traditional buildings and a narrower street.

4.5 VILLAGE CHARACTER AND DESCRIPTION

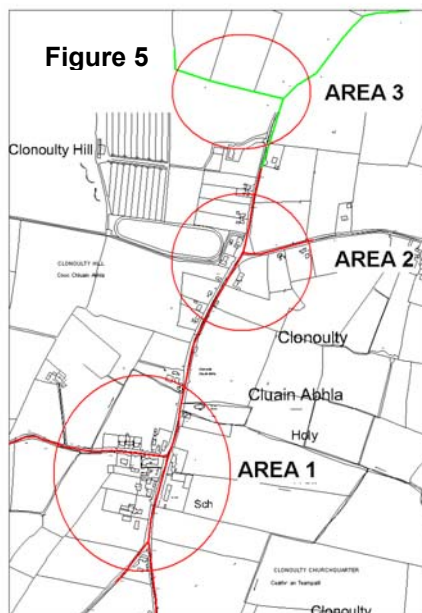


Figure 5

The most obvious feature of Clonoulty village is space and elongation. This is not necessarily a good thing in a village, as it makes it difficult to maintain a vibrant village core. Such scattering of development also makes it difficult to maintain services such as footpaths and lights over the entire village.

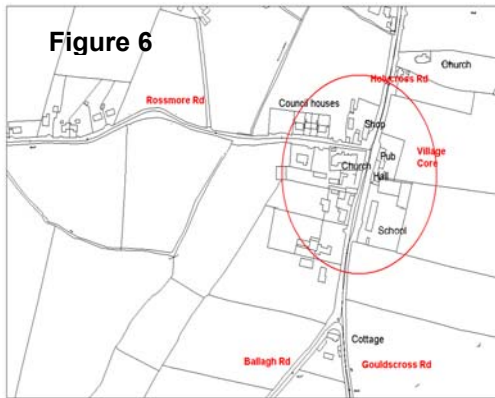
3 definite areas can be defined in the village:

Area 1: Village centre/core

Area 2: Junction at Mulhalls pub

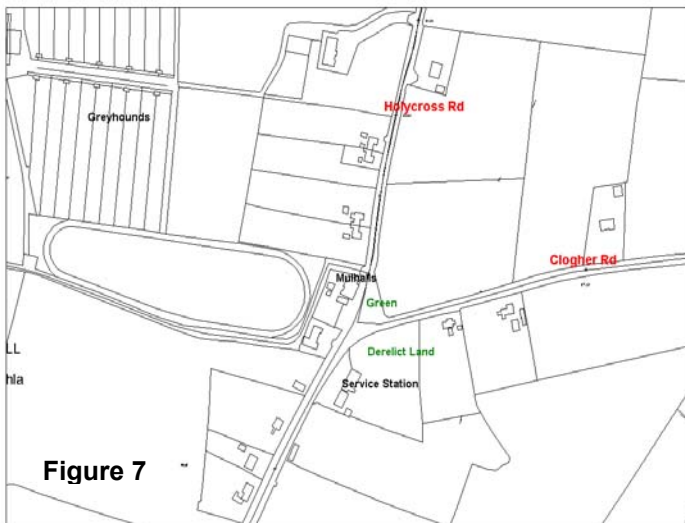
Area 3: GAA pitch and associated housing.

4.4.1 AREA 1: VILLAGE CENTRE/CORE



The centre of Clonoulty village can be found at the junction of the Rossmore Road and the Holycross road. This area provides both the characteristics and services that are required in a village including the Church, school, pub, hall and shops. This part of the village should be further developed as the core; some improvements could be made to increase safety for school children and to enhance the appearance of the area. Consolidation of this area may be achieved through new development.

4.4.2 AREA 2: JUNCTION AT MULHALL'S PUB



A secondary core of the village occurs at the junction of the Clogher Road and the Holycross Road. **Area 1** and **Area 2** are separated by roadside masonry walls that front agricultural land (see Section 5). Development in this area is very scattered and the road and junction is poorly defined. A green area opposite Mulhalls pub is pleasant and well maintained, but this is offset by a piece of neglected land beside the service station.

4.4.3 AREA 3: GAA PITCH AND ASSOCIATED HOUSING



This is considered to be the third character area of the village, mainly because of the existence of a number of dwelling houses and a fine GAA pitch. This area is quite isolated from the village, and is situated in the forty-mile speed zone. Visually this area is in need of much improvement, the houses face onto a high concrete block wall which fronts the GAA pitch, litter and gravel has also been deposited here. There is no footpath from this area to the village.

Further development along this road should be avoided, as it would contribute to the elongation of the village. This area should be treated as a separate action area from the main village – its character as such should be improved and preserved (see Section 6.5).

4.5 SERVICES

All new residential development will be required to provide towards the cost of the provision and improvement of services as per the provisions Section 48 of the Planning and Development act 2000. These funds will be directly returned into the village as infrastructural improvements as specified in this plan.

4.5.1 ROADS

The R661 is the key road through the village of Clonoulty; this road is subject to traffic that passes through the village at speed. This problem can generally be attributed to a number of factors that cumulatively represent a significant hazard. These problems include:



- An absence of a sense of arrival into the village, from both the Holycross and Dundrum approach roads.
- The lack of definition of a village centre.
- The wide 'optical width' of the road, through the village results in speeding.

These can all be addressed through the planned development of the village and the use of traffic calming measures. The control of traffic will be included as a special objective of this plan (Section 6.4).

Road improvements are required in three areas:

1. **The junction at the Gouldscross entry to the village, this junction is dangerous at present and needs improvement, including replacing the stop sign.**
2. **A wide stretch of road running from the village square to Mulhalls pub.**
3. **The area in front of the school, this is presently dangerous for children crossing because of the speed of passing traffic.**

4.5.2 MAINS WATER

Water pressure is sometimes poor during year, resulting in low supply to some houses. The sanitary section of the County Council has plans to ensure that the existing supply is improved and will cope with any expansion of the village.

4.5.3 SEWAGE TREATMENT

Clonoulty has no sewage treatment system. Sewage is currently disposed of by septic tanks. As part of a pilot project the Council intends to construct a sewage treatment and collection system, which will address the sewage disposal requirements of all existing houses and for any housing developments likely to take place in the foreseeable future.

When the treatment plant is constructed and commissioned the construction of septic tanks will be discouraged. It is expected to connect as many houses as possible to this system, grant aid will be available to fund part of the connection cost.

4.5.4 RECYCLING

Recycling bring banks for bottles, cans and batteries will be installed in Clonoulty this year. The residents have expressed an interest in a group-composting scheme. The location of a site for such a facility will be an objective of this plan.

4.5.5 DEVELOPMENT CONTRIBUTIONS

Considerable sums of money will be required to provide village facilities such as road and footpath improvements, water supply and surface water disposal and open space and recreational enhancements. The planning authority in considering the capital expenditure necessary for the provision of the objectives set out below considers it reasonable that a contribution be levied per new dwelling and commercial development.

5.0 GUIDELINES FOR THE FUTURE DEVELOPMENT OF THE VILLAGE

One of the main objectives of this local area plan is the promotion of the expansion of Clonoulty Village in a sustainable way. In practice this means:

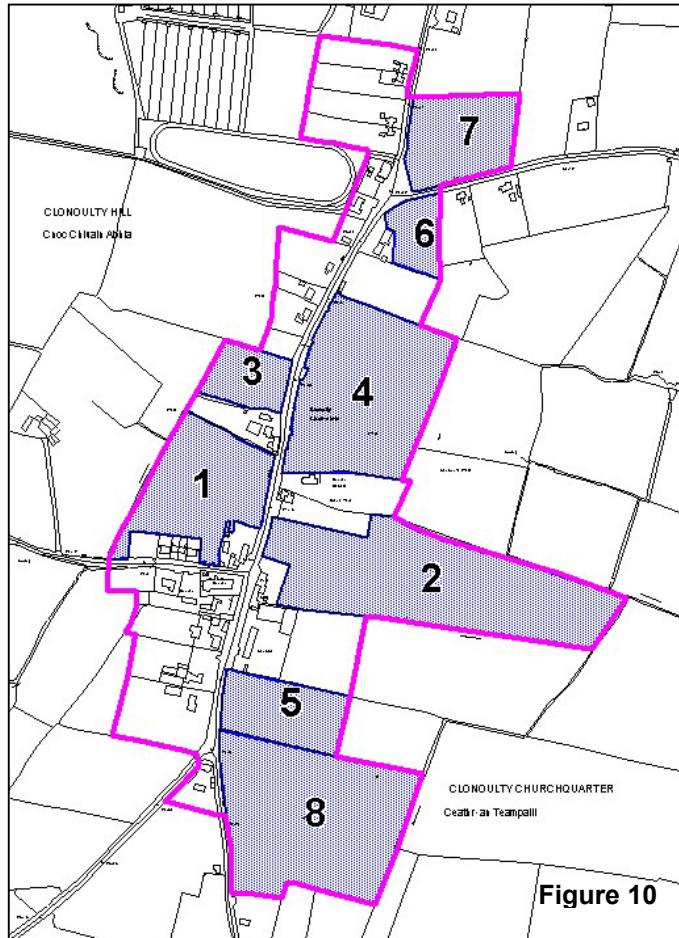
- **New housing will be encouraged in a way that will readdress the scattered nature of the village.**
- **There will be a presumption against new housing along the roads leading into the village.**

There is no shortage of lands, which are suitable for development in and around the village, but it should be noted that certain areas are more suitable to development than others. Local measures can be carried out that will facilitate the development of the character of Clonoulty. These mechanisms include:

- **The delineation of a “Village Boundary”, which will indicate the extents of the village and the area of jurisdiction of this Local Area Plan.**
- **The identification of the key development sites within the village.**

- Guidance as to how these sites should be developed.

5.1 VILLAGE BOUNDARY



The overall development of Clonoulty could take place in two ways:

- **Allowing development to continue to take place away from the village "Core" and to straggle further along the roads.**
- **Consolidate development close to the village centre.**

Of these two options, the long-term sustainable development of Clonoulty is best served by first promoting the consolidation of development demands within and around the village core, and if development pressure arises then allow sequential development of lands adjoining the village core.

This is a broad approach to the sustainable development of Clonoulty and can be achieved through the Planning Application/Development Control Process. A Village Boundary has been identified to promote the growth and development of the village. New village development will be encouraged to take place within the Village Boundary.

It is important to note that any new development outside the Village Boundary is within the jurisdiction of the County Development Plan. Also, agricultural development within the Village Boundary is no longer be exempt from planning permission (Planning & Development Act 2000, Planning & Development Regulations 2001).

The development extents that have been delineated for Clonoulty are generous and will allow for development to occur. This method of development control aims to consolidate the village by discouraging development along approach roads, and will help to address the problem of speeding by creating a more enclosed and consolidated village.

5.2 KEY DEVELOPMENT SITES

Due to the physical nature of Clonoulty, there is a surplus of land that is suitable for development. In the past development has occurred on the roads leading to the village rather than on the lands within the village.

To plan for the future development of Clonoulty in a way that will protect the village, the most suitable development sites are identified.

Guidance is given in this plan as to how these sites should be developed. Housing schemes with associated community facilities e.g. sheltered housing, shop, children's play-areas or well-planned serviced sites will be favoured over the construction of individual dwellings.

SEQUENTIAL DEVELOPMENT

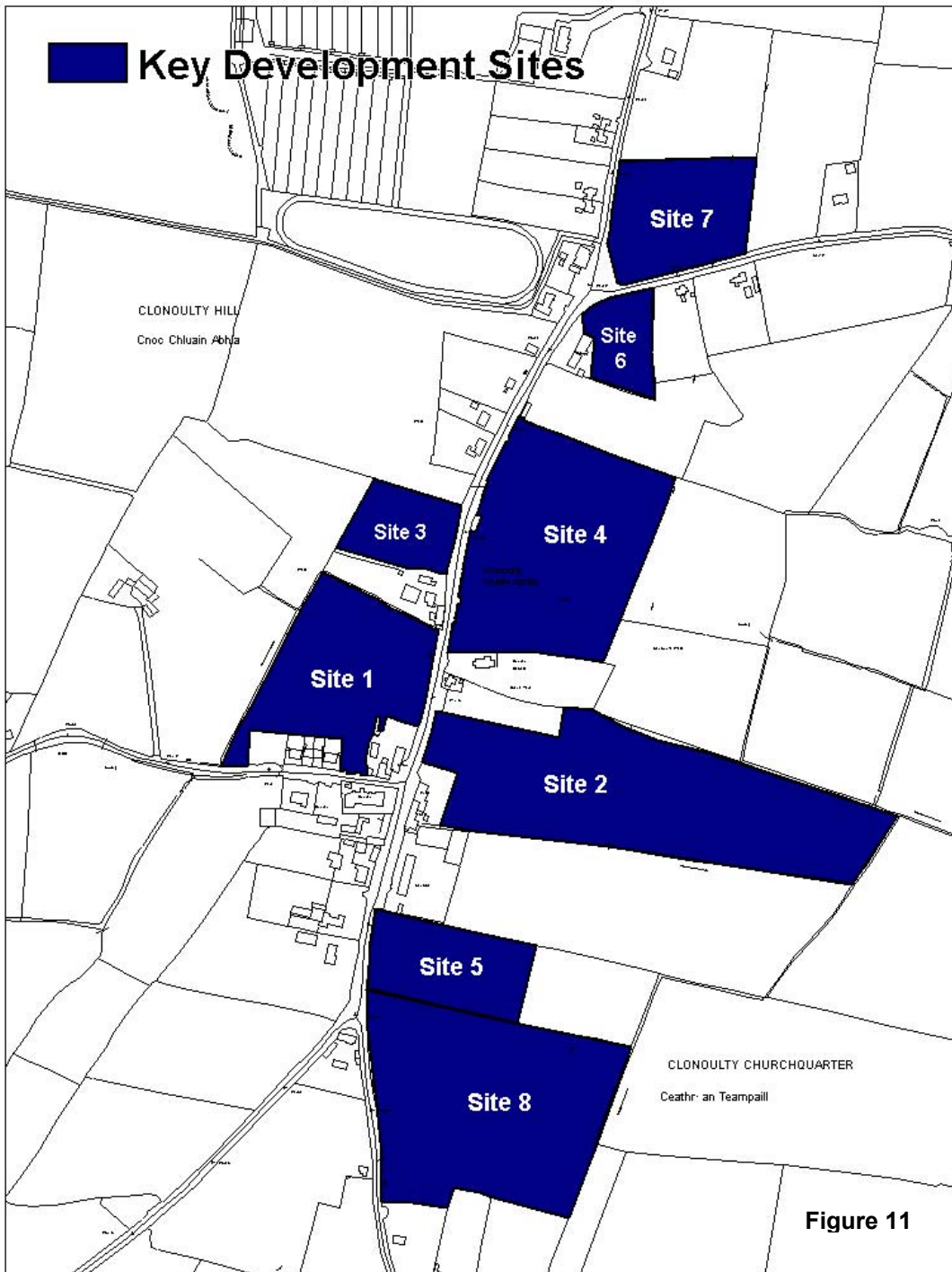
The development of the specified sites should occur in a sequential basis, which will allow for the initial development of the more important sites and the subsequent development of adjoining lands at a later date.

This sequential approach is essential for the sustainable development of the village, and to prevent the occurrence of further ribbon development.

This plan will attempt to develop the lands surrounding the village core and lands that adjoin the R661 that runs through the village, it will also encourage the infill development of individual house sites that occur at various locations in the village.

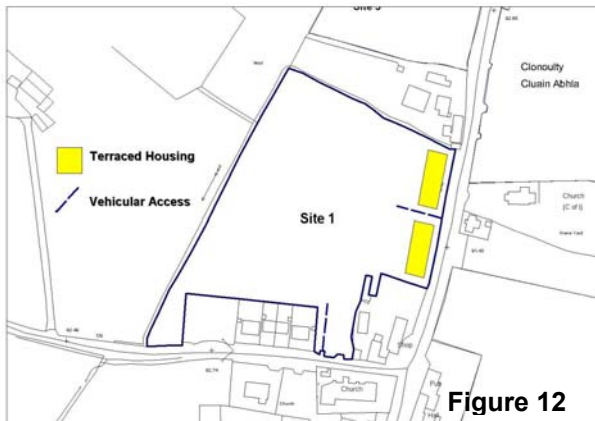
All development that may occur in the village will take the appearance and future sustainability of the village as a whole into account, and will contribute towards the cost of infrastructural improvements.

All land within the village boundary is in principle presumed to be suitable for residential or mixed development.



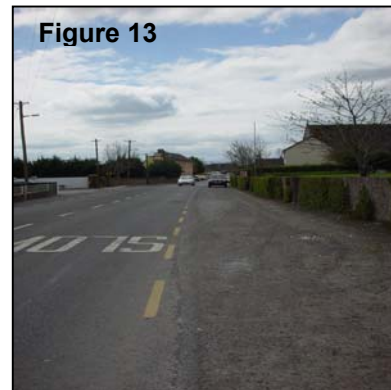
8 key sites have been identified for Clonoulty, for the future sustainability of the village, it is proposed that these sites be developed on a sequential basis.

5.2.1 SITE 1



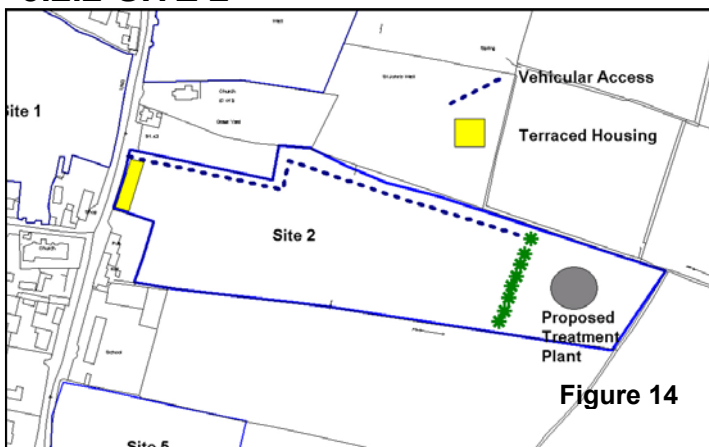
This is a key development site in Clonoulty. Frontage exists on both the Holycross Road and the Rossmore Road. Vehicular access onto these roads would enhance the development of this site.

In order to contribute to the village streetscape and to create a definite sense of place, two-storey terraced housing should be built on the road-facing part of this site with lower density housing in the rear. This site is over five acres in size and could be developed as an integrated-scheme, with associated children's play areas, sports facilities/green area and housing. Pedestrian access should be created opposite the church, while the pump feature should be preserved as part of any development.



A concrete block wall fronting this site (Fig 13) is unpleasant and should any new development occur, this should be replaced with traditional style walls. Boundary treatment shall provide improved definition and enclosure along the Main Road.

5.2.2 SITE 2



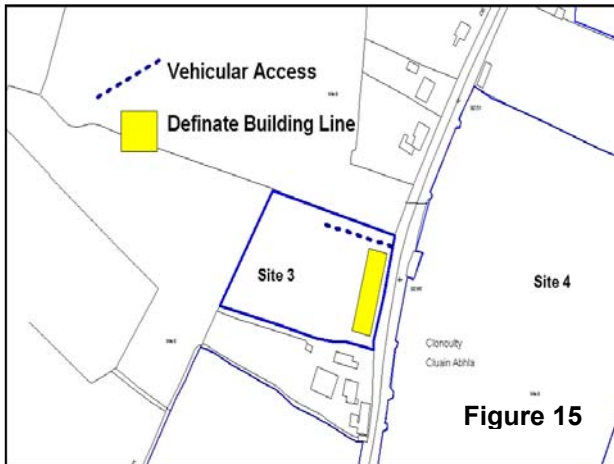
This is an important central site to the village, it has road frontage, which adjoins the village square and facilities such as the hall and pub.

To enhance the appearance of the centre of the village a definite building line should front this site, with lower density development to the rear.

The stone walls at the front of this site should be preserved where possible and any new walls built here should be of a similar style.

The rear of this site has been chosen as the preferred location for a sewage treatment plant. This should be screened from the rest of the site by tree planting and a wall, and situated as far back as deemed necessary as to have no impact on any development that may occur at the front of the site. A right of way to this site from the front to the proposed treatment plant should be preserved

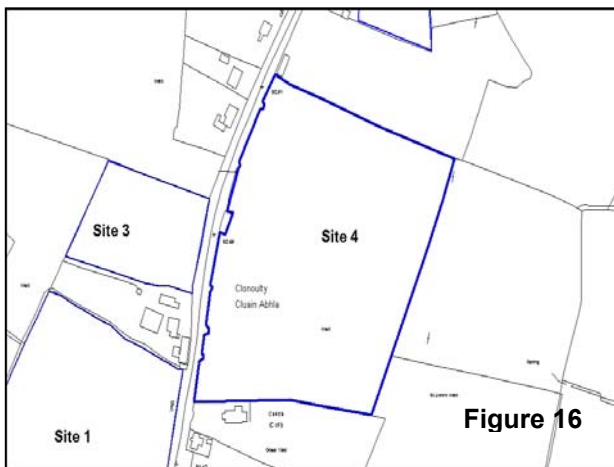
5.2.3 SITE 3



This green-field site is adjacent to the R166 in a central location in the village. In terms of sequencing this site is a priority for development.

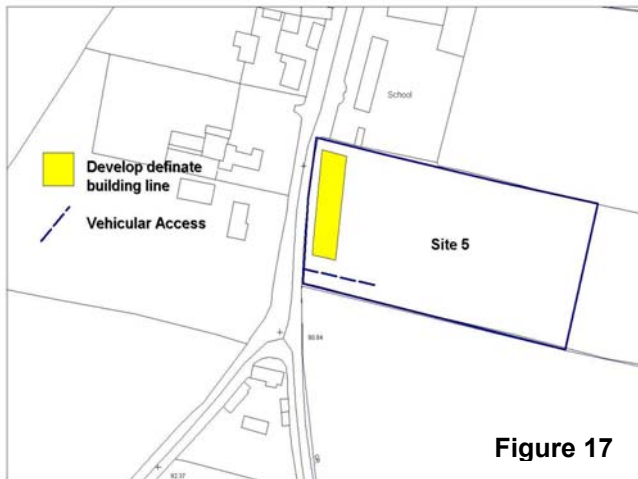
Development should take the form of a definite building line at the frontage of this site, with lower density housing to the rear. Access should be maintained for development to the rear of the site.

5.2.4 SITE 4



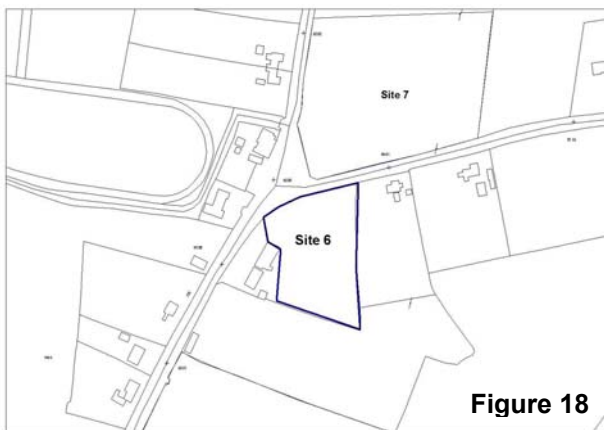
Located along the R166, this is a large site of over eight acres. This is presently a green site that could lend itself to a number of uses. An integrated housing development will be considered, which would include facilities such as sports fields / village green areas. Any housing development that is considered will strive to develop a definite building line to the front of the site, with access maintained to the rear. Part of this site may also be suitable for a light industry or commercial development.

5.2.5 SITE 5



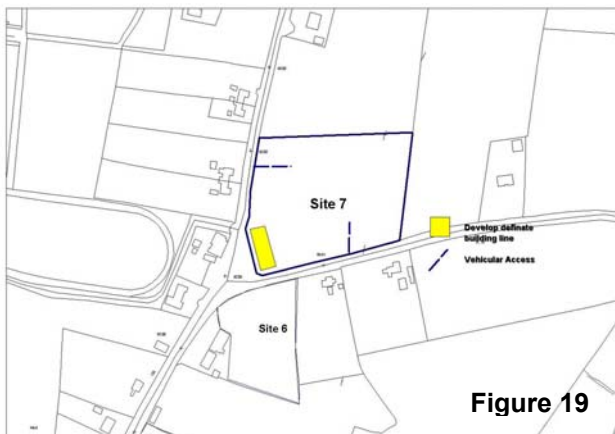
Adjacent to the school, this is a central development site of approx. three acres. Applications for mixed development comprising residential and commercial may be considered here. Any development, which may occur on this site, will strive to enhance the appearance of the village through the development of a definite building line to the front of the site, terraced housing will be favoured. Access to the rear of the site must be maintained.

5.2.6 SITE 6



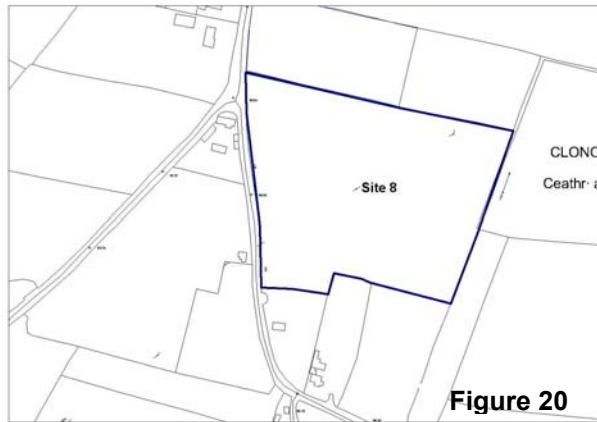
Situated at the Junction beside the service station and opposite Mulhalls pub, this site is currently undeveloped and in poor condition. Development would consolidate and improve this junction. Applications for commercial or residential development will be considered here.

5.2.7 SITE 7



Situated at Mulhalls junction this is a large green-field site. Development beyond this site along the Holycross or Clogher road will not be allowed. This site should be preserved for any future residential requirements that may arise. This site requires a definite layout plan, which provides for the development of the entire site, with a focal building at the South West corner.

5.2.8 SITE 8



Situated on the Gouldscross approach to the village, this site should be preserved for mixed use, employment and residential. In sequencing terms, this site should be considered after the central site or where the central lands are not available. Development should strive to create a definite building line on the road-facing side, with lower density housing to the rear. Access should be maintained to the rear of the site.

5.3 LAND ZONING IN CLONOULTY

The zoning of land in small villages does not necessarily mean that it will be developed in the future. This exercise is carried out to give guidance to any future development that may occur, and prevent the uncontrolled ribbon development, which often occurs in and around rural villages.

In Clonoulty, land is zoned in a way, which attempts to achieve the consolidation of the village and to protect the existing lands for the future when they may be required.

This plan is liberal in its designations and allows for lands for housing that is in excess of likely needs.

It is expected that residential development will be carried out on a sequential basis. This approach is designed to ensure that the lands most suitable for development, particularly sites one to five, are developed before those lands that are less suitable, to ensure balanced and consolidated growth in the village.

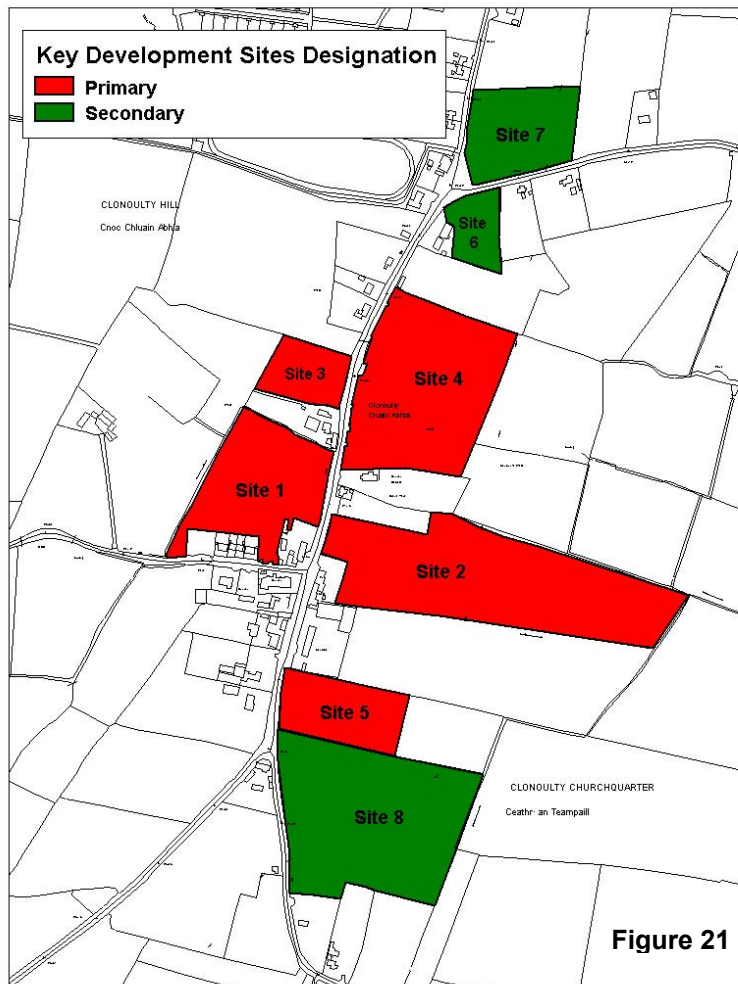


Figure 21

As a result of this approach, development lands have been designated as either:

- **Primary Development sites**
Lands that will be favoured for immediate development within the village.
- **Secondary Development sites**
Lands that should be preserved for future development requirements that may arise within the village. These should be developed after the development of the primary sites or where the primary sites are unavailable for development.

This sequential approach to the zoning of lands is designed to allow the village expand in a manner that will best ensure its viability for the future.

6.0 LOCAL AREA PLAN SPECIAL OBJECTIVES

6.1 CONSOLIDATE THE CENTRAL CORE OF THE VILLAGE THROUGH THE ZONING OF LANDS AND THE DEVELOPMENT CONTROL PROCESS.

The plan will ensure that future development, which may occur in Clonoulty, will occur in a manner that is sustainable.



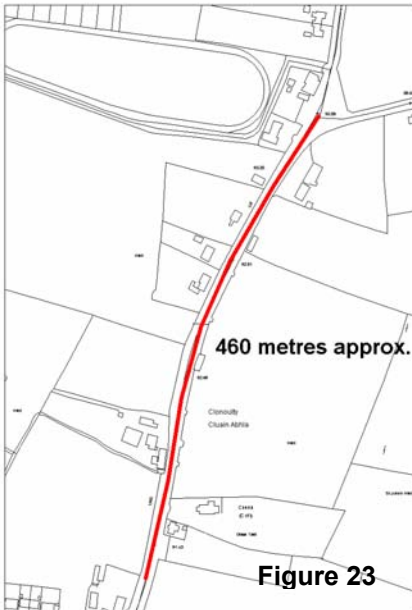
6.2 PROTECT EXISTING HISTORICAL FEATURES AND BUILDINGS AS LISTED IN THIS PLAN

- Thatched Cottage
- Village Hall
- Pub in Village square
- Catholic Church
- Funeral Home
- Farmhouse at cross-roads
- Water pump opposite church

6.3 MAINTAIN STONE WALLS WITHIN THE VILLAGE.

Stonewalls are a feature of Clonoulty. The Planning Authority will ensure that they are preserved in any development that may occur.

6.4 SLOW TRAFFIC AND IMPROVE THE VISUAL APPEARANCE OF THE VILLAGE THROUGH ROAD IMPROVEMENT WORKS ON THE R661, THROUGH THE VILLAGE.



Speed of passing traffic has been identified as a major problem on this section of road. Measures can be taken which will reduce the speed at which cars pass through. Efforts should be made to ensure that any traffic-calming measures should have the dual purpose of improving the appearance of the village as well as slowing traffic.

Measures such as pavement-pullouts with trees or ornate lamp-stands along sections of the road would have the effect of slowing the traffic and enhancing the appearance of the village. The development of the lands, along this stretch of road will also contribute to a sense of enclosure, which will have the effect of slowing traffic.

A section of white fencing, at the centre of this stretch of road needs to be replaced this should occur with any works which are carried out on this road.

6.5 IMPROVEMENT WORKS IN THE AREA AT THE GAA PITCH



As an out-lying spur of the village, this area may have suffered from neglect in the past (Fig 24).

Improvement works needed:

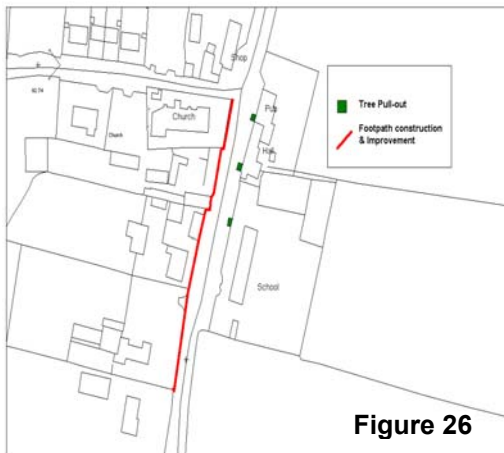
- Properly distribute gravel in front of pitch
- Provide litter bins
- Improve appearance of walls in front of houses.
- Improve appearance of walls in front of pitch e.g. planted pavement pullouts.

6.6 IMPROVEMENT WORKS AT THE JUNCTION OF THE GOULDCROSS AND BALLAGH ROAD.



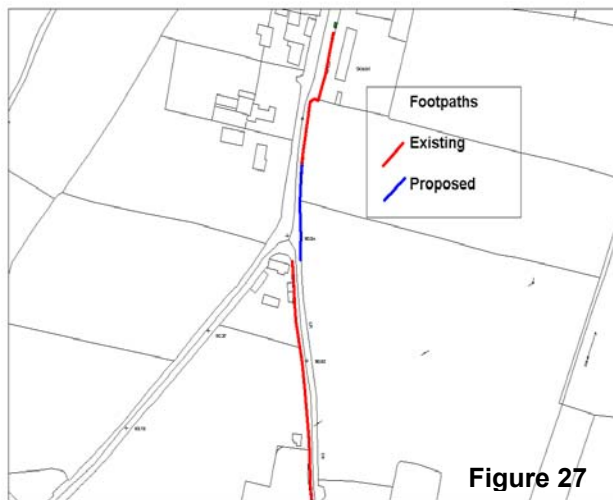
At present this junction represents a significant road safety hazard. Simple improvement measures are needed, to clarify this junction (Fig 25). Improvement measures should be attractive and should compliment the appearance of the village. A permanent feature (e.g. Obelisk or sculpture) should be provided with the dual function of acting as a traffic stop sign and a visually pleasing feature in the village.

6.7 IMPROVE/ PRESERVE THE VILLAGE SQUARE



Some works need to be carried out, to improve the village centre. A footpath is required from the junction to beyond the school (see Fig 26). The area in front of the hall and school would benefit from the construction of pavement pullouts. Pavement pullouts have the dual purpose of traffic calming and visual improvement in the village. Recent work on the pub in the village square compliments the character of the village.

6.8 IMPROVE FOOTPATHS



1. At Gouldscross junction

The footpath from the sheltered housing scheme to the junction shall be extended to link with the footpath at the school.

2. Elsewhere in the village

The general condition of footpaths is poor, works should be carried out to widen and improve these. Very narrow footpaths exist along the road adjacent to Mulhall's pub. These should be widened, especially in view of the very wide roads that exist in this area.

6.9 IMPROVE WATER SUPPLY TO THE VILLAGE.

See Section 4.5.2

6.10 CONTROL AGRICULTURAL DEVELOPMENT IN THE VILLAGE.

Any proposals for agricultural development, which may occur in within the village boundary, will no longer be exempt form planning permission. Development will only be allowed where it is demonstrated that it protects the character of the village.

6.11 IMPROVEMENT WORKS AT PICNIC AREA ON THE HOLYCROSS ROAD



Figure 28



Figure 29

This area lies within the forty-mile speed limit and outside the thirty-mile limit. A considerable distance lies between here and the Village Square; nevertheless this area is considered to be a part of the village of Clonoulty. At present this area is severely neglected, and is unsightly on this approach to the village, it is also vulnerable to the threat of an illegal campsite or dumping. It is difficult to maintain such a large area as a picnic area, measures are needed that will make this area easier to upkeep. Tree planting and landscaping would help to enclose this area. The improvement of this area would make an ideal community project.

6.12 PROVIDE RECYCLING BINS



Figure 30

The Council intends to provide recycling bins in Clonoulty in 2002. It may be possible to provide recycling bins in the area beside the Council built cottages on the Rossmore Road (Fig 30).

A site will be sought for composting in association with the local community.

6.13 ALLOW FOR A SUITABLE BUS STOP LOCATION WITHIN THE VILLAGE.

Such a facility shall be identified in the event of the provision of a bus service.

7.0 TRADITIONAL TIPPERARY BUILDING DESIGN AND FEATURES

PURPOSE OF DESIGN GUIDELINES

All the villages in Ireland have their own distinctive character. This is what makes them unique. Similarly, Tipperary villages have a distinctive character that is unique in respect to the rest of the country.

The purpose of these guidelines is to demonstrate how development should be carried out so that it is in harmony with the village setting and makes a positive contribution to the local environment and community. This Local Area Plan will illustrate how planned village expansion can be of a scale and extent appropriate to Clonoulty, and it will identify what building styles are best suited to the Clonoulty area.

These guidelines aim to protect the character of the area, while allowing ample scope for variation and self-determination in house-design

VILLAGE HOUSING

The requirements of village housing are rather different from those of isolated sites in the countryside. The design and layout of any new residential development must take account of site location and should reflect the nature of the area/village in which it is situated.

New residential developments should retain the 'informal rural' feel to the village area and the distinction between the rural and urban environment.

New village development can be compatible with local character, and at the same time be modern and comfortable.

Careful attention to existing local building materials, scale, proportion and colour will render modern developments sympathetic to the existing character of the village.

NEW DEVELOPMENTS: SITING, SCALE AND FORM

The following guidelines address issues of siting, scale and form and should be applied to the design of modern buildings in villages:

- Do not alter existing building lines without consideration of the resulting spatial effect on the streetscape
- Make skilful use of spaces between buildings: this can help integrate buildings into streetscape. This requires good village layout.
- The dwelling should be longer than deep to avoid a squat bulky form.
- The plan should be kept simple to maintain a clean roof shape.

- The roof pitch should be maintained at 45 degrees to render an adequate roof shape.
- Brickwork should only be used for detail e.g. traditionally red brick is used in chimneystacks in South Tipperary.
- Materials used in buildings should be from the locality or be compatible with materials already present in buildings in the locality e.g. Lime plaster.

GUIDELINES ON HOUSE DESIGNS

WALLS AND GABLES

The building materials selected for a new dwelling shall display recognition of the materials that are prevalent in the locality. In this respect, the widespread use of plastered or rendered walls offers the strongest guideline. Building colour is a personal choice, however, it is advisable to observe and conform to the colours used on locally painted houses. Thus, in areas where white predominated, this or a very light coloured variation would be the ideal colour choice.



Figure 31

Alternatively, where stonework is prevalent a stone-coloured paint is more desirable to help the building blend with the natural colours of the landscape. The use of stonework in such areas is preferable, although this may be expensive. Brickwork and artificial stone are rarely successful in the rural environment and should be avoided.

Similarly, features of brick and stonework cladding rarely yield a satisfactory appearance. The use of a number of different materials leads to visual confusion and can be very unattractive, thus materials such as stone and brickwork should never be mixed.

Buildings that are simple in form and materials offer the greatest potential of integration into the Tipperary landscape. Thus all external walls of buildings must be finished in a plaster render. Red brick will not be permitted as part of the front, rear or gable wall of any development. However, limited use of brick may be considered for chimneys, quoins, window reveals and window heads etc.

The gable of a house should appear solid and not have too many window openings, which in effect weaken the structure visually. A deep plan house often necessitates the insertion of gable windows, but where these are required the openings should be small and located away from the corner. A hipped-roof is appropriate for deep plans and it allows significant window openings.

- Build dwellings, which are simple in form and materials.
- Walls should be plastered or rendered, in colours found in the area.

- Avoid brickwork/artificial stone or redbrick on the front, rear or gable walls.
- Buildings should be solid, without an abundance of large windows.

HEIGHT CONTROLS

No new dwelling in the village should exceed two storeys in height. Attic conversions will be considered.

VERGES

Traditionally, the gable wall extended upwards above the building line to hold and protect the vulnerable roof edge. It is now common practice for the roof edges and barge boarding to overhang the gable. This should be avoided as it results in an unsatisfactory effect where the roof appears to float above the main structure.

Rainwater pipes should be brought to the side and painted in colour to match the main facade.

ROOF FINISH AND PITCH



Thatch, corrugated iron and slate represent the roofing materials traditionally used in Tipperary. Today, slate and concrete tiling is commonly used. Slate is preferable to concrete tiles that do not look as clean nor wear as well. However, where concrete tiles are used, darker colours, such as those that imitate slate colours are preferable: turf-brown, chocolate-brown or slate-grey. Red-roof tiles are both alien and conspicuous in the countryside and their use is discouraged. All terraced buildings facing the main road should have a roof pitch in the region of 35-45 degrees.

CHIMNEYS



Modern day chimneys stacks are often displayed externally on gable end walls, whilst the capping used is commonly thin and weak in appearance. Centralised stacks at either end of the hall within the house or the incorporation of chimneys internally is more desirable and more energy efficient. The use of a robust, clean chimney form is important, as the chimney silhouette is very conspicuous. Modern Chimneys should reflect the solidity and scale of traditional chimneys.

DORMERS

It is preferable that dormers are constructed of materials similar to that of the main structure. Flat roof dormers clad with timber sheets do not harmonize with the main roof structure and thus slated or tiled-pitched dormers are more desirable.

Half-dormers are traditional to Tipperary and thus may be a useful design technique to integrate new buildings with existing ones. Recognition of the vernacular house form of the area may prove particularly useful for the incorporation of new buildings in a village setting.

WINDOWS



Older houses in Tipperary generally have windows, which are simple and restrained such as sash windows. Generally such windows were always narrower in height than width.

Modern houses have a greater tendency towards large windows that exploit views, however, these may render a weak façade and result in unnecessary energy losses.

Smaller windows of vertical or square proportions should be selected. Where larger windows are used they should be subdivided. Windows should not be too close together or located near a corner. Timber framed windows are preferable for all future development facing the road.

Velux Roof lights will not be permitted on the front slope of any terraced building facing the main road.

DOORS

Simplicity should govern the design and selection of doors. Doors simple in form consisting of either sheeted or panelled timber and brightly painted are very appropriate for the rural landscape. Large glazed door panels should be avoided. Simple panelled doors are preferable.

Traditionally, in the larger houses built in Tipperary, a solid door with complementary fanlight above it was used. The Georgian door, complete with fanlight and sidelights, uses this design concept, though neo-Georgian door styles are not appropriate for most houses in the countryside, particularly single storey buildings.

BOUNDARY DETAILS



All new boundaries built in Clonoulty must reflect the traditional boundaries already present in the village, in the form of traditional stone walls and hedgerows. Efforts must be made to retain these and, where new boundaries are provided, to use the present boundaries as guidelines.



Traditionally Irish holding boundaries were either composed of stone walling or brick walling with a pale-coloured plaster finish, usually complimented by a heavy wrought-iron gate.

These should be protected where present.

Reference should be made to Appendix B of the County Development Plan 1996: **Housing in the Rural Landscape.**

8.0 CONCLUSION

This Draft Local Area Plan has been prepared by the Forward Planning section of South Tipperary County Council, in close consultation with the people of Clonoulty. This Local Area Plan will provide for the sustainable expansion of Clonoulty over the next six years.