

CULLEN VILLAGE LOCAL AREA PLAN 2002



**SOUTH TIPPERARY
COUNTY COUNCIL**
FORWARD PLANNING SECTION

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THIS PLAN WAS ADOPTED
14 OCTOBER 2002

EXECUTIVE SUMMARY

This document is the Cullen 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 Cullen. 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 Cullen Village Local Area Plan?

This Cullen Village LAP is a document that guides primarily land use development in the village of Cullen. 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 11 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 Cullen Village Local Area Plan?

The Cullen Village LAP has regard to the planning of the village of Cullen 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 Cullen Village?

Cullen is one of three villages in South Tipperary (the other two are Clonoulty 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 Cullen is South Tipperary County Council.

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1.0 LOCAL AREA PLAN

This Local Area Plan has been prepared for the village of Cullen in order to allow for the sustainable expansion of the village. It seeks to integrate all relevant social, physical and economic issues that affect Cullen, by preparing a detailed plan for the village as a rural west Tipperary village. The statement is intended as a guidance document that will address a number of issues including:

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

2.0 THE CHARACTER OF CULLEN



Figure 1

Cullen is a village of approximately 100 people with 272 in the district electoral division of Cullen. It is situated at a crossroads, where two local secondary roads meet. These local secondary roads lead to the main Tipperary-Limerick road. The village is approximately half of a mile from the Limerick border and approximately six miles from Tipperary town, which is the nearest urban centre to the village.

The Village itself is situated in a slight valley that gives a focus to the village centre, and the higher lands surrounding the village afford spectacular views. The people of Cullen have erected a millennium cross above the village to take advantage of those views.

Cullen has a rich historical past; history has it that St Patrick washed his feet in a well near the village. This well is still there and has been restored and maintained. At least five historical monuments are associated with the village these include, a ring-fort, two Holy wells, a church and graveyard and the site of a castle. The large ring-fort can be seen on the approach to the village on the Monard side. The village is associated with Sarsfield and is situated on what is known as "Sarsfield's ride".

In the mid nineteenth century Cullen was the location of a thriving creamery, and the first butter market in west Tipperary. Before the construction of the N24 road, Cullen lay on the main route between Tipperary town and Limerick.

Cullen is a typical rural Irish village, whose traditional role was to act as a service, administrative and social centre, catering for it's own population and the adjacent hinterland.

3.0 STRENGTHS AND WEAKNESSES OF THE VILLAGE

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

3.1 STRENGTHS

- Picturesque and peaceful location, with spectacular views of the surrounding countryside, and stone walls on approaches.
- Located close to the main Tipperary-Limerick road, and Limerick Junction Rail station.
- Rich historical past.
- Cullen is quiet and safe village in which to live.

3.2 WEAKNESSES

- The appearance of the village has been dominated by agricultural structures such as hay barns and sheds.
- The village is isolated and lacks basic services such as a post-office and a shop, making it difficult for people without transport to carry out daily tasks.
- There is no transport service to and from Tipperary Town.
- There are no employment opportunities in Cullen, other than agriculture.
- No private housing scheme.

3.3 OPPORTUNITIES

- Cullen is situated within three miles off Ballykisteen Golf course and Limerick junction Racecourse.
- May be suitable as a location for light industry, craftwork etc.
- This is a quite rural village with a rich historical past, and is an ideal location for residential development, for persons who want to live in a rural location.
- As part of a pilot project the Council intends to construct a sewage treatment and collection system in the village.

3.4 THREATS

- Depopulation and emigration of younger people in search of employment.
- The village is losing its status as a rural village through the closure of the shop and post office

- Agricultural development that has taken place without consideration of the village character and appearance.

4.0 CURRENT LAND USE AND VILLAGE CHARACTER

Cullen is one of a number of small villages surrounding Tipperary town. Within the surrounding area traditional agriculture is the predominant land use, especially cattle and sheep farming. The surrounding land is more suited to pastoral farming the arable farming, and this has lead to the creation of a network of small fields, with associated mature hedgerows and stone walls.

The village has approximately thirty residential dwellings with additional dwellings in the hinterland. Associated with this residential element of the village are local services such as a primary school, church, two public houses, and a playing field. The local school has a total of thirty-one pupils and two teachers. The population of the school has fallen in recent years. The village has no post-office or local shop.

The village itself is not very well defined and its outer edges tend to extend into the surrounding countryside, this leads to a lack of village character and a poor definition to the village. The presence of a number of large farmyards, within the actual village adds to the feeling that a village core, does not exist.

4.1 TOPOGRAPHY

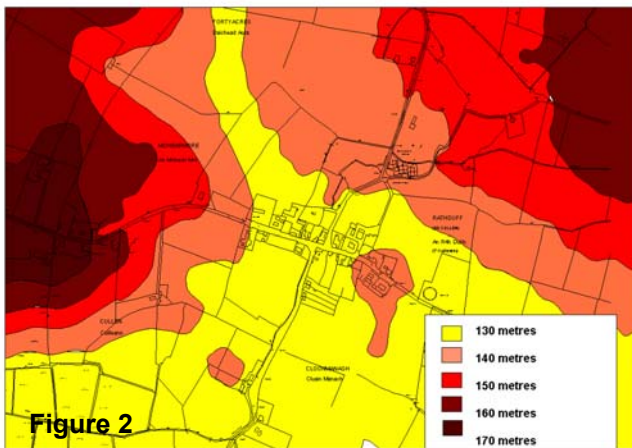


Figure 2

The centre of Cullen village lies in a slight dip at around 130 metres elevation. As the village is approached from the Monard side, the road dips down to the centre of the village.

The approach from the south is level, and as the village is approached from the north, the road rises to the centre of the village. Upon leaving the village

in a westerly direction the land rises steeply to form a hill of 180 metres overlooking the village. This hill affords spectacular views in all directions. A millennium cross was erected in 2000 at the summit of this hill. This road provides a scenic view of the village.

4.2 TREES AND HEDGES



Figure 3

The farmlands surrounding Cullen support hedgerows and trees that are mature and well established. A fine stand of beech trees line part of the approach road to Cullen from Monard. Although the east side of the village supports many

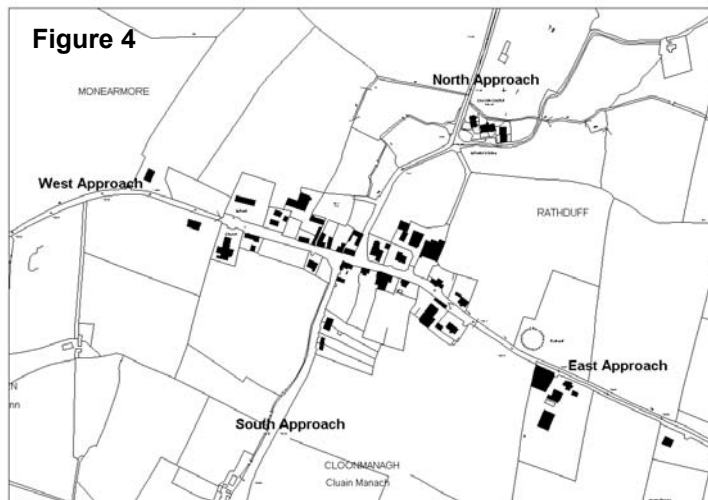
trees, the west side does not have the same concentration of trees and hedges and would benefit from tree planting.

Where hedgerows are absent, stonewalling is found, this is an asset in the area and should be encouraged and preserved. Stone walls are also found in the village itself, especially on the north approach and around the graveyard. Stone walls and mature hedgerows should be maintained and where housing development is proposed, development should be located within the existing hedgerow patterns, using them as features and shelterbelts.

4.3 PROTECTED STRUCTURES

There are four 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 AND DESCRIPTION



Cullen is an agricultural village. This is apparent immediately upon entering the village by the presence of a number of agricultural barns and yards within the village.

The village originally developed at a crossroads, probably around the site of the old church. Four approaches meet at what can be called the village

square, which lies at the lowest point of the village. This square forms a pleasant focal point to the village and should be enhanced as such. A number of traditional style buildings exist, which should be maintained and preserved.

4.4.1 EAST APPROACH (THE MONARD ROAD)



A level approach from Monard, dips suddenly into the village of Cullen. A playing field exists on the left and a large ring-fort is visible on the right. This approach is very much dominated by agriculture, as can be seen by the presence of two farmyards on the left and one on the right. This side of the village is most suited to some form of employment opportunity or craft as it is closest to the main transport routes and the railway. This is a pleasant, well maintained approach.

4.4.2 SOUTH APPROACH (THE EMLY ROAD)



The transition from countryside to village is sharp on this approach, with a line of two story cottages signalling the start of the village. These cottages are set close to the road and are separated from the centre of the village by a small piece of land. A definite building line could be created if this line of cottages was continued back to the village centre, such a development would enhance the appearance of the village. The Council recently built kerbing on this approach this is as yet unfinished and should be completed immediately, with sensitive tree planting and landscaping.

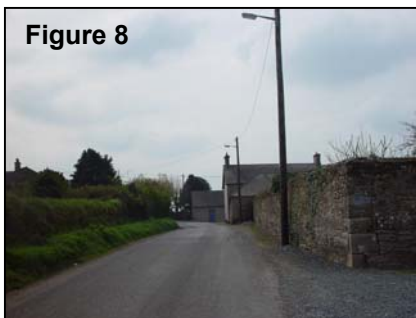
4.4.3 WEST APPROACH (THE ROCKY ROAD):



This is the most dramatic entry to the village, as the road sweeps steeply down to the village square from the summit of the hill. The village is visible from this hill with the church especially so. Development in the village should consider the views from this hill. Houses have been built on this hill and on the road down to the square to take advantage of the views, however, if this continues in such an uncontrolled manner it will have a detrimental impact on the village. Further development should take place in a more controlled manner.

Planning permission exists for the construction of a total of thirteen new houses on the left of this road.

4.4.4 NORTH APPROACH (THE OOLA ROAD):



This approach has a number of historical monuments associated with it, and is the site of the ruins of an old church with an associated graveyard, which is still in use. A Council development of six houses exists on this approach and is named after St Patrick's well, which is also found here. The land rises as the Village Square is approached and stone walling is very pleasant and should be maintained.

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 Local Government (Planning and Development Act 2000.) These funds will

be directly returned into the villages as infrastructural improvements as specified in this plan.

4.6 ROADS

The road from the millennium cross is in very poor condition, partly due to the steep slope, and water run-off during wet weather. A concrete channel was built on this road to control flooding, but this is not effective and may contribute to the problem with flooding in the village square. Work is being carried out on the Emly approach to the village – this will be completed and landscaped.

4.7 MAINS WATER

Mains water in Cullen is adequate in all parts of the village except for Cullen Hill, where the steep slope results in inadequate pressure. As a result, dwellings on the hill have a poor water supply.

4.8 WASTEWATER TREATMENT

Cullen 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 housing 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.

4.9 RECYCLING

Recycling bring banks for bottles, cans and batteries will be installed in Cullen this year.

4.10 DEVELOPMENT CONTRIBUTIONS

Considerable sums of money will be required to provide village facilities such as road and footpaths 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.

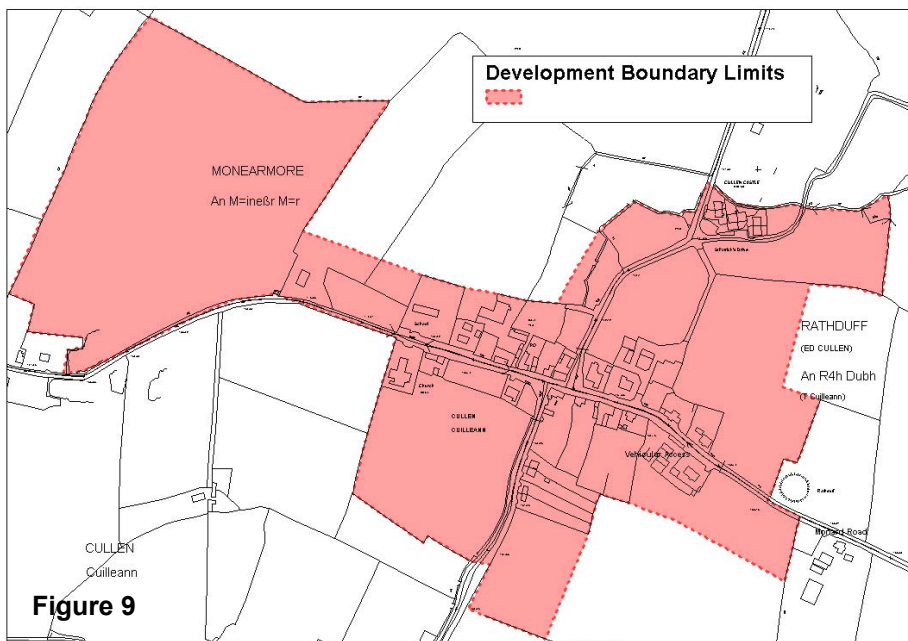
5.0 GUIDELINES FOR THE FUTURE DEVELOPMENT OF THE VILLAGE

5.1 INTRODUCTION

Cullen is a small village with a falling population that is resulting in a decline in the village vitality. In order to address this drop in population new housing will be encouraged within certain limits. In order to make Cullen a more attractive place in which to live, an effort must be made to give the village a character and to build on its existing assets. There is no shortage of available development lands in and around the village, but it should be noted that certain areas are more suitable to housing development than others. Local measures that can be carried out that will facilitate the development of the character of Cullen. These mechanisms include:

- The delineation of a village development boundary, which will indicate the extents after which further village development will not be allowed.
- Developing a village focus through the identification of key development sites
- Guidance as to how to develop these sites most effectively.

5.2 DEVELOPMENT BOUNDARY



The overall development of Cullen can take place in two ways:

- (a) Allowing development to take place away from the village "Core" and along the roads.

(b) Consolidating development close to the village centre.

Of these two options, the long-term sustainable development of Cullen is best served by first promoting the consolidation of development demands within 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 Cullen, and can be achieved through the Planning Application/ Development Control Process. The development of a village boundary ensures that the village is protected and promoted as a village.

Implications of the creation of a village boundary are:

- New development will take place within the limits of this boundary.
- Any new development proposed outside the limits of this boundary will be not be covered by this plan and will be subject to the policy controls of the County Development Plan.
- The sewage network normally extends to the limits of the boundary.
- Agricultural Development within the boundary will no longer be exempt from planning permission.

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

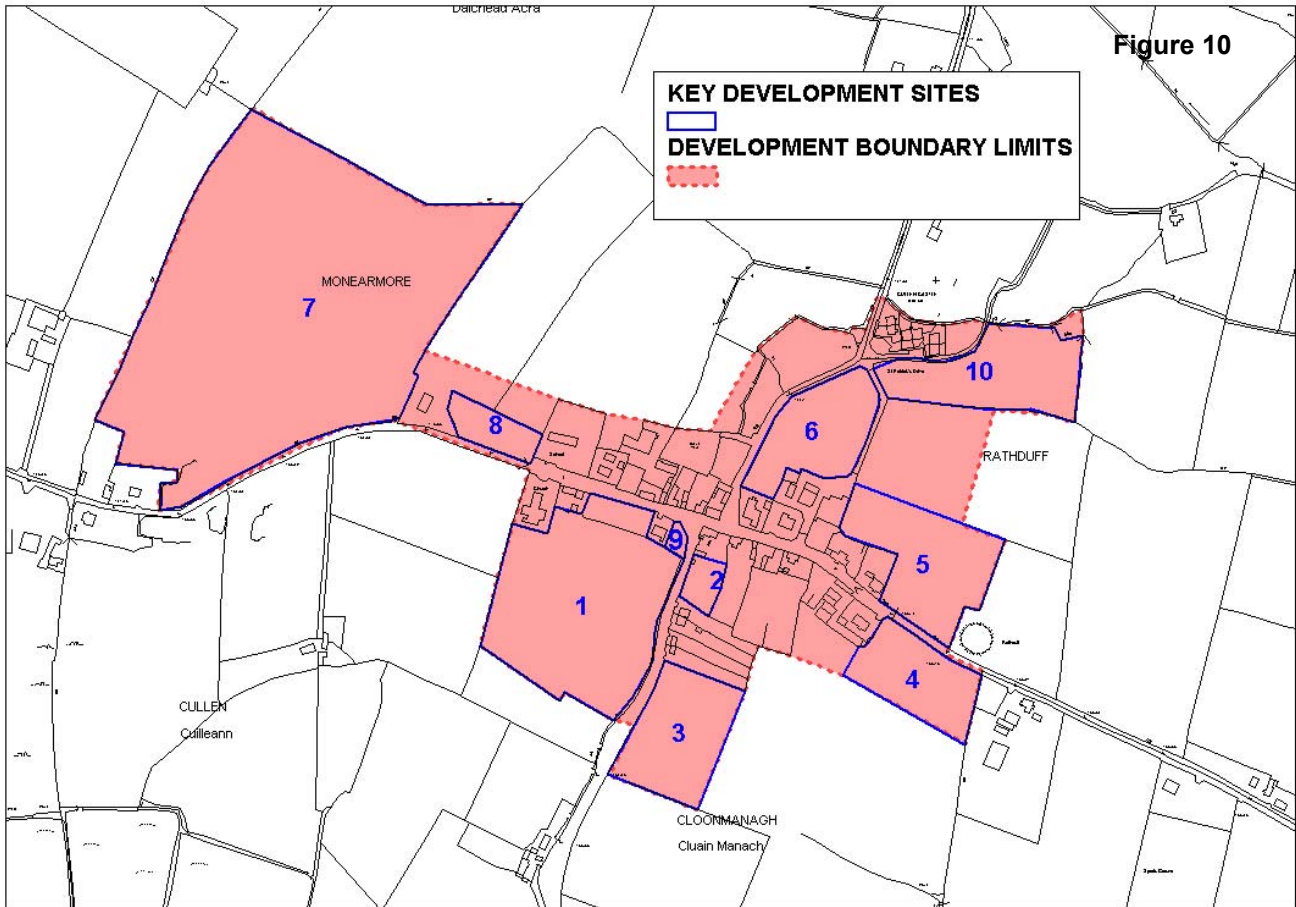
5.3 KEY DEVELOPMENT SITES

Having regard to the previous assessments of land use, character, topography, hedgerows, roads and areas where a definite building line can be promoted, a number of key development sites have been identified.

These lands, if developed will allow for an approximate population increase in the order of 350 (eight houses/acre - three persons/house).

Development sites further from the village core/crossroads may also be developed. However, these should only be developed on a sequential basis after the initial development of the key sites. This sequential approach is essential for the sustainable development of the village, and to prevent ribbon development occurring.

KEY DEVELOPMENT SITES



11 key development sites have been identified for Cullen.

The zoning of lands in small rural villages for particular types of development is no guarantee that they will be developed. The purpose of defining development sites is to ensure that development only occurs where it is suitable, for the long-term sustainability of the village.

In light of this the following recommendations are made:

5.3.1 SITE 1

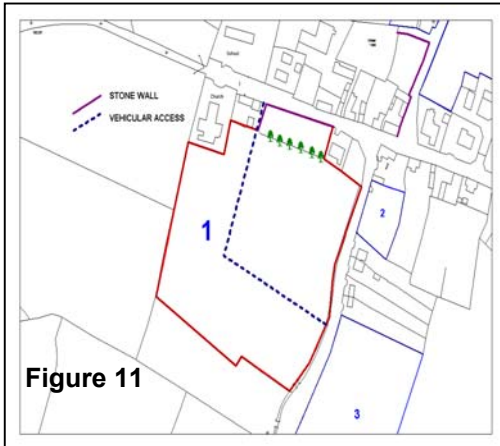


Figure 11

Due to its location at the centre of the village, this is possibly the most important undeveloped site. How this site is developed will have a large impact on the character of the village, and accordingly should be developed in a way, which will benefit Cullen in the long term.

Development should include:

- A mix of housing types to meet local demand.
- A definite building line should be created on the road frontages.
- A minimum of two access points.
- Facilities such as: Children's play areas, sport areas, crèche etc.
- Stream should be incorporated as a feature. Stone walls at Rocky Road should be preserved.

5.3.2 SITE 2

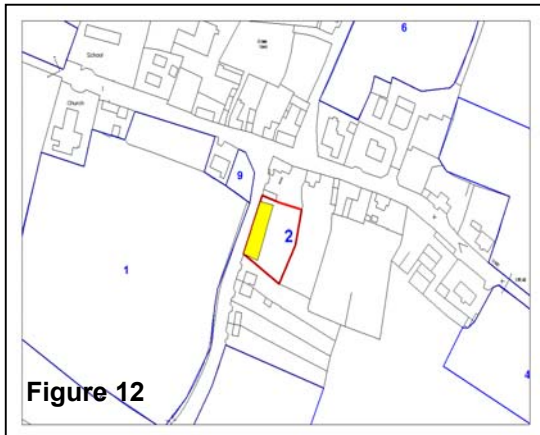


Figure 12

This site is adjoined on one side by the public house at the village square and on the other by a line of four terraced houses. At present it is a vacant site and gives the village square a disjointed appearance.

Development on this site should be appropriate to the village centre, such as traditional two-storey terraced housing (in order to give a definite line to the streetscape at the centre of the village), or a small commercial enterprise such as a shop.

5.3.3 SITE 3

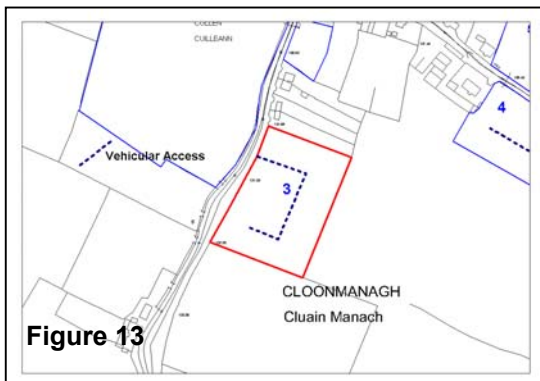
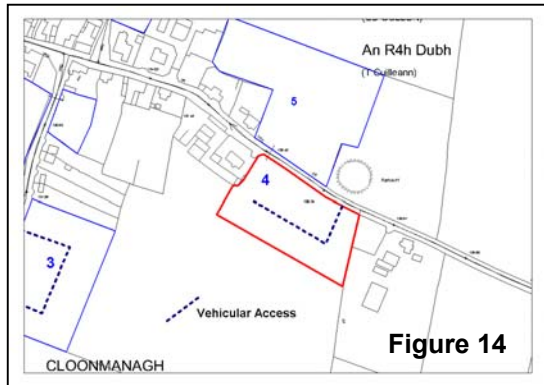


Figure 13

Suitable for a scheme of residential housing, at a density of six - eight units /acre.

Situated on the Emly Road, this is a low-lying site of around two and a half acres. Access to the site should be closer to the village square. Advantage should be taken of the opportunity to provide a defined building edge, at the frontage of this site.

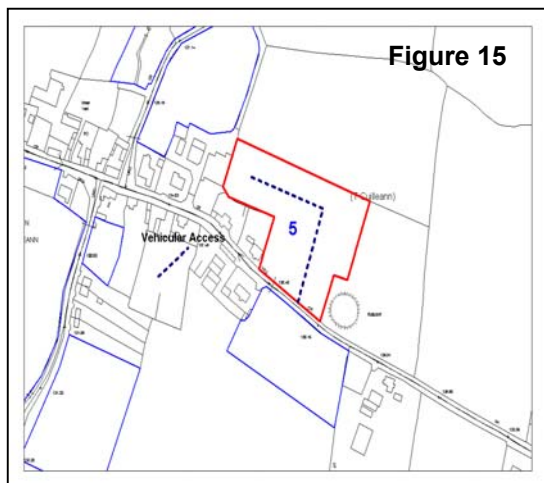
5.3.4 SITE 4



This is a level site and is located on the East Side of the village, well placed to access the N24, Tipperary town and Limerick city. It is bordered on both sides by farmyards, and is therefore an ideal location for village development and/or employment use. Any employment use on the site will be required to be environmentally-friendly, or “green”, having no detrimental impact on the surrounding areas or amenity of nearby residents.

Any development on this site will need to respect environmental factors such as the view of the Galtees from the Monard Road (east approach). Development will need to be sensitively designed to minimise the impact on visual amenity.

5.3.5 SITE 5



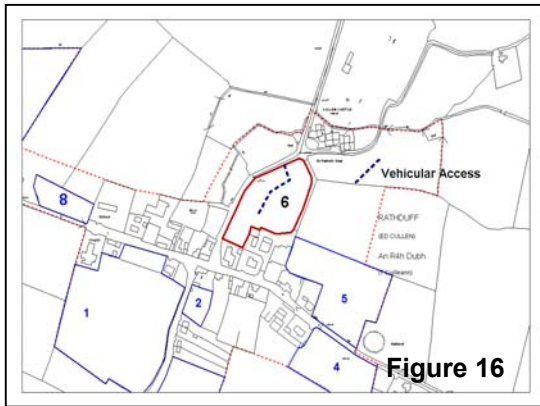
This is an elevated site with very scenic views situated on the Monard road, suitable for low-density, single-storey residential development. Buildings should be single story and traditional in design.

Development on the site will have regard to environmental factors such as the views of the Silvermines and the ringfort. Development will need to be sensitively designed to minimise the impact on visual amenity, and no development shall have a detrimental impact to the ringfort or its immediate setting.

Any development on the site will need to include a significant provision of open space, some of which shall be provided in a green, landscaped strip along the Monard Road, beyond which any residential development shall be located. The extent of open space provision shall be determined at the planning stage of any proposed development on the site.

The Council will seek the removal of slurry tanks and other agricultural development not compatible with residential land use as part of new residential development on the site.

5.3.6 SITE 6



An important site which should be developed to enhance the character of the village. This is an elevated site, close to the centre of the village on possibly the best approach to the village.

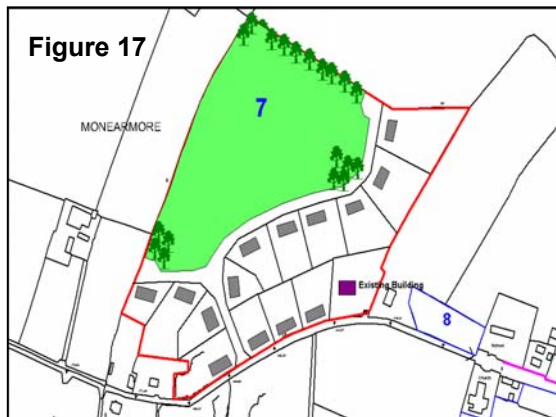
Development on this site should serve the community, such as a community centre/craft centre, but is also suitable for housing development, or as a location for housing for the elderly.

Any development should ideally be designed as an integrated scheme, with a traditional style finish. Development shall also have regard for environmental factors, such as taking care on the location of new development in relation to its proximity to agricultural facilities and the proposed new wastewater treatment plant.

Any development on the site will need to include a significant provision of open space. The extent of open space provision shall be determined at the planning stage of any proposed development on the site.

The Council will seek the removal of slurry tanks and other agricultural development not compatible with residential land use as part of new residential development on the site.

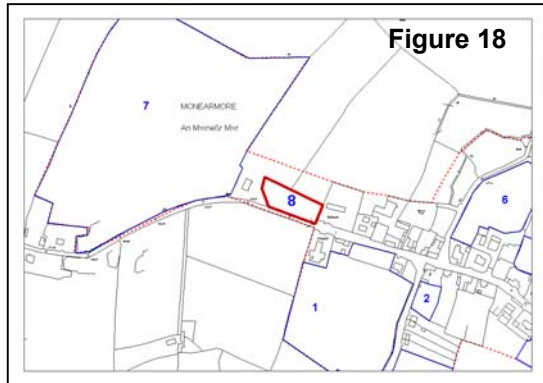
5.3.7 SITE 7



Planning permission was granted in February 2000 for eight-luxury dwellings and outline permission for five houses, all with garages. In light of the guidelines outlined in the plan, the owner of the site shall be encouraged to submit a revised plan that should include:

- Definite building line along road frontage.
- Incorporation of a village green into scheme.

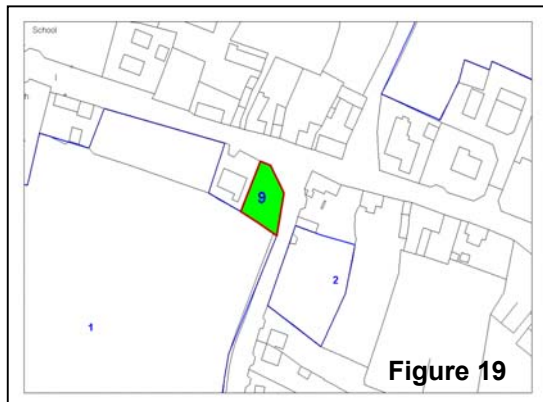
5.3.8 SITE 8



Located adjacent to the school this site is suitable for residential housing.

This is an elevated site of approximately three-quarters of an acre.

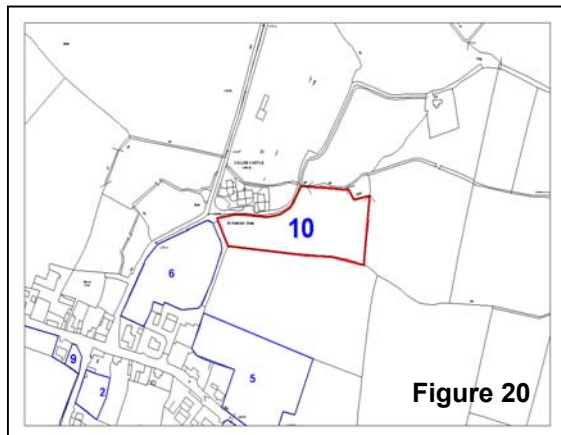
5.3.9 SITE 9



This green site lies adjacent to the village square, and adds to the character of the village. It is always favourable to maintain a green area in the centre of a village/town, thus it would be preferable to maintain this site as an amenity/green area.

A commercial/tourist development may be considered if developed with the character of the square in mind. A housing development will not be encouraged.

5.3.10 SITE 10



This site is located on the Oola approach to the village. It is located to the rear of St Patrick's Drive and is accessed by a laneway. After an assessment of the village, part of this site will be chosen as the most suitable location for the construction of a sewage treatment facility. A consultation procedure will be carried out regarding the provision of the proposed treatment plant once details have been decided upon as to the final proposed location, the type, capacity and size of plant proposed, etc.

5.3.11 SITE 11

This low-lying site forms a corridor from the village to St Patrick's drive. It is a wet site with a stream flowing through it. There is also a well, St Patrick's Well, located to the north-east of the site, and a spring located to the north of the site. The site is bordered on one side by the village's historic stone walled graveyard.

The community maintained that this site is suitable for housing development. Accordingly, the site could be developed for housing purposes, subject to the following development parameters, due to the nature of the site and its associated water features:

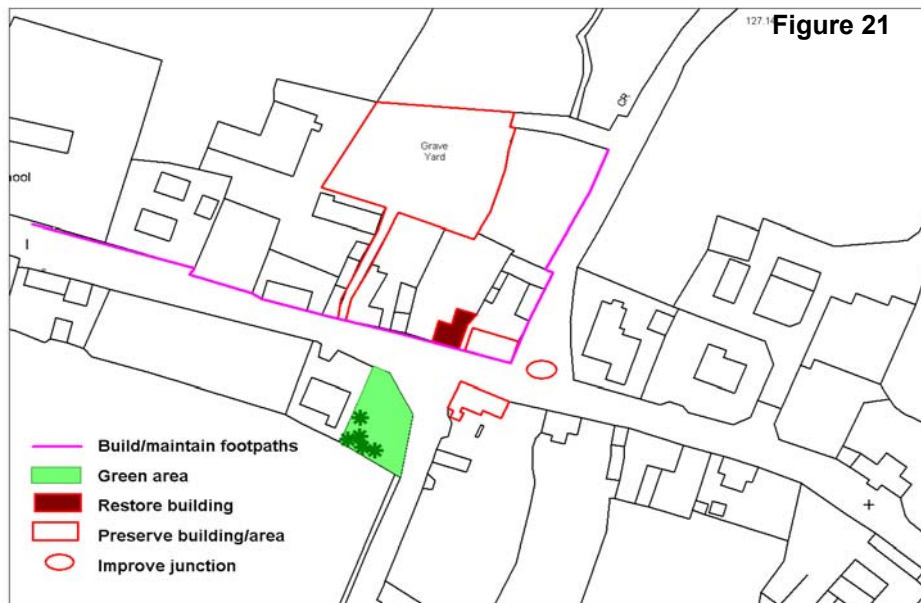
- ▶ The site shall be developed as a whole, ie an overall 'master plan' shall be approved by the Planning Authority prior to any development on the site. (This will facilitate the development of the site as a whole, as opposed to the ad hoc development of individual portions of the site, thus allowing better protection for the stream and water features on the site, which conforms to the principles of proper planning and sustainable development.)
- ▶ The stream is to be appropriately rerouted, with minimal environmental impact, and shall be incorporated into the development as an environmental feature.
- ▶ A new pipe outlet – wider than the existing pipe – shall be installed under the road to the north of the site to alleviate flooding of the site, which currently occurs occasionally.
- ▶ A village green and amenity area shall be provided at the southern portion of the site.

6.0 LOCAL AREA PLAN SPECIAL OBJECTIVES

6.1 ENSURE THAT FUTURE DEVELOPMENT OCCURS WITHIN KEY DEVELOPMENT SITES

To ensure the future sustainability of Cullen this plan has identified key sites for development and provided guidance as to how they should be developed, future development will occur within these sites.

6.2 PROTECT AND ENHANCE VILLAGE SQUARE



The village square is the main focal point in Cullen. To maintain it as such some improvements should be made:

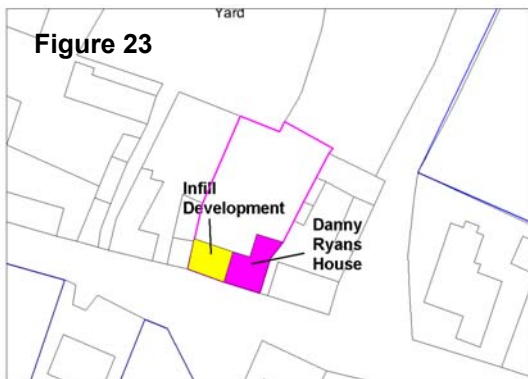
- Build footpaths to allow access to the graveyard, school and church.
- Integrate green area into square, through the construction of a low stone wall with pedestrian access and the use of sensitive landscaping, public seating.
- The restoration of Danny Ryan's House
- The preservation of house beside Danny Ryan's house, and the pub.
- The maintenance of the cemetery access lane and stone walls in the vicinity.
- Improvement of junction, e.g. build permanent traffic stop point, in the form of feature e.g. Obelisk, sculpture etc.
- Build stone-faced litterbins.

6.3 INFILL TERRACED DEVELOPMENT BETWEEN COTTAGES TO PUB



This site lies adjacent to the village square (Site 2). This is an ideal site for a residential development in the form of two-story terraced houses, which would enhance that village centre and character. Lighting to be provided as part of any development.

6.4 INFILL HOUSING BESIDE DANNY RYAN'S HOUSE



Vacant site beside Danny Ryan's house in the village square is suitable for an infill residential development. Such a development would enclose the village square and improve its character. Development here should be in a style similar to the surrounding houses and should not be in conflict with Danny Ryan's house.

6.5 RESTORE DANNY RYAN'S HOUSE



The house adds to the character of the square, it is presently derelict, but with sensitive restoration it could provide a location for a community meeting place/craft work location etc. Alternatively it could be restored as a residential dwelling. Its building façade should be retained.

6.6 CONTROL AGRICULTURAL DEVELOPMENT WITHIN VILLAGE, AND IMPROVE APPEARANCE OF AGRICULTURAL BUILDINGS AND YARDS ALREADY PRESENT

Further agricultural development will not be encouraged within the village boundary limits and will no longer be exempt from planning controls. Development will only be allowed where it is demonstrated that it protects the character of the village.

6.7 MAINTAIN STONE WALLS WITHIN VILLAGE

Stone walls within the village will be protected as they enhance the appearance of the village, where it is necessary to remove part of a wall or to build a new wall it should be replaced/ built in a similar style to the walls already present in the village.

6.8 MAINTAIN EXISTING HEDGEROWS AND TREE STANDS



Figure 25

Trees and hedgerows will be protected and replaced where it is necessary to remove them. A policy of tree planting will be encouraged around the village, native species such as are found in the area should be used e.g. Beech, Oak, Ash, Holly and Sycamore. New boundaries on the edge of the village shall be planted rather than concrete / masonry walls

6.9 CONTROL FLOODING WHICH OCCURS DOWN CULLEN HILL AND IN THE CENTRE OF THE VILLAGE.

Flooding is a problem in the vicinity of the village square, water running down from the Rocky Road appears to contribute to this problem, measures need to be taken to control the run-off from the hill and flood control measures e.g. Gullies should be constructed in the village square and along the Rocky Road.

6.10 DISCOURAGE DEVELOPMENT OUTSIDE OF DEVELOPMENT BOUNDARY LINES.

This plan aims to improve the character of Cullen village by consolidating the area of the village and improving services within that area. This plan defines lands suitable for development; these lands should be developed before any lands outside of the development boundary. Building along the approach road to the village will not be encouraged.

6.11 PROTECT AND MAINTAIN GRAVEYARD WALLS AND INTERNAL RAILLING



The graveyard in Cullen is historic and surrounded by stone walls; this is a scenic and peaceful part of the village. Unfortunately its appearance is impaired by the presence of hay barns in the vicinity. Further agricultural development will not be allowed to distract from this area. The surrounding walls should be protected and an internal railing replaced.

6.12 PROTECT EXISTING HISTORICAL FEATURES AND BUILDINGS AS LISTED IN THE PLAN

- Danny Ryan's House in square (Old Cobblers house)
- Public house in square (Quinlan's Pub)
- RIC Barracks in Square
- Rathduff fort off the Monard Road
- St Patrick's well
- Thatched Cottage off the Rocky Road.

6.13 IMPROVE APPROACHES TO VILLAGE

There are 4 main approaches to the village. Two of these require improvements:

1. The Emly approach, unfinished council works need immediate completion and landscaping. Any tree planting should include species native to the area e.g. Holly, Ash etc.
2. The Rocky Road, a council-built concrete channel on this approach is possibly contributing to a flooding problem in the village. Works are required to control the flow of water down this hill, and to repair the road surface.

6.14 PRESERVE WETLAND SITE

This low-lying site forms a corridor from the village to St Patrick's drive. It is a wet site with a stream flowing through it and should be preserved as such. It is bordered on one side by the historic stone walled graveyard, which over looks the site. On the other side it is bordered by St Patrick's well, which has been preserved by the community. If developed as a nature area/park with tree planting and seating this would enhance this approach to the village even further.

6.15 ALLOW FOR A SUITABLE BUS STOP LOCATION WITHIN THE VILLAGE

In the event of the provision of such as service a suitable location for a bus stop will be identified.

6.16 PROVIDE A BRING SITE TO ALLOW RESIDENTS RECYCLE THEIR WASTE

It is the intention of the Council to provide recycling bins for Glass, Cans and batteries in 2002.

6.17 IMPROVE WATER SUPPLY UP THE ROCKY ROAD

Due to the steep slope up the rocky road, water pressure is very poor and in need of attention.

7.0 TRADITIONAL WEST 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 Cullen, and it will identify what building styles are best suited to the Cullen 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.



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 Cullen 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 Cullen. This Local Area Plan will provide for the sustainable expansion of Cullen over the next six years.