

# HOLLYFORD VILLAGE LOCAL AREA PLAN 2002



**SOUTH TIPPERARY  
COUNTY COUNCIL**  
FORWARD PLANNING SECTION

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**SOUTH TIPPERARY  
COUNTY COUNCIL**  
FORWARD PLANNING

THIS PLAN WAS ADOPTED  
14 OCTOBER 2002

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## **EXECUTIVE SUMMARY**

This document is the Hollyford 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 Hollyford. 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 Hollyford Village Local Area Plan?**

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

The Hollyford Village LAP has regard to the planning of the village of Hollyford 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 Hollyford Village?**

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

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

## **1.0 INTRODUCTION**

This action plan has been prepared for the village of Hollyford in order to provide for the sustainable expansion of the village. It seeks to integrate all relevant social, physical and economic issues that affect Hollyford, by proposing 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 Hollyford.
- 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 County Development plan, in any conflict that may arise the County Development plan will prevail.

## **2.0 THE CHARACTER OF HOLLYFORD**

Hollyford is a village of around 150 people, with 328 in the district electoral district of Curraheen. It is located on the R497, twenty kilometres north of Tipperary Town and twenty-four kilometres north west of Cashel.

Upon approaching Hollyford, the most striking feature of the village and its surrounding areas, are the rolling hills and spectacular scenery. Hollyford is nestled in a valley among these hills and is the central point of a network of small roads that converge in the village. A young river Multeen flows through the village and is crossed by 3 bridges in the village area. A strong feature of Hollyford is the nature of its development, which is very scattered. Accordingly, this scattering makes it difficult to maintain services etc. within the village.

A strong community spirit exists in the village, particularly towards improving the surrounding environment; recently the community undertook the preparation of a village enhancement scheme.

Hollyford has strong connections with mining in the past, some features of this past still exist in the area such as the "sweathouse" on the Milestone road, which was used by miners in days-gone-by.

## **3.0 STRENGTHS AND WEAKNESSES OF THE VILLAGE.**

To determine the character of Hollyford 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**

- Picturesque location among the Hollyford Hills.
- The Multeen River flows directly through the centre of the village. This provides a focus to the village and should be protected and enhanced as a feature.
- Rural environment with spectacular viewpoints.
- Strong community, who have pride in their village.
- Village enhancement scheme, by Ann O 'Leary.
- Hollyford is a quiet and safe village.

### **3.2 WEAKNESSES**

- The village is isolated and has a feeling of being on the edge of the county rather than within it. The closest significant town is Tipperary, which does not provide adequate employment. Lack of employment and infrastructure leads to an emigration of younger people.
- Employment is limited to mostly agriculture.
- There is no definite style of building apparent in Hollyford. This needs to be addressed in future developments in order to promote traditional west Tipperary building styles.
- There is no central core to the village. The school and church are located approx. three-quarters of a kilometre from the village centre.
- Lack of services such as public phones and public transport.

### **3.3 OPPORTUNITIES**

- Hollyford Local Area plan will strive to consolidate the village and give guidance as to building styles and development that will enhance the village.
- As part of a pilot project the County Council intends to construct a new sewage treatment plant and collection system to service the village.
- Use of the River Multeen as a central feature of the village.
- Development opportunity for a fully serviced housing scheme in the village centre.
- Hollyford's inclusion in the CLAR programme, which aims to revitalise rural areas.

### **3.4 THREATS**

- A large sawmill on the north side of the village has a detrimental impact on the village. The development of this has resulted in degradation of the hill behind it, and the mill and its associated works have made the Milestone approach to the village unpleasant. The views of the village from the surrounding hills are dominated by this development.
- The village has spread out along the surrounding roads resulting in development on the surrounding hillsides, and a poor focus to the centre of the village.
- Depopulation.

## 4.0 CURRENT LAND USE AND URBAN CHARACTER

Hollyford is the most northerly village in South Tipperary and is situated in highlands known as the Hollyford Hills. Parts of these hills are designated as an "area of secondary amenity value" in the County Development Plan 1996.

The village has approximately 60 residential dwellings, which are dispersed over a wide area. The village is reasonably well serviced, these services include a church, school, two pubs, three motor repair garages, sawmill, credit-union, supermarket, post-office, co-op stores, recycling-bins, community hall and ball-alley.

Employment opportunities in Hollyford are largely agriculture based. Agriculture is pastoral in nature with a recent increase in afforestation, and comprises of *inter alia* cattle farming. The only industrial development within the village is a large sawmill on the north side of the town.

Development in Hollyford is compromised by the difficult topography and the lack of suitable lands being proposed for development. Efforts must be made to reach a compromise between development within the village and maintenance of the surrounding environment.

### 4.1 TOPOGRAPHY

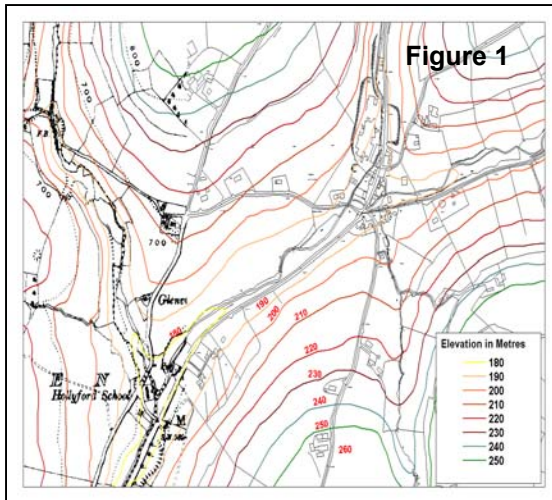


Figure 1

Hollyford's character is dominated by its topography. The village itself is nestled in a river valley at around 180 metres above sea level, with the surrounding hills reaching over 380 metres in height.

The surrounding hills are largely undeveloped, and are used as grazing with some forestry. Hollyford is visible on all sides from the surrounding hills. This needs to be taken into account for future developments.

Locations for the development of houses or employment uses are made difficult by the sloping hills on all sides of the village. Therefore siting of new dwellings shall make best possible use of the topography and space within the village, and provide for an improvement in the village character.

Due to the nature of the topography, the village square is prone to flooding in years of heavy rainfall. It is an objective of this plan to secure new development without causing additional flooding in the village.

## 4.2 AFFORESTATION

In recent years there has been considerable forestry planting in the hills surrounding the village, as a result of the current difficult climate in agriculture and the steeply sloping lands. It will be a policy of this plan to prevent forestry development in areas, which will destroy the character of the surrounding hills and potential for village development.

## 4.3 PROTECTED STRUCTURES

There are no Protected Structures in the area covered by this Plan. Please refer to the County Development Plan for details on Protected Structures.

## 4.4 WETLANDS/NATURE AREAS

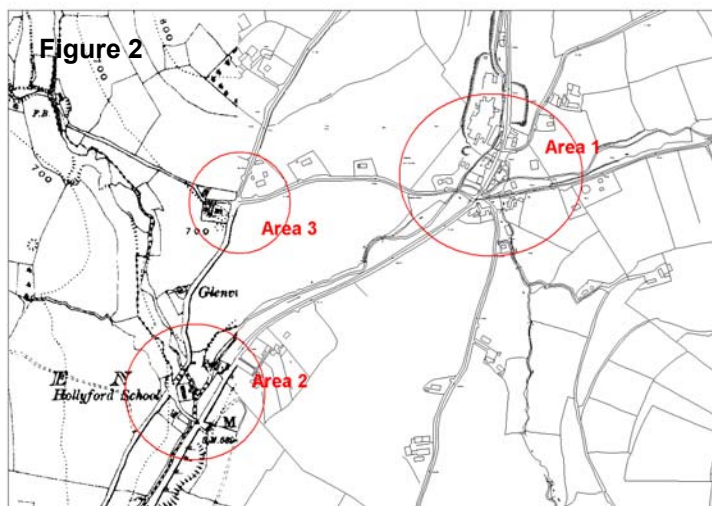
Wet, marshy areas and stands of natural woodlands feature in the low-lying areas of Hollyford village and the surrounding areas. A considerable stretch of natural woodlands exists along the R497 on the Cappawhite approach. The Multeen River flows through this mixed species woodland. Mixed natural woodlands also occur on the Milestone road. There is a site proposed for designation as a Natural Heritage area and a Special Area of Conservation to the North of the village, this is known as Anglesey Road. These areas of woodland give cover for wildlife and are an asset to the area.

Several wetland or marshy sites are located in the village. These areas could be utilised in a way that could be more visually beneficial to the village. Notable marshy areas exist in the areas surrounding the school and areas such as these could be utilised to grow willows commercially, which could be used in a cottage industry such as basket making.

## 4.5 VILLAGE CHARACTER AND DESCRIPTION

Houses in Hollyford have traditionally been built wherever the slope of the land allowed and usually adjacent to the roads.

This has led to the building of houses in a scattered manner resulting in disjointed development, and poor village townscape. Future development must address these weaknesses.



3 Notable areas exist:

- **Area 1: The village core**
- **Area 2: Area around the school**
- **Area 3: Area around the church**

The delineation of these areas is largely influenced by the presence of the main services of the village.

#### **4.5.1 AREA 1: THE VILLAGE CORE**

The centre of the village appears to occur at the convergence of five roads on the north side of the village, where a natural village square or centre is formed (see Figure 2). The centre of the village has a character that is enhanced by the existence of a stonework bridge over the Multeen River and a smaller concrete bridge. Most of the services are located at this end of the village; these include the shop, public houses, credit union and the community centre. A large sawmill on the Milestone road has a very detrimental impact on the visual aspect and overall perception of the village.

#### **4.5.2 AREA 2: AREA AROUND THE SCHOOL**



The school and ball-alley are situated on the Cappawhite approach to the village, approx. three-quarters of a kilometre before the village core. This section of the R497 from the ball-alley to the village centre follows the course of the Multeen that flows adjacent to the road. The lack of pedestrian access from the school to the village square has been identified as a problem in the community. A bridge at the school forms a pleasant feature and could be improved. This approach to the village is well maintained.

#### **4.5.3 AREA 3: AREA AROUND THE CHURCH**

North of the school the land rises steeply, to the church, where a junction occurs, which will either return to the village square or continue up the hill. Once again it is notable that there is no pedestrian access to the village square from the church and cemetery. This area has been subject to scattered housing development adjacent to the roads.

The three areas mentioned above form three nodes of a geographical triangle delineated by the roads. Poor access between these areas is a problem, especially as the main services such as the church, school and commercial centre are located at each node.

## **4.6 SERVICES**

All new residential development will be required to provide towards the cost of the provision and improvement of services as per the provisions of 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.

### **4.6.1 ROADS**

Hollyford is connected by many roads, most of which are built on steep slopes. Roads are generally narrow and in need of improvement. (See Section 6.7)

### **4.6.2 MAINS WATER**

Mains water supply to Hollyford is chlorinated and generally of good quality. Water pressure has not been identified as a problem in the village. This supply is adequate to service any new houses that may be built.

### **4.6.3 WASTEWATER TREATMENT**

Hollyford 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 wastewater treatment and collection system, which will address the wastewater 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 that as many houses as possible will be connected to this system. Grant aid will be available to householders to fund part of the connection cost.

### **4.6.4 RECYCLING**

Recycling bring banks as presently installed in Hollyford allow for the collection of bottles and cans for recycling. Composting bins are available from the County Council at a subsidised rate.

### **4.6.5 DEVELOPMENT CONTRIBUTIONS**

Considerable sums of money will be required to provide village facilities such as road and footpath improvements, water supply and surface water control and open space and recreational enhancements.

The planning authority, in considering the capital expenditure necessary for the provision of the objectives set out in this plan, considers it reasonable that a contribution be levied on each new dwelling and commercial development.

## **5.0 GUIDELINES FOR THE FUTURE DEVELOPMENT OF THE VILLAGE**

A small rural village, such as Hollyford, needs to develop over time and maintain its population, and so new houses, village improvements and commercial development must take place. This Local Area Plan aims to promote the expansion of Hollyford in a way that is sustainable for the future, in practice this means:

- New housing will be encouraged in a way that will address the scattered nature of Hollyford, and help consolidate the village.
- Key sites are identified as suitable for village housing.
- A key aim of this plan will be the use of available development sites in the most efficient way possible; this can be achieved through good site layout design etc.
- New development must comply with housing design guidelines as specified in this plan.

Due to various constraints such as topography, and poor land use in the past, locations for the construction of new houses are limited in Hollyford. In view of this, it is extremely important that the lands available and suitable for development are identified and properly developed, to make best use of them and to enhance the village.

Measures will be taken to ensure the sustainable development of Hollyford, 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 to develop these sites most efficiently.

### **5.1 VILLAGE BOUNDARY**

The overall development of Hollyford 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.**

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

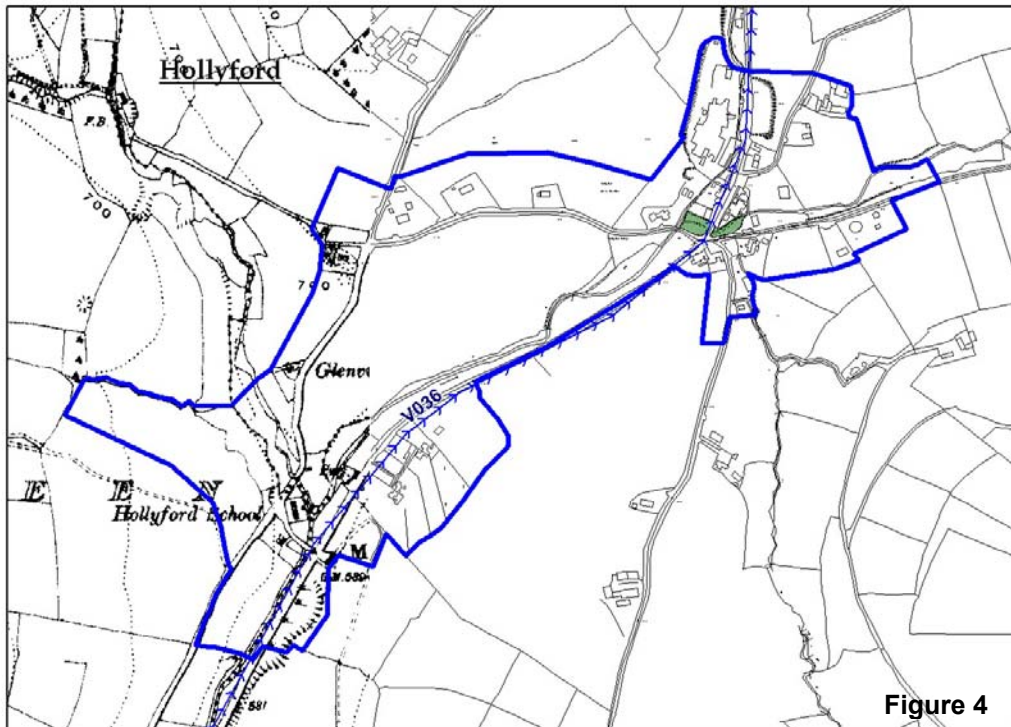


Figure 4

Of these two options, the long term sustainable development of the Hollyford 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 Hollyford 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.

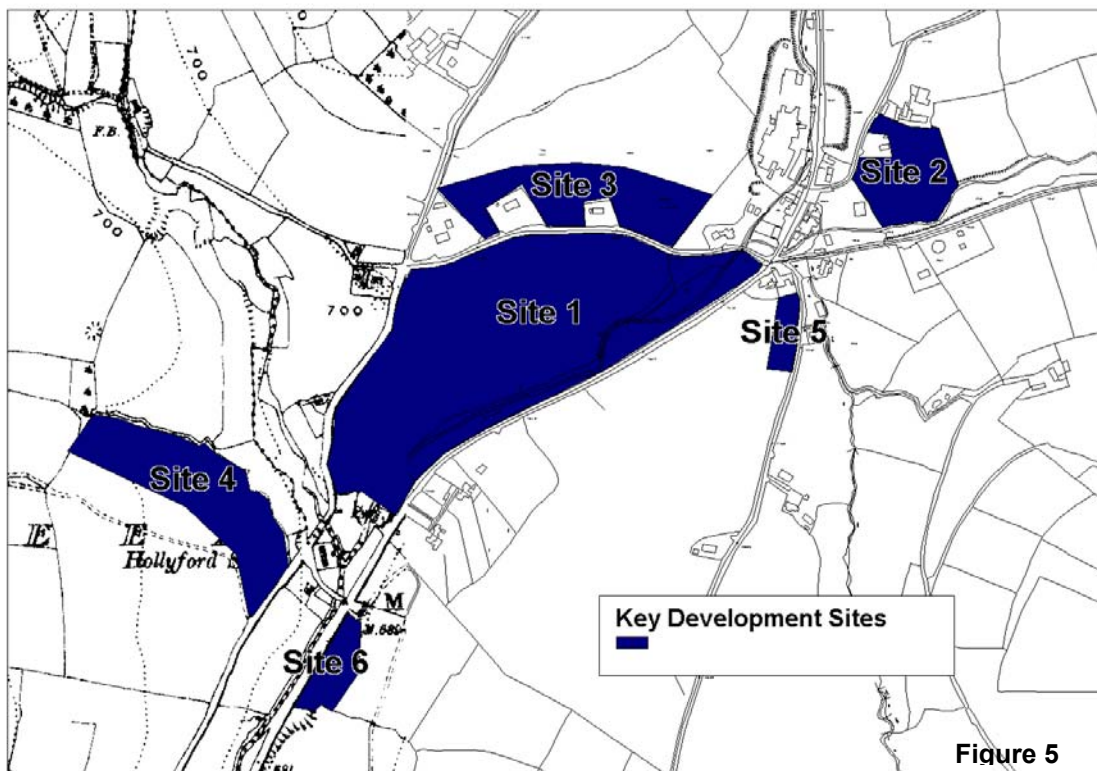
It is important to note that any new development outside the Village Boundary is within the jurisdiction of the County Development Plan. Also, agricultural development within the Village Boundary is no longer exempt from planning permission (Planning & Development Act 2000, Planning & Development Regulations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

The development extents that have been delineated for Hollyford 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 Hollyford, suitable development land is scarce. This has led to development in areas, which are less than suitable. The scarcity of available lands also highlights the need to develop suitable sites as efficiently as possible.

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. The development of the specified sites should occur on a sequential basis, which will allow for the initial development of the more important sites and the subsequent development of adjoining lands as the need arises.



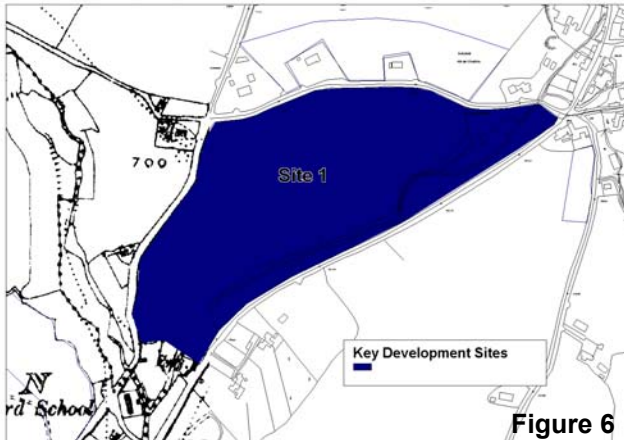
### 6 Key development sites have been identified for Hollyford.

Within the identified Village Boundary, six key sites have been identified which are suitable for development. The zoning of these sites does not necessarily mean that they will be developed, however such development will help to consolidate and enhance the village, while making best use of available lands.

#### 5.2.1 INFILL HOUSING

There are several sites within the village boundary that may be suitable for the building of single houses. These will be considered in the Planning Application process, if factors such as land topography, visual impact etc. are not limiting.

## 5.2.2 SITE 1



This large Greenfield site lies at what can be considered to be the centre of Hollyford. Due to its location it can be considered to be the key development area in the village.

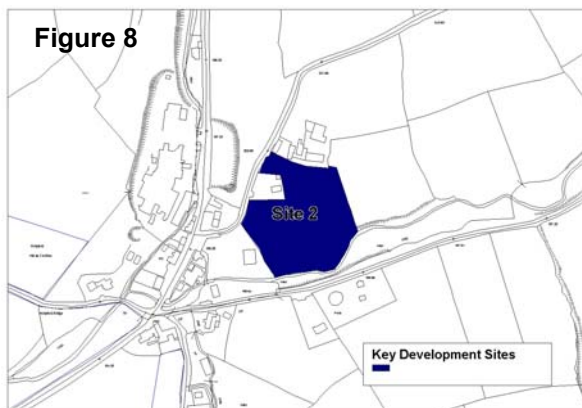
If properly developed this site will greatly enhance the village by:

- Improving access between the Church, School and Square, by the possible provision of a roadway through the site.
- Providing suitable development lands.
- Including safety measures along the river in the event of development.

It is proposed that an architectural plan be drawn up to provide for the following:

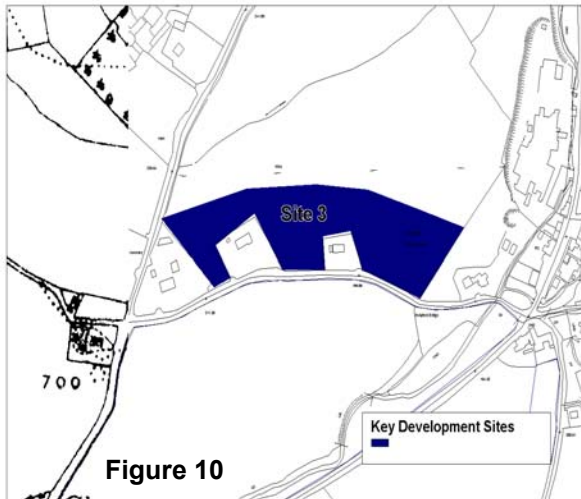
- (a) A mix of housing types to meet local demand.
- (b) A minimum of three access points.
- (c) Footpath link from the school to the village centre.
- (d) Environmental and safety improvements along the river and the provision of a village park/green area.
- (e) Identification of key sites for village centre uses such as crèche, surgery, or shop.

## 5.2.3 SITE 2



This very scenic site lies in a very central location within the village. It is accessed by a pleasant wooded gateway that leads to an old 2-storey farmhouse, which is now derelict. The site itself is sloped but not excessively so, and with proper planning could be developed as a very pleasant housing scheme. The trees should be preserved in any development that may occur. The stream on the lower side of this site should be used as an amenity; this low-lying site is sheltered, which is a pleasant feature in Hollyford.

### 5.2.4 SITE 3

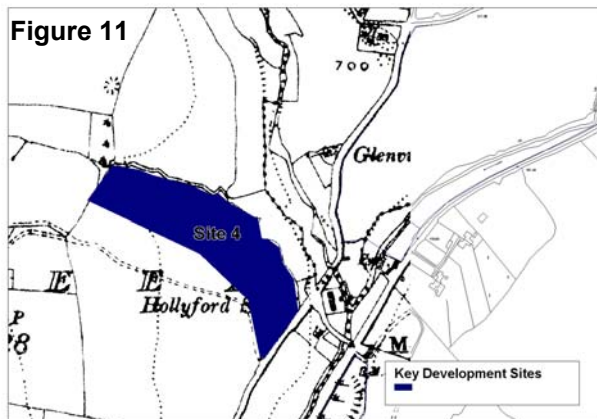


Situated along the road between the Church to the village square, development has already occurred in this part of the village. This is a reasonably central location but presently development is scattered here, resulting in a disjointed approach to the square.

The portion of the site that lies closer to the village square could accommodate a small scheme of houses or serviced sites and should be developed with this in mind.

Development that may occur here will contribute to road improvement.

### 5.2.5 SITE 4

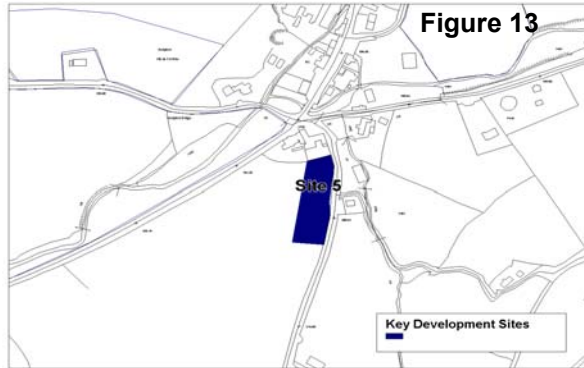


This site lies on the Cappawhite side of the village and is probably one of the most level sites in the village. This is a very pleasant elevated site, which affords scenic views over the village. As this site is elevated it is very obvious from the surrounding hillsides, this must be taken into account if this site is developed. Single sites that do not consider the site as a whole will not be allowed. This means that there must be a plan or layout prepared for the entire site before any

part of the site shall be developed. This will ensure that the site is properly planned and allows for the most effective use of the whole site.

A scheme of residential serviced sites, which provide design guidelines as to building type, would be most suitable as a development option. A housing scheme proposed for this site will use traditional building styles that reflect the character of the area.

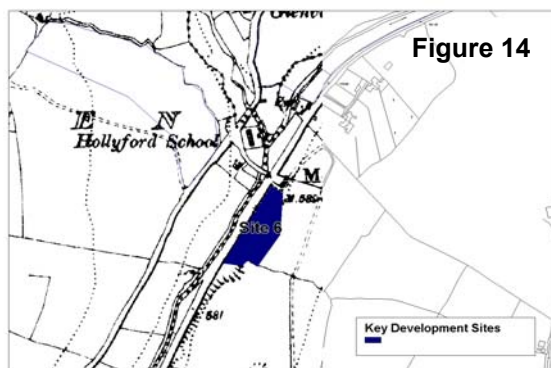
### 5.2.6 SITE 5



This area of land extends from the pub in the village square up past the bring banks where an access gate is located.

This site is suitable for a row of serviced residential sites. The site shall be developed in sympathy with the topography. Stepped residential sites fronting the road may be suitable here.

### 5.2.7 SITE 6



Located on the side of the approach road from Cappawhite this site is currently planted with softwoods. After an assessment of the surrounding areas, this site has been chosen as the preferred site for the location of a wastewater treatment plant.

The zoning of lands in a small village does not necessarily mean that it will be developed in the future. This exercise is carried out in order to give guidance to any future development that may occur, and to prevent development that may be detrimental to the area.

## SEQUENTIAL DEVELOPMENT

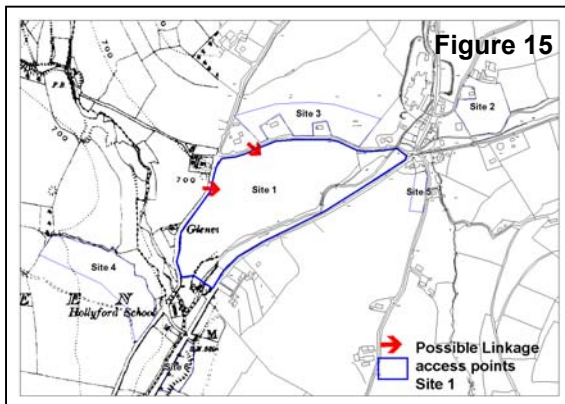
The development lands described in this plan, are listed on a sequential basis, this listing reflects the sequence of how they should be developed, to best ensure the proper expansion of Hollyford. It is acknowledged that it is not always possible to adhere to the preferred/suggested sequence of development. Efforts will be made to use this sequence as a guideline for the development of Hollyford over the next six years.

## 6.0 LOCAL AREA PLAN OBJECTIVES

### 6.1 ENSURE THAT NEW HOUSING AND DEVELOPMENT OCCURS IN A MANNER THAT BEST ENSURES HOLLYFORD FUTURE SUSTAINABILITY.

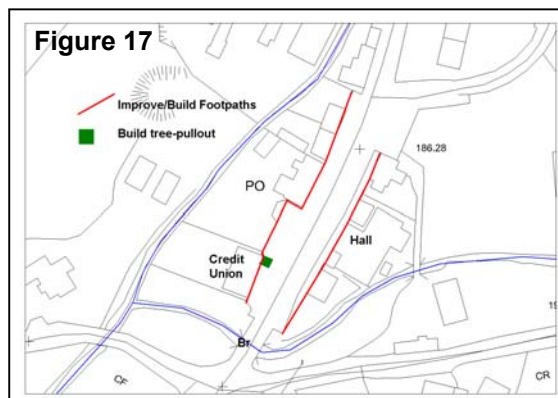
This will be achieved through the zoning of lands and the development control process.

### 6.2 CREATE LINKAGES BETWEEN THE CHURCH, THE SCHOOL AND THE VILLAGE SQUARE.



It is not possible to create pedestrian access between these three areas along the roads. It is proposed to develop a green field site, through which access could be developed between the amenities in the village. This green field site could be further developed to include residential housing, community facilities and green/children's play areas and enhanced pedestrian links.

### 6.3 IMPROVE STREETScape AT THE CENTRE OF THE VILLAGE.



Improvement works are required in the area of the village square. Works to be carried out include:

- Resurface and level the road.
- Improve footpaths.
- Build new footpaths, especially from the credit union to the Post office.
- Remove gravel beside credit union.
- Build pavement pullout with trees at credit union.
- Improve lighting.

## 6.4 IMPROVE BRIDGE AT THE SCHOOL



Figure 18

This bridge is presently in poor repair and not in-keeping with the character of Hollyford. A portion of marshy land upstream of the bridge and adjacent to the school could be improved – presently this land is overgrown. A community scheme should be implemented to landscape this area as an amenity.

Improvement works include:

- Widening of the bridge.
- Replacing metal sides with stone.
- Landscaping surrounding areas.

## 6.5 IMPROVE BALL-ALLEY



Figure 19

The ball-alley is located opposite the school and is visually unpleasant on what otherwise can be considered to be a pleasant approach to the village.

Improvements include:

- Repaint with a less-obtrusive colour.
- Landscape surrounding area, plant trees
- Improve car-park

## 6.6 WETLAND SITE AT JUNCTION

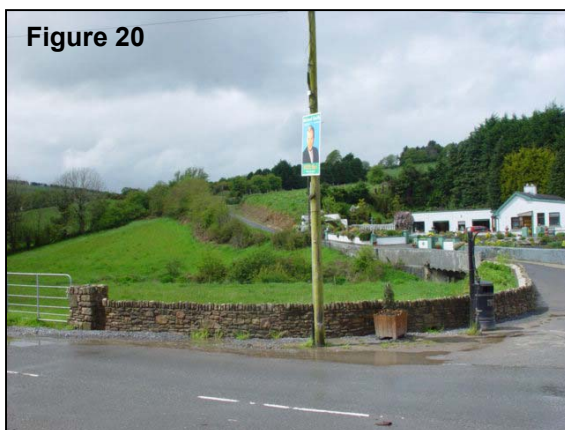


Figure 20

This wetland site lies adjacent to the village square and is presently farmed. How this site is utilised in the future will have a considerable impact on the village character.

In a village enhancement project, it was suggested that this site be preserved as an amenity wetland site. In this plan two possible uses have been outlined, both of which would enhance the village:

- **Preserve as an amenity with associated landscaping etc.**
- **Develop this site for a possible commercial/community use. If building occurs here, it will be designed to create a definite building line and will enclose and give character to the village square. Any development will**

be required to take measures to prevent the flooding of the site, while at the same time ensuring that diverted water doesn't contribute to flooding in the elsewhere village.

## 6.7 IMPROVE ROADS

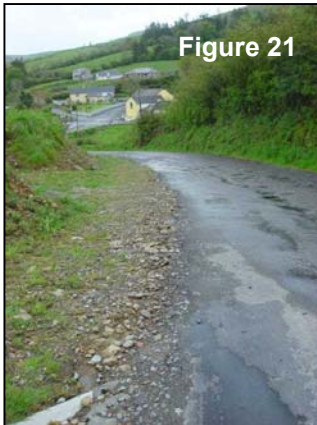


Figure 21

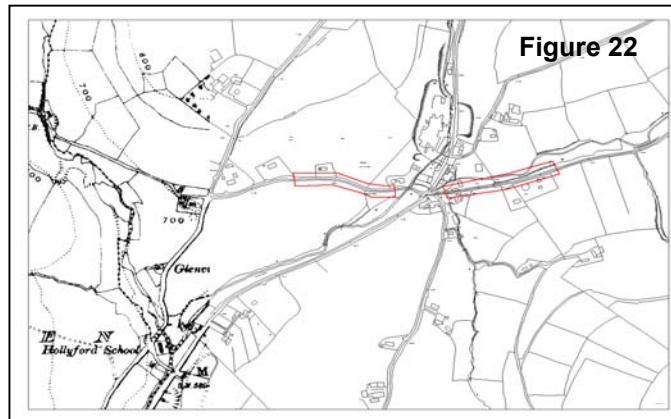


Figure 22

General road quality in Hollyford is poor. This can be attributed to a number of factors:

- Earth-works to create sites suitable for housing leads to road damage, this has occurred in a number of locations.
- Steep slopes result in road erosion.
- Large mileage of road for a small village.

General improvement works need to be carried out. There are two areas in which road quality is especially poor (indicated on fig 22), and require immediate improvement to prevent further deterioration.

## 6.8 CONTROL VISUAL IMPACT OF SAWMILL



Figure 23

A large sawmill located on the Milestone road has a very detrimental impact on the village, and will counteract any improvement measures carried out. This plan will seek to improve the environment surrounding the mill, including:

- Reduction in the amount of sawdust on the road.
- Landscape the areas surrounding the mill.

The local community sees the sawmill as a valuable source of employment opportunities. Measures taken to improve the sawmill in terms of environmental factors will be encouraged.

## 6.9 PROTECT THE SURROUNDING LANDSCAPE



Figure 24

The spectacular hillsides surrounding Hollyford are among its most valuable assets, and must be protected for future generations.

- Large-scale coniferous plantations will not be allowed where they will have a significant visual impact on the hillsides. (Note that this only applies in the area of influence of this Plan, viz. within the identified town boundaries. Land lying outside the said boundaries falls within the jurisdiction of the County Development Plan.)
- One-off houses will not be considered in highly visible locations or where they interrupt the skyline.

## 7.0 TRADITIONAL WEST TIPPERARY DESIGN 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 Hollyford, and it will identify what building styles are best suited to the Hollyford 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 is dominant, this or a very light coloured variation would be the ideal colour choice.



**Figure 25**

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 that are simple in form and materials.
- Walls should be plastered or rendered, using colours found in the area.
- Avoid brickwork or 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



Figure 29

All new boundaries built in Hollyford 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.



Figure 30

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. Efforts should be made to retain existing vegetation such as trees and hedgerows and to integrate them as part of the development.

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 Hollyford. This Local Area plan will provide for the sustainable expansion of Hollyford over the next 6 years.