

**LOCAL AREA PLAN**  
**BALLITORE**  
**CROOKSTOWN**  
**MOONE**  
**TIMOLIN**

For  
**Kildare County Council**

Prepared by  
Shaffrey Associates Architects  
Planning • Urban Design • Historic Buildings  
29, Lower Ormond Quay, Dublin 1, Ireland.

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## Background

This report was commissioned by Kildare County Council. The purpose of the report is to provide a planning and design framework which will guide future developments and improvements in the study area of Ballitore, Crookstown, Timolin and Moone. The main aspects of the report are:

a) Survey of the existing characteristics and qualities of the four villages and their rural hinterland with particular reference to:

- i) Their essential historic, social, architectural and landscape importance
- ii) The quality and character of their buildings and public spaces
- iii) The nature and extent of pressures for development
- iv) The physical and social limits of development and the limitations of existing infrastructure

b) To identify specific opportunities and challenges, e.g.

- i) Potential development sites
- ii) Dereliction
- iii) Public realm improvements
- iv) Maintenance and ongoing improvements, visual upgrading

**c) To assist:**

- i) Kildare County Council as regards its future planning and improvement programme with particular reference to the orderly growth of the existing villages, identification of appropriate uses and mixes and the control of uncoordinated one-off housing.
- ii) Private individuals undertaking developments and improvements to their property.
- iii) Local community groups, development associations, Tidy Town Committees, etc.

## Acknowledgements

In preparing this report Shaffrey Associates wish to acknowledge the assistance and encouragement of Kildare County Council and the local communities of Balilore, Timolin, Moone and Crookstown and others, in particular:

South Kildare Council Members, especially Cllr. Rainsford Hendy (former Chairperson of Kildare County Council)

**Niall Bradley, County Manager**

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## South Kildare Development Association

## Ballitore Development

Philip Geoghegan, School of Architecture, University College Dublin

**Marian Flanagan & Sarah Finlay, Arts Consultants**

**Niall Meagher, former County Architect Kildare County Council.**

We hope the report will assist Kildare County Council, South Kildare Development Association and concerned individuals to develop, as appropriate this part of South Kildare and at the same time protect its unique characteristics and make it a place that the local community and visitors can enjoy.

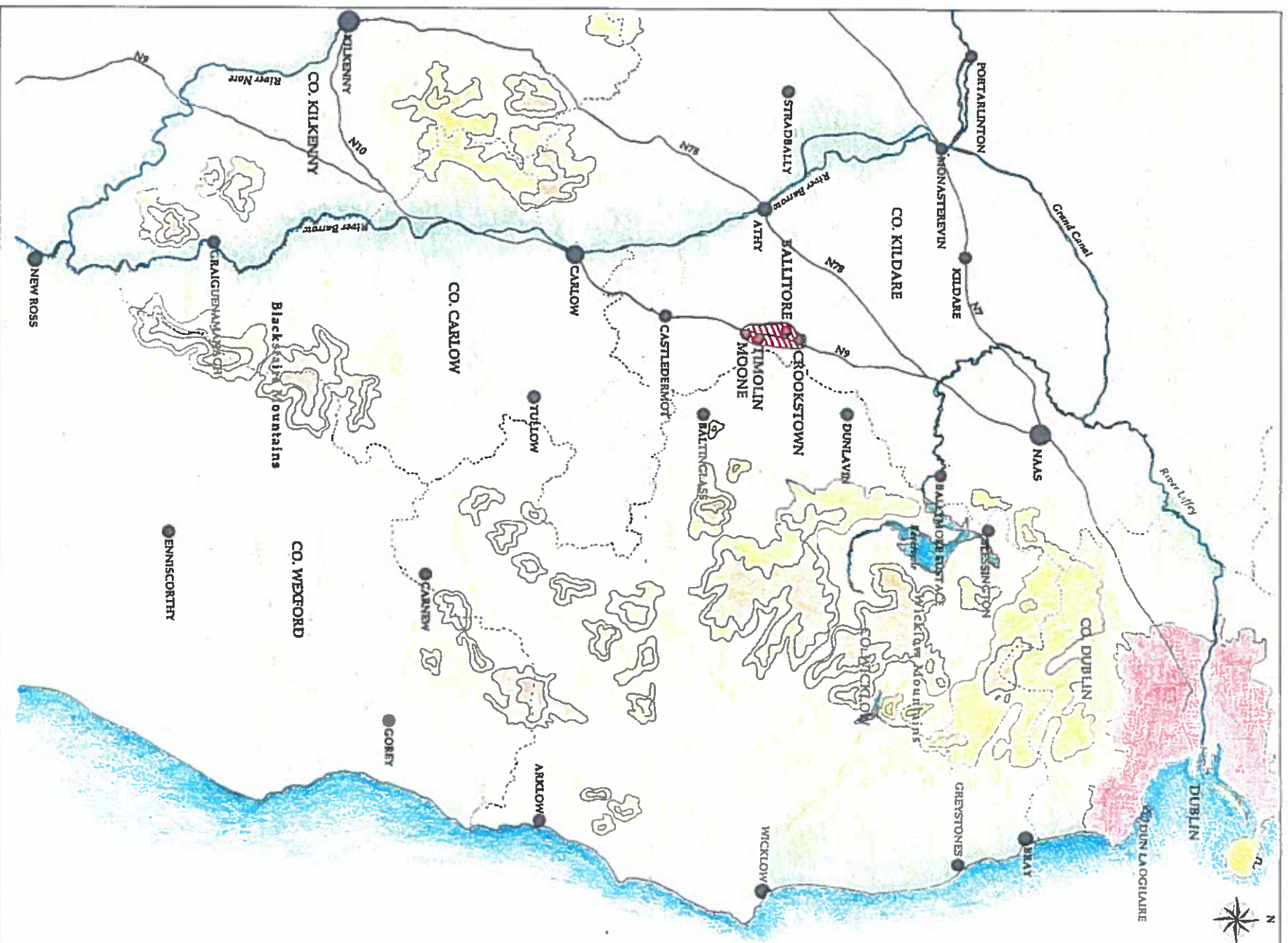
**Consultants Team: Tanja Blankenburg**

Gráinne Shaffrey

**Patrick Shaffrey**

Caitriona Harvey





MAP 1: LOCATION MAP

SHAFFREY ASSOCIATES ARCHITECTS

## 1. INTRODUCTION

Ballitore, Crookstown, Timolin and Moone are a group of neighbouring settlements in South Kildare, located along the old N9 Dublin/Waterford route. A new section of road now effectively bypasses Crookstown, Timolin and Moone. The removal of through traffic from the villages will improve their environmental qualities. It will also however, generate more pressure for additional housing and development, which has been the case in other by-passed villages within the greater Dublin and Eastern Region. Already there is pressure for additional housing in Ballitore. It is now an opportune time to prepare a Development Plan covering all village centres and the countryside between them to ensure an orderly growth of the settlements in an appropriate way. The villages are all different with their own particular physical forms and influenced by history and topography. These elements have to be acknowledged within any development. Development has to be directed to suitable sites within the existing urban centres or to consolidate the edges. It is of equal importance to protect the rural landscape from one-off housing and sprawl. The natural environment forms a vital complement to the urban and functions as an amenity. Besides the well planned growth of the villages it is necessary to protect the existing architectural heritage, which forms an important part of the local identity.

## 2. DOCUMENTS CONSULTED

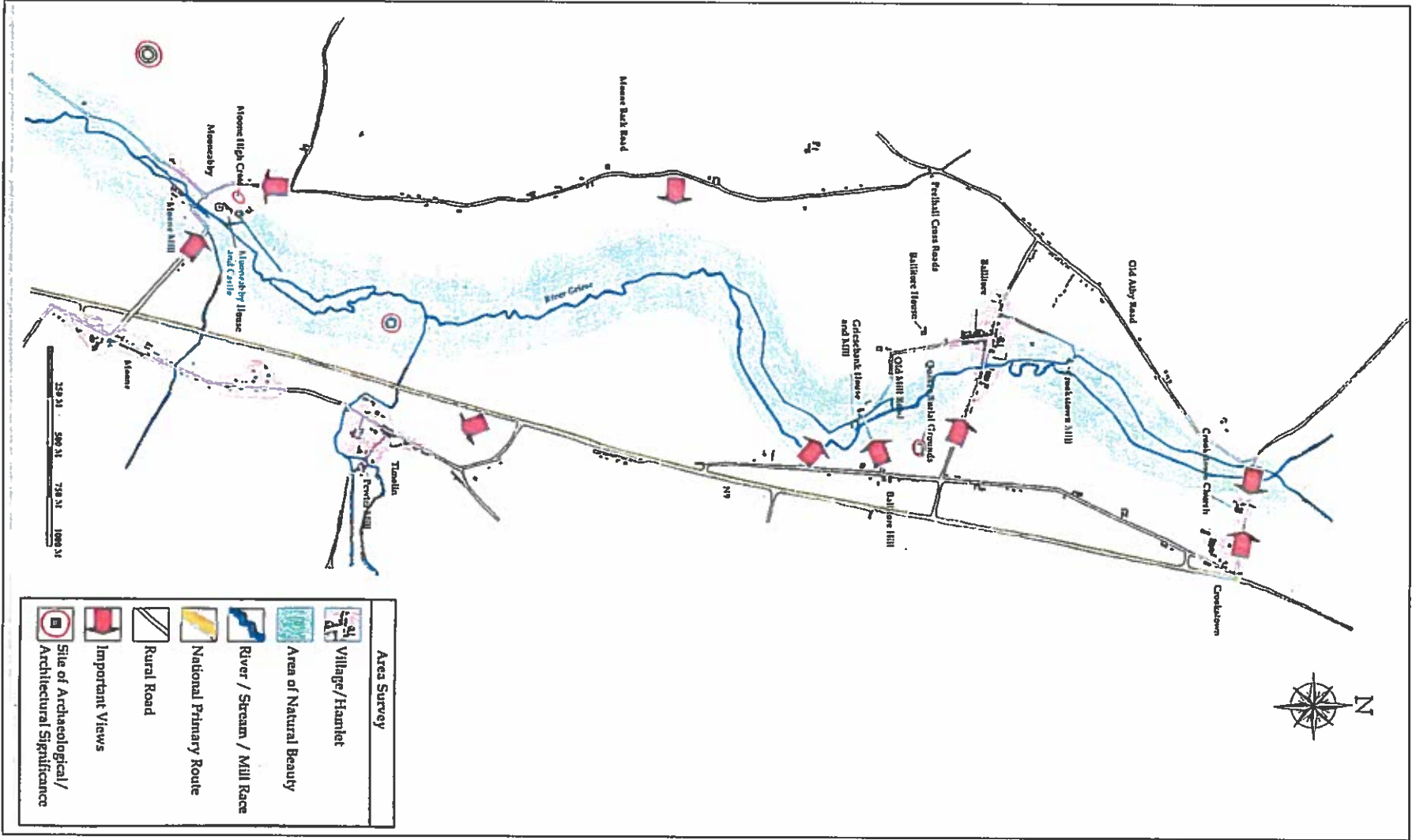
- Kildare County Development Plan 1999
- The Quaker Village of Ballitore, A village conservation study for Kildare County Council, Prepared by the Housing and Urban Design Research Unit of the School of Architecture, University College Dublin. 1990
- Moone / Timolin & Ballitore Sewage Scheme, Preliminary Report, prepared by Nicholas O'Dwyer, Ltd., commissioned by Kildare County Council.
- Archaeological Assessment Ballitore Housing Development by Valerie J Keeley/Tori McMorran for Breda Byrne
- A Review of Kildare County Council visual arts policy and practice 2001. Prepared by Sarah Finlay and Marian Flanagan.
- Leadbeater, Mary: The Annals of Ballitore, The Leadbeater Papers, vol.1, Bell and Daldy (2nd Ed.)
- "A tour through Ireland" in several entertaining lectures by two English gentlemen. Dublin. Peter Wilson 1748.
- Thackeray, William Makepeace: The Irish Sketch Book, London 1843.
- The Quaker Village of Ballitore by Billy Kelly, unpublished manuscript.

3. PUBLIC CONSULTATION

Prior to commencing this study Kildare County Council carried out a series of public consultations with regard to the proposed by-pass. The outcome of these fed into this study. A further public meeting was held specific to this plan. The meeting was held on 2nd May 2001 at the Sportsman Inn, Timolin and approximately 50 people attended. The main issues arising included:

- Insufficient streetlighting within and between the villages
- Overall lack of sports facilities in the area
- Need for a defined urban centre for Moone and Timolin
- Wish for a secure footpath and cycle way between Moone and Timolin
- Lack of a bus service connecting the village centres and adjacent urban centres, i.e. Athy, Naas, Carlow, etc.
- Landscaping of the banks of the new N9
- Maintenance and restoration of important historic buildings in the area, e.g. Market House in Ballitore, the Old Dispensary in Moone
- Dereliction in the villages
- Social imbalance in Ballitore
- Need for more housing
- General concern about the quality of new housing
- General visual appearance of villages, in particular following the completion of the recent road works

In addition consultations were held with a number of key organisations such as South Kildare Development Association and Ballitore Development.



MAP 2: AREA SURVEY

SHAFFREY ASSOCIATES ARCHITECTS

4. SURVEY

4.1 General Area Description

Ballitore, Crookstown, Timolin and Moone are set in the gently rolling South Kildare landscape with the River Griese (or Greese/Grease) running through the area. The farmlands are mainly pasture and tillage. Crookstown, Timolin and Moone are located along the old N9 Dublin/Waterford route and Ballitore sits between the Old Athy Road and the former N9 route, in the valley of the River Griese. A new section of road which effectively by-passes Crookstown, Timolin and Moone has just been opened and now forms part of the National Primary Route to Waterford. The removal of through traffic from the villages will improve their environmental qualities. However, the new wider road is forming a strong barrier between the west and the east-sides. The direct connection between Crookstown and Timolin has been severed.

Within the area there are small rural roads, which interconnect the settlements: the Old Athy Road, the Back Moone Road and Old Mill Road. Along these roads some very fine examples of vernacular architecture can be found. Farms and their outbuildings are grouped to form attractive enclosures. Some of there, however, are derelict and/or vacant. These are worth restoring. Typical two-storey farmhouses can be found, built in a classical fashion, which indicate more substantial farms. The farmland is generally fertile.

However, there is also modern bungalow type development in scattered form along all roads. There is one sizeable commercial premises selling caravans located at the Old Athy Road away from the urban centres. Fields and paddocks are generally enclosed by hedges and to a lesser degree by stone walls. There are some mature trees but, the intensive planting of hedges and trees, carried out over the years by the Quaker community around Ballitore, has gradually been lost.

From the Back Moone Road there are beautiful views over the area with the Wicklow Mountains as a backdrop.

The area has a rich cultural history and contains a number of sites and structures of archaeological and architectural interest. The most important of these is the High Cross of Moone. The ruins of a Franciscan Friary at Moone and the Tower of Moone Castle both survive also. Throughout the area earthworks can be found. These are all either National Monuments or located within Zones of Archaeological Potential (ZAPs) and as such are subject to the conditions of the National Monuments Act.



**Impressions of the General Area**



*The River Griese at Baillore Mill*



*Attractive rural landscape of the area*



*Along Moone Back Road*



*Along Moone Back Road*



*View of Griesemount House from Old Mill Road*



*Griesebank House and Mill from distance*



*Farm complex along Moone Back Road*



*Farm complex along Back Moone Road*



*House along the former N9 between Baillore and Timolin Road*



*Former Timolin/Baillore Road*



*High Cross of Moone*



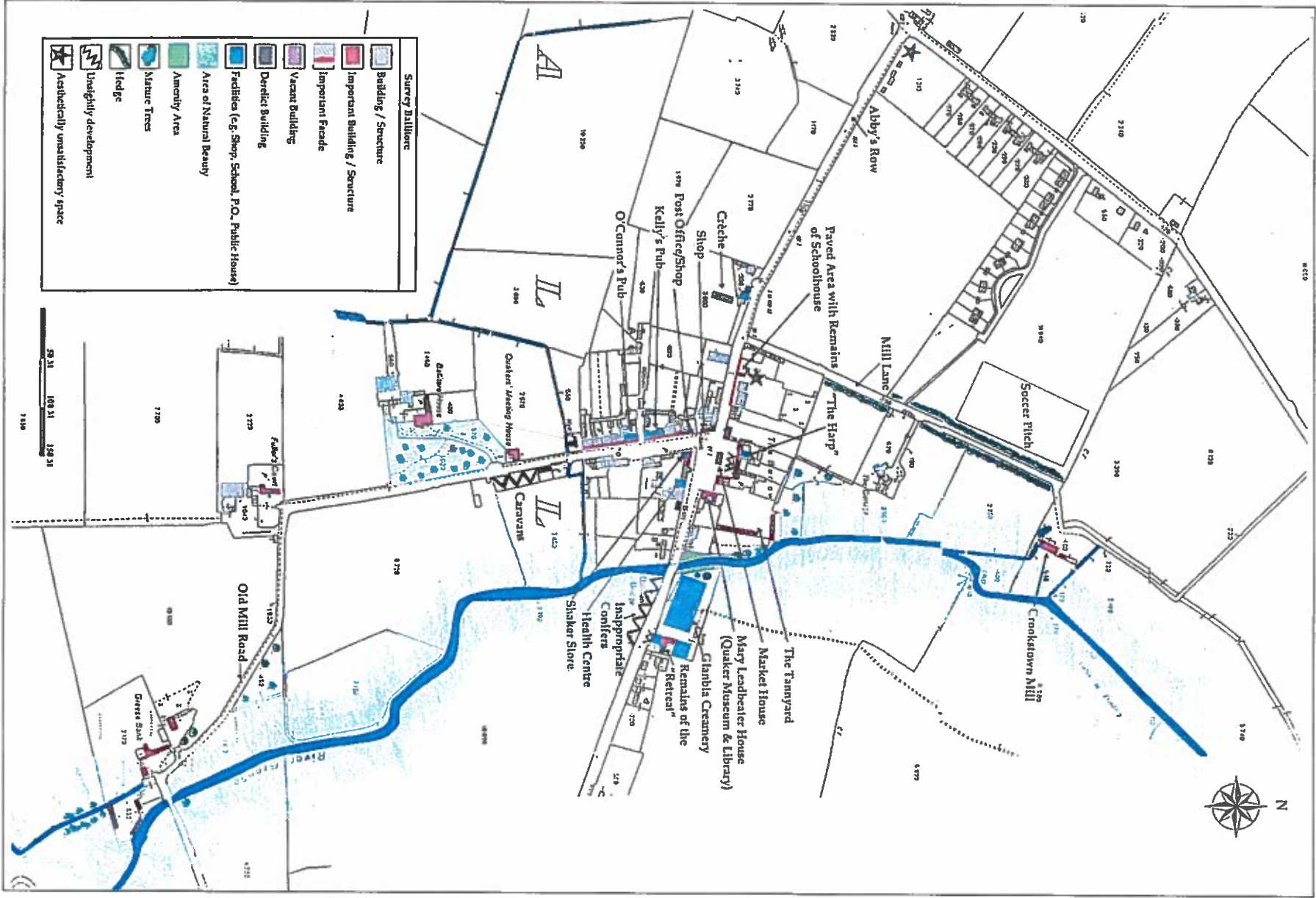
*Modern development along Moone Back Road*



4.2 Ballitore

The area of Ballitore has a rich and long history of human settlement. A number of earthworks from prehistoric-medieval times are located at Ballitore Hill. The hills surrounding Ballitore village were sought after places throughout prehistory. In 1092 the name of Ballitore was first recorded, when one of the last Irish High Kings granted Lordship of Ballytore to Brian O'Connor. According to Mary Leadbeater (1862) Ballitore derives its name from its former marshy state. *Baile* in Irish signifies a town or village, and *tougher* a bog. In modern Irish *Tougher* is generally taken to mean a bog trackway. More recently the name has been translated as Be-agha-a tuair, meaning the ford mouth of the tuar or bleachgreen. (Ref.: Archaeological Assessment Ballitore Housing Development by Valerie J Keeley/Tori McMorran)

Ballitore Village is a small historic settlement, which was founded in 1685 by Quakers. As such Ballitore was the first planned Quaker village in either England or Ireland – and remains one of the very few in Europe. This in itself is a very strong reason to ensure that all future developments in Ballitore contribute to its distinctive character. Physically the village is a cluster of terraced Quaker houses, grouped along two perpendicular streets to form roughly a T with a central Market Square at the intersection. More modern local authority houses extend along the streets away from the Square. The main easterly approach to the village is via the “New Bridge” over the River Griese. The river, although small in scale, forms an important element in the village and connects it with the countryside. The streets are relatively wide. The land for the village was reclaimed through a programme of drainage and cultivation in the 17<sup>th</sup> century. The Griese River Valley was an area barren of woodlands when the founding settlers arrived. They initiated a programme of planting, in particular around the Meeting House and Quaker Burial Grounds. Most of these trees were cut down and the timber sold at auction in 1799. The timber was needed for the reconstruction of houses damaged during the 1798 rebellion. Part of this woodland survives along the road leading to Fuller’s Court in the environs of Ballitore House. During the time of the 1798 rebellion Ballitore underwent a period of physical disruption and change, as



MAP 3: SURVEY BALLITORE



Streetscape Ballitore



View towards village centre



River Griese running through Ballitore





Quaker buildings with attractive shopfronts

some in ruins, both in the village and its environs. These Quaker houses are of a simple, but attractive design, mostly two-storey with dark slated roofs. Some retain their small pane sash windows. The facades are lime rendered and there are some fine timber shopfronts.

Overall the village retains its Quaker characteristics and there has been relatively little alteration to its underlying form.



New Council Housing scheme off the Old Athy Road

adjacent property. Three more are located towards the Quaker Meeting House at the edge of the village. Outside the village at Ballitore Hill a substantial house (Bolger's), that may have incorporated a shop or public house is also derelict. It is part of an important group of two buildings facing each other.

Ballitore has some basic facilities – one general shop, post office, health centre, three pubs and a crèche/playschool. However, there is a lack of amenity facilities, expressed in the strong local demand for a football pitch, which arose during the course of public consultation. One of the striking facts about the village is the absence of a church, which is a consequence of its development as a Quaker settlement and makes Ballitore possibly unique amongst Irish towns and villages. The Glanbia Dairy provides some employment within the village, but the dominant employment is farming and local services. The old Tannery, closed in 1905 and has been used for storage since. This complex of buildings retains a significant potential for adaptation to a suitable new use.

## Buildings of special interest

### Mary Leadbeater House

The Mary Leadbeater House forming one corner of the Market Square is an L-shaped building with its gable fronting onto the Market Square. It was the home of the famous writer and inhabitant Mary Leadbeater. The building dating back to 1791 was recently refurbished and houses the branch library branch and the Quaker Museum. The restoration has set a fine standard for other restorations which may take place in the village. Currently it is not included in the County Kildare Record of Protected Structures and its inclusion should be considered.



Mary Leadbeater House following restoration



The Mary Leadbeater House before the restoration

### 'The Retreat'

The former home of the Shackleton family, who became known for the school they established in Ballitore and which enjoyed an international reputation. In former times this was a large mansion with an extensive garden. Only a small part of the original house remains and is today incorporated into the reception area of the Glanbia creamery. It is a Protected Structure under the Planning and Development Act 2000.



Remains of "The Retreat", now part of the Glanbia reception area

### Market House

The former Market House built in 1770 occupies an important location at Market Square. It has fallen into disrepair and is currently derelict with no roof. There is some doubt about the ownership of the property. The Market House occupies a strategic location at the heart of the village and its current condition sets a blight on the surrounding area.



Derelict Market House





*The Tannery*

#### The Tannery

In 1799 several members of the Bewley family arrived in Ballitore and rented the house in Burrow beside the Leadbeater House. This family built the Tannery, which opened in 1801. The Tannery (Tannery) provided much employment to the people in Ballitore as leather workers, boot and shoemakers and harness makers. The yard finally closed in 1905 and since then has been largely used for storage. The entrances and several large stone buildings survive. Currently they are under no protection, but their inclusion in the Record of Protected Structures should be considered.

#### Ballitore House

Ballitore House set in its own wooded grounds was the first Quaker building erected in Ballitore, built as the home of the Strettel family, one of the founding families of Ballitore. The original house was burned in 1922 by the IRA leaving only the original walls. The house was restored in 1926 but fell into disuse again shortly after this. Currently the building is in private ownership and vacant. Planning permission is being sought for its renovation.



*Ballitore House*

#### Fuller's Court

Fuller's Court was built in 1720 and was the early home of Mary Leadbeater. Fuller's Court was regarded as the "Mansion House" and had extensive gardens beyond which was an orchard. At the end of the orchard were steps down to an area of water which ran between two hedgerows on one side of the garden called "the Scone". Beyond the orchard was a door behind which was possibly a fountain (or stream). The house has been carefully restored and is now a working farm. Fuller's Court is a Protected Structure.



*Fuller's Court*



*Quaker Meeting House*

#### Quaker Meeting House

Among the few surviving Quaker community buildings is the Meeting House, located at the edge of the village. It has been restored in recent times. It is an L-shape two-storey building of rubble masonry, dating back to 1705. The eastern gable forms a street wall facing onto the public road. The interior is divided into three main areas - a large entrance hall where a refurbished wooden staircase leads to the upper floor. This upper room contains two large windows and a fireplace. Downstairs is another large high ceilinged room. Three large sash windows face west and an ornate fireplace is positioned in the opposite wall. The layout and structure typifies the efficiency of Quaker design. The Meeting House was renovated in 1975 under the direction of Mr. Naill Meagher, Kildare County Architect, as part of a project for the European Architectural Heritage Year. It had survived in its original form but had badly deteriorated. The upstairs room is used today as a prayer and meeting room for the Quaker community of the region, continuing the original use of the structure.



*Quaker Meeting House coming from the village*

#### Former Ballitore Inn at Ballitore Hill (Mountblake)

The Ballitore Inn was built on the High Road from Dublin to Cork by William Leadbeater in the year 1800. After it was opened in 1802 it soon became popular with travellers along the Dublin Cork route. It is featured in literature by William Makepeace Thackeray and Mary Leadbeater. Its inclusion in the County Kildare Record of Protected Structures should be considered.



*Former Ballitore Inn*





*Terrace of Quaker houses*

#### Quaker Houses

A row of five houses, built by the Quakers, and which had interconnecting doors, a detail, which is unique and indicates the Quakers Community's attitude to their neighbours. These should be surveyed internally and externally and protected as appropriate.



*Griesemount House*

#### Griesemount House (also known as Ballitore Hill House)

Fine Quaker building with ochre lime wash. The Shackleton family built this house in 1871. Today it is named Ballitore Hill House and is run as a B&B. It is a Protected Structure.



*Griesebank House*

#### Griesebank House (Mill House)

Griesebank House, the former Mill House, is situated next to the ruins of Ballitore Mill and was built in 1700 by Henry Fuller. The Mill was originally a woollen mill, but was replaced in 1770 by a corn mill. In 1769 Richard Shackleton moved into Griesebank. In 1834 the mill was increased in size, however it finally closed in 1873. The ruins of the mill are an impressive feature and a visible landmark within the area. Griesebank House, the Mill and Chapel are all Protected Structures.



*Remains of Griesebank Mill*



*Griesebank Mill is a well visible landmark within the area*

#### Ballitore School

In 1726 Abraham Shackleton set up his own school. The school became very well known with an international reputation and had some famous students, such as Edmund Burke, Nappy Tandy and Paul Cullen. The schoolhouse, described as a "mansion" was the first residence encountered upon entering the village from the west. The school closed in 1803 but reopened 3 years later and finally closed for good in 1837. In the 1950s the original building was condemned a dangerous structure and demolished. A row of terraced houses now stands in place of the school but several stone arches built in recent years mark the former location. These form an important reminder to the importance of this site in the social and cultural history of the village.



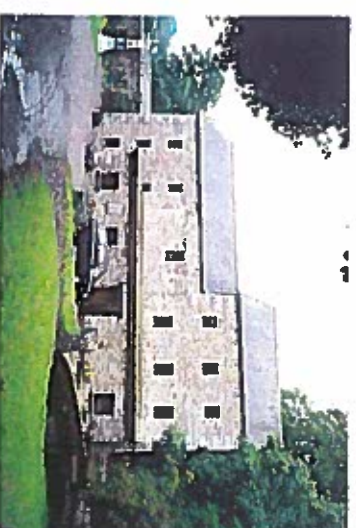
*Stone arch on site of former Ballitore School*

#### Other buildings and structures

The Quaker Burial grounds with stone walls and mature trees, is the only site within the village area listed in the County Kildare Record of Monuments and Places.

There are also a number of fine stone outbuildings and walls within the village, especially along Cockpit Lane, named after a cockpit located there in former times.

Mill Lane, an old pathway enclosed by high hedges and walls, leads down to Crookstown Mill, which was restored for tourist proposes and contains a small exhibition. John Bonham built the mill in 1840.



*Crookstown Mill*



*Quaker Burial Grounds*

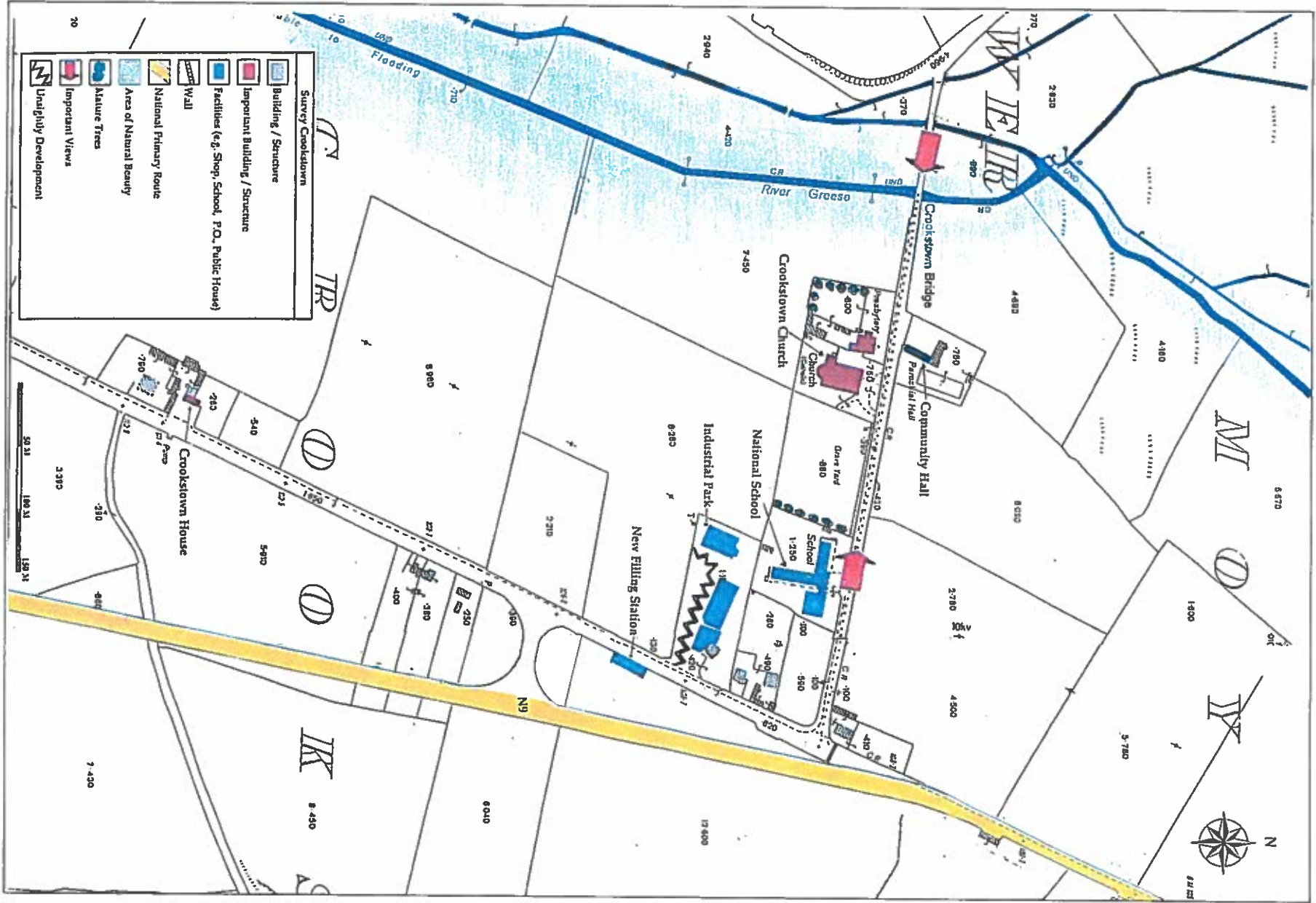


*Cockpit Lane*



*Mill Lane*





4.3 Crookstown

Crookstown does not constitute a formal urban settlement but, is rather a loose grouping of mixed use buildings along the old N9, including a petrol service station with a small supermarket. A new filling station closer to the new road is completed. There is a small industrial building complex, which includes a tyre depot, hardware store, saddlery and farm supply store. The overall visual appearance of the commercial buildings is poor and requires visual upgrading and formal coherence.

Crookstown also includes a primary school, community hall and Crookstown Church and Parochial House.

Crookstown acts as a social and cultural hub for Ballymore although it is approx. two miles away. This presents a challenge to the wider community.

Structures of Interest

The Church is of an impressive Hiberno-Romanesque style built in stone and a landmark in the area. This ensemble together with the Community Hall opposite and the mature trees on its forms an important group within the district. It is a Protected Structure.



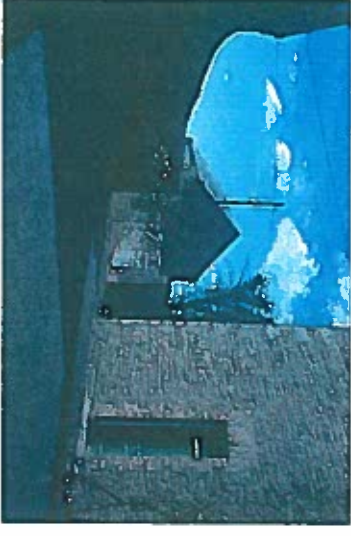
Filling station and shop



Industrial park



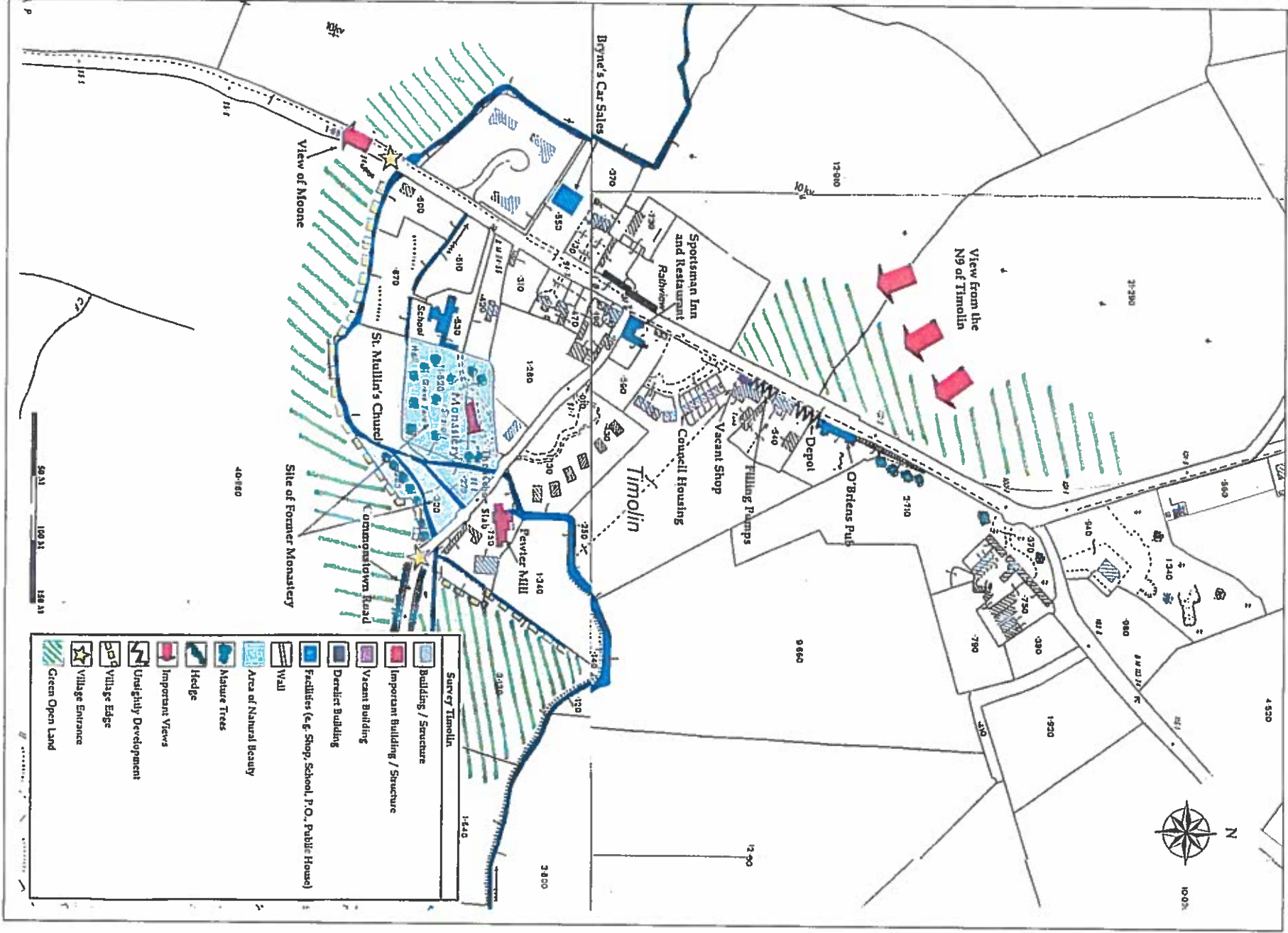
Crookstown Church



Outbuildings of Crookstown Church ensemble

MAP 4: SURVEY CROOKSTOWN





4.4 Timolin

Timolin village stretches along the former N9. Three buildings, which have been cut off by the new road are now accessed by a cul-de-sac from the new N9. The central core is a mixture of old and modern buildings with various land uses. There are some vacant houses and derelict sites and also some new housing mostly single-storey. Most of the businesses are directly related to its former location along a major national route, such as car sales, commercial depot and a filling station. There is a small local authority housing scheme off Main Street. Remnants of a stone structure and wall remain along the street. The Church of Ireland church, St. Mullin's is located on the site of a former Abbey. This is a simple stone building with a pitched roof in wooded grounds tucked away from the main road. There is also a Church of Ireland school adjacent. Timolin Pewter Mill is situated at the end of the village at Commonstown Road and is housed within an interesting complex of buildings. There is no general convenience shop or post office in the village. The inhabitants use the facilities in Moone.

Structures of Interest

St. Mullin's (Church of Ireland)

Simple square form church on the site of a former monastery.

Pewter Mill

The Pewter Mill is situated along the Commonstown Road at the edge of the village. The complex includes a number of outbuildings in addition to the Millhouse. It was probably established in connection with the monastery and continuing is used for manufacture and sales of pewter goods.



Sportsman Inn



Local Authority houses



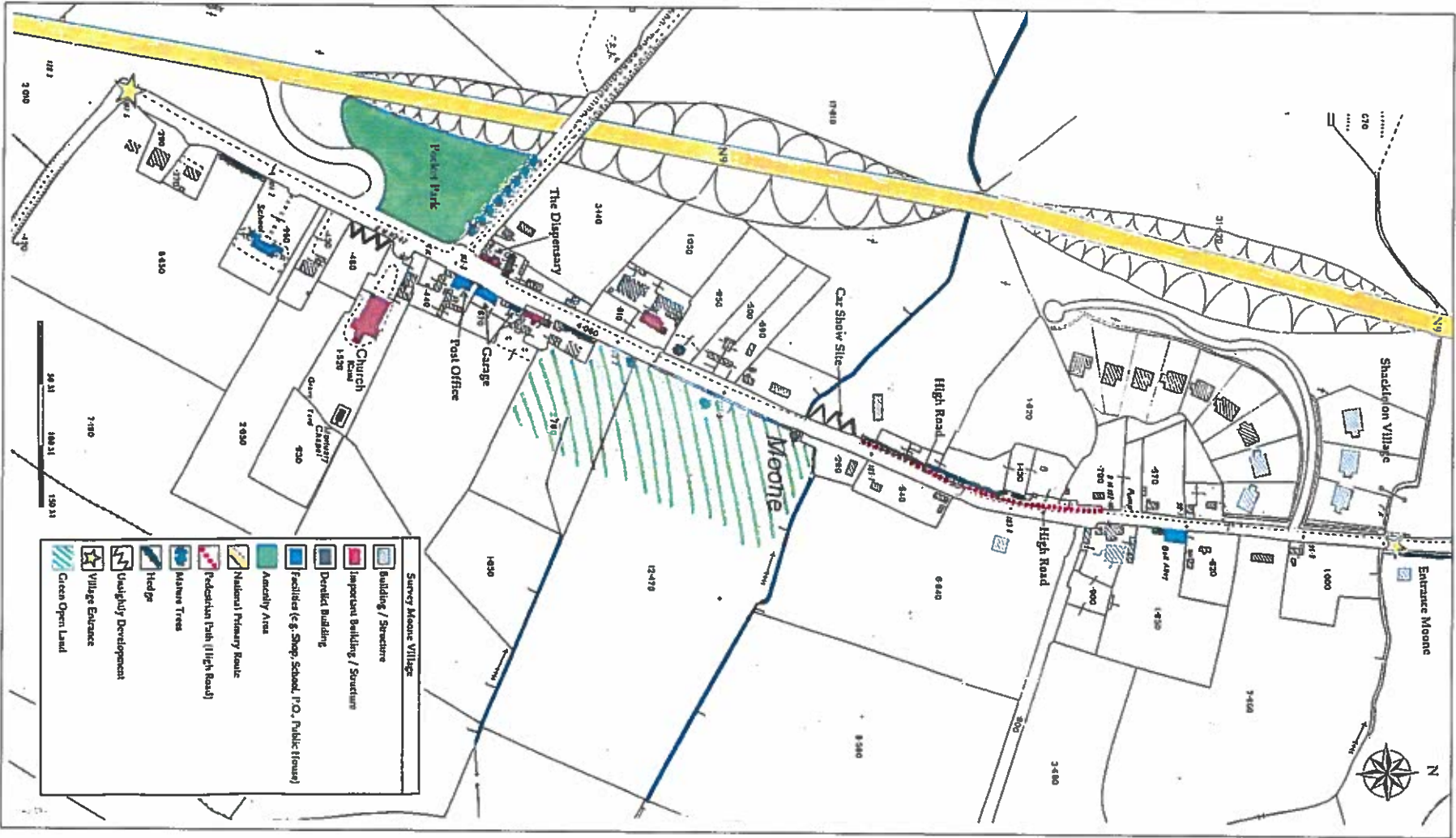
St. Mullin's (Church of Ireland)



Pewter Mill

MAP 5: SURVEY TIMOLIN





MAP 6: SURVEY MOONE

SHAFFREY ASSOCIATES ARCHITECTS

4. 4.5 Moone

Moone includes Moone Village, which stretches along the old N9 and the area around Mooneabby west of the new road. A new road bridge over the new N9 connects both parts. A small stretch of rural area just over 1/3 km in length separates the villages of Timolin and Moone, however each retains its own identity.

Moone Village

Moone Village is a mixture of detached historic traditional houses and modern type bungalows. There are some pleasant rural cottages and interesting examples of vernacular architecture. There are also some empty and derelict structures.

Moone provides a number of facilities, such as a Catholic Church, primary school, garage and a post office/ general convenience shop. A new private housing development (Shackleton Village) is partly finished at the Timolin entrance to the village. This scheme provides for twelve large luxury houses on rather small sites. It may be an indication of growing pressure on the area.

Buildings of Interest

The Dispensary

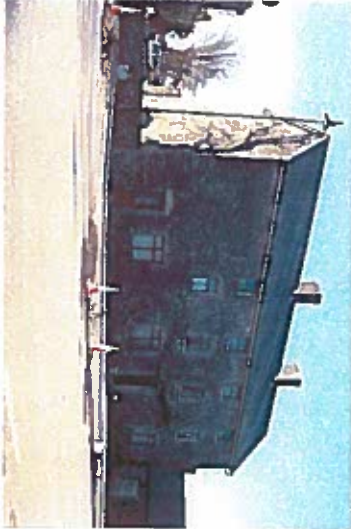
A substantial six-bay, three-storey building at a prominent location beside the junction with the road to Mooneabby. This rubble masonry structure was originally rendered and appears in generally fair condition. Adjacent to the dispensary former entrance gates now marking the entrance to the road leading to the High Cross of Moone. The fine stone gate piers here are of architectural and streetscape importance. The Dispensary and Gate piers should be included in the County Kildare Record of Protected Structures.

Moone Church

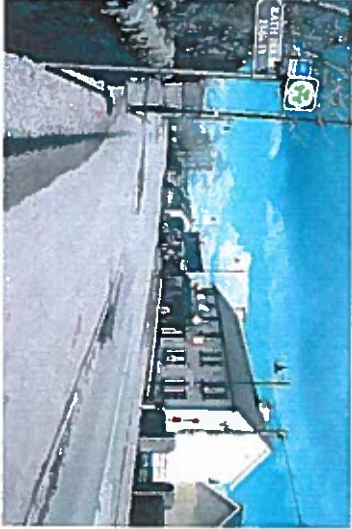
Simple white rendered cruciform plan church with no tower.

Vernacular Structures

Within the village are several examples of attractive vernacular architecture, including some substantial farmhouses and cottages.



The Dispensary



Post Office and Shop



Moone Church



Attractive classical style house



Mooneabby

Mooneabby, located west of the new road, is an important grouping of historical and architecturally significant structures. The High Cross of Moone is one of the two tallest High Crosses in the Country and a monument of international importance. It is located on the site of an early Christian monastery and within the remains of a church, possibly built by the Franciscans around 1300. The cross was moved in recent years to within the nave of the ruinous Abbey church. The intention was to roof the church to provide protection to the cross which has suffered from weathering and decay. However, to date the church remains unroofed and the cross is currently affected by organic growth which may be exacerbated by the particular micro-climate it is presently in. The Mooneabby is a scheduled National Monument and the High Cross and abbey Church are under the protection of Dúchas, the Heritage Service.

Structures of Interest

Mooneabby House

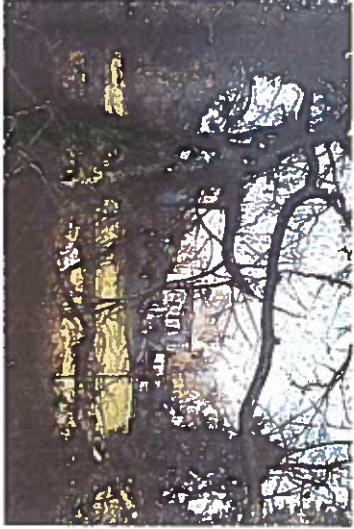
Mooneabby House is a classical house located in a mature woodland setting, which includes the remnants of an old tower house. The tower house is a National Monument and in private ownership. Fine glimpses of the house and tower can be enjoyed from the road.

Moone Mill

Opposite the entrance gate to Mooneabby House are the remains of Moone Mill with its distinctive castellated profile. The whole setting has a particularly charming rural atmosphere with mature trees, riverside setting and historic stone bridge.



Moone High Cross



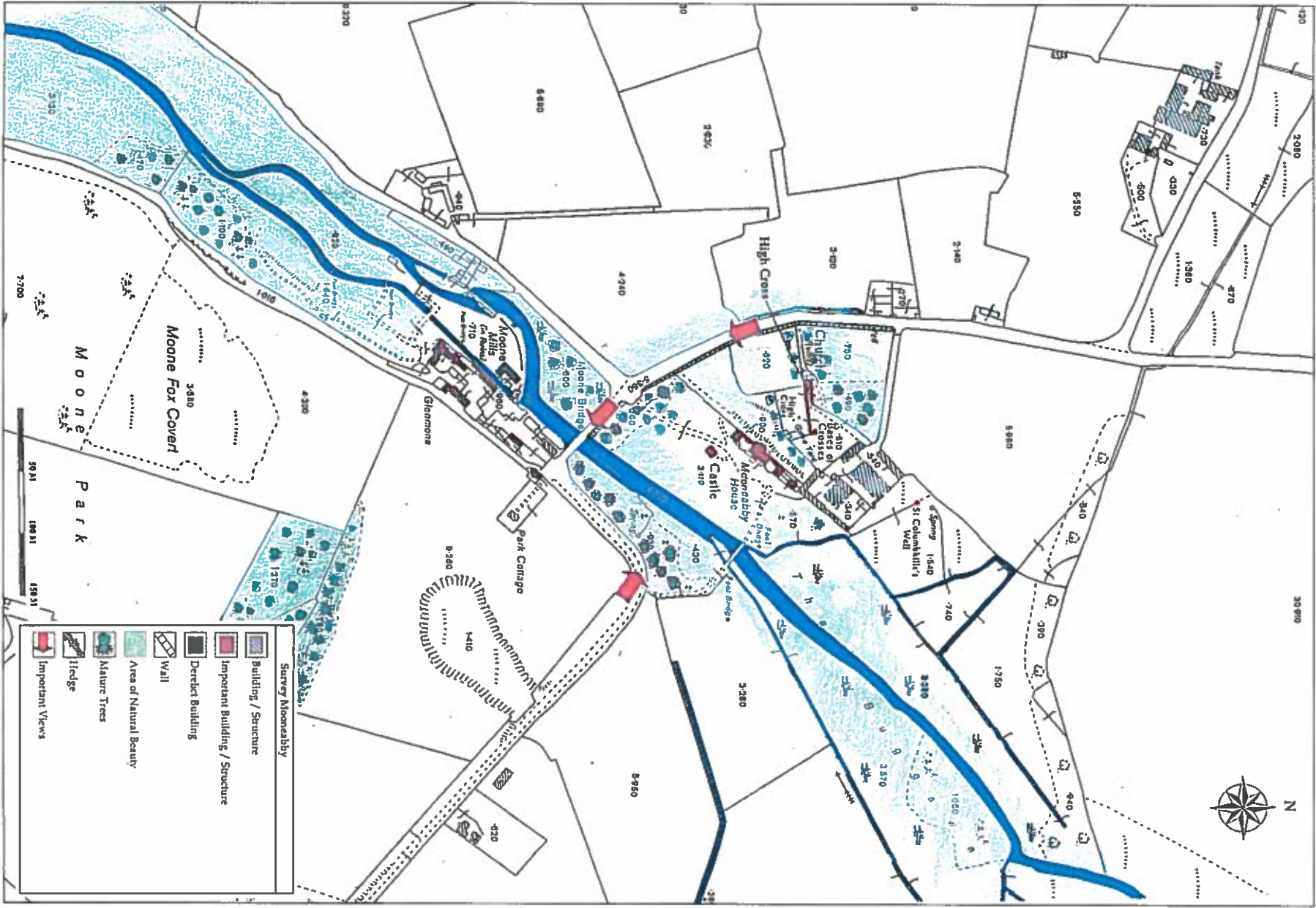
Mooneabby House



Moone Mill



Bridge at Mooneabby



MAP 7: SURVEY MOONEABBY

5. ANALYSIS

5.1 Area in General

One of the most striking characteristics of the area is its quiet and calm rural quality. Agriculture is still the dominant occupation and the major land use is grazing. The landscape qualities are subtle and picturesque with no dramatic natural features. The area is full of historic associations. The natural beauty of the River Griese Valley and surrounding landscape is precious and requires protection, especially within increasing development pressures following completion of the new road. One of the major threats to this area is uncoordinated one-off housing along the rural roads and between the existing settlements. Until now, ribbon development has not been a major issue in the area. However, it is now essential to direct future development to appropriate sites within existing settlements to provide for sustainable growth and to provide for more socially cohesive communities.

4.1.1 Services and Infrastructure

This Plan identifies suitable sites for housing and provides guidelines for its development. Such additional development will increase the demand for facilities and services. Currently there is a lack of recreational and community facilities, such as sport grounds and shopping. Public transport service is inefficient and people without a car are isolated and restricted. In particular, the capacity of the existing sewage system puts a limit on development. Kildare County Council commissioned consultants earlier this year to prepare a report on the sewage system in the area and to provide proposals. The report came to the conclusion that the existing system in Ballitore should be upgraded. Moone and Timolin should be treated as a single unit. A network system should be constructed with a shared treatment plant for Moone and Timolin, which would also facilitate development between the two villages. The DOELG has approved these recommendations in principal, but no funding is presently available for implementation. However, a framework exists and a treatment plant could be built through development levies. The 1999 Kildare County Development Plan points out that the absence of a regional water supply scheme also creates a barrier to development within South Kildare.

The issues of recycling and waste management/reduction are not addressed in the area at present. Further attention has be paid to these issues if the population of the area is to increase. Recycling facilities have to be provided and a waste management plan should be prepared.

In addition to increasing development pressures the improved N9 will attract more traffic to the area. Noise and air pollution will be a new issue within the area, even after villages like Moone and Timolin have been by-passed. Connection between the west and the east side of the district are now more difficult and this places a requirement for secure and safe crossing facilities for local traffic, pedestrians, cyclists, horses etc.

5.2 Ballitore

Ballitore Village has a precious urban and architectural heritage, which must be protected. A previous study on Ballitore was carried out by the Housing and Urban Design Research Unit at UCD in 1990. Comparing the outcome of this study with the present situation shows that over the last ten years Ballitore has suffered further dereliction and the loss of some important historic buildings. Many of these buildings have been replaced by new council housing. Structures which might have been suitable for rehabilitation, are now in ruins. However, to avoid further loss of important or original fabric urgent repair and restoration work is required. It is important that all maintenance and improvement works to the historic fabric will be carried out in accordance with current conservation standards. The distinctive and unique Quaker character of the settlement should be retained. In the current County Development Plan Ballitore is identified as a village of special significance and as a heritage tourism centre. Therefore, it is important not to endanger the potential for growth based on that resource by inappropriate treatment of the built environment.

A major concern within the Ballitore community is the social imbalance, illustrated by the relatively high percentage of council housing to private. Currently there are two planning applications for a substantial number of private houses. The numbers of houses proposed are presently very high, but with an appropriate layout design and a significant reduction of housing units new private developments in Ballitore can make a positive contribution to the social balance of the village. However, the existing sewage system is near full capacity. To accommodate additional housing in Ballitore the system has to be technically upgraded. Any new development would have to contribute to this objective.

One of the challenges which will arise with new housing is to ensure the new residents become part of the community. This is difficult to achieve as a community develops over time. Increase in population should be carefully placed to allow for better social cohesion. Social, cultural and amenity facilities should be provided in tandem with this growth.

An immediate concern of the local community of Ballitore is the present lack of amenity and sports facilities, especially for young people. There is a strong demand for a football pitch, with associated facilities.

Due to Ballitore's origin as a planned Quaker settlement there is no church in Ballitore and the nearest is Crookstown Church about two miles away. The Market House when restored could provide simple facilities for religious services as the demand arises.

Another matter of local concern is the distance to the bus stop, which is located along the N9. With the new alignment of this road the distance is even greater. Safety of the route to and from the bus stop to the village, because of inadequate lighting, is a worry. There is a need for a bus stop in the village centre.





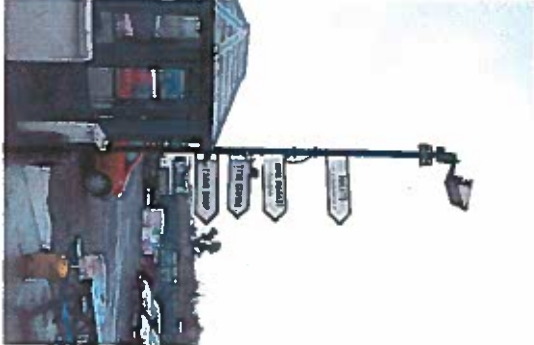
Industrial park / car park

5.3 Crookstown

Crookstown is identified in the County Development Plan as a settlement which "has a basic nucleus of community facilities and services (in the form of a shop, a church, a school and a community hall) but lacks the full range of facilities and services that would be characteristic of towns or larger villages."

Crookstown performs a role as local service centre for its environs including Balilore and to a lesser extent Moore and Timolin. However there is hardly any housing in the vicinity. Crookstown has potential as a location for limited infill housing, which in turn will help to ensure the retention of the facilities and services. This could also strengthen the identity and form of Crookstown as a minor urban centre in its own right.

A major problem in Crookstown is its overall appearance and presentation of the commercial area.



Signage at Crookstown industrial park



New filling station



Closed road in Crookstown

The small Industrial Park, which provides services and employment, occupies an important site. It forms the first impression of Crookstown to visitors arriving from the N9. The former roadside boundary should be reinstated as part of a new improvement plan for the area. The forecourt to the Industrial Park and filling station/supermarket has potential, through improvement, to provide a civic focus to Crookstown as a public space. New building in Crookstown should adopt the best of contemporary architectural expression while respecting the general scale of building of this rural area.

5.4 Timolin

Timolin is, to a large extent, by-passed by the new N9. However, major improvement and tidying up works will be required in the area adjacent to the new N9 road. The new road provides an interesting and distinctive outline view of the village. This view should be protected and enhanced and any proposed developments should be strictly controlled and appraised in relation to their impact, whether beneficial or detrimental, on these views. Generally, the entire village area needs improvement and a visual upgrading. New development should be directed at strengthening the form of the Main Street. With the disappearance of through traffic the businesses which catered for commercial traffic maybe somewhat affected. Nevertheless these uses will remain important to Timolin, in particular as the village develops.

There are a number of suitable sites for further housing development mostly along the village street and within lands to the east. However, the open land between the village and the new road should be retained and kept free from development.

Timolin has few local facilities, the local community using the post office, shop and school in adjacent Moore. It is likely that these facilities will continue to serve the needs of the Timolin community for the medium to long term, certainly for the duration of this plan. Therefore, there is a need to strengthen the pedestrian and cycle connection between the two villages – i.e. by provision of a new footpath/cycle way.



O'Briens Pub, Timolin



The "Rathview" site



Southern approach to Timolin



New development in Timolin





*Example of vernacular architecture in Moone*



*Example of more modern housing in Moone*



*Entrance to bridge over the new N9*



*New pocket park adjacent to new N9 junction*

## 5.5 Moone

### Moone Village

Moone Village is currently an important centre of local facilities and is therefore an appropriate location for further development. There are suitable sites for development within the village. The varying topography of the village adds to the potential for interesting new development. Existing vacant and/or derelict buildings should be refurbished – there are several examples of vernacular architecture which should be retained and improved.

With through traffic reduced there is now an opportunity to improve and upgrade the physical environment and general visual appearance of Moone. However, the new line of the N9 is still quite close to the village centre and, like Timolin, the lands adjacent to the new road require imaginative environmental improvement. The problems of noise may be a barrier to further development on the side of the village facing the new road and thus, new development should be encouraged away from these areas.

With the new proposed amenity area to be developed in connection with the landscaping work of the road, will enhance the amenity qualities of Moone. This should be carried out in an unfussy manner and there is an opportunity to create an exciting contemporary landscape here.

### Mooneabby

The structures and the natural features of Mooneabby form a very important archaeological, architectural and industrial ensemble. Mooneabby area should be designated an Architectural Conservation Area, as provided for in the Planning and Development Act 2000.

The area is fragile and will come under increasing pressure with the increase in interested visitors to the site.

Safe parking which does not impinge on the site is required. It is necessary to address the proper preservation of this area in an holistic manner, considering its national and international significance, the vulnerability of the built and natural features and the best way to preserve these.



*High Cross of Moone*



*Entrance gate to Moone Abby House*



*Entrance to High Cross grounds*



*Approach to Mooneabby*



## Plan

### 6. Policies

**1. To retain and improve the distinctive historic, architectural and physical character of the villages in the area, in particular:**

- To protect and improve the historic core of Ballitore and notably preserve its distinctive Quaker character and plan form.
- To preserve and enhance all historic buildings and structures throughout the area, including farm complexes along the rural roads.
- To identify suitable locations within the area for future development and to define areas of restricted development.
- To create new civic spaces to enhance the architectural character and social quality of the village centres.
- To form new streetscapes in appropriate locations within the village centres.
- To ensure high design standards for new developments by providing design guidelines and encouraging good quality contemporary and contextual architecture.
- To improve the public spaces in the existing villages, such as Market Square in Ballitore.
- To provide for additional amenity areas and pedestrian routes, by, for example, developing the riverbank of Griese River as a linear park/walkway.
- To improve the visual appearance of Crookstown Industrial Park.
- To encourage the adoption of suitable urban forms and the provision of additional public spaces within new housing developments and to ensure these are well connected, via pedestrian and cycle links to the village centre, their facilities and with each other.
- To protect the existing visual link between Timolin and Moone.
- To protect the overall visual profile of Timolin and Moone when viewed from approach roads.

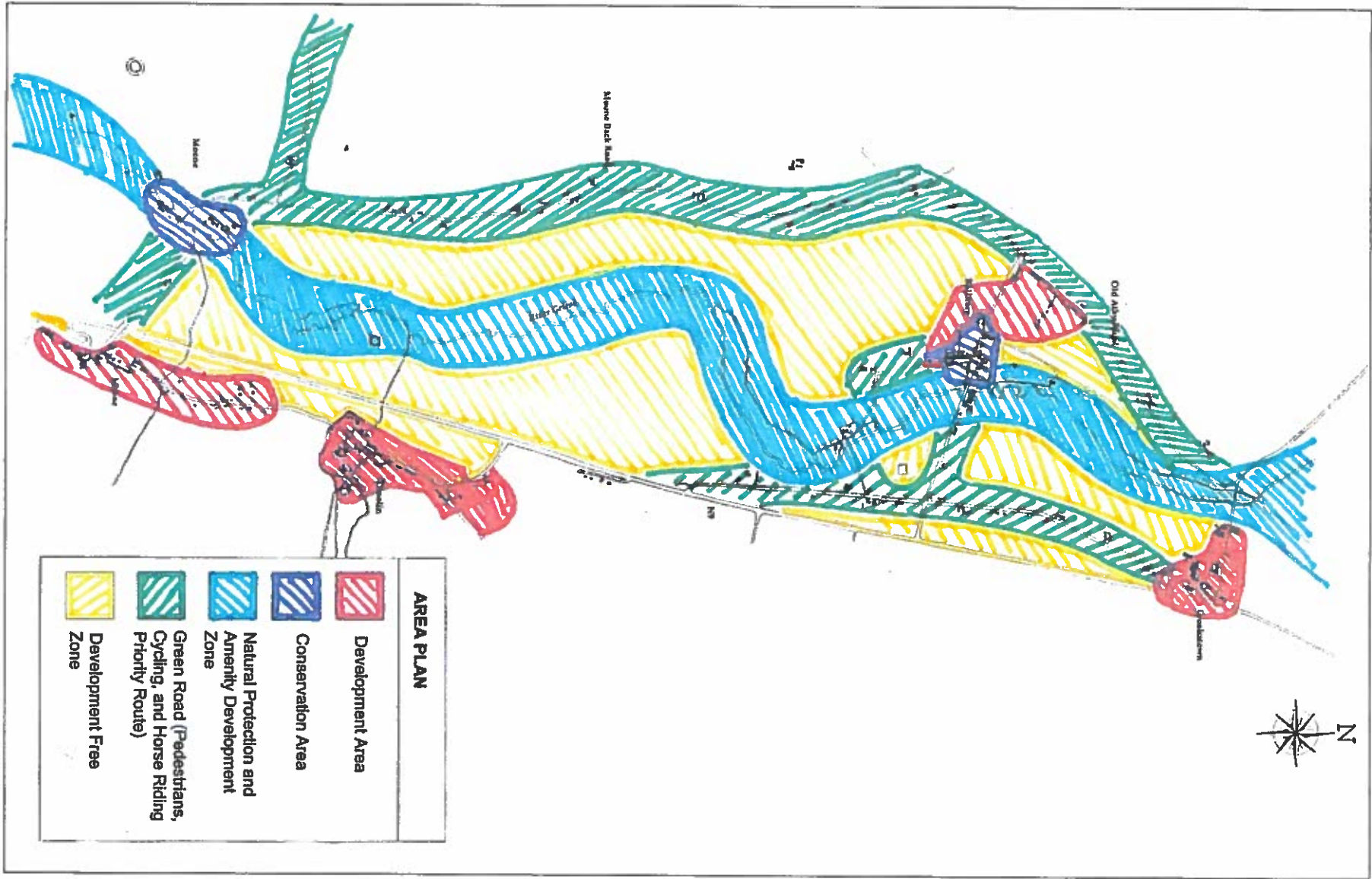
**2. To retain and protect the environmental qualities and natural beauty of the landscape, in particular:**

- To protect and improve the rural character of the district, in particular the farming lands, with their distinctive field patterns and hedgerow boundaries.
- To ensure the rural roads within the area are free from any further ribbon development.
- To protect the valley of River Griese.
- To protect and keep the views open from strategic viewpoints along the rural roads.
- To implement a tree-planting scheme within the area, taking precedence from the to historical planting schemes implemented by the Quakers in Ballitore.
- To implement tree-planting in the other villages in order to screen the new road and improve its overall visual appearance and environmental quality.

**3. To create a hierarchy of sustainable settlements and ensure a sufficient provision of infrastructural, cultural and social services and facilities for local communities, in particular:**

- To provide playing pitches/amenity provision in the area.
- To develop Crookstown as a village settlement with additional but limited and carefully planned housing.
- To create a more even social balance within the Ballitore community by promoting private housing developments in specific sites.
- To establish Ballitore as a distinctive cultural and tourist centre, strengthened by the restoration to a suitable new public use of the Market House; the conversion of the tannyard, possibly as an arts centre with studios, residential and gallery facilities and by the continued vigour of the current vibrant library and Quaker Museum.





PLAN 1: OVERALL AREA PLAN

SHAFFREY ASSOCIATES ARCHITECTS

7. Proposals

7.1 General Area

The general approach should be to intensify development activities within the existing settlements and prohibit any further ribbon development along rural roads. The different settlements of the area have varying potentials for growth, due to their topography, layout and provision of services. In the long-term it should be the aim of the County Council to implement a sewage treatment system for all settlements in the region, since further development will put pressure on the environment or, in the case of Ballitore, the existing but inefficient system. This should be achieved with financial contributions from developers in the form of development levies. Every new development in the region should be carried out to high design standards adding to the rich architectural and urban form heritage and character of the region. Guidelines for new developments can be found in Appendix A.

The unique character of all four urban centres should be retained and enhanced. Derelict sites should be redeveloped and appropriate uses introduced. Vacant buildings should be restored and appropriate new uses introduced. Improvement works should be carried out to derelict and run down buildings in accordance with the guidelines set out in Appendix A (maintenance of historic buildings). The areas around the historic core of Ballitore and Mooneabby should be designated as Architectural Conservation Areas (see Plans nos. 6 and 12).

Besides the provision of further development within the existing settlements it is important to protect the surrounding landscape. The valley of the River Griese should be designated as an "Area of Special Amenity" according to Section 202 of the Planning and Development Act 2000. In the long-term the possibility to create a long-distance pedestrian and cycle path along the river should be considered.

The small rural roads within the area should be classified as "Green Roads" with a priority to pedestrians, cyclists and horse riders. The views of the River Griese Valley with the Wicklow Mountains as a backdrop from the Moone Back Road should be protected. To achieve this objective demands the restriction of development along this road. Natural features along the rural roads, such as mature trees and hedges should be protected. Tree-planting with indigenous species and management of existing trees should be encouraged throughout the area.

The existing physical separation of Moone and Timolin should be protected in the short-term, particularly from small one off developments. As the growth of these centres continues to increase, any development in the central area between the villages should only be considered in the context of a comprehensive and integrated plan providing for a variety of social and community uses in addition to housing. The development of this area would open the opportunity to create a planned significant urban centre for Timolin and Moone. For the time being the provision of a safe and secure footpath and cycle way linking the two villages is necessary.

To protect views of the villages and to ensure future housing will not suffer from excessive noise and air pollution, a buffer zone between the new N9 and the existing settlements should be kept free from development. A landscaping plan should be prepared for this area.



7.1.1 The new N9 Corridor



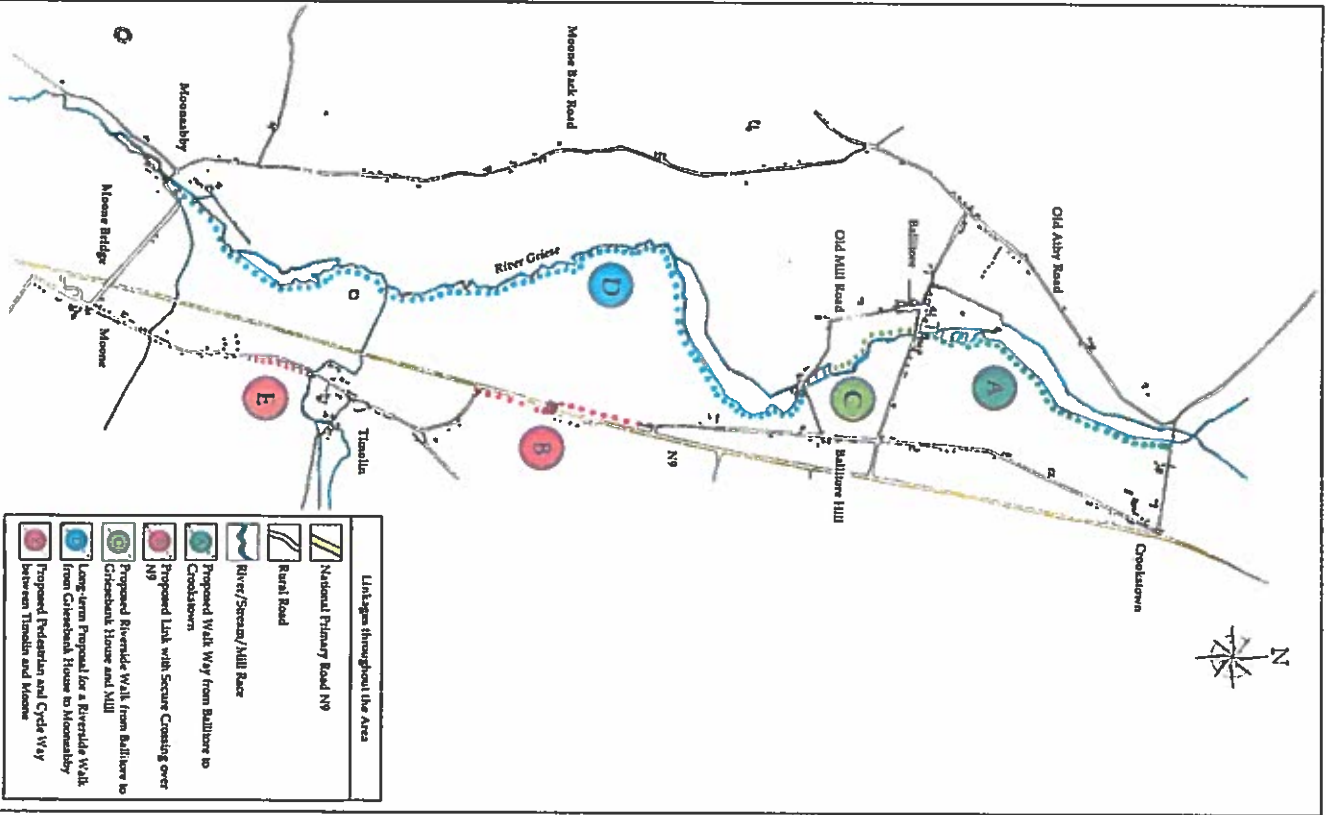
View from old N9 towards new N9

The two junctions with the new N9 at the Timolin and Moone ends could be treated as a connected landscape with a related design. They require a sensitive and creative approach, with imagination they could be a unique identifying symbol. However, pastiche and/or overly figurative themes should be avoided.

The local community wish that the design of these areas would allude to the monastic heritage of the place. This could be better achieved with subtlety rather than overly literal symbolism

7.1.2 Village and Area Linkages

There is only one public connection between the settlements west and east of the recently completed by-pass, without directly crossing the heavily trafficked new N9. For pedestrians, cyclists and riders a direct crossing of the by-pass is difficult and dangerous. This one link, at Moone Bridge, which connects Moone Village with Mooneabby, is insufficient to ensure secure movement between the villages. A second safe crossing will be needed in the future further south between Ballitore and Timolin, possibly, via a pedestrian/cycle/horse bridge designed to a high architectural/engineering standard and addressed as a positive visual addition to the landscape.



PLAN 2: LINKAGES  
THROUGHOUT THE AREA

1. Ballitore – Crookstown

Ballitore and Crookstown are linked by the former N9 and a second connection exists along the Old Athy Road. Both routes are direct and only lightly trafficked. No footpaths or cycle ways exist, but walking and cycling along such roads is in general safe and secure. It could be considered in the long-term to establish a pedestrian walk way along the bank of the River Griese, which would strengthen the connection between both settlements. (See map, Link A). A direct and attractive walk way could encourage people, who use the facilities in the other villages, such as church services, shopping facilities, etc. to walk instead of using the car.

2. Ballitore – Timolin

For motorists a fast and direct connection exists between these two centres. Others, such as pedestrians, cyclists and riders have to cross the N9 and travel along it. This is unpleasant and dangerous. A safer connection should be implemented in form of a pedestrian/cycle/riding link and crossing of the N9 between where the former N9 meets the new by-pass south of Ballitore and the Timolin entrance off the new N9. (See Map, Link B). This link could create a very attractive link from Ballitore via Griesebank House/Old Mill Road/Ballitore Hill/Timolin and Moone.

3. Ballitore – Moone

In addition to the link via Timolin, there exists between Ballitore and Moone a very pleasant back route along quiet rural roads via the Old Athy Road/Moone Back Road/Mooneabby/Moone Bridge. This is a very lightly trafficked and attractive route for walking and cycling. No footpath or cycle ways are existing, but travelling along those roads should be safe enough. This connection could be further enhanced for pedestrians by providing a walk way along the River Griese from Ballitore to Ballitore Mill. Along this path treeplanting should be implemented by consulting the historical sources of Mary Leadbeater's descriptions of the area (Link C). Such a link should be easy to implement. The option of continuing on this walkway along the River Griese as far as Mooneabby might be difficult, but this should remain a long-term strategy and be investigated (Link D). However, such a link would be for leisure only as it is an indirect route and the implementation of a more direct and safe route between Ballitore and Moone via a new link (Link B) should be implemented in the more short to medium-term.

4. Moone – Timolin

The villages of Timolin and Moone are separated by a 350 metre wide stretch of countryside. The social connection between both villages is very strong and a pedestrian and cycle link a matter of urgency (Link E). The options for creating of such a link are surveyed in more detail later in this Plan (see 7.6.1).



7.2 Ballitore Development Strategy

The Development Strategy for Ballitore is formed by:

- 1. a number of specific projects within the historic centre of the village. These are of varying size and type including restoration and adaptation of existing buildings, new infill buildings and public realm improvements;
- 2. a key strategy examining the potential physical form for how Ballitore might respond to its growth as demand for more residential accommodation increases; and,
- 3. by the proposal of an Architectural Conservation Area and the inclusion of further buildings in the Record of Protected Structures.

7.2.1 Urban Projects

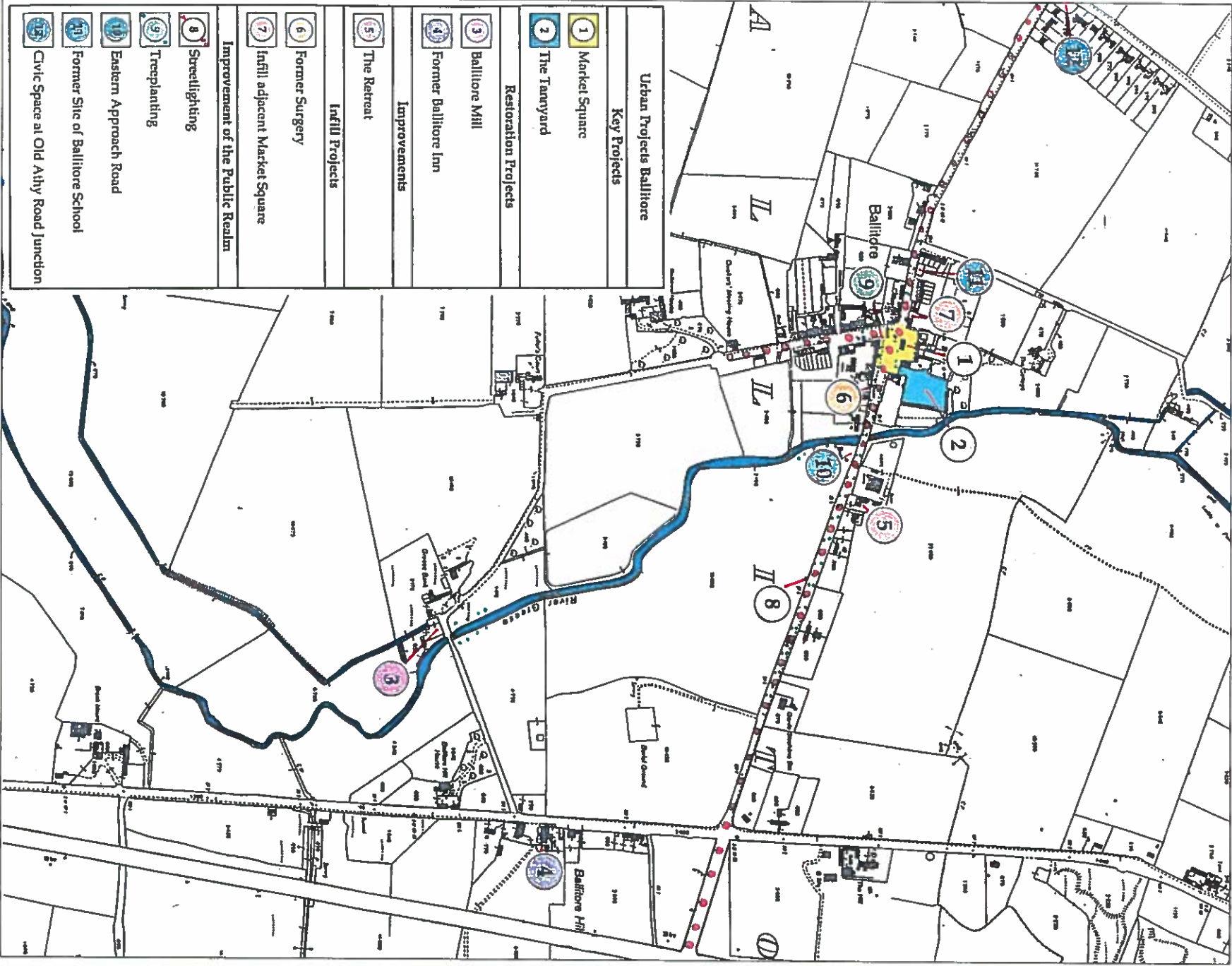
Within this section there are two key urban inventions; Market Square, including the i) Market House and surrounding buildings and ii) the tanneryard. Both of these projects could function as flagship projects. Other smaller improvements are proposed, which can be implemented in the short-term. However, such small improvements can make a great contribution to the overall appearance, raise and set standards and, encourage further initiatives.

The various projects might be carried out either as public, public-private partnerships or by private property owners.

The Quaker ethic of modesty, industry and simplicity characterises the buildings of Ballitore. These principles should be followed when restoring, redeveloping and constructing new buildings and structures in Ballitore. Typical are the steep pitched roofs, vertical openings and white limed rendered facades. Ballitore has been referred to as "The white village" in former times. Decoration is confined to simple plaster mouldings on window and door surrounds and cornerstones.

In addition to the physical and visual improvement of Ballitore the projects described below will help to establish Ballitore as a cultural and tourist centre as identified as an objective in the 1999 County Development Plan.

In conjunction with the Quaker Museum, now housed in the recently restored Mary Leadbeater House, the restoration of the Market House with an appropriate new use together with an arts related centre development in the tanneryard can create a cultural focus in Ballitore, viable for attracting further visitors and settlers to the area. Other features such as the Mill and the High Cross of Moone could be linked to a heritage trail throughout the district.



PLAN 3: URBAN PROJECTS BALLITORE





The derelict Market House



The Market Square at present



House at corner of Market Square



The "Harp"

### A) Key Projects

#### Market Square ①

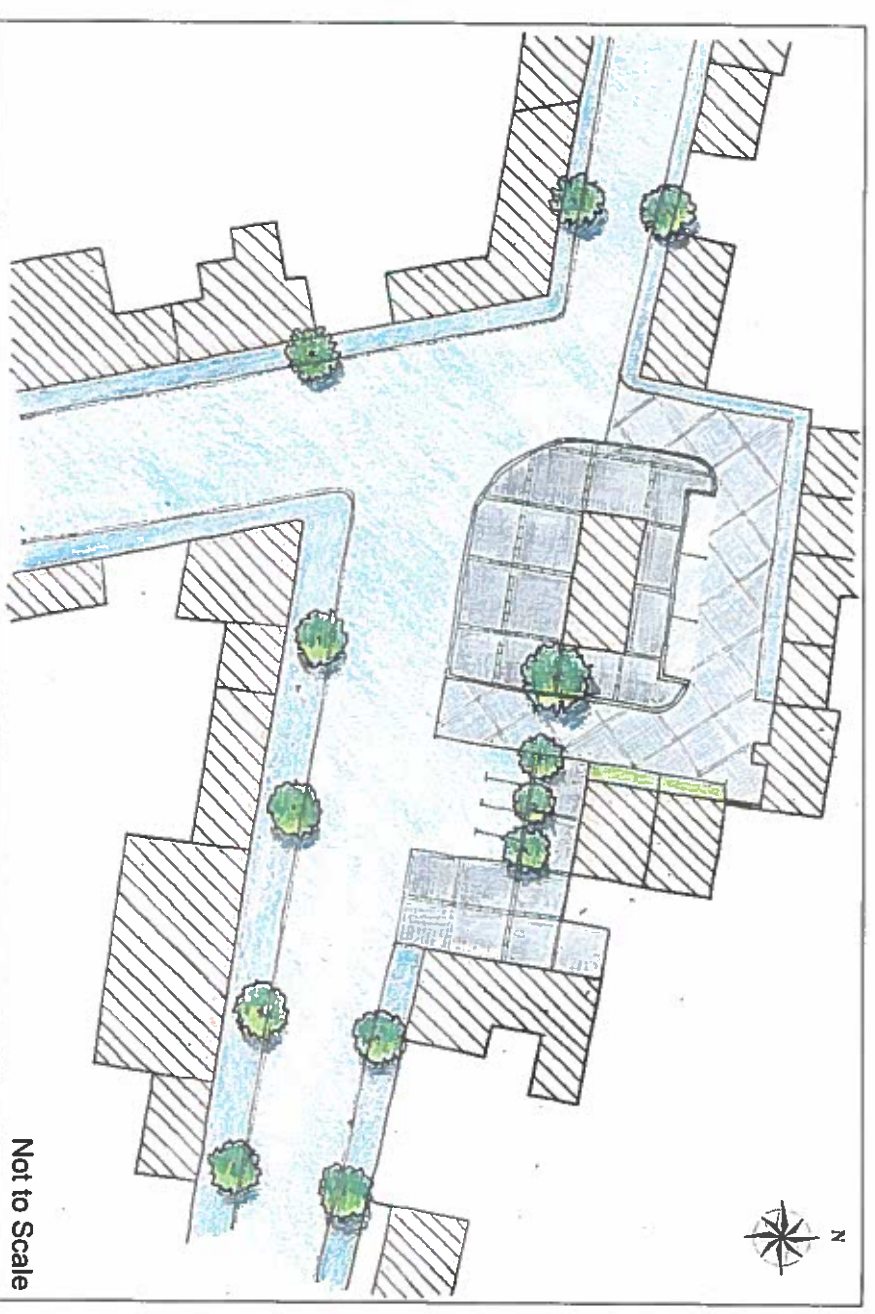
The Market Square should be improved as an integral part of the Market House project. The design should be simple and restrained in layout in keeping with the quiet dignity of Ballitore. High quality materials should be used and fussy detailing and street furniture avoided. The objective should be to protect and enhance the urban spatial quality of the square and provide a pleasant public space as a focus for the village.

The Market House in Ballitore is an important building in the most prominent location in the village. It should be restored carefully, adopting appropriate conservation methods. There is scarce historical information or photographs available on the building and prior to any design proposals being prepared a careful examination of the fabric and structure should be carried out to determine features etc.

Possible new uses include community meeting room, café/restaurant, arts/cultural venue, church services etc. Another possible future use might be educational, continuing the tradition of education in Ballitore.

The corner building at Market Square, which is of considerable townscape importance, defining the edge of the square, should be restored as a matter of urgency. A shop could be re-integrated in the building, retaining the existing shopfront.

The "Harp" at Market Square needs some careful improvement/maintenance, in order to protect its unique character. The adjacent buildings are also in need of repair works.

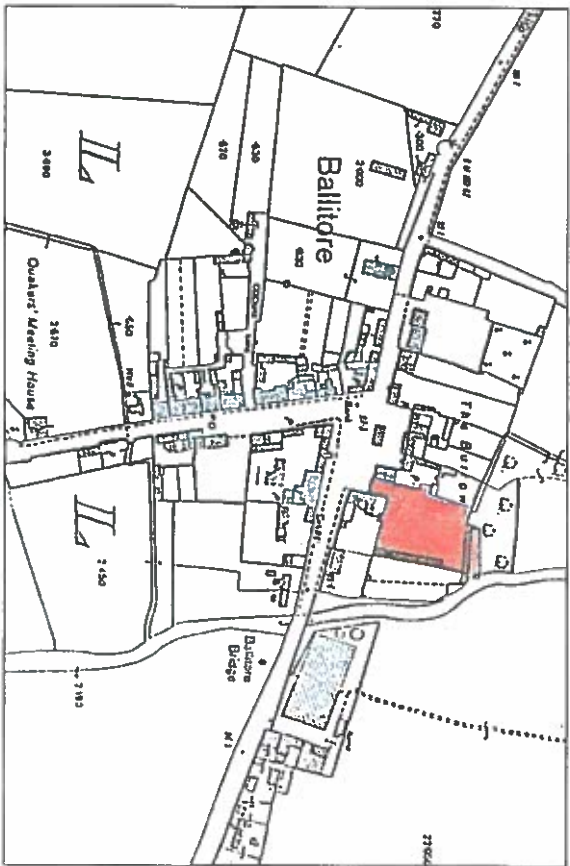


PLAN 4: IMPROVEMENT OF MARKET SQUARE

- The Market House is to be on a slightly raised forecourt with a simple, formal paving scheme to define the area as pedestrian only and to create a civic quality to this central space, which can be enjoyed without the intrusion of the car.
- Define the area around the Market House as an access only area for light traffic and deliveries.
- Paving should use good quality native stone – limestone and granite would be appropriate. Colour treatment should be subtle and restrained patterns can be created by introducing bands of alternative stone types. Where feasible use natural stone flags, setts and kerbs, otherwise use manufactured stones like concrete setts, which are specifically designed for historic settings.
- Avoid the use of chains and bollards, instead use different paving and kerbs to define areas and restrict/calm traffic..
- Integrate treeplanting in the improvement of the square by using indigenous trees. A specimen tree, e.g. a horse chestnut, could be planted in a location to the south-east of the Market House to avoid shading the building. One or two (max.) simple stone and timber benches could be sited close to/under the tree to catch the sun with possibility of some shade.



The Tanneryard ②



Location Tanneryard



Remaining stone buildings of former tannery



The former tannery in Ballitore has great potential for redevelopment and could provide a new use to the village community. A study commissioned by the Arts Office of County Kildare identified the tannery as a potential location for artists' workshops, residential units and studios. The buildings and the enclosed yard would form a very suitable location for such a use. This would help establish a cultural centre at Ballitore bolstered by the Quaker Museum and library in the recently restored Mary Leadbeater House and a potential additional cultural use in a restored Market House. There is a need for further examination of the tannery to assess the feasibility of accommodating such a use within the complex and the needs and potential for arts space facilities in this part of Kildare. It is recommended that Kildare County Council carry out a commission such a study which could also examine other appropriate uses and/or a combination of compatible uses.

B) Restoration Projects in Ballitore Environs

Ballitore Mill ③

The remains of Ballitore Mill adjacent to Griesebank House are one of the main landmarks in the area. The remaining walls should be secured to keep the building from becoming a dangerous structure. The restoration of an operational mill might not be feasible. However, there might be an opportunity to introduce residential units into the structure, retaining the walls and general layout and character to provide a distinctive and a unusual construction and design.



Ruinous walls of Ballitore Mill

Former Ballitore Inn ④

The existing buildings along Ballitore Hill, facing each other have a great presence along the former N9. They form a potentially attractive and unusual space. The building of the former "Ballitore Inn" (Bolger's) has fallen into disrepair. This should be restored (retaining and restoring the shopfront), since it is of historical significance. The County Council should encourage this project as it could lead to the future improvement of similar rural buildings.



Derelict former Ballitore Inn

C) Improvements

The Retreat ⑤

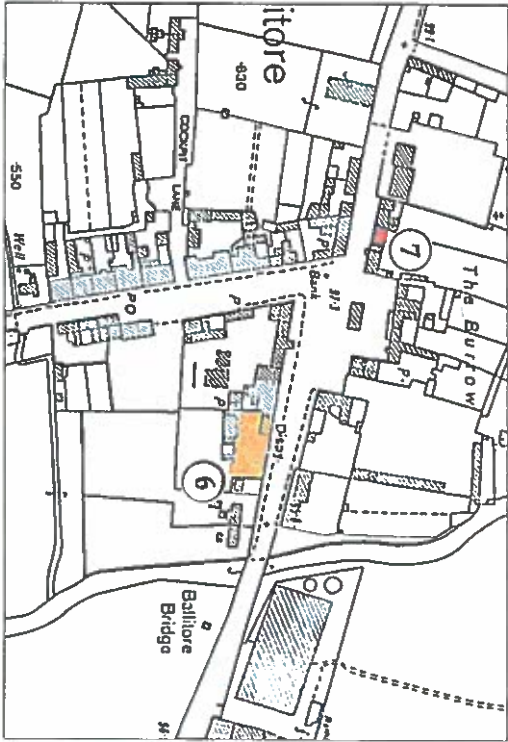
This listed building is partly hidden by an unsightly prefabricated structure. This latter should be removed to restore an appropriate setting for the protected structure. In general the Glanbia complex, while well maintained contributes little to the physical environment. The modern flat-roofed building in front of the main house impinges greatly on the latter and its removal and replacement should be addressed as part of an overall scheme for the future development of this complex.



The Retreat half-hidden behind prefabricated structure



**D) Infill Projects**



Location map potential infill sites

There are buildings in a ruinous condition in the village centre, which could be replaced by new houses to an appropriate and sensitive design. Further, there are underused or vacant sites, where infill buildings could strengthen the coherence and urban character of the historic core.

**E) Public Realm Improvement**

Footpaths throughout the centre need improvement. Paving finishes should be kept simple and overly complex or coloured schemes avoided. All services in the village centre should be put underground as part of an overall pavement improvement scheme.

**Streetlighting ⑧**

Insufficient streetlighting within Ballitore and between Ballitore and the new N9 has been an issue raised several times during the consultation process. The provision of streetlighting is important for the security of motorists, cyclists and pedestrians alike. However, the over lighting of rural areas can cause light pollution and affect wildlife and humans. Only links of major importance should be lighted outside the village. Another important aspect is the design of the actual lamp standard fitting. The main objective should be the quality of light and the fittings should be plain and unobstrusive, suitable to their village setting. A single design should be used throughout the whole village – to connect historic/existing area with future extensions. Some suggestions of appropriate designs are made below. A metallic finish rather than solid black may help reduce the dominant visual impact of new lights. It may be appropriate in some instances to fix lighting to buildings to reduce the amount of vertical clutter along pavements.

Streetlighting should be introduced along both streets in Ballitore, at Market Square and along the link road between Ballitore and new N9. The design of the lanterns outside the village along the approach road should be different, underlining the distinction between urban and rural. A simple light fitting for rural roads should be used.



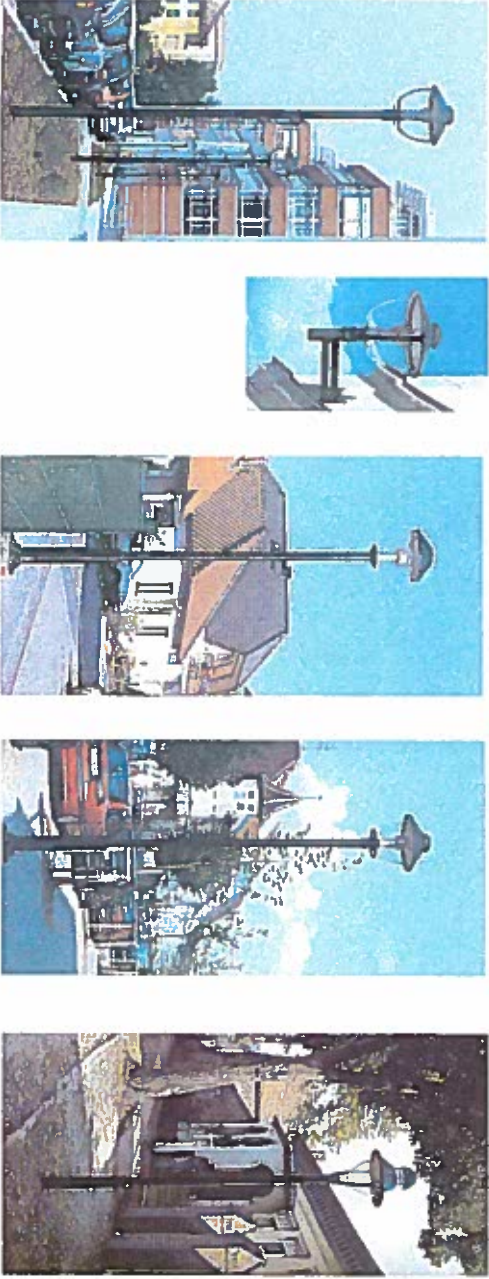
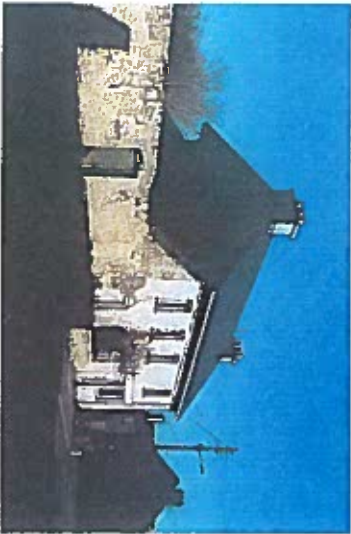
Derelict former surgery

**Former Surgery ⑥**

The former surgery at Main Street has fallen into disrepair. It is possible to provide a sensitive infill building here. The new building should continue the terrace to form a strong street frontage. A two-storey building would be appropriate. Access could be provided for further development at the rear. In addition to residential use, the ground floor could accommodate some commercial use, such as a shop, restaurant, office, etc.

**Infill Building ⑦**

Adjacent to the building at the western corner of Market Square, which itself requires restoration, is a vacant site with potential for infill. Any infill should respect the character of Ballitore and should correspond with adjacent buildings. The existing street line should be maintained.



Possible lanterns for streetlighting within the village of Ballitore – lighter colours might be considered as the darker shades are very dominant



**Treepplanting Scheme (9)**

Historical sources repeatedly mention and refer to the tree and hedge planting, which was initiated by the Quakers within and around Ballitore. Peter Wilson describes Ballitore in 1748 as follows:

"About a mile beyond, to our left, our eyes were charmed with the sweetest bottom, where through lofty trees, we beheld a variety of pleasant dwellings. Through a road that looked like a fine terrace-walk, we turn to view this lovely vale, where Nature assisted by Art, gave us the utmost contentment. It is a colony of Quakers, called by the name of Ballitore. The Griese winds its stream very near the houses; and the buildings, orchards and gardens show a neatness peculiar to that people. Their burying ground, near the road, is surrounded with different trees, whose verdure made us imagine it was a beautiful garden, till better informed. The hedges that enclose these meadows all quick-set, kept of an equal height, and about every ten yards have trees regularly planted, which in a few years will form a beautiful grove of large extent."  
(Ref.: "A tour through Ireland" in several entertaining lectures by two English gentlemen. Dublin. Peter Wilson 1748.)

The land was reclaimed through a programme of drainage and cultivation in the 17<sup>th</sup> century. The Griese river valley was a area barren of woodland when the founding members arrived. They immediately installed a programme of planting, in particular around the Meeting House and Cemetery. These trees are recorded in the Register of Trees between 1769 and 1909. Most of these trees were cut down to be sold at auction in 1799 as Mary Leadbeater describes in her diary. Part of this deliberate woodland survives along the road leading to Fuller's Court in the environs of Ballitore house.

Today the village of Ballitore and its environs are nearly as barren of trees as it must have been when the first Quaker settlers arrived. The implementation of a treepplanting scheme throughout the village and its environs should be pursued. In preparation of such a scheme careful research should be carried out and an intensive study of Mary Leadbeater's descriptions of the village and surroundings in order to refer to some of the former glory of the village. For example, she describes a walk along the River Griese lined with a double row of elms. Further, she reported the existence of beech, ash, fir and wiled trees.

However, the introduction of treepplanting should be very carefully considered in terms of place making. Selection of plant species/street planting should take account of tree heights, spread, leaf size, colour through the season, etc. Only indigenous species should be used.

**Eastern Approach Road (10)**

The large conifer trees opposite the Glanbia creamery should be removed. These should be replaced by indigenous broad-leave trees or a mixed hedge, to open up an interesting view of the river southwards.



*Ballitore approach road with conifer trees*



**Former Site of Ballitore School (11)**

On the former site of the Ballitore School are some stone structures, enclosing a civic space which has currently a very harsh visual appearance. The ground surface is covered with tarmac. Instead of hard landscaping a small garden could be created, which would form a nice amenity and refuge.



*Civic space in front of former Ballitore schoolhouse*

**Civic Space at junction of Abby's Row and the Old Athy Road (12)**

This space is located at the western approach of Ballitore and gives an unpleasant first impression of Ballitore. The area should be landscaped, treepplanting introduced and seating provided to create an amenity and attractive approach to the village of Ballitore.



*Civic space at junction of Abby's Row and Old Athy Road*



### 7.2.2 New Residential Developments

Future residential development in Ballitore should be carefully considered and phased. Priority should be given to the restoration of existing buildings and development of gap sites within the village.

The vacant site adjacent to the Quaker Meeting House is in single ownership and a planning application has recently been submitted to Kildare County Council. A new urban terrace facing onto the street should be an integral part of any development here and this should be implemented first. Further, the layout of any development should have to provide an appropriate setting for the adjacent Meeting House. The lands beyond could be developed as a first phase of village extension of Ballitore. To facilitate development around this site, space for a future link/access only road to Abby's Row should be provided for. At the junction of Abby's Row and Mill Lane an area of the existing field here also could be developed within the first phase development in Ballitore. The property owners here are currently seeking planning permission. The lands opposite on Abby's Row could adequately complement such development. This development strategy should be reconsidered during the future review of the Local Area Plan. If further building land is required a second phase of development could be considered in the lands identified in Plan 5.

The form of development of these lands should be urban and respect the scale of the existing buildings. There is an opportunity to expand the existing quality of Ballitore by adding new public spaces and connecting streets/laneways. The spaces should be of varying hierarchies and typologies, depending on context, e.g. public space, semi-private courtyard, private garden. Boundary walls should be considered as important streetscape elements. New housing should address the need for different housing types and different types of housing schemes, such as sheltered homes, affordable housing, etc. Generally new development will be residential. However, the demand for new social and cultural facilities should be met within new development, including such uses as medical centres, shops, offices, restaurant, guesthouse, and in particular the provision of sports facilities, which was identified during the public consultation process as a community need.

The existing sewage system, which is near full capacity, currently limits further development in Ballitore. Before any large scale development can take place this system has to be technically upgraded to appropriate environmental standards to facilitate additional housing.

It is of major importance that from the very beginning the provision of access routes and pedestrian linkages is considered to facilitate a permeable and ordered growth of Ballitore. In addition with the growing population of Ballitore, the demand on services and facilities will increase. Therefore every individual developer should pay a contribution towards these services and their schemes should provide the necessary connections and linkages to ensure permeability.

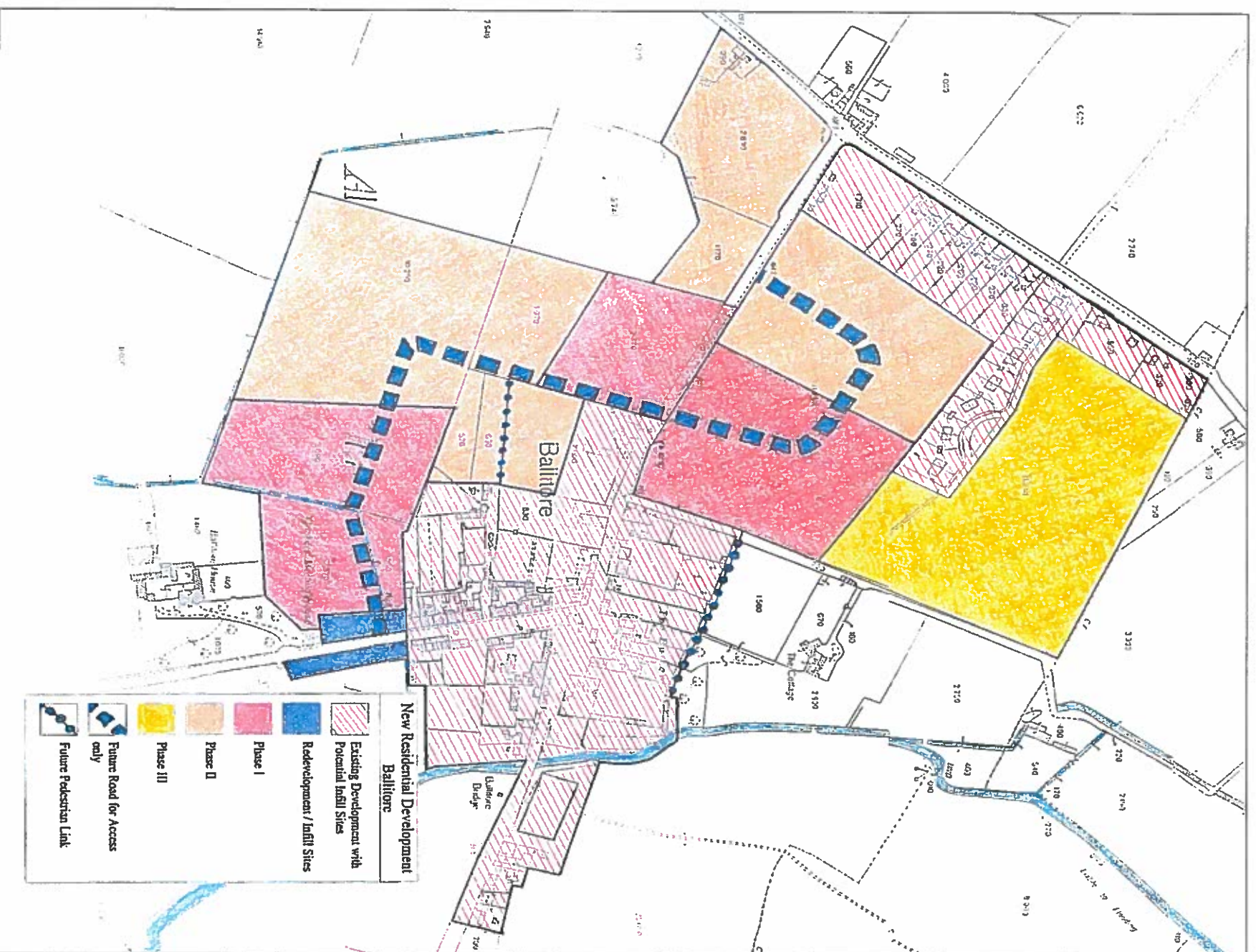
To protect the unique character and heritage of Ballitore care has to be taken that only high architectural standards are met with new developments. The formal character of Ballitore should be strengthened by additional urban forms.

All residential proposals should indicate how they propose to comply with Kildare County Council's housing strategy 2001/2004.

Any development, which exceeds four houses, should have a coherent layout, e.g. form a terrace, a courtyard, a street, a square etc. and, will require the services of a sensitive architect.

The Council recognises the need for the provision of recreational facilities in Ballitore and will support their provision.

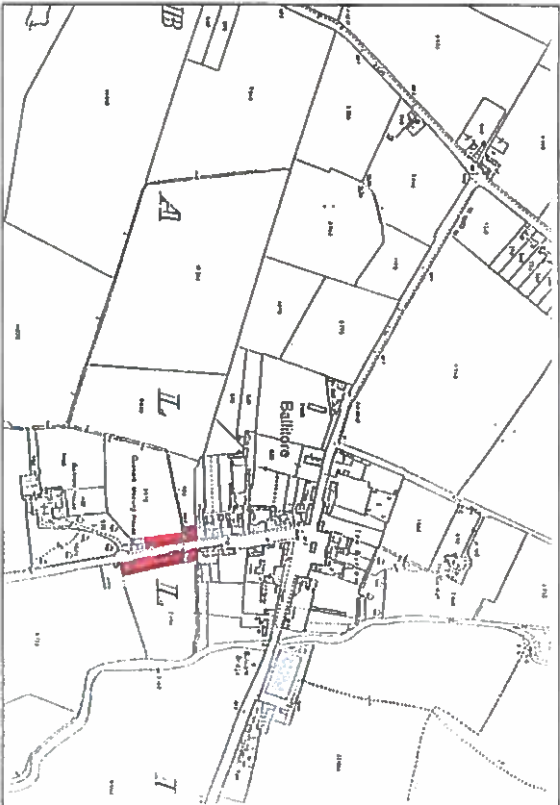
Development proposals for the land zoned phase II in the plan or any new applications on lands zoned phase I will be required to make adequate provision for recreational facilities.



PLAN 5: DEVELOPMENT STRATEGY BALLITORE



a) Infill Development along Fullers Court



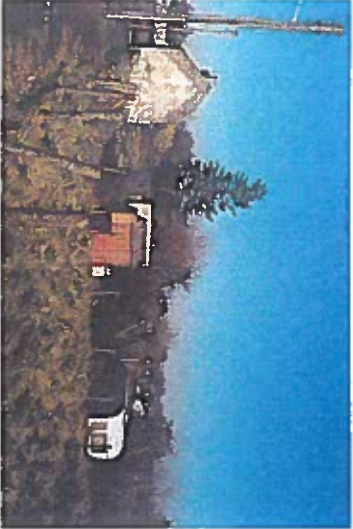
An infill terrace should be re-established along Fullers Court opposite the Quaker Meeting House, after removing the ruins and caravans. A planning application is being pursued currently for the site adjacent to the Quaker Meeting House. It is most important that any development of this site corresponds to an infill scheme on the opposite side of the street to create a strong entrance into the village along this street. In addition an appropriate setting for the Quaker Meeting House has to be provided, which will underline its importance and not detract from it.

This development has:

- Potential for 10-16 houses
- Possibility for integration of shops, a restaurant, small offices, etc.



Ruinous house along Fullers Court



Site with caravans

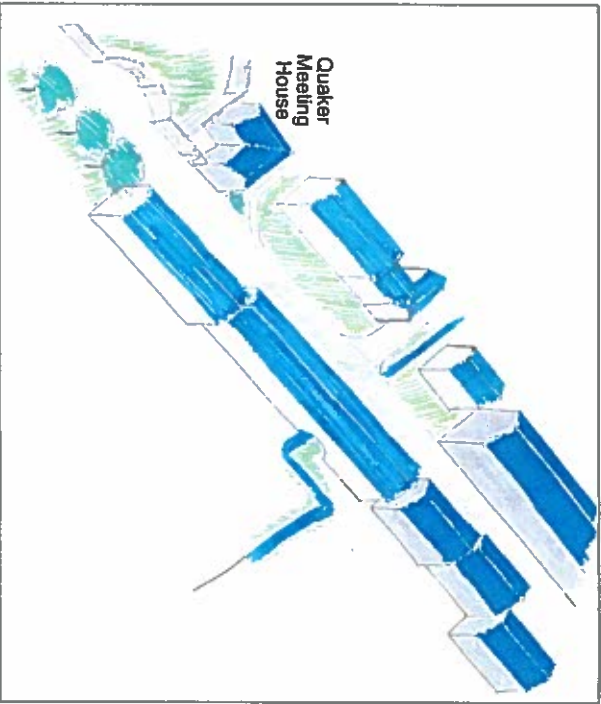


Terraces along Fullers Court should be continued as a part of any new development

Three options for how this scheme might be approached are outlined below:

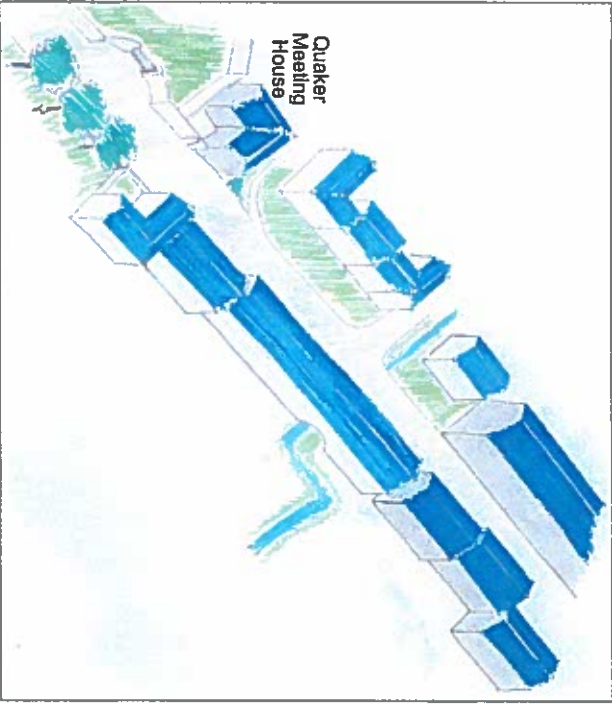
Option I

- "Bridge" building over stream
- Terrace opposite Quaker Meeting House



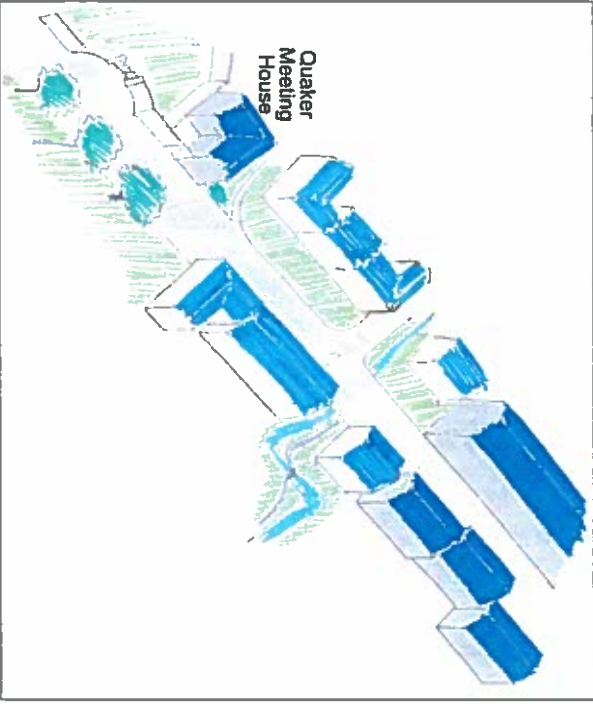
Option II

- Mirror building form of Quaker Meeting House to form a 'gateway' entrance to village



Option III

- Keep stream open
- Form 'gateway' to village beyond Meeting House to emphasis its individuality





b) Proposal for new Housing beside Quaker Meeting House



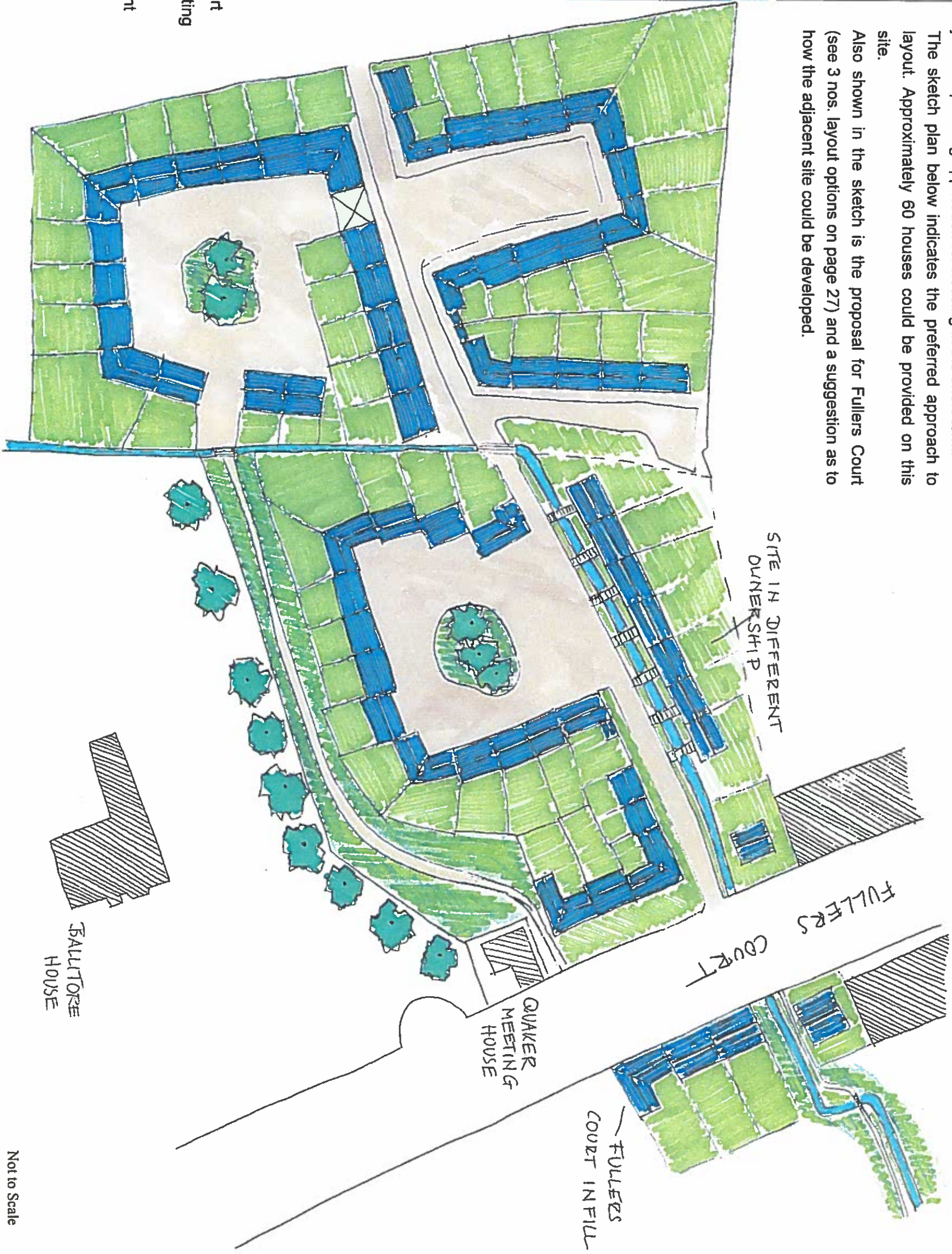
Potential development site in single ownership beside Quaker Meeting House



Ruinous building beside Quaker Meeting House

- Establish a terrace along Fullers Court
- Provide a setting for the Quaker Meeting House
- Provide access for future development
- Include stream into landscaping
- Form courtyards/streetscapes
- Provide pedestrian links

This site is currently in single ownership and will be the subject of a planning application for housing in the short-term. The sketch plan below indicates the preferred approach to layout. Approximately 60 houses could be provided on this site. Also shown in the sketch is the proposal for Fullers Court (see 3 nos. layout options on page 27) and a suggestion as to how the adjacent site could be developed.



Not to Scale



### c) Proposal for Housing Scheme at Abby's Row



Potential development site in single ownership at Abby's Row

This site is currently in single ownership and a planning application was submitted to the County Council recently.  
The sketch plan below indicates the preferred approach to layout.

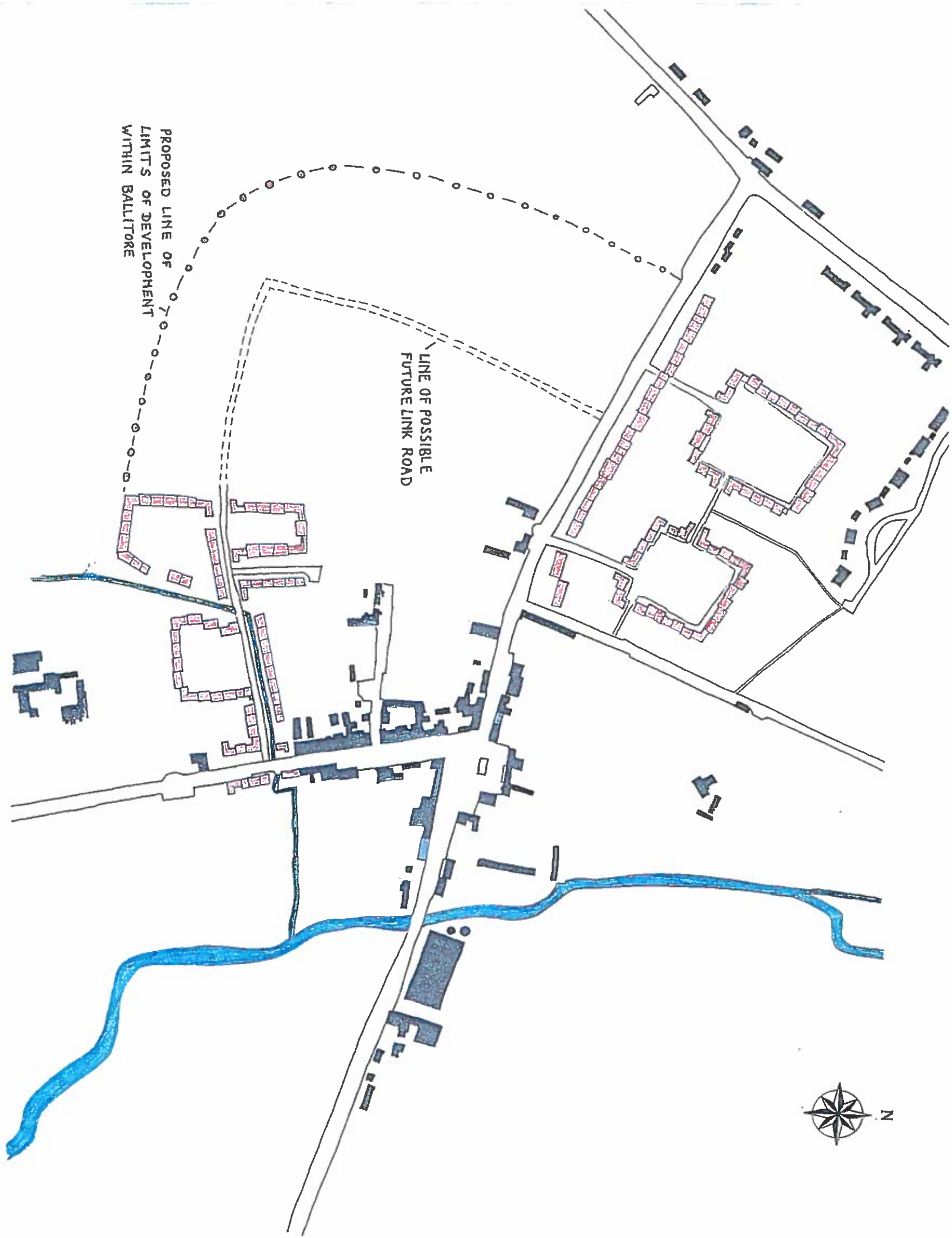
- Establish a streetscape along Abby's Row – with commercial/retail accommodation close to village square
- Form courtyards within development
- Provide grouped car parking
- Provide rear access to gardens via lanes
- Provide pedestrian linkages
- Consider coherent design of front boundaries and street edges
- Incorporate waste management/recycling facilities
- Implement ecological construction methods, materials and techniques.



Not to Scale



Possible future urban form of Ballitore





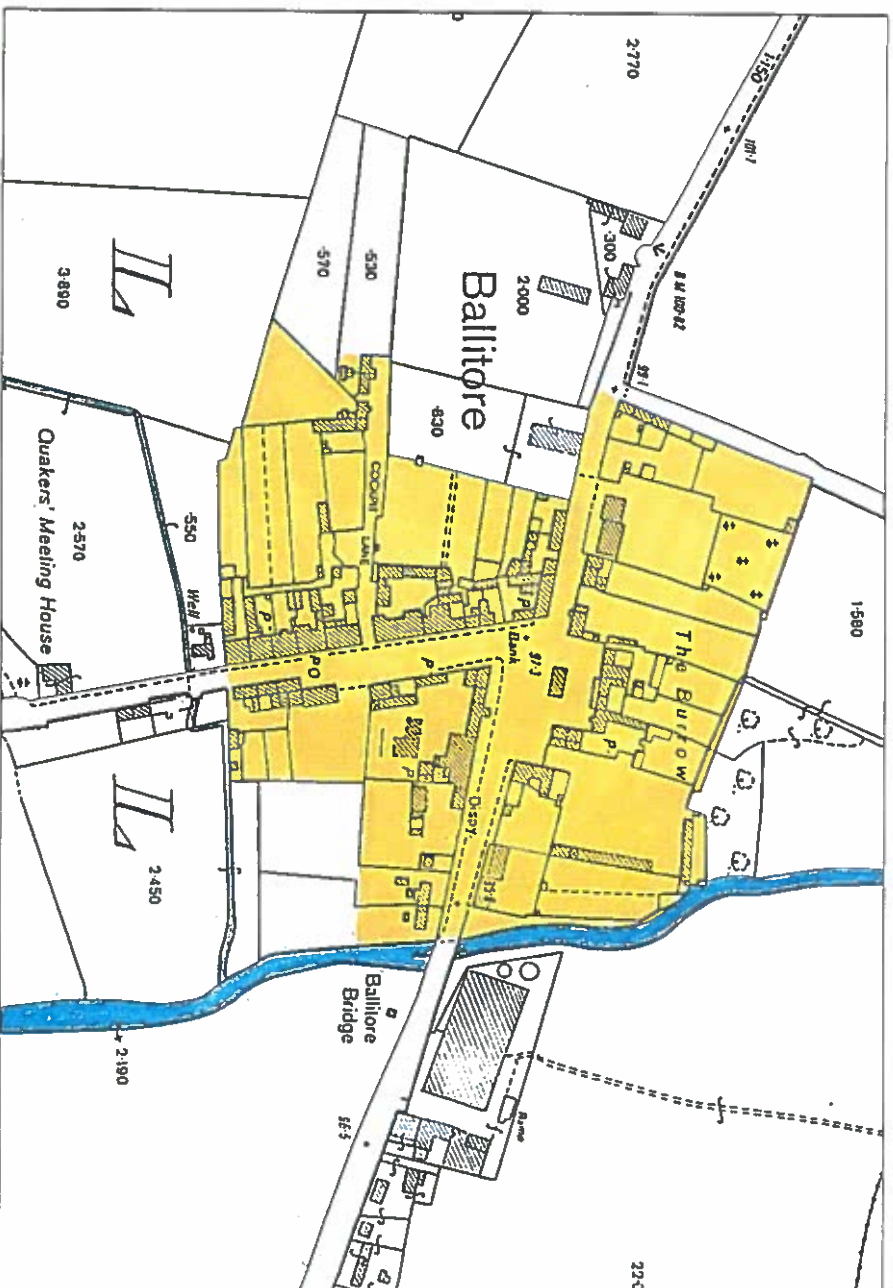
### 7.2.3 Conservation

#### Designation of an Architectural Conservation Area

To protect the architectural heritage and visual appearance of the historic core, the village centre should be designated as an Architectural Conservation Area (ACA). Under the Planning and Development Act 2000, Section 81, the preservation of areas which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest are to be a mandatory function of local authorities. The Minister of Arts, Heritage, Gaeltacht and the Islands (AHGI) will publish guidelines to assist local authorities in the designation and protection of Architectural Conservation Areas (ACA). The historic centre of Ballitore is of architectural, historical and social interest and thereby fulfils the requirements for designation.

As part of the preparation of a Ballitore ACA a full inventory of the buildings within the ACA area should be carried out with guidelines prepared as to their proper repair/restoration.

Within an Architectural Conservation Area a planning permission is now required in respect of minor works which will affect the exterior of a building. This includes the replacement of windows and doors, the rendering and painting of walls, alterations to roofing, renewal of original renders etc. Planning permission is also required for major improvements, extensions, etc. as is the case with all buildings.



PLAN 6: PROPOSED ARCHITECTURAL CONSERVATION AREA BALLITORE

#### Proposed Record of Protected Structures

The Planning and Development Act 2000, amongst other matters significantly strengthened the protection of historic buildings. Section 10 of the Act requires that every Development Plan shall include a Record of Protected Structures.

A protected structure includes all aspects of the building, externally and internally, and its curtilage, including yards, gardens, outbuildings etc. The protection of structures extends to all works, externally and internally, which might materially affect the character of the building and will require planning permission.

The owner of a Protected Structure may make a written request to the Planning Authority for a declaration as to the type of works which would not materially affect the character of the structure and so may not require planning permission. On receipt of such a request, the Planning Authority are obliged within a given period to issue a declaration as to different types of work which would, or would not, require planning permission.

The Record of Protected Structures does not differentiate between structures of international, national, regional or local importance.

The current Development Plan for County Kildare lists the Water Pump, the Creamery Office (The Retreat), the Quaker Graveyard, Fuller's Court, Ballitore Mill, Ballitore Hill House (Griesemount), Griesebank House and Chapel and Ogham Stones at the Quaker Meeting House.

The National Inventory of Architectural Heritage (NIAH) will survey all structures in the county and assign importance ratings to these. On completion the NIAH will guide which structures are ultimately included in each local authority's Record of Protected Structures. The NIAH has yet to survey Ballitore. Until such time the following structures in Ballitore and environs should be surveyed and considered for inclusion in the Record of Protected Structures:

- Market House
- Mary Leadbeater House
- The Harp Public House
- Quaker Meeting House
- Ballitore House
- Former Ballitore Inn
- Tannery
- Row of Quaker Houses



7.3 Crookstown Development Strategy

7.3.1 New Residential and Commercial Development

Crookstown is essentially an accumulation of facilities rather than a settlement. The provision of these facilities creates a potential for limited development, as stated in the County Development Plan. However, the specific situation of Crookstown makes meaningful development difficult. There are no obvious natural or historic boundaries to the settlement. Certainly Crookstown Church marks one end of the hamlet. The entrance from the N9 defines the entrance to Crookstown at the opposite end. There is scope for limited residential and commercial uses, and with particular emphasis on improving the present unsatisfactory physical appearance. Any development will depend on the availability or provision of acceptable drainage and water supply and other facilities.

All residential proposals should indicate how they propose to comply with Kildare County Council's strategy 2001/2004

7.3.2 Visual and Public Realm Improvements

The visual appearance of the industrial area in particular should be improved, as a matter of urgency, and as part of the new filling station project. There is an opportunity to create an urban space around the filling station and the industrial area, certainly the visual impact of visiting vehicles needs to be addressed within the detailed design.

It was noted during the study that the filling station/supermarket is a popular rest stop for long distance commuters. Located a little back from the road it is possible to make a calm and pleasant environment for visitors.

New building and public space design should adopt a contemporary expression and avoid historic pastiche.

All residential proposals should indicate how they propose to comply with Kildare County Council's housing strategy 2001/2004.





**7.4 Timolin Development Strategy**

**7.4.1 New Residential Development**

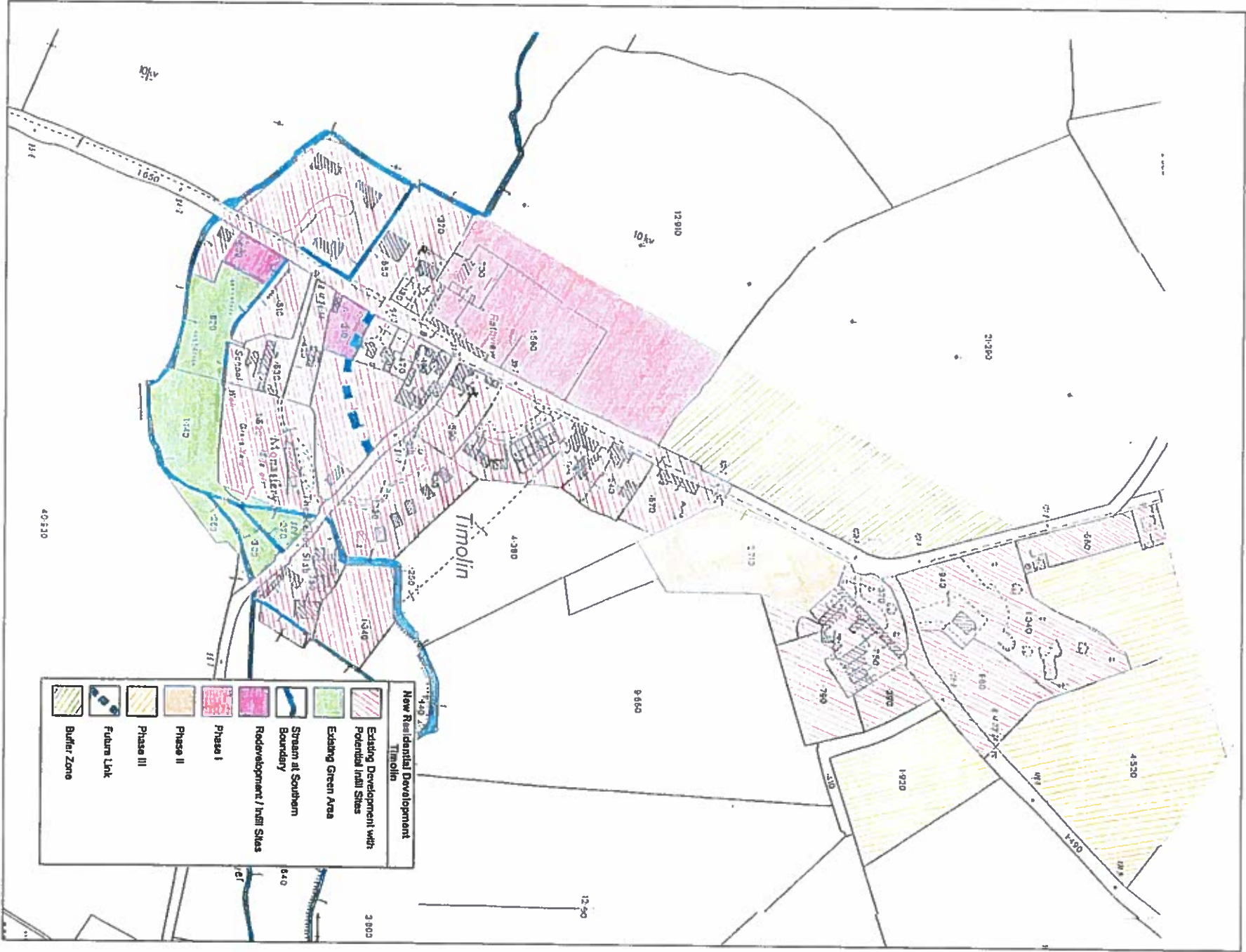
The potential for any significant future development within Timolin is restricted. The stream that runs along the southern edge of the village forms a natural boundary to the settlement. The proximity to the new N9 puts further restriction on its growth to the west. The area north-west of the village, between the old and new N9 should be kept free from any development to establish a green buffer zone. Any development here would suffer from air pollution and noise. This buffer zone will protect the existing residential community from negative any effects of the new road.

Also, by retaining this stretch of land free from development, views of the village from the new road will be retained. However, existing residential land use can be intensified in Timolin, subject to the protection of the existing residential community, and would be a positive contribution to the overall character of Timolin, if implemented in accordance with the guidelines referred to later in this Plan.

There are a number of large underused sites within the centre which have potential for significant development and which could strengthen the village character of Timolin, in particular "Rathview" opposite the Sportmans Inn. The development of this now derelict site including the creation of a new village square, and retaining and integrating, where possible, existing elements such as old buildings, stone walls, mature trees, etc., would consolidate the urban form and add to the housing stock.

It should be noted in particular that part of the lands identified in Phase III are of a very elevated nature. This may restrict the development at this location to some extent and will require a high level of design to ensure that the views to the village are not impinged upon in a negative manner

All residential proposals should indicate how they propose to comply with Kildare County Council's housing strategy 2001/2004.



**PLAN 8: DEVELOPMENT STRATEGY FOR TIMOLIN**

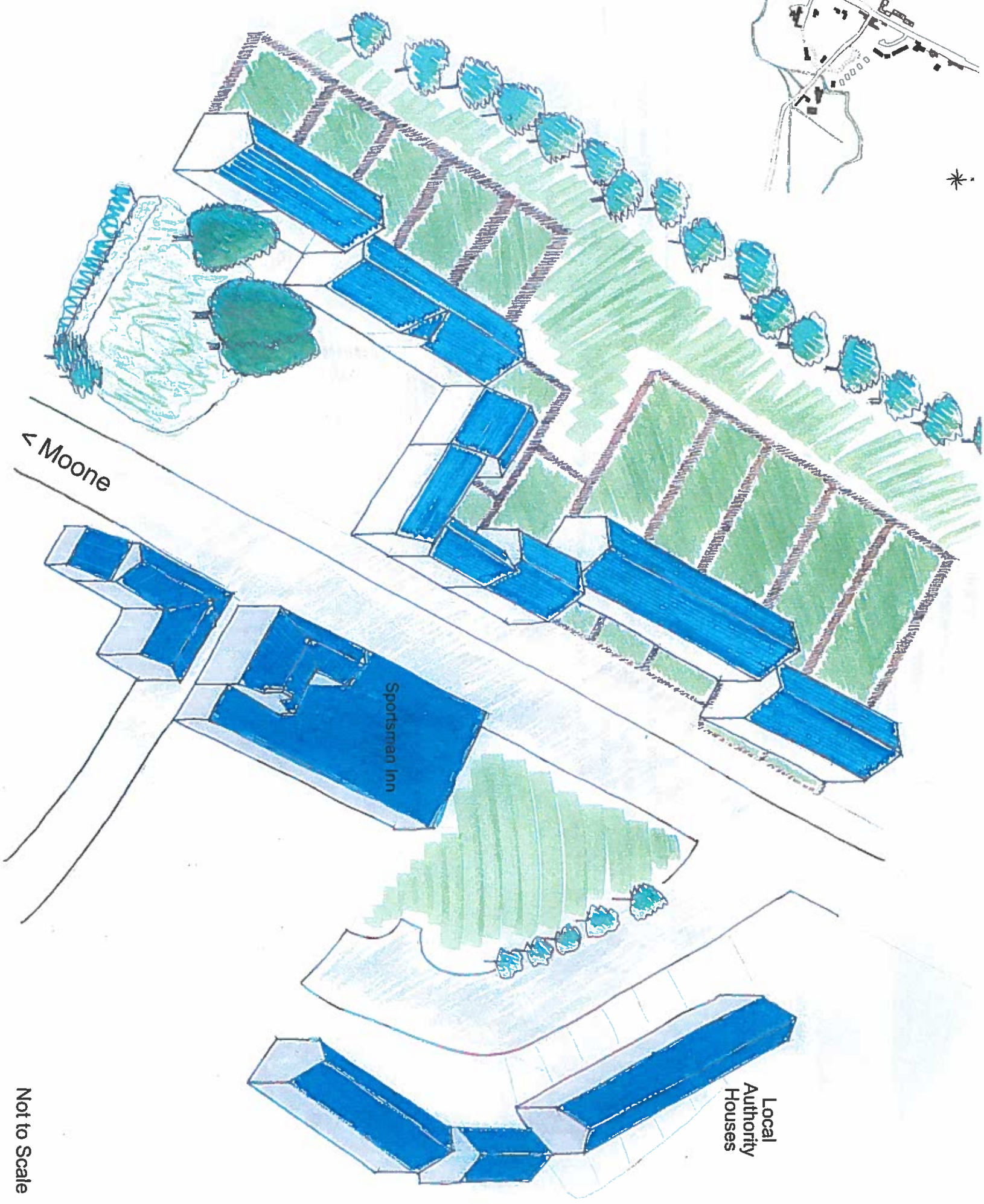


Redevelopment of the "Rathview" Site

Existing on this site are some ruinous buildings, which are at risk of becoming dangerous structures. The site occupies a prominent location opposite the junction of Com-monstown Road and the Sportsman Inn. New development here could create a focal point for Timolin.



- Create a public square at junction by setting back buildings and group houses around the space
- Establish a streetfrontage
- Terraced two- and three-storey buildings
- In addition to residential units a small amount of commercial/retail unit would be possible
- Maintain mature trees currently on site
- Retain, where possible, existing features, such as old stone walls
- Buildings on main entrance/vista axes should be given architectural emphasis – establish a hierarchy of architectural importance



Not to Scale



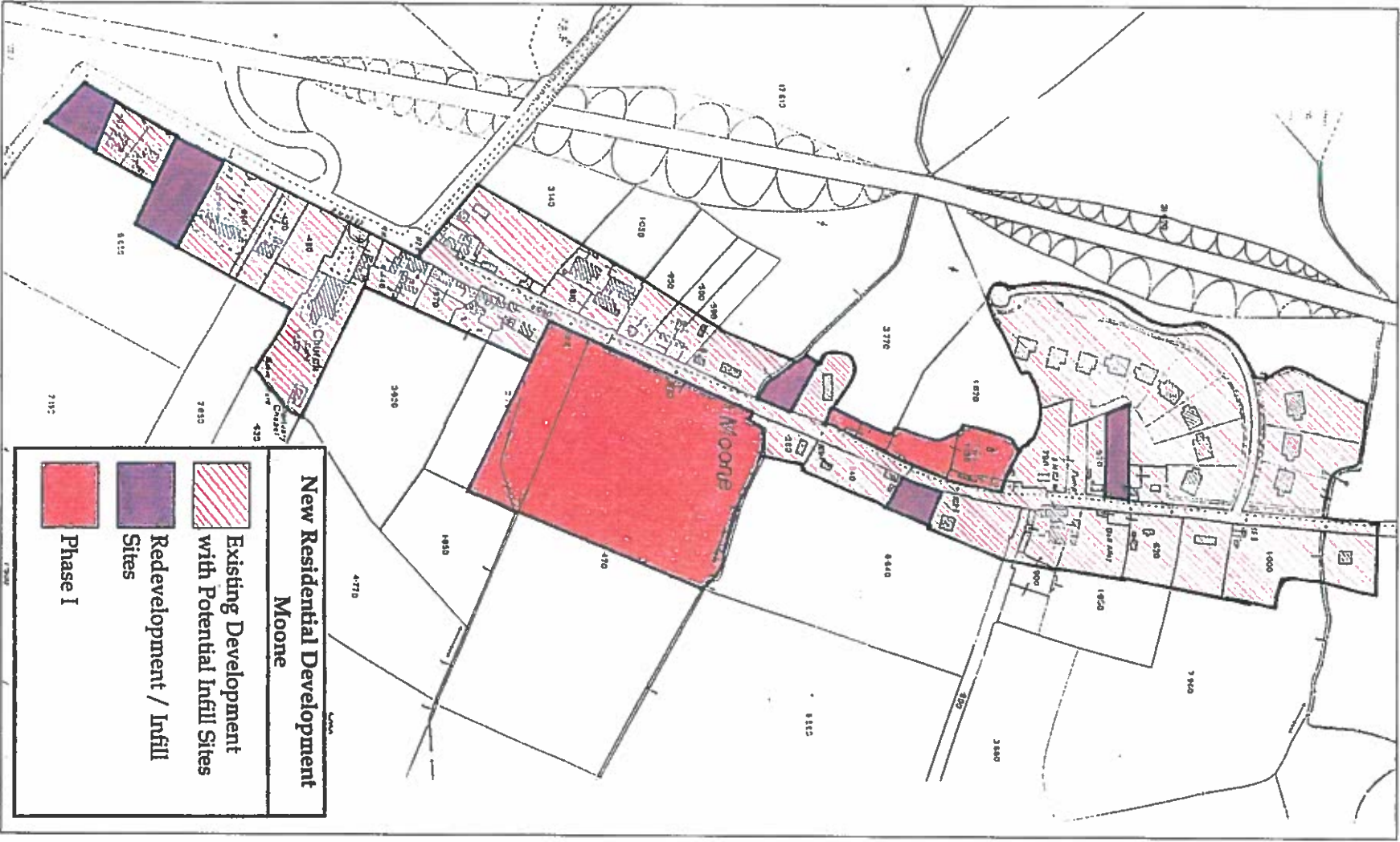
7.5 Moone Development Strategy

7.5.1 New Residential Development

Like Timolin further development in Moone is somewhat restricted. The building form is very loose and the majority of buildings are detached bungalows on their own grounds. As a first phase of development new housing should be concentrated at infill sites. Sites within the village which are vacant or contain underused garages and/or barns, have potential for housing. Inappropriate uses such as show sites for cars should be relocated and these sites redeveloped for more appropriate uses. Some existing residential plots could be intensified subject to the guidelines contained in this Plan.

There are some vacant sites along "High Road". Historically these probably contained housing. However, new development here will be difficult and requires high design skills. There are also some open lands along the Main Street. Housing development here could form a second phase of overall development and growth, and should proceed either in tandem with or following implementation of infill projects.

All residential proposals should indicate how they propose to comply with Kildare County Council's housing strategy 2001/2004



PLAN 10: NEW RESIDENTIAL DEVELOPMENT MOONE



7.5.2 Urban Improvement and Conservation Projects

Moone Village

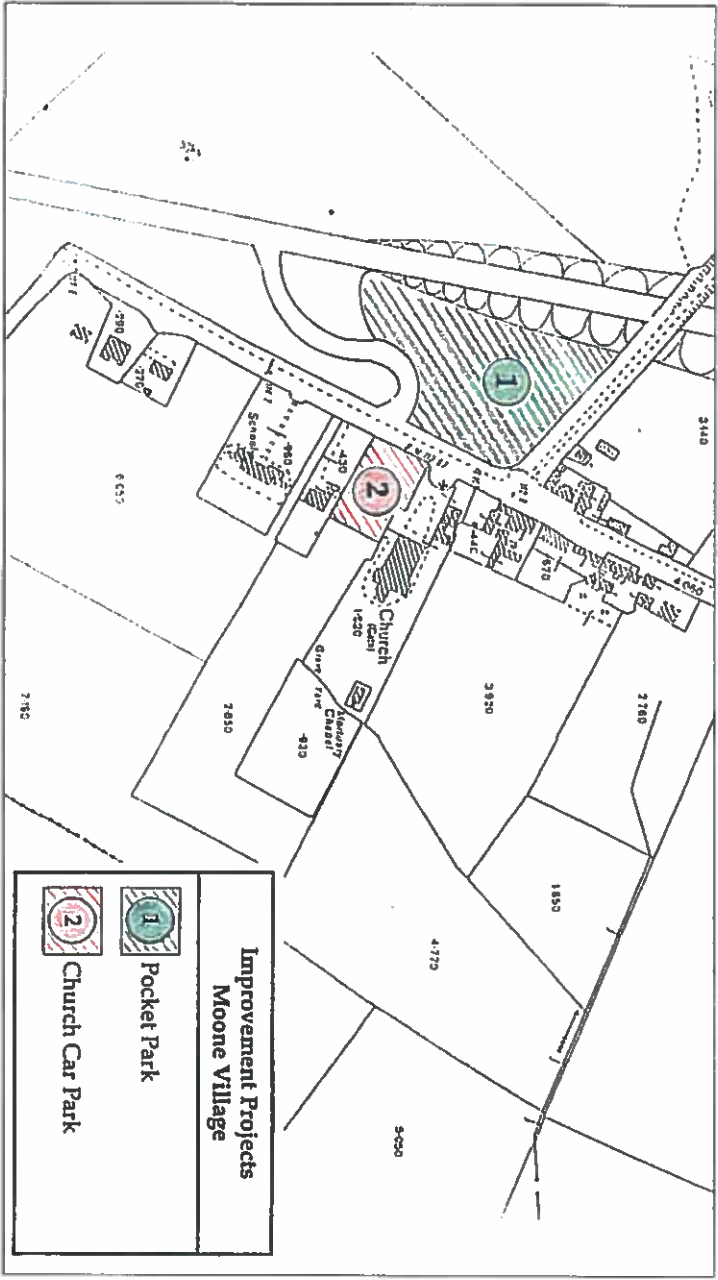


Pocket Park ①

The new pocket park, which is currently under construction, should address the needs and wishes of the local community. The provision of a children's play area and a outdoor bowling facility have been suggested.

Church Car Park ②

The car park beside the church is a highly underused area, since it is only used at times of service. Its visual appearance needs up-grading. A formal forecourt for the church should be created rather than a bleak car park as it is at present.



PLAN 11: IMPROVEMENT PROJECTS MOONE VILLAGE

SHAFFREY ASSOCIATES ARCHITECTS

Conservation

The current Development Plan for County Kildare does not list any structure within Moone village. Until the National Inventory of Architectural Heritage will survey the structures in Moone in detail the Dispensary and gate piers and historic farmhouses should be surveyed and considered for inclusion in the County Kildare Record of Protected Structures. Options should be checked how to preserve and protect the so called "High Road" in Moone village, which is a special feature within the village.



Gate piers adjacent to the old Dispensary, marking the entrance to the Mooneabby



The Dispensary



Fine example of vernacular architecture well worth protecting



Farmhouse, which should be surveyed and considered to be included in the Record of Protected Structures



"High Road" is a feature within Moone village

PLAN / 7. PROPOSALS



**Mooneabby**

**Mooneabby Architectural Conservation Area (3)**

To preserve the unique ensemble and setting of historical, archaeological and architectural structures of great value, the area of Mooneabby should be designated as an Architectural Conservation Area under the terms of the Planning and Development Act 2000, including the High Cross, Mooneabby House, the remains of the tower, Moone Mill and their grounds.

A Conservation Plan should be prepared including a full inventory of lands and structures. This would consist in developing appropriate policies for managing this important site into the future.

**Car Parking at the High Cross of Moone (4)**

The High Cross at Mooneabby attracts a substantial number of visitors throughout the year. In principal the presentation of the High Cross is simple and appropriate. However, visiting cars, parked at the merges of the narrow rural road create a potential safety problem and is not acceptable in the context of such a major historical monument. The provision of a small and simple car park could solve this problem adequately. There is no need to provide any further facilities. The County Council is in negotiations to acquire land for a car park just opposite the entrance to the site. Dúchas – the Heritage Service have offered to design and maintain the car park.



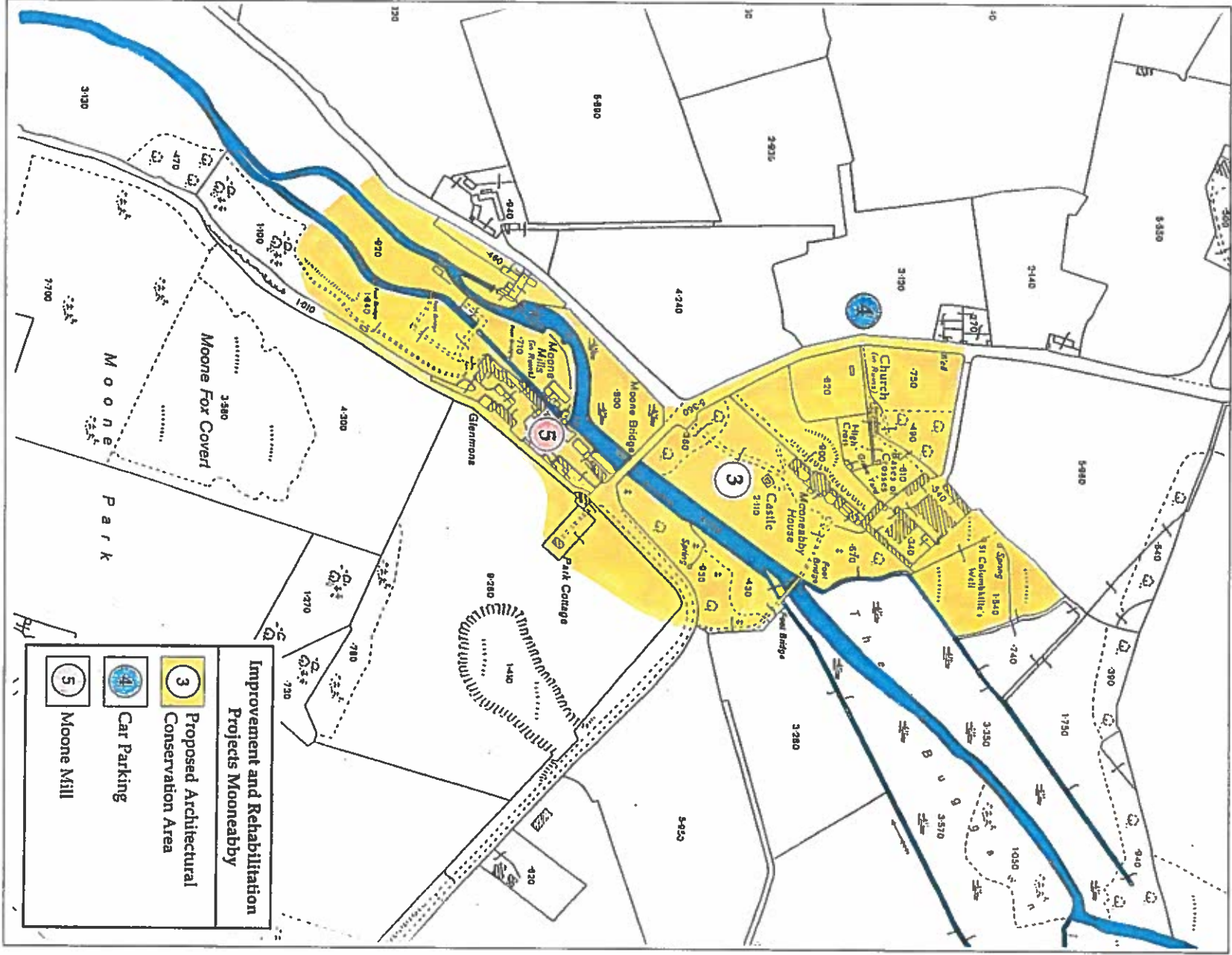
*The car parking situation at the High Cross has to be improved.*

**Moone Mill (5)**

The remains of Moone Mill are very impressive structures, which form an important part of the overall ensemble. They should be consolidated and stabilised to prevent them from becoming structurally unsound.



*Moone Mill with outbuildings*



**PLAN 12: CONSERVATION AND IMPROVEMENT PROJECTS MOONEABBY**



7.6 Moone/Timolin Future Development

7.6.1 Footpaths and Cycle Ways

Footpaths should be improved in Timolin and Moone and extended to connect both villages.

Within the villages there should be a minimum 2 m wide footpath on either side of the street. Appropriate streetlighting should also be provided. Now that the main street is no longer a National Primary Route revised standards for street lighting should increase options with regard to pole height and lamp output, thus allowing fittings more appropriate to the village context. In Moone the "High Road" should be integrated in the new footpath, as well as the new stretches provided by the recent developments in Timolin and Moone. Along the Commonstown Road in Timolin a single-sided footpath is sufficient. In order to maintain the existing landscape features along the roads, such as hedges, walls with front gardens behind, the footpath should be implemented and the carriageway narrowed accordingly. This will, as a positive side-effect, help to slow down traffic. The surface of the new footpaths should be treated in a simple and appropriate fashion for rural villages in either tarmac, concrete or gravel/tar, spray and chip. These can be toned down and softened, using added aggregate mixes.

Because of the strong connection between the two villages a secure pedestrian and cycle link is important. Preferably this path should be provided on the east side of the road to prevent unnecessary street crossing, since both churches, schools and the shop in Moone are on the east side. There are different options for the development of the path:

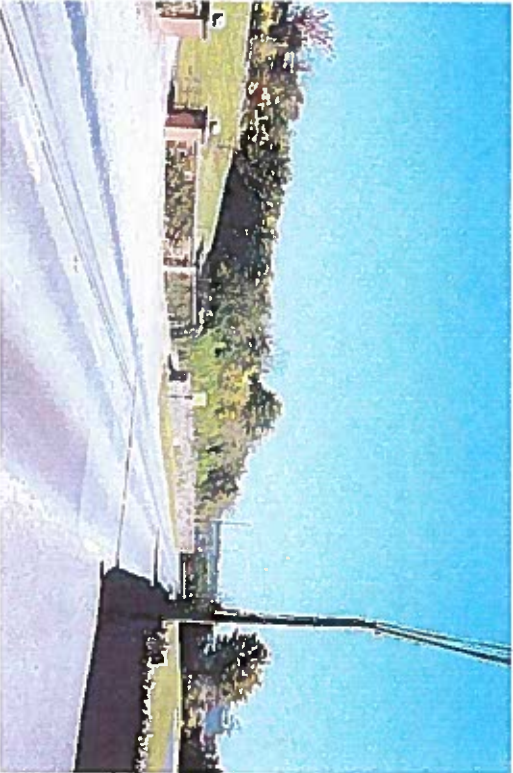
- i) Build the footpath and cycle lane set back from the existing road. This option would require the acquisition of land. However, a wide and secure, well designed and landscaped path margin could be provided.
- ii) Build the footpath and cycle lane along the existing road. No land would need to be acquired. As a side-effect the road would be narrowed. However, the current width might not be required now as the road is no longer national primary road. This would help slow traffic also. However, there would probably be no space for tree-planting along the path as a protective screening.
- iii) Build a footpath beside the existing road and mark the cycle path on the existing road.

The preferred option would be the construction of a combined footpath and cycle way set back from the road to secure safe cycling and walking. Tree-planting could screen the path from the road, but wide gaps between trees and streetlighting will ensure security. The path should be a simple tarmac/adamned way with modern type streetlighting.

7.6.2 Community Services

The wish of the local community to achieve the provision of adequate playing fields is noted and the Council will support their provision as far as is possible.

Developers will be encouraged to provide for childcare needs when putting forward development proposals.



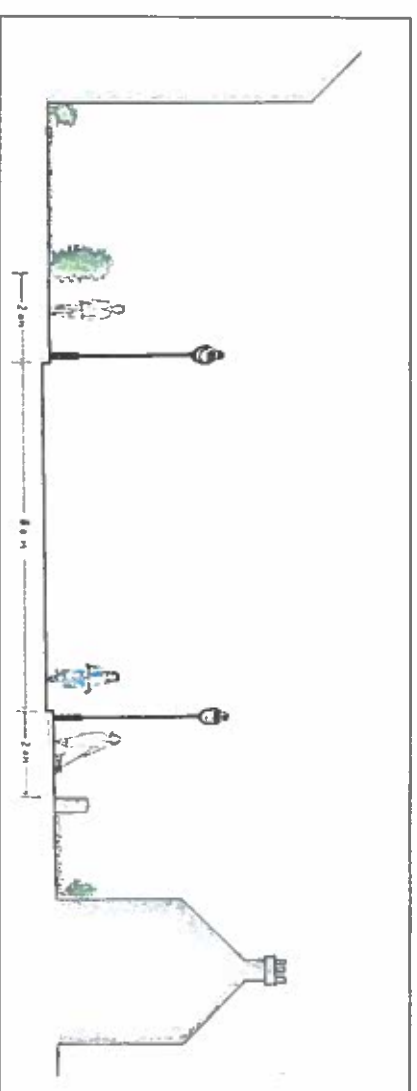
Moone – High Road



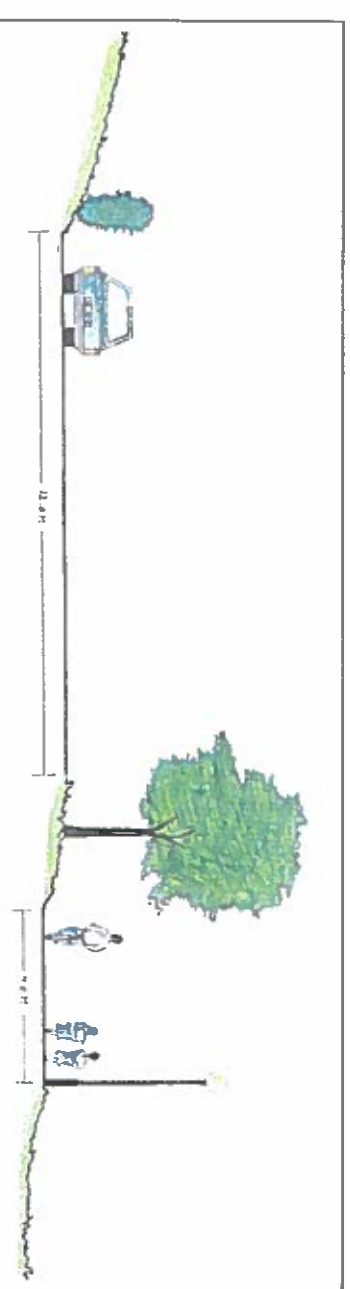
Road between Moone and Timolin



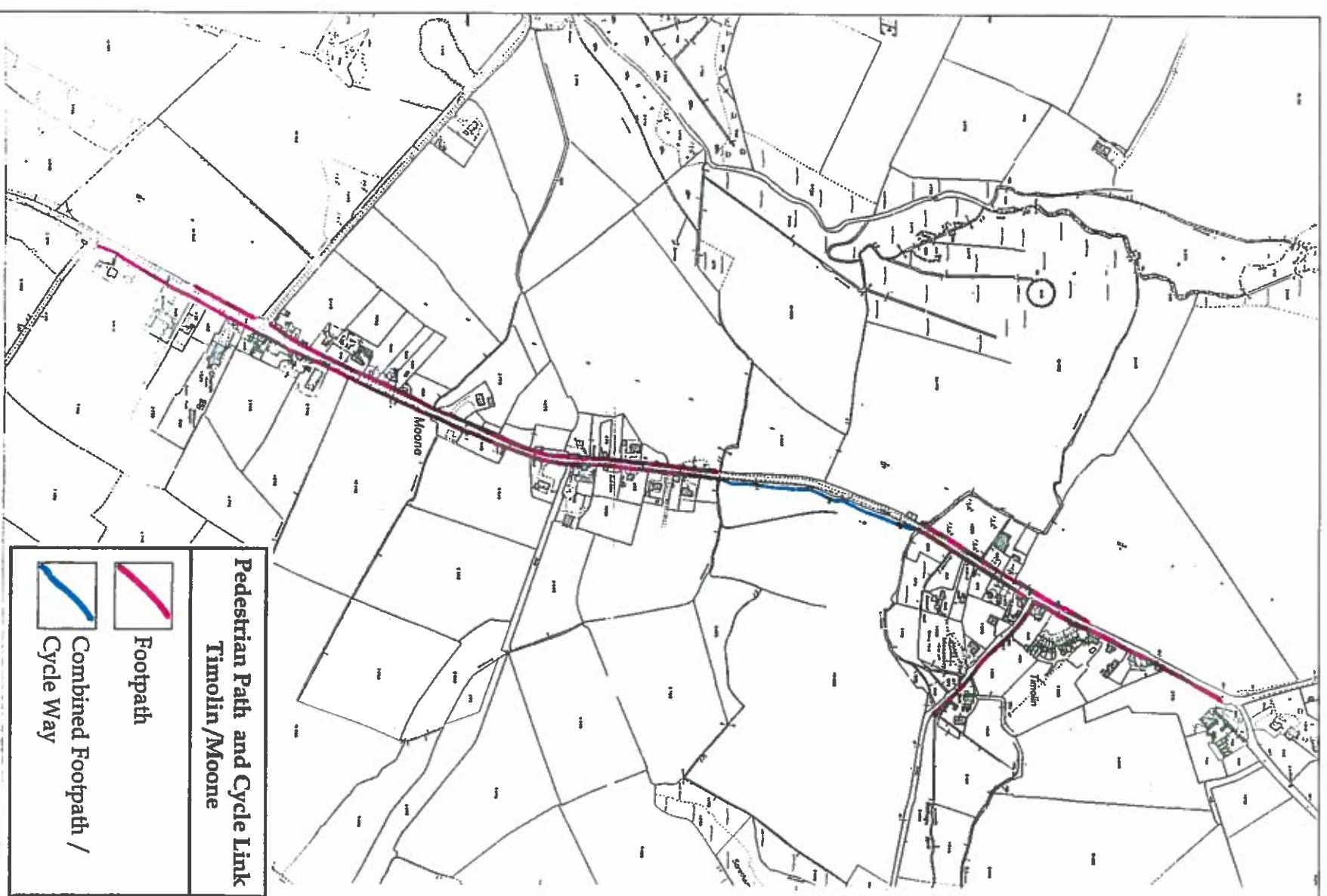
SECTIONS OF PEDESTRIAN PATH / CYCLE WAY



Proposed section through Main Street within the villages:  
2 metres wide footpath on either side, cycling on the street in a designated zone



Proposed section through link road between Timolin and Moone:  
combined footpath and cycleway separate to carriageway on east side of road only



PLAN 13: PEDESTRIAN PATH AND CYCLE WAY BETWEEN MOONE AND TIMOLIN



## 8. IMPLICATIONS OF POPULATION GROWTH

This Plan provides for a substantial growth, in relative terms, of population throughout the area. There is a need for some housing in the area and a great demand in the wider region, which is still within commuting distance to Dublin, with the provision of a fast connection by the N9. It is a national objective to direct future growth into existing settlements to restrict urban sprawl and ribbon development in the countryside. The villages of Ballitore, Moone and Timolin and to a lesser degree Crookstown are suitable locations for future growth. Naturally the villages will attract potential house buyers, because of their close location to the N9 and pleasant rural surroundings.

It is very likely that the majority of the new inhabitants will not be native to the region. They may be working in Dublin or other urban centres, those who cannot afford a buy a house in the city or do not want to live in the buzz of a city and are searching for affordable and quieter alternatives. In particular young families will be drawn to new housing schemes, which provide gardens, larger numbers of bedrooms and a safe environment for their children. However, their lifestyles will be urban and they will spend most of their time in large urban centres at work. This will give them little time and possibilities to meet their new neighbours and to integrate into the existing community.

Rural communities are, in general tight structures of social interaction and network. People know each other for a long time and close relationships exist between them. The sudden intrusion of large numbers of new inhabitants in these neighbourhoods can cause social tensions.

The majority of people who will buy a new house in the area will be young families. The percentage of a specific age group might raise significantly. An imbalance in age groups within a community can cause a lot of problems in the future. A strong generation will go through the facilities like a wave, raising demand first and leaving unneeded capacities behind in crèches, schools etc.

To avoid these negative effects of a sudden population growth, it is of major importance to phase the development carefully. The erection of new buildings should be carried out over a period to achieve a sustainable community with a healthy mix of age groups, social groups and to give the existing community time to integrate their new members gradually. Infrastructure and facilities can cope better if growth is well directed. Apart from careful phasing of development it is necessary to implement a broad mix of house types. Housing schemes with large numbers of single type and size houses should be prevented. Different kind of tenure, house sizes, house types can help to provide for a good mixture from the start. Sheltered housing, houses for disabled and elderly should be included in every scheme.

The Development Strategy should be reviewed every five years and revised if necessary. Economic or demographic changes might reduce the demand for housing. Open rural land is environmentally very valuable and its wilful destruction by needless building should be prevented.

## 9. IMPLEMENTATION

The Local Area Plan, when approved, becomes an integral part of the County Development Plan. The various recommendations will then have statutory status. It is likely that most developments which contribute towards achieving the objectives of the Plan, will require planning permission and so will be assessed through the normal Development Plan Control Procedures. This Plan therefore, provides a background against which individual planning applications can be assessed.

The future aim should be to preserve and enhance the quality of the villages and the rural area in general. This Plan defines the areas where there is potential for significant improvements and development. In carrying out development in these areas it is important that the guidelines and provisions of the Plan will be implemented gradually, on a individual basis over the next few years. Best results can be achieved if the awareness of the local communities can be raised, and the County Council is available as a competent partner and advisor. The South Kildare Development Association and the Ballitore Development Association are key components in achieving this.

## 10. DURATION OF PLAN

The Area Plan will remain in force until 2008 unless revoked or amended by the County Council (Section 18.4(a) Local Government Planning and Development Act 2000).

## 11. DEVELOPMENT CONTROL STANDARDS

All future development will be carried out in accordance with the development control standards as laid down in the County Kildare Development Plan, in addition to the specific guidelines laid down in the Local Area Plan.



## 12. Environmental Effects

### General

The Planning and Development Act 2000, Section 19, Sub-section 4A states, "that a local area plan shall contain information on the key likely effects on the environment of implementing the plan".

#### 1. *Natural Environment:*

South Kildare area consists generally of high quality agricultural land, supporting both grazing and tillage activities. The River Griese is an important amenity feature, together with the minor rural roads, landscaping, roadside boundaries, etc. Hedgerows and trees encourage wildlife and a variety of plant species.

It is considered that the Plan in seeking to concentrate new developments within the existing centre will help to preserve, protect and enhance the existing natural environment.

#### 2. *Built Environment:*

The improvements and developments within the existing settlement will contribute to their social and economic renewal.

The conservation and design guidelines will ensure that the architectural and historic village centres will be protected and enhanced in the context of future developments.

#### 3. *Services:*

No environmental problems can be anticipated on the provision of foul, surface water, drainage, water supply and services generally, to facilitate further development and achieve the overall objectives of the South Kildare Area Plan.

#### 4. *Social Environment*

The development within the existing towns will encourage the provision of additional facilities, e.g. creche, library, medical clinic etc., in locations where they can be most efficient. It is also consistent with Government Policy on Sustainable Development (1995) and in accordance with Agenda 21.

The encouragement of pedestrian and cycle facilities between the centres and throughout the area will make a valuable contribution to the local environment and also contribute towards sustainable development.

## 13. Housing Density and Residential Mix

The overall density proposed for infill sites in the village centres is approximately 8-14 dwellings per acre, depending on detail designs. On peripheral sites it is envisaged that densities of up to 6 dwellings per acre would be acceptable depending on detailed design and the nature of adjacent developments. It is envisaged that this will be achieved by a mix of dwelling types. The County Council will encourage a mix of residential units to suit various stages of peoples lives and market demands, including townhouses, traditional family houses and apartments, as appropriate.

A mix of affordable/social housing shall be provided, as appropriate, and in accordance with the provision of the County Kildare Housing Strategy and appropriate Government Policy, Social Housing – The Way Ahead (DOELG 1995) and Social Housing Design Guidelines (DOELG 1999).

The detailed design of the housing layouts will not be determined as part of this Area Plan but will be determined in planning applications for the area and any proposals will conform to the design and other guidelines as proposed in the Area Plan. Conventional suburban type developments within the village centres generally will not be acceptable.

#### 14. Archaeology

All developments within the village centres, where considered appropriate, may be required to carry out an archaeological survey and assessment to the requirements of Duchas – The Heritage Service and Kildare County Council.

#### 15. Services

All future major developments are dependant on the availability of services, drainage, water, etc. Developers will be required to contribute to the cost of providing such services. In particular, new developments must be phased in conjunction with the provision of adequate sewage treatment facilities. Any proposals for temporary treatment facilities which are put forward to the Sanitary Services Department for approval must be capable of being integrated into an overall permanent treatment system for the area. The Council will pursue the provision of the necessary facilities through the Serviced Land Initiative and any other options.

#### 16. Phasing

Future development may have to be phased to suit the availability of adequate services and the provision of social and community facilities.



## Appendix A – Design Guidelines

The streetscapes of Balilore, Moore and Timolin all differ in character. However, there are some general characteristics, which are true for all three settlements.

The following guidelines refer to physical design issues only. Within the guidelines we have addressed:

1. Existing buildings,
2. New infill buildings,
3. New housing schemes and,
4. Public spaces.

The guidelines for new buildings relate to those in an urban setting only. New development in the countryside is generally discouraged in this report.

There are three main issues, which prevail in all circumstances, whether the project consists of the restoration of an existing house, is a new build infill or a new greenfield urban development.

1. The building in its overall context. This will include how the buildings sit within their specific location and how they contribute to the quality of urban character, e.g. buildings at corners, end of streets, closing off vistas, in prominent locations should address the civic importance of their location. Equally, opportunities to facilitate connections and links to other parts of the town; to strengthen the quality of an existing civic space or, to form part of or generate the creation of a new public space, should be considered at design stage. More often than not the most important function will be to retain an existing streetline or establish a new line. Where existing buildings fulfil these functions they should be protected.



*Buildings at corners, at the end of streets, closing off vistas, in exposed locations, e.g. Nolan's Foodstore in Balilore, assume greater civic design importance because of their location. Where such buildings are modified insensitively or allowed to fall into disrepair they can have serious visual impacts.*

2. The quality of the individual structure as a piece of architecture needs to be considered. Does the building sit comfortably with the prevailing architecture of the village? Are the proportions of windows and doors and the relationship between solid and void pleasing? Ultimately is there coherence between the building and the street it sits in.

New developments of groupings of buildings should relate in scale to their surrounding context. To achieve this coherence consideration is needed in the design of the façade and use and detailing of materials. Cheap pastiche versions of historic buildings should be avoided. Simple solid and well built buildings will often be the most appropriate solutions.

3. Maintenance: The maintenance of buildings, gardens, boundary walls, outbuildings etc., be they new or old, is an extremely important aspect in the presentation and well-being of the property and the village. Property owners should carry out regular maintenance, paying particular attention to prevention of water ingress. "A stitch in time saves nine."

### 1.0 Guidelines for Existing Buildings

The implications of ordinary "day-to-day improvements" on the architectural character of the different villages are of a threatening significance. For example:

- the change of window Proportions,
- the replacement of timber windows by PVC types;
- the use of varnished timber instead of traditional painted;
- using a cement based render instead of traditional lime renders and mortars on masonry buildings;
- installing "pseudo traditional type shopfronts", which ignore local context and characteristics;
- removal of traditional renders to reveal poor quality rubble walls;
- removal of boundary walls and outbuildings.

All these changes can gradually destroy the essential character of a village or a farm complex in the countryside. Many happen outside the planning process.

These guidelines will be of assistance to those undertaking repair or improvement work. As mentioned above the major threat to the overall architectural character is not only from new developments, but equally, through the day-to-day activities of property owners and occupiers.

Works to historic buildings should be carried out in accordance with the DOELG Conservation Guidelines.

For buildings which are Protected Structures in the County Kildare Development Plan it may be appropriate to apply for a Conservation Grant under the DOELG Conservation Grants Scheme. Any works to such buildings will require planning permission unless exempted within the terms of a Declaration.





Nice example of traditional boundary treatment along rural roads: granite walls and planting.



Clutters of flowerpots and garden furniture should be avoided in front gardens. A careful rearrangement should be considered. If there is a wish to separate a private front garden from the public footpath a low boundary wall would be more appropriate.

### 1.1 The Site

Rarely a building sits on its own, it is part of a larger complex of buildings. The building should be considered in conjunction within its context. The retention of outbuildings, gardens (front and rear) courtyards, boundary walls etc. is generally important in maintaining the integrity of the character of the building. Also, as is often the case with farm complexes in the countryside, it is important to retain the mature trees, which enclose them.

The former Quaker tradition in Ballitore, of enclosing the garden by dense hedging, pruned to an even height and shape should be revived.

The boundary treatment of a site and/or the presentation of the front garden are contributing significant factors to the overall appearance of a village and therefore are of vital importance. Traditional forms like rubble stone and rendered boundary walls or hedges are most appropriate. Cast iron fencing is less common in this region and, in general, is a rather urban/suburban language. Bollards and chains should be avoided. Although flower display in pots, beds and hanging baskets can enhance the visual appearance of a site, their grouping and presentation should be considered carefully.

### 1.2 Internal Layout

Ideally, the original internal layout should be retained with minimum intervention to walls and partitions. This should not be a problem where residential use is being retained. The wholesale removal of internal walls and partitions can destroy the architectural integrity of an old building, as well as putting unnecessary stress on the remaining walls and floors. Current conservation philosophy is to have the minimum of structural changes to old buildings.

Where it may be necessary to alter the internal layout to meet the end-use requirements the internal character should relate to the external façade.

### 1.3 External

The dominant structure of the façade should be its vertical emphasis in door and window openings. This proportion should be retained. It is preferable to repair original historic windows, rather than remove and replace them. Where replacements may be necessary, softwood timber from renewable sources should be used, rather than hardwood. All new timber windows should be specially treated with an approved preservative treatment. Historic external woodwork should be painted rather than varnished. This is a traditional and more appropriate approach.

Renders should be retained, wherever possible. New render should generally be soft in texture, using lime. The use of bright colours is not a great tradition in the region. Houses are traditionally of a grey or white tone/the soft render, often left unpainted or whitewashed. Where painting, breathable paints and lime washes should be used which are compatible with the lime render. Façade decoration should be kept simple. On a interesting note: Ballitore has been referred to as "the white village" in historic descriptions.

### 1.4 Roofing

The traditional roofing material in the area is natural slate. Wherever possible and economically feasible natural slate should be used in the replacement and repair of roofs, and particularly in the individual buildings of architectural importance. Manufactured slate, where used, should be dark in colour and texture.

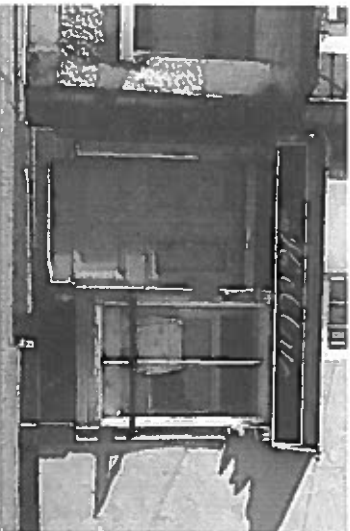
### 1.5 Extensions

It is often most appropriate to continue the expression and materials of the original building into the new extension. In general extensions should be located discreetly at the rear or side, if possible. Avoid flat roofed extensions, which require great design skills, not always available. Flat roofed extensions along the street frontage should be avoided in any case. Where already existing, alterations should be considered to improve their setting within the streetscape. Extensions should not dominate the existing building. Occasionally and when good design advise and skill is on board, it may be appropriate to extend using contemporary design expressions.



The appearance of this extension could be significantly improved. The flat roof is inappropriate in the roofline of the street. By adding an additional storey space could be gained and the roofline continued. It is important to retain the vertical emphasis of the façade when altering the building.





**1.6 Commercial Facades**

Ballitore and Timolin contain fine old shop fronts, which form a significant aspect of their cultural character. It is important that the traditional building facades including shopfronts, are retained and maintained in good condition. A policy of repair and maintenance, rather than replacement, should be adhered to.

The shopfront and façade should be considered as an integral unit. Any improvements to the shopfront should take account of the upper floors and vice versa.

It is not necessary for new shopfronts/pubfronts to be "pseudo-traditional" in character. Simple modern style shopfronts may be more appropriate, which respect the shapes, proportions and rhythms of existing buildings in the street. The main criteria would be the choice of material and scale and proportion of the various elements – windows, doors and details.

In general avoid signs above fascia level. Signage should be incorporated into the architectural design, e.g. between windows and doors, etc., at ground floor level.

The use of plaster as a design finish is also appropriate. It has a long lasting quality, and interesting architectural details can be formed.

**2. New Infill Buildings**

New buildings in historic areas or existing villages should generally reflect the scale, form, proportion, structure and materials of the existing buildings. These elements may differ in the villages of Ballitore, Moone and Timolin. While Ballitore has a distinctive architectural heritage, Moone and Timolin have grown gradually over the years and their informal character contrasts with the greater formality of Ballitore.

In general, infill development in Ballitore should reflect the simple Quaker architecture and continue or re-establish the streetscape of Ballitore with its terraced houses.

In Timolin and Moone the building form is less compact. There are few terraced houses, old vernacular style buildings and modern type bungalows are found next to each other. This variety of recent architecture opens possibilities for modern contributions. New buildings should reflect the building traditions of the area and should be an expression of their time. There is no need for slavishly copying older buildings, new buildings can be contemporary in expression and conform to the general characteristics outlined above. In all cases, it is recommended that appropriate professional advice and expertise shall be consulted.

**3. New Housing Schemes**

The demand for housing within the area will increase as referred to in the report. More developers will seek planning permission to develop housing within the area. In the recommendations of this report suitable locations for future housing schemes have been identified. In general, there should be no new housing outside the identified areas for the lifetime of this plan.

It is important that the new developments are not isolated nodes bearing little relation to the existing urban structure. Rather, development should extend from the urban centre and adopt existing languages of streets, squares, courtyards, lanes etc. Therefore all new schemes should adhere to the principles of permeability, legibility, appropriateness and additional quality. Large unconnected cul-de-sac developments should be avoided. Existing links should not be cut off by new development, but new pedestrian and cycle links should be provided as an integral part of the layout and should connect with existing pathways and rights of way. Any development which exceeds four houses, should have a coherent layout, e.g. form a streetscape, a square etc. Every scheme should provide for car parking, bicycle parking, waste facilities etc. and open spaces within the site. In larger schemes the option of grouped car parking should be considered. The open space should be designed in an appropriate fashion respecting its rural context and as an integral part of the layout. Pastiche historicist street furniture, etc. should be avoided.

The external design of the houses should be simple and of a good quality. The use of indigenous building materials should be encouraged. The traditional proportions and dimensions of houses should be maintained. Every scheme should provide a range and variety of house designs. Large developments with identical house types should be avoided.

New development should contribute to the provision of local facilities and services by paying a development fee or including specific social, cultural, and amenity facilities into their scheme. For example the provision of sports facilities, which was identified during the public consultation process as a community need, might be part or whole funded or implemented as part of one or numbers of such developments.

All proposals should address aspects of sustainable development such as waste management, building construction and materials, low energy and energy efficient design, etc.



#### 4. Public Spaces

The appearance, maintenance and presentation of public spaces – footpaths, streets, amenity areas, etc., are a vital aspect of civic design quality. The public areas are often overlooked and detract from high standards achieved by individual properties. It is important that any improvements or additions are carried out in a sensitive manner. Unsightly poles and wires, obtrusive traffic and parking, and damaged footpaths all create major difficulties, and make a town less friendly for residents and visitors alike.

All existing stone kerbs should be retained and, where necessary any new replacement kerbing should match. In general all paving should be neutral in tone. Concrete paving slabs or setts or in situ-concrete pavements are most appropriate for general pavements in a rural village. Tarmac or gravel type finishes are also acceptable along informal rural roads.

Road markings should be kept to a minimum. Use soft yellows and narrow lines, where possible. Car spaces could be marked out with colour contrasting paving units rather than harsh white lines.

The introduction of street planting and seating should be very carefully considered in terms of place making. Orientation of seating, shelter, shading by planting, nearness to traffic, suntrap potential, possibility for observing street life, etc., are all issues to be considered. Selection of plant species / street planting should take account of tree heights, spread, leaf size, colour through seasons, etc. and be made in consideration of their impact on the area and the desired effect to be created. Indigenous species should be used and, in general single species should be planted to create an overall uniform effect. Any street furniture should be designed and constructed in consideration of the location and be of a simple and uniform design to retain sense of place.

Public lighting should consider the quality of lighting appropriate to the character of the village. Light fittings should be kept simple and unobtrusive. In some instances, e.g. a new public space, innovative lighting schemes can extend the use of the space and enhance the overall character.