

FINAL MASTERPLAN AND PROJECT IMPLEMENTATION STRATEGY

ROBERTSTOWN

CO. KILDARE

Rev C
2nd November 2020

COONEY ARCHITECTS

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01

INTRODUCTION & BRIEF

BACKGROUND

In 2018, following an e-tender process, Kildare County Council (KCC), on behalf of Robertstown Community Amenities Association (RCAA) appointed a Design Team lead by Cooney Architects to develop a masterplan for the lands known as the "Robertstown Amenity Lands", recently acquired by KCC on behalf of RCAA for the benefit of Robertstown village and community.

The site is an 18.4 acre triangular site to the west of the village core, bounded to the North by the Grand Canal. The local primary school sits towards the Eastern end of the site, somewhat isolated from the main village.

At the time of the e-tender, the brief for the Design Team was for a Masterplan to include the following elements:

- community centre (for immediate progression to planning application)
- playground and play area for children, including older children
- nature campus/eco-park
- car park (for use by park users, MUGA users and Robertstown NS)
- MUGA
- associated landscaping boundary, boundary treatment, access (including canal access to Barge), site works & utilities
- tourism possibilities (i.e. glamping)

A steering group was created of representatives of RCAA and KCC.

Following an initial kick-off meeting with this steering group on the 24th September 2019, CA undertook initial desktop studies and site analysis of the site and prepared an overarching site response and design concept for presentation to the steering group.

At this 2nd steering group meeting, CA & KCC were met by new representatives of RCAA. CA & KCC were informed that with the change of leadership at RCAA had come a change of priorities and focus for the output from the masterplan.

The new committee provided CA with a new draft brief which advised that the emphasis of the study should be more closely focussed on the overall masterplan and a delivery/implementation strategy that will allow for phased/incremental delivery of the various elements, depending on funding availability.

The priorities for initial delivery were given by RCAA as the car-parking facility, the play facilities and the sports playing fields. In the development of the Masterplan by CA, it became clear that the delivery of the walkway and overall site infrastructure would also be necessary to prioritise as early phases to facilitate the above.

Please refer to Appendix G for the two briefing documents. The 2nd RCAA updated briefing document was confirmed as definitive and replacing the e-tender brief during the Steering Group meeting on 14th November 2019.

THE PROCESS

Following the initial "deep immersion" process of site visits, desktop studies and site analysis, CA sought specialist input from the following Design Team members:

- Flynn Furney Environmental Consultants (Ecology and Environment)
- GK Consulting Engineers (Structural & Civil Engineers)

The outcome of their studies of the site and the analysis and advice provided fed into the development of an outline sketch masterplan presented to the client on the 14th November 2019.

Following client feedback, this was developed into the draft masterplan, along with, approved by the client in the Steering Group meeting of 19th December 2019. This Draft Masterplan was then issued to the Design Team for their comment and input in preparation of the Final Masterplan.

A Community Consultation event was held on 20th January 2020, in which CA presented the Draft Masterplan and the feedback received at this event was taken into account in the preparation of the Final Masterplan. Details of this event can be found in Appendix E.

A Pre-Planning Consultation with KCC was held on the 18th February 2020. CA presented the Draft Masterplan, as amended following consultant and community input. The general feedback was positive and enthusiastic. Each attendee from KCC presented queries and comments about the project, which were discussed with and answered by CA and GK Consulting Engineers. There is the intent to proceed to Planning Application stage and KCC will prepare a Rural Regeneration and Development Fund application. Details of this meeting can be found in Appendix F.

THIS DOCUMENT

This document presents a summary of the design development process and the Final Masterplan and Project Implementation Strategy as developed by CA with support from the Design Team.

The final chapter of this report presents an assessment of the next steps to be undertaken by RCAA in order to prepare a planning application for the Masterplan with a view to delivering the elements of the proposal in a suitably phased manner.

Reports from Design Team members are included in Appendices to this report.

02

CONTEXT AND BACKGROUND



FIG. 1 NATIONAL CONTEXT LOCATION

LOCATION - NATIONAL CONTEXT
● SITE

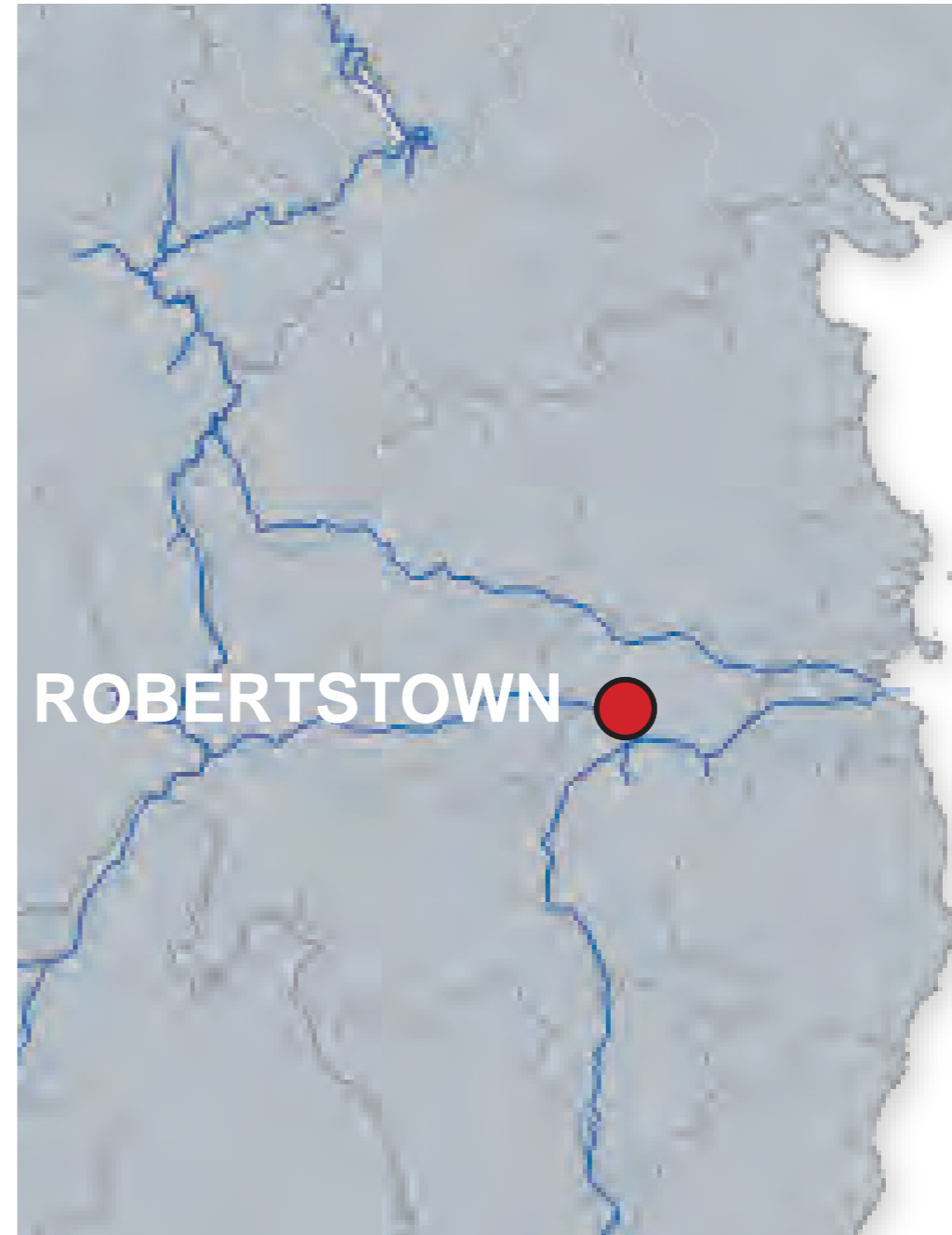


FIG. 2 EASTERN MIDLANDS REGION CONTEXT LOCATION

LOCATION - EASTERN MIDLANDS REGION CONTEXT
● SITE



FIG. 3 SITE LOCATION MAP

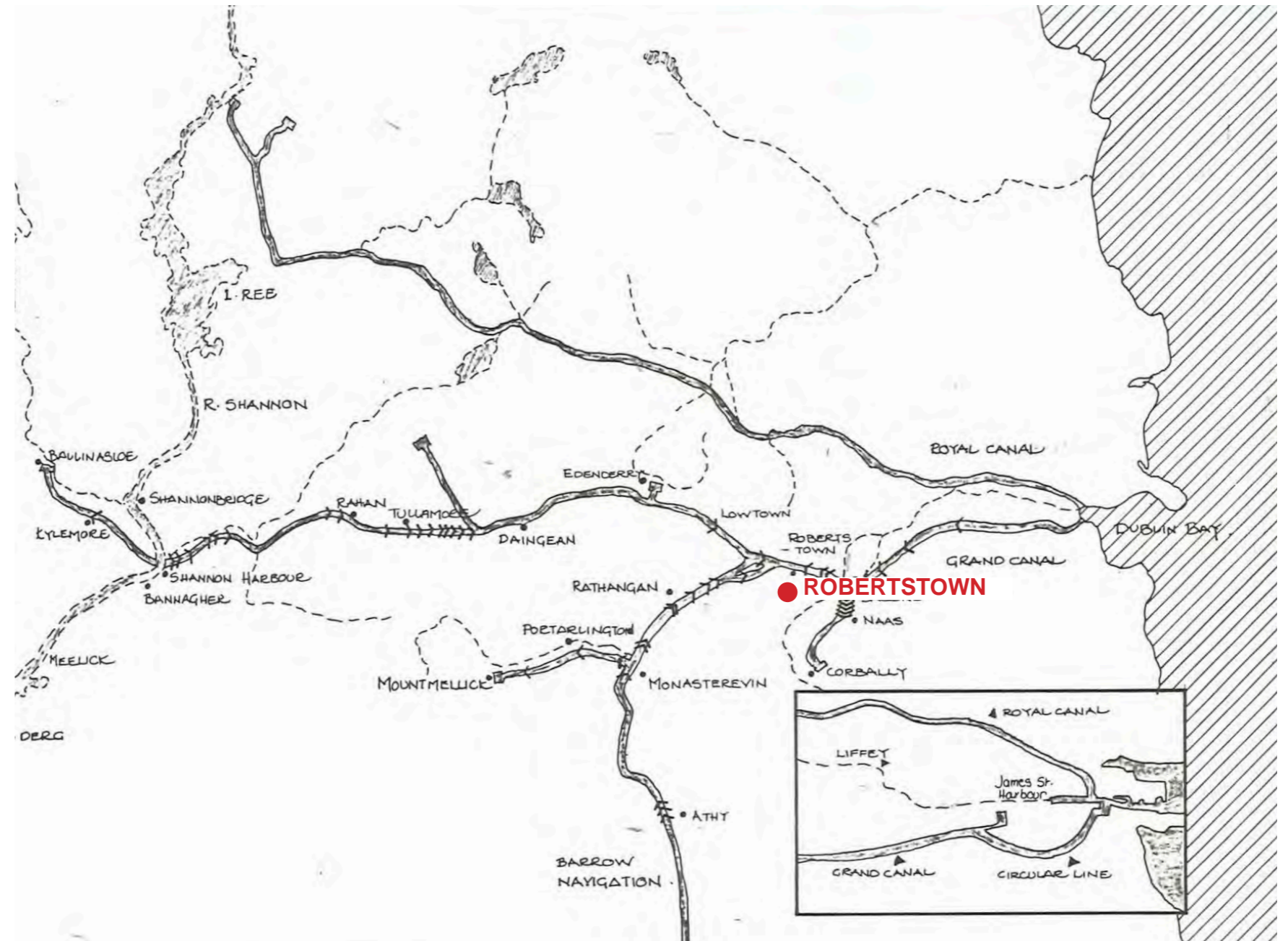


FIG. 4 CANAL LOCATION MAP

SITE LOCATION & CANAL LOCATION
 ● SITE

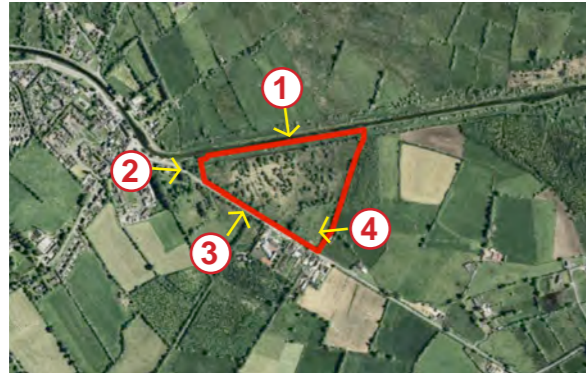


FIG. 5 SITE PHOTO



FIG. 6 SITE PHOTO



FIG. 7 SITE PHOTO



FIG. 8 SITE PHOTO

SITE PHOTOS

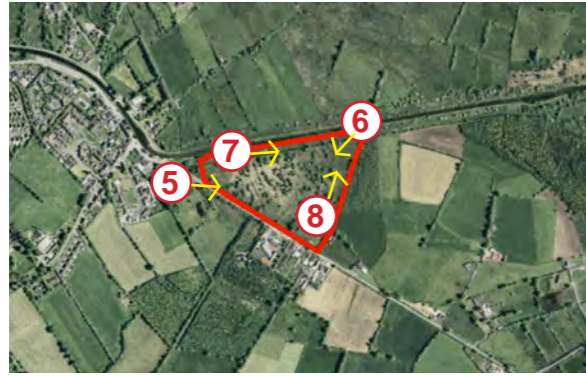


FIG. 9 SITE PHOTO



FIG. 10 SITE PHOTO



FIG. 11 SITE PHOTO



FIG. 12 SITE PHOTO

SITE PHOTOS



FIG. 13 AERIAL PHOTO



AERIAL VIEW



SITE

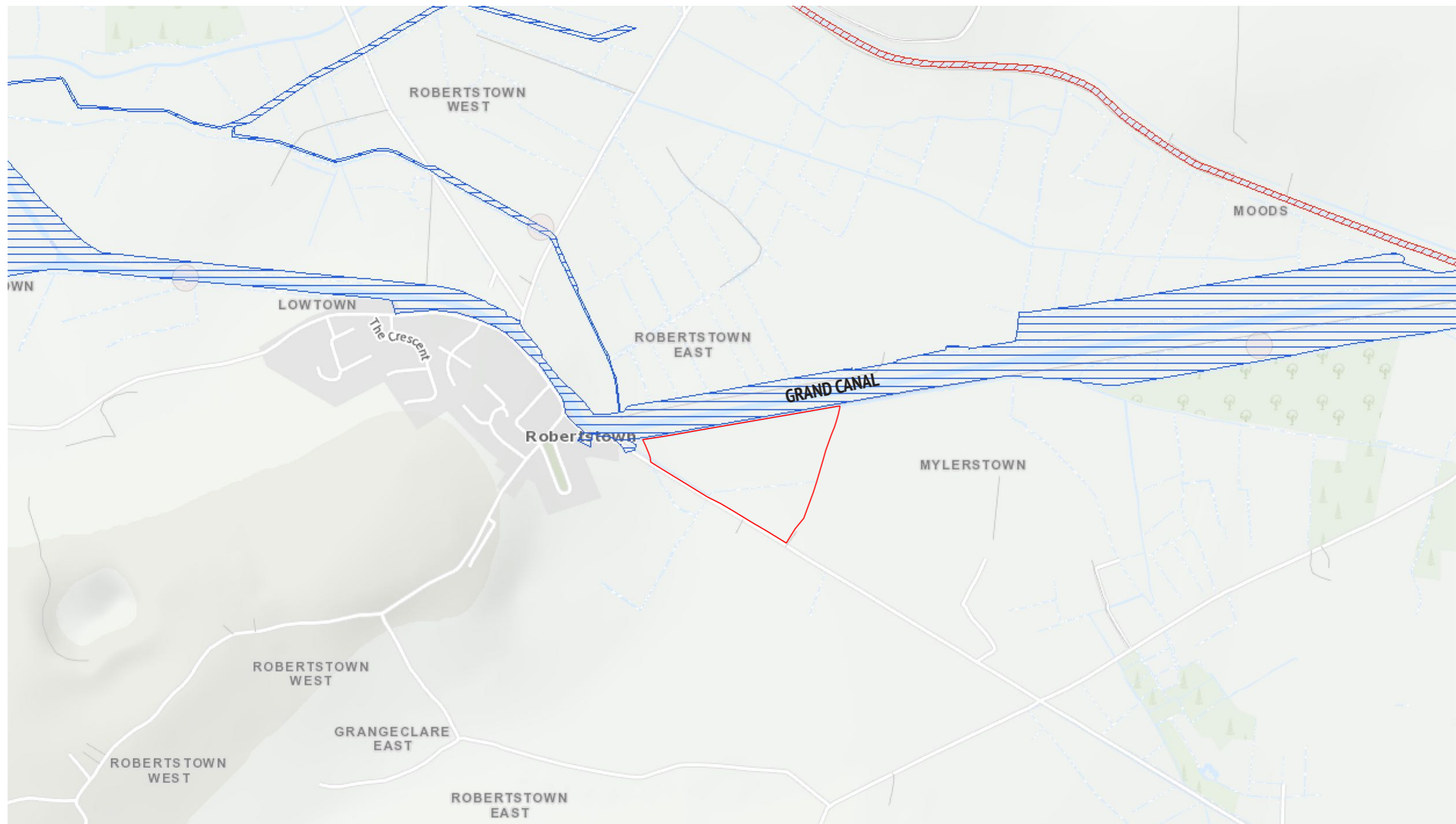


FIG. 14 NATIONAL PARKS AND WILDLIFE SERVICE MAP



NATIONAL PARKS & WILDLIFE SERVICE MAP VIEWER
 pNHA (Proposed National Heritage Area) indicated in blue hatch



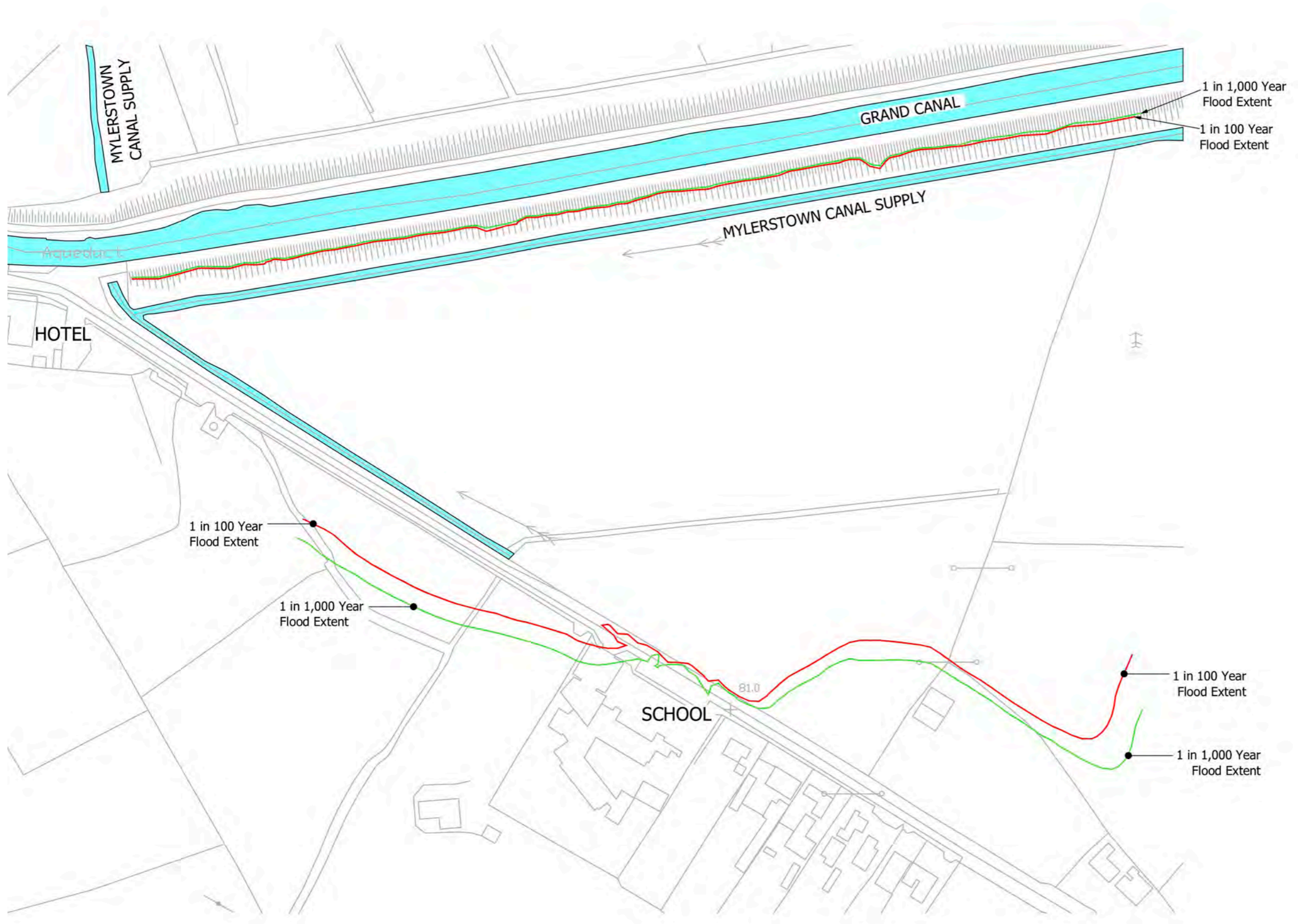
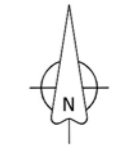


FIG. 15 EXTENT OF FLOODPLAIN MAP

NOTES A3

1. DO NOT SCALE FROM DRAWING.



REV	DATE	BY	DETAILS

STATUS
APPROVAL

CLIENT
ROBERTSTOWN COMMUNITY AMENITIES ASSOCIATION LTD.

PROJECT
PROPOSED COMMUNITY DEVELOPMENT SITE AT ROBERTSTOWN CO. KILDARE

TITLE
EXTENT OF FLOODPLAIN

DRN: MOC	SCALE: 1:2,000 @ A3	DRAWING NO: 13011-001	REV: AP1
CHKD: PB	DATE: 04.03.2013		

EXTENT OF FLOODPLAIN MAP

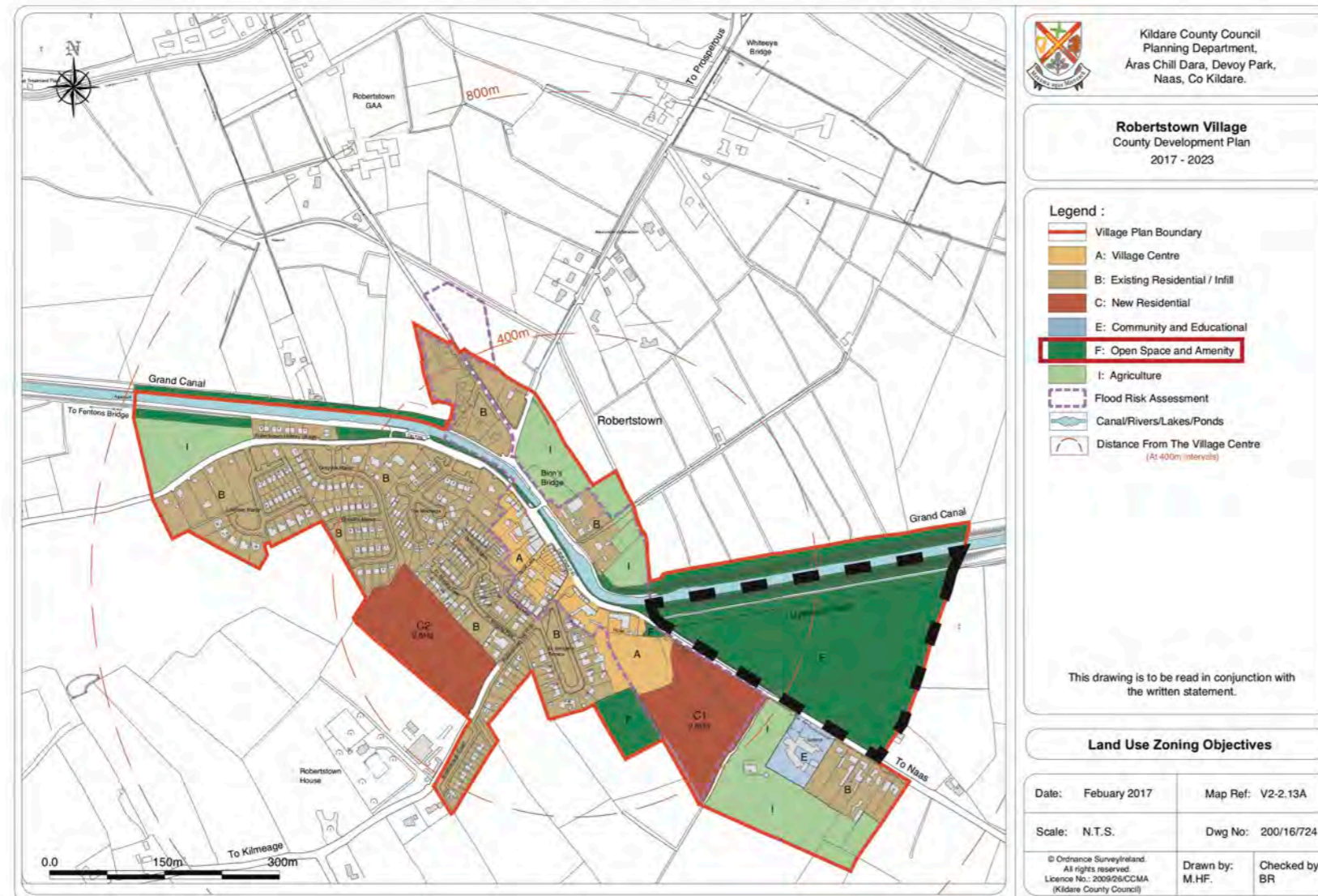


FIG. 16 LAND USE ZONING OBJECTIVES MAP

2.5.12 ROBERTSTOWN

2.5.12.1 Introduction and Context

Robertstown is designated as a 'Village' in the County Settlement Strategy set out in Volume 1, Chapter 3 of this Plan. The policy context for all villages and settlements is outlined in Section 2.4. This section sets out a Village Plan for Robertstown. The Village Plan consists of specific objectives and a land use-zoning map that will ensure the sustainable development of the village over the period of this Plan. The relevant standards for any planning applications in the village are outlined in Volume 1, Chapter 17 Development Management Standards.

2.5.12.2 Location

Robertstown is located on boglands in north central Kildare, predominantly on the southern banks of the Grand Canal and approximately 14km from Naas. The Barrow Line of the Grand Canal connects to the main line of the Canal west of the village, at Lowtown.

2.5.12.3 Function

Robertstown performs a role as a local service centre for the surrounding rural hinterland in conjunction with the other settlements in the area such as Allenwood and Prosperous. The village has significant potential in terms of tourism/amenity functions.

2.5.12.4 Settlement Form

Robertstown is an historic settlement which developed with the arrival of the Grand Canal in 1784. Located within the western boglands, physically the village core has a T-shape form, along the canal between Binn's Bridge and the former Canal Hotel, and the intersection with Robinstown Hill. The village has expanded primarily on the southern side of the canal, with a mixture of local authority housing and more recent suburban style housing to the north-western edge of the town.

2.5.12.5 Population

Robertstown has experienced a steady population increase in recent years. The 2011 Census figure for the village is 669 persons.

2.5.12.6 Growth

This Plan provides for local demands in accordance with the provisions of the County Settlement Strategy. This growth is to be located on lands previously identified for development in Robertstown with other appropriate social and community facilities.

2.5.12.7 Public Utilities

Water and Waste Water

Water supply in Robertstown is deemed satisfactory at present. Robertstown has a wastewater treatment plant with a design capacity of 1,000 P.E. and a current loading of 375 PE. The plant is located outside of the village to the northwest and discharges to the River Slate. The plant is considered robust and no upgrades are currently required or planned.

Surface Water and Flood Alleviation

There have been no on-going issues with surface water in the village. Existing infrastructure is currently being extended to Robinstown Hill and has recently been cleaned in the village centre. As such, provision is considered adequate. Notwithstanding this, the village is located on bogland and development shall have regard to the policies and objectives set out in Volume 1, Chapter 7 of this Plan regarding surface water and flood alleviation.

Energy and Communications

Robertstown is not connected to the natural gas network. Electricity supply in the village is underground which benefits the visual amenities in the village. There is a telephone exchange within Robertstown and the village has good 3G and 4G mobile phone and broadband coverage, by multiple operators.

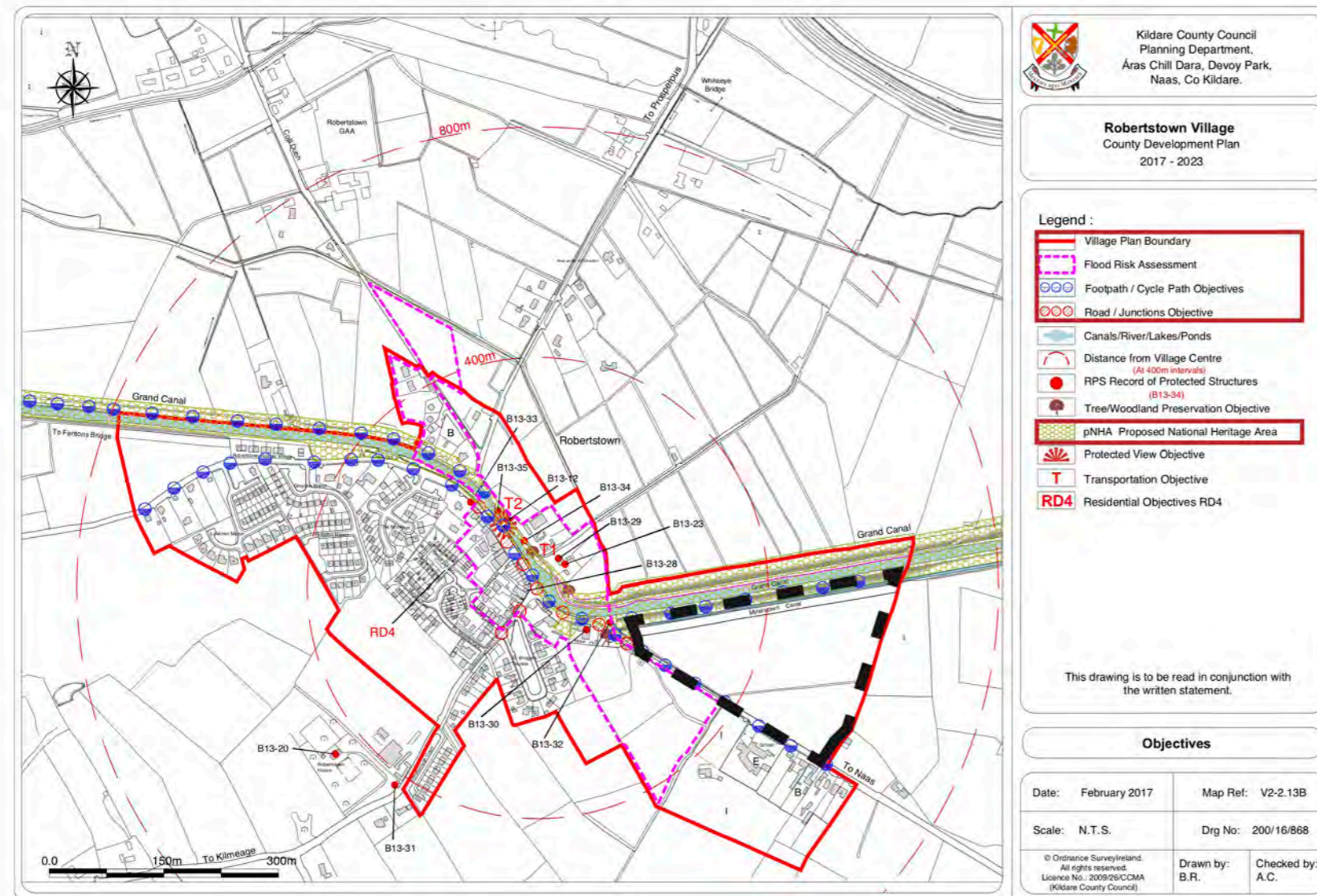


FIG. 17 ROBERTSTOWN VILLAGE OBJECTIVES MAP



Flooding

Much of the area is low-lying and on bogland. It is an objective of the Council to:

- FL 1 Ensure that all proposed developments are carried out in accordance with the requirements of Volume 1, Chapter 7 of the Plan and The Planning System and Flood Risk Management- Guidelines for Planning Authorities, DECLG (2009).
- FL 2 Ensure that development proposals for lands identified by the dashed pink line on Map V2-2.13A shall be subject to site specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Employment

There are currently no large-scale employers within Robertstown. It is therefore an objective of the Council to:

- EM 1 Facilitate the expansion of existing local services and business where appropriate and to facilitate the development of further local employment opportunities in accordance with the proper planning and sustainable development of the area.

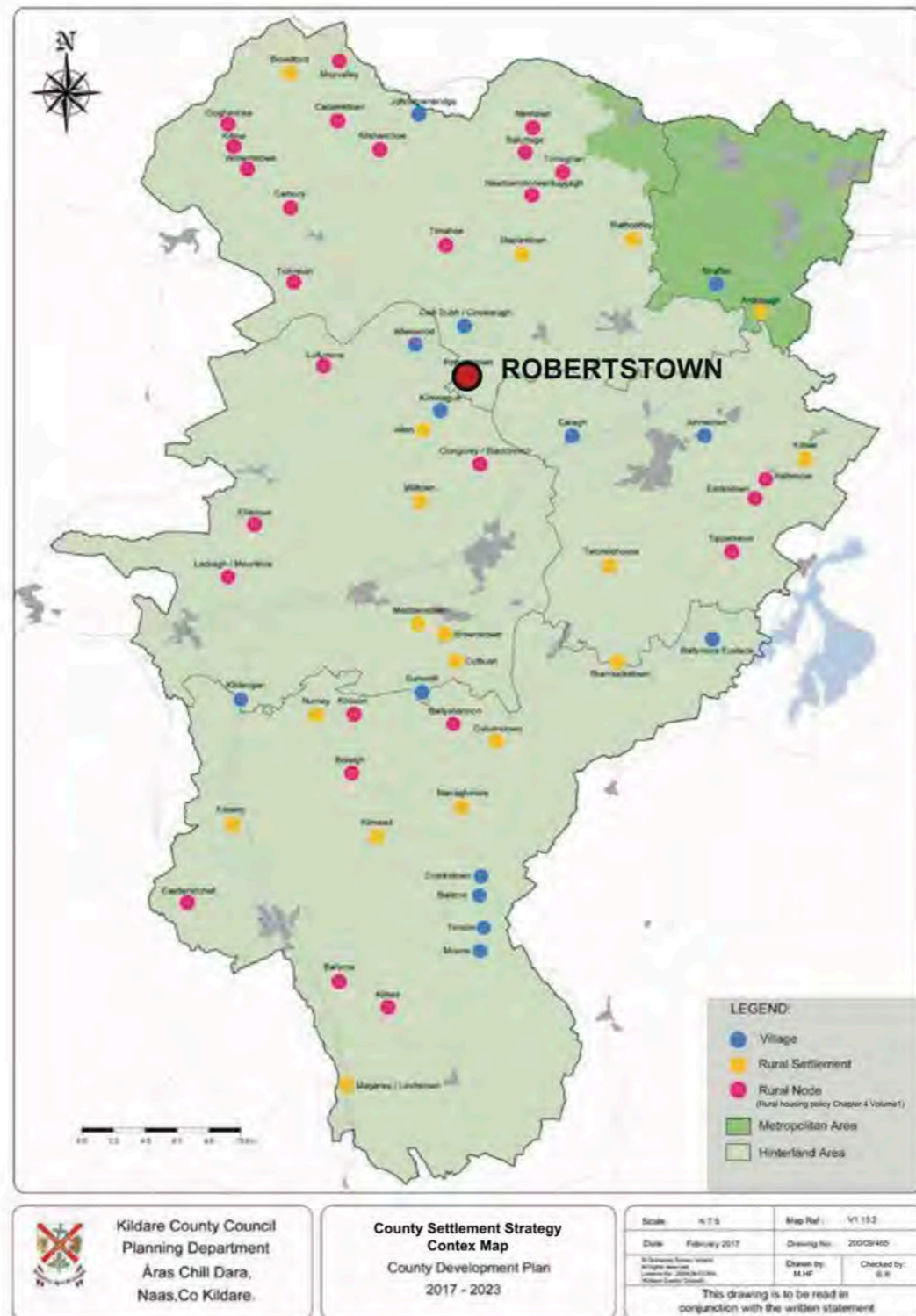


FIG. 18 COUNTY SETTLEMENT STRATEGY CONTEXT MAP

2.4 VILLAGE PLANS AND RURAL SETTLEMENT POLICIES

It is the policy of the Council to:

- VRS 1** Facilitate local housing demands together with the provision of local and community services / facilities and local employment opportunities throughout the villages and rural settlements in accordance with the principles of proper planning and sustainable development.
- VRS 2** Facilitate sustainable population growth in the identified villages with growth levels of up to 25% over the Plan period to cater primarily for local demands.
- VRS 3** Facilitate sustainable population growth in the identified Rural Settlements with growth levels of up to 20% over the Plan period to cater primarily for local demands. Local demand for rural settlements is defined as persons residing for a period of 5 years within a 10km radius of the site. 'Primarily for local demand' shall be defined as being in excess of 50% of the overall development.
- VRS 4** Generally permit density levels in accordance with indicative levels outlined in Table 4.2 of this Plan. Proposals shall also conform to the Development Management Standards contained in Volume 1, Chapter 17 of this Plan. Exceptions may be made to development management standards in infill / brownfield sites within village centres or settlement cores where the scheme is of exceptional quality and design.
- VRS 5** Develop lands in both the villages and settlements sequentially and generally in accordance with the following:
 - Development will be encouraged from the centre outwards with undeveloped lands closest to the village centre being given first priority;
 - The development of 'infill' sites and lands with opportunities for brownfield/ regeneration will be encouraged;
 - 'Leap-frogging' will be strongly resisted;

- Phasing of individual developments may be conditioned as part of a grant of planning permission in villages/ settlements.

- VRS 6** Generally control the scale of individual development proposals to 10-15% of the existing housing stock of any village or settlement over the lifetime of the Plan in accordance with the Sustainable Residential Development in Urban Areas Guidelines (2009). For example, for a village of 800 people, the typical pattern and grain of existing development suggests that any individual scheme for new housing should not be larger than 26 - 40 residential units and for villages/settlements with less than 300 persons new housing schemes should not be larger than 15 units.

Larger schemes will only be considered where they relate to important strategic sites (e.g. infill within the core of a village/ settlement, or the redevelopment of backlands) and will be contingent on the agreement of a masterplan and phasing arrangement being agreed with the Council.
- VRS 7** Ensure an appropriate mix of dwelling units including serviced sites are provided in the village/settlement to cater for a range of household sizes (refer to Section 4.6 of this Plan). Serviced site proposals should include general design principles for individual plots (plot ratio, building heights, building orientation, private open space, palette of building materials, boundary details and parking).
- VRS 8** Require the submission of a design statement for any scheme within villages and settlements for 10 units or more or where deemed necessary by the planning authority. The design statement should clearly describe how the proposal relates to the site and its context. The following must be included in a design statement:
 - (i) New development shall contribute to compact villages/settlements by being designed to integrate successfully with the existing settlement;
 - (ii) Desire lines and linkages to local centres, public transport and other facilities;

**COUNTY SETTLEMENT STRATEGY CONTEXT MAP
 COUNTY DEVELOPMENT PLAN 2017-2023**

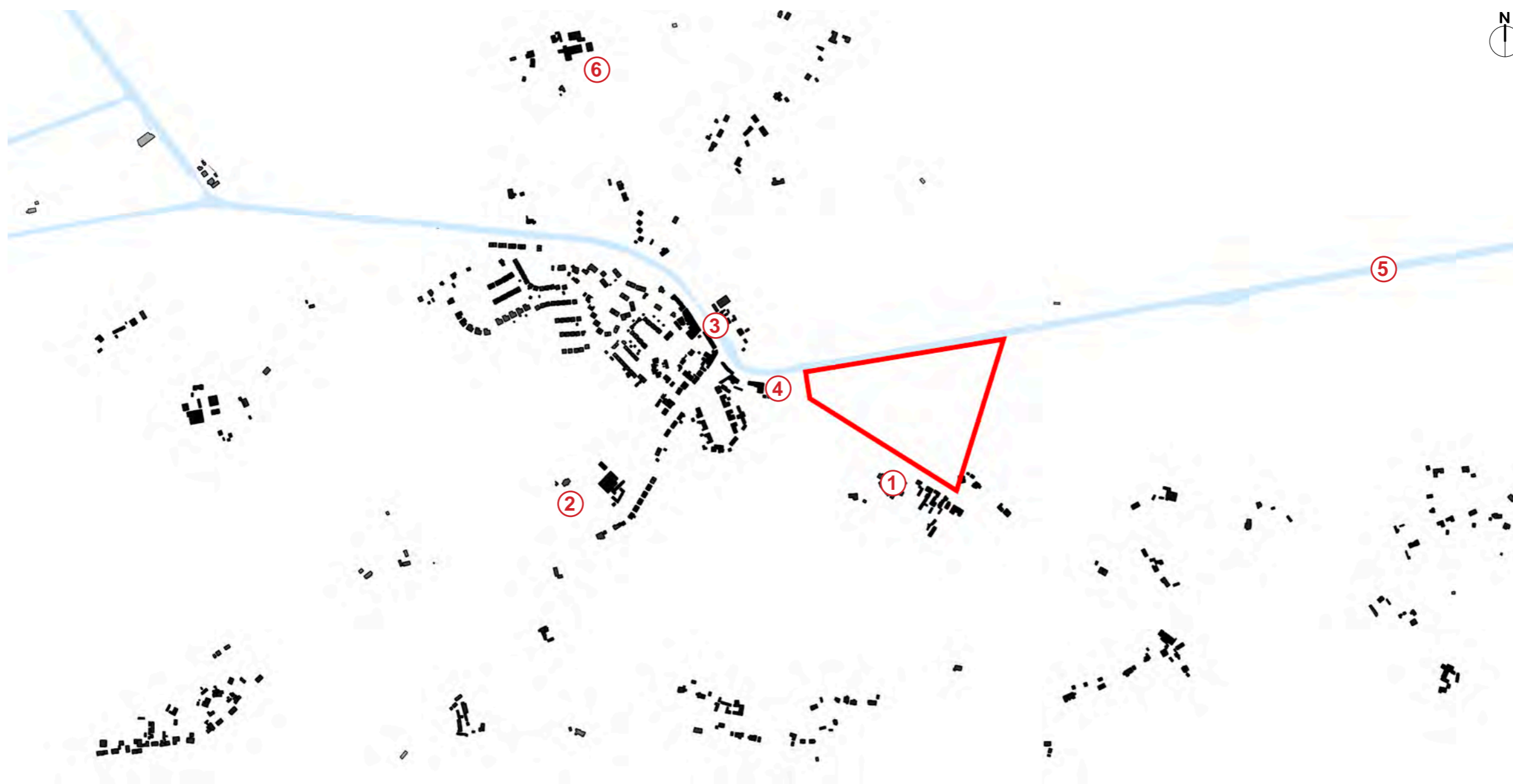
SITE



NIAH Heritage Sites Proposed Natural Heritage Area National Inventory of Architectural Heritage
 NIAH Building Footprints

FIG. 19 NIAH HERITAGE SITES MAP

HERITAGE MAP



- N
- 1. School
 - 2. Robertstown House
 - 3. Binn's Bridge
 - 4. Robertstown Hotel
 - 5. Grand Canal
 - 6. GAA Club

FIG. 20 ROBERTSTOWN FIGURE AND GROUND PLAN

FIGURE GROUND PLAN 2019
 SITE



FIG. 21 ROBERTSTOWN HOTEL - BUILT 1801



FIG. 22 ROBERTSTOWN HOUSE



FIG. 23 BINN'S BRIDGE



FIG. 24 ROBERTSTOWN HOTEL 1980



FIG. 23 BINN'S BRIDGE



FIG. 24 ROBERTSTOWN SCHOOL

ROBERTSTOWN CONTEXT PHOTOS

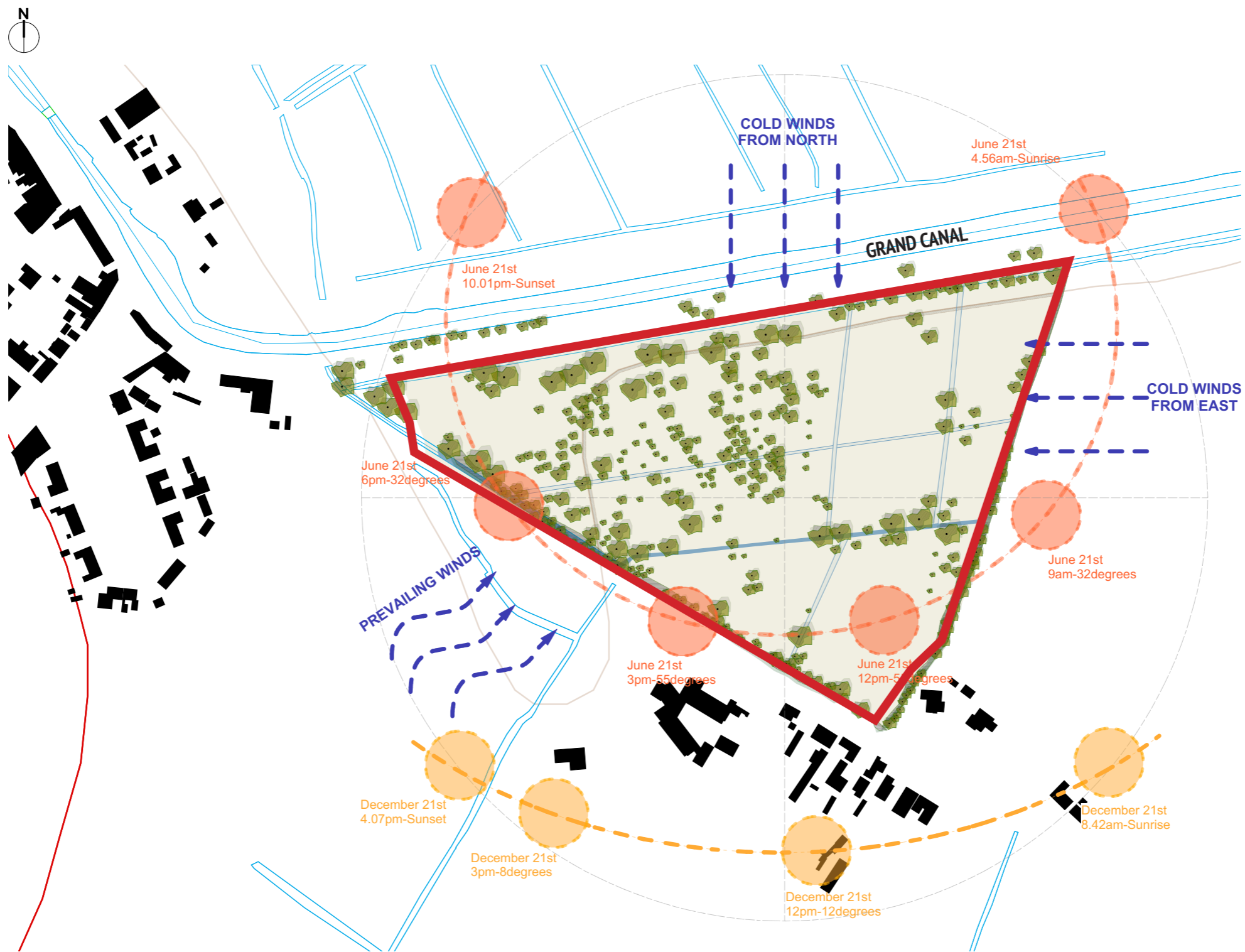


FIG. 25 ROBERTSTOWN MICROCLIMATE MAP

MICROCLIMATE

△ SITE



FIG. 26 ROBERTSTOWN WATERCOURSE MAP



WATERCOURSE MAP

 SITE



FIG. 27 ROBERTSTOWN TREE STANDS AND HEDGEROW MAP

TREE STANDS AND HEDGEROWS

△ SITE



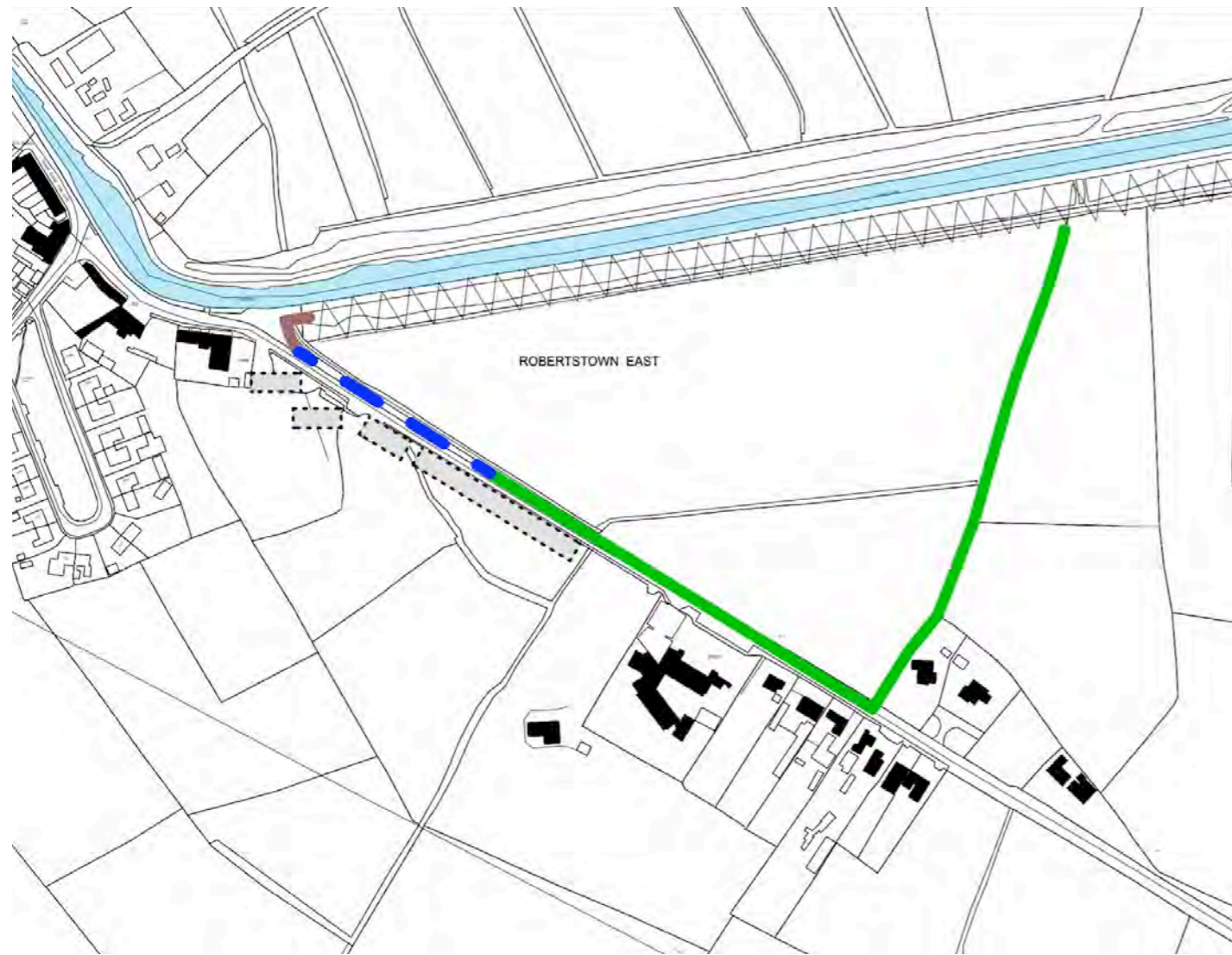


FIG. 28 ROBERTSTOWN EDGE CONDITIONS MAP

EDGE CONDITION MAP








-  Metal railing
-  Timber Fence
-  Hedgerow
-  Indicative building of current residential proposal
-  Canal



FIG. 29 ROBERTSTOWN EDGE CONDITIONS PHOTO



FIG. 30 ROBERTSTOWN EDGE CONDITIONS PHOTO



FIG. 31 ROBERTSTOWN EDGE CONDITIONS PHOTO



FIG. 32 ROBERTSTOWN PRIMARY USE MAP



PRIMARY USE MAP
SITE

- | | | | |
|---|------------------|---|------------------------------|
|  | HOTEL & HOSTEL |  | POTENTIAL CLAMPING SCHEME |
|  | SCHOOL |  | POTENTIAL RESIDENTIAL SCHEME |
|  | RESIDENTIAL AREA |  | PITCH |
|  | INDUSTRIAL AREA | | |
|  | GAA CLUB | | |



<ul style="list-style-type: none"> — Completed — Planning Approved with Funding — Planning Approved with no Funding — Planned/Design Stage — Under Construction
Scale: 1:300,000
Date: 28/05/2020
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SITE

GREENWAY/BLEUWAY MAP

FIG. 33 GREENWAY/BLEUWAY STATUS MAP

VILLAGE CENTRE



FIG. 34 ROBERTSTOWN NODES/LINKAGES/DESIRE LINES MAP

NODES/LINKS/DESIRE LINE

- SITE
- BUS STOPS

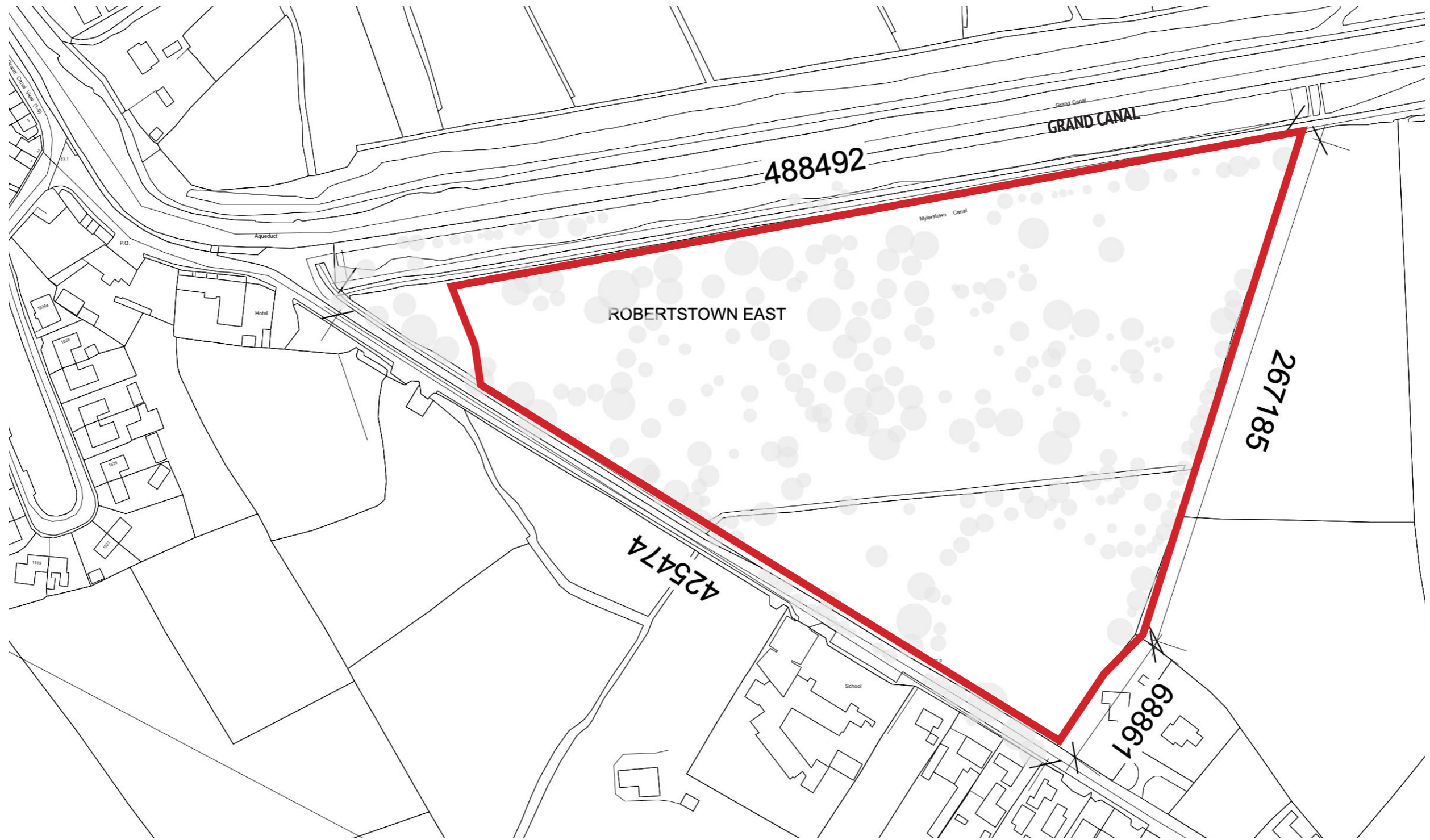


FIG. 35 EXISTING SITE OS MAP

EXISTING SITE OS MAP 1:2500

SITE AREA 76700 m²
7.67 hectares

03

DESIGN DEVELOPMENT

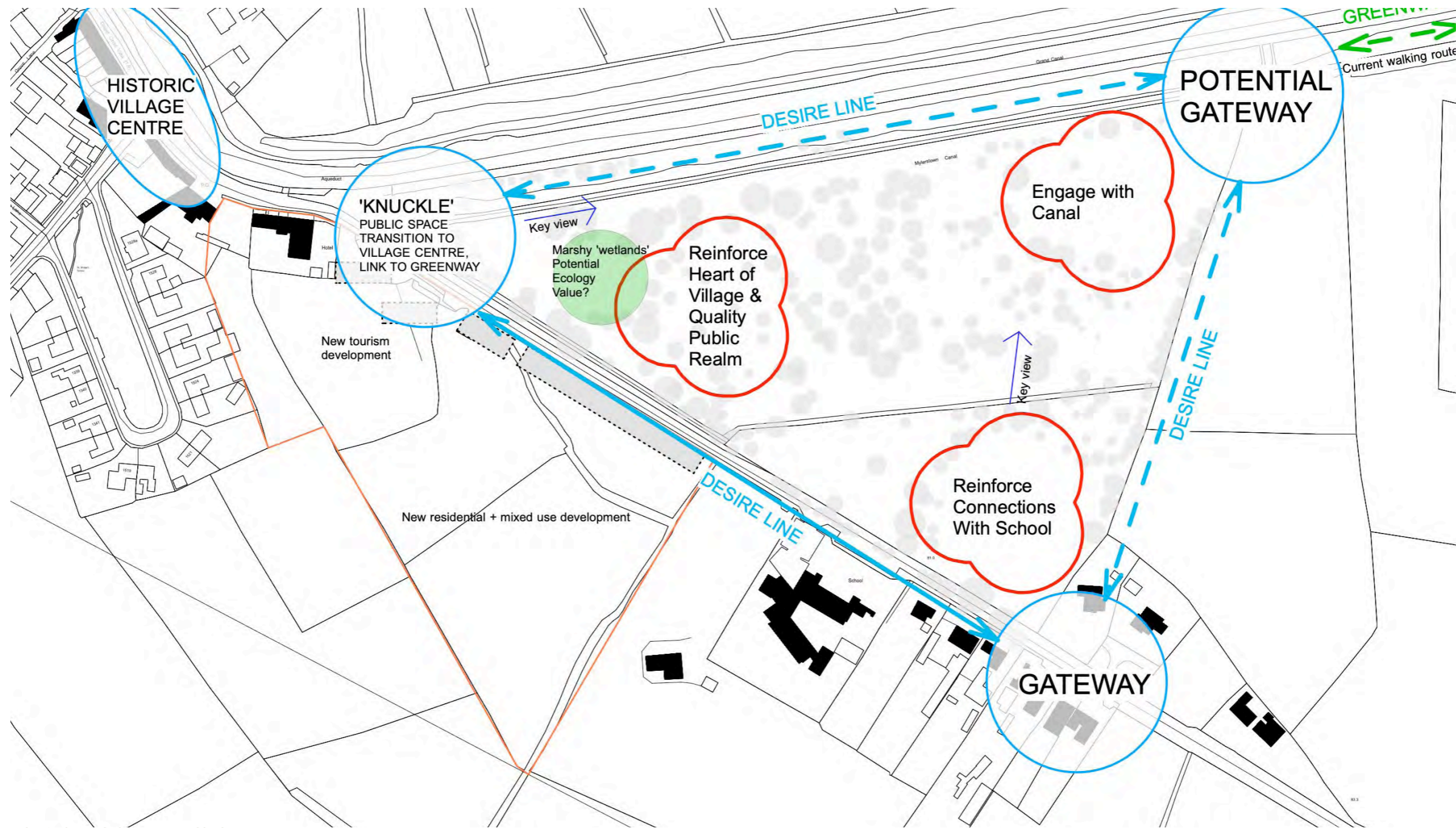


FIG. 36 ROBERTSTOWN INITIAL CONCEPT MAP



INITIAL CONCEPT
IDENTIFYING CHARACTER AREAS AND OPPORTUNITIES FOR CONNECTIONS AND ENGAGEMENTS

Design Team Assessment of Client Brief

Implications of Site

PRIOR TO DEVELOPMENT

Prior to the development of a detailed design and the commencement of Part 8 procedures, the following studies will be carried out in consultation with Waterways Ireland:

- Hydrology Assessment of the site and its relationship to the Canal
- Bat Survey
- Lepidopterist Survey
- Winter Bird Survey,
- Summer floral survey
- Spawning amphibians survey
- Light pollution survey

The results of these surveys will inform and shape the final detailed design of the overall site

ECOLOGY

Ecological value of the site runs in essence in increasing value from East to West on site. As such, development focus should be towards the east of the site.

The area zoned as Rich Fen at the NW of the site should be very lightly touched.

WATER/FLOODING

The flooding risk requires further clarification. (Kilgallen report suggests fluvial flood risk while the later RPS report referenced in the Kildare Development Plan indicates there is no fluvial flood risk only pluvial)

Notwithstanding flood risk on CA/Ecologist walk-around (following several dry days) the site was heavily waterlogged, at times almost knee deep.

The SE of the site is the driest part and generally the site gets wetter as one moves east, worsening at the locations of the historic drainage ditches, with an additional very wet area along the drainage ditch on the Western boundary.

COMMUNITY CENTRE

This may be sited at the SE corner, but may still be required to be built up above water/flooding levels.

CAR PARK

Should be located towards the SE of the site, at the point in the boundary where there is not a drainage canal.

It would likely need to be built up to a higher level with imported material.

PLAYGROUND

All areas for play would need to be built up with imported material to ensure adequate drainage.

Items of play equipment could engage with the walkway, allowing opportunities for climbing/sliding up and down between levels.

SPORTS PLAYING FIELDS

This would require significant building up of levels using imported material and the provision of drainage

WALKWAYS/INFRASTRUCTURE

CA propose as much as possible elevating the walkways off the ground, at points up to a height of approximately 3m to facilitate linkages with the canal and engagement with the roof of the community building, making the building an inherent part of the landscape.

BIO-FIELD/VEG ALLOTMENTS

Given the wetness of the site, and the need to prioritise the dryer parts of the site for more critical elements of the brief, CA have concerns that allotments may not be a suitable programme for the site.

However, there is a great opportunity to make the whole site an ecology park, creating opportunities for community cultivation and husbandry of the site.

It is also suggested that a pond could be dug out at the western corner of the site. This provides opportunities for education/engagement such as pond-dipping and should also create biodiversity/ecology enhancements.

CAMPSITE

The suitability of a campsite requires careful consideration given the wetness of the ground. Again, it would be likely to necessitate building up with imported material.



FIG. 37 ROBERTSTOWN POTENTIAL SITE PLAN


 POTENTIAL SITE PLAN



FIG. 38 ELEVATED WALKWAY CONCEPT PROPOSAL,

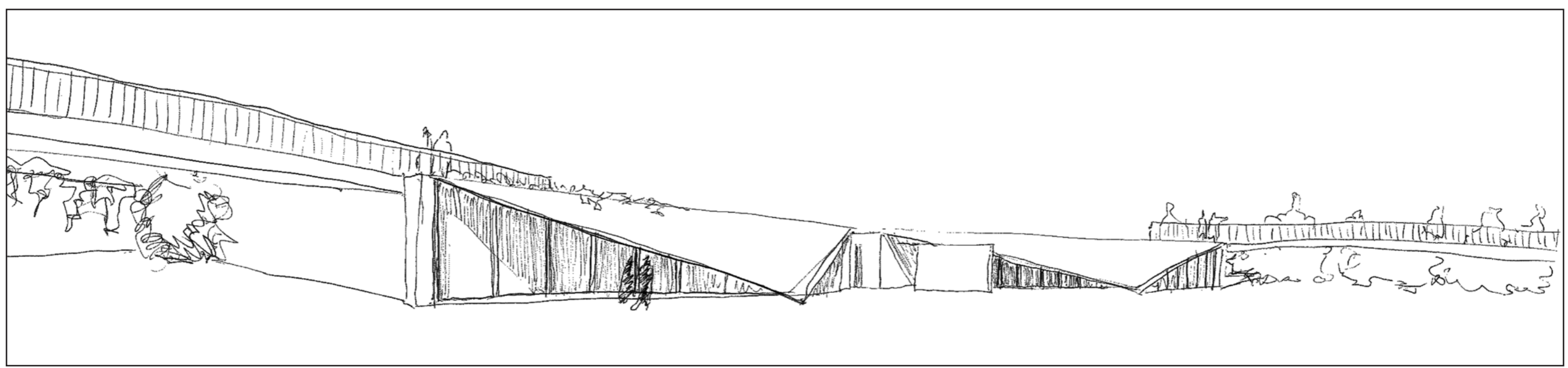


FIG. 39 COMMUNITY BUILDING CONCEPT PROPOSAL

Concept Proposals
Elevated Walkway & Community Building



Concept Proposals
Village Gateway

FIG. 40 VILLAGE GATEWAY CONCEPT PROPOSAL



Concept Proposals
Elevated Walkway - Activities at Ground Level (e.g. Play Facilities)

FIG. 41 ELEVATED WALKWAY CONCEPT PROPOSAL

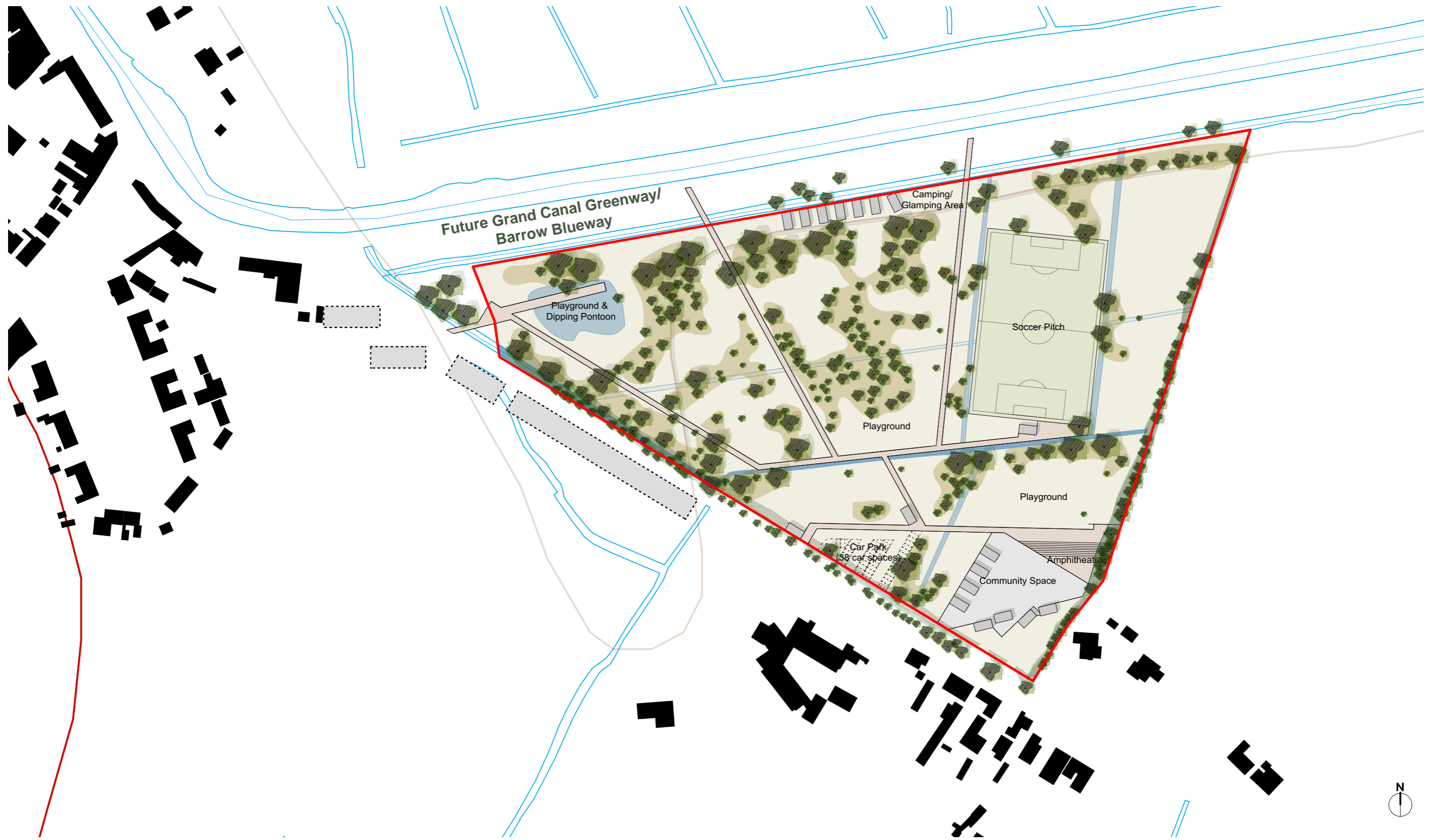


FIG. 42 PROPOSED CONCEPT LAYOUT

PROPOSED CONCEPT LAYOUT



FIG. 44 PROPOSED MASTERPLAN



CLEARING: POND DIPPING



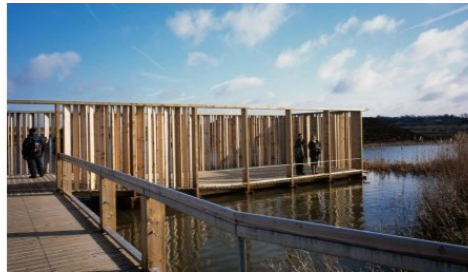
CLEARING: ECOLOGY



CLEARING: WILD PLAY



SPORTS: SOCCER PITCH



WALKWAY: FEN AND SWAMP



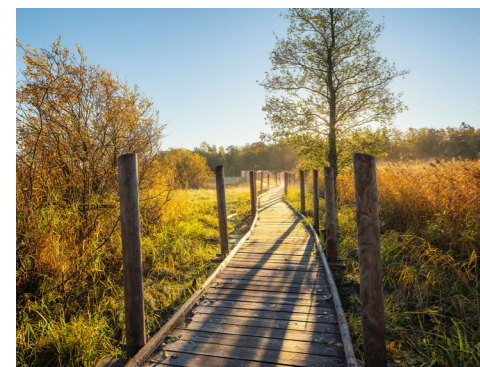
CLEARING: WILD PLAY



COMMUNITY ALLOTMENTS



CAMPING AND/OR GLAMPING



RAISED WALKWAY



CAR PARKING



CLEARING: PLAYGROND



CLEARING: PLAYGROUND



COMMUNITY BUILDING CLUSTER AND OUTDOOR MEETING AREA/LEARNING SPACE



PROPOSED MASTERPLAN

COONEY ARCHITECTS

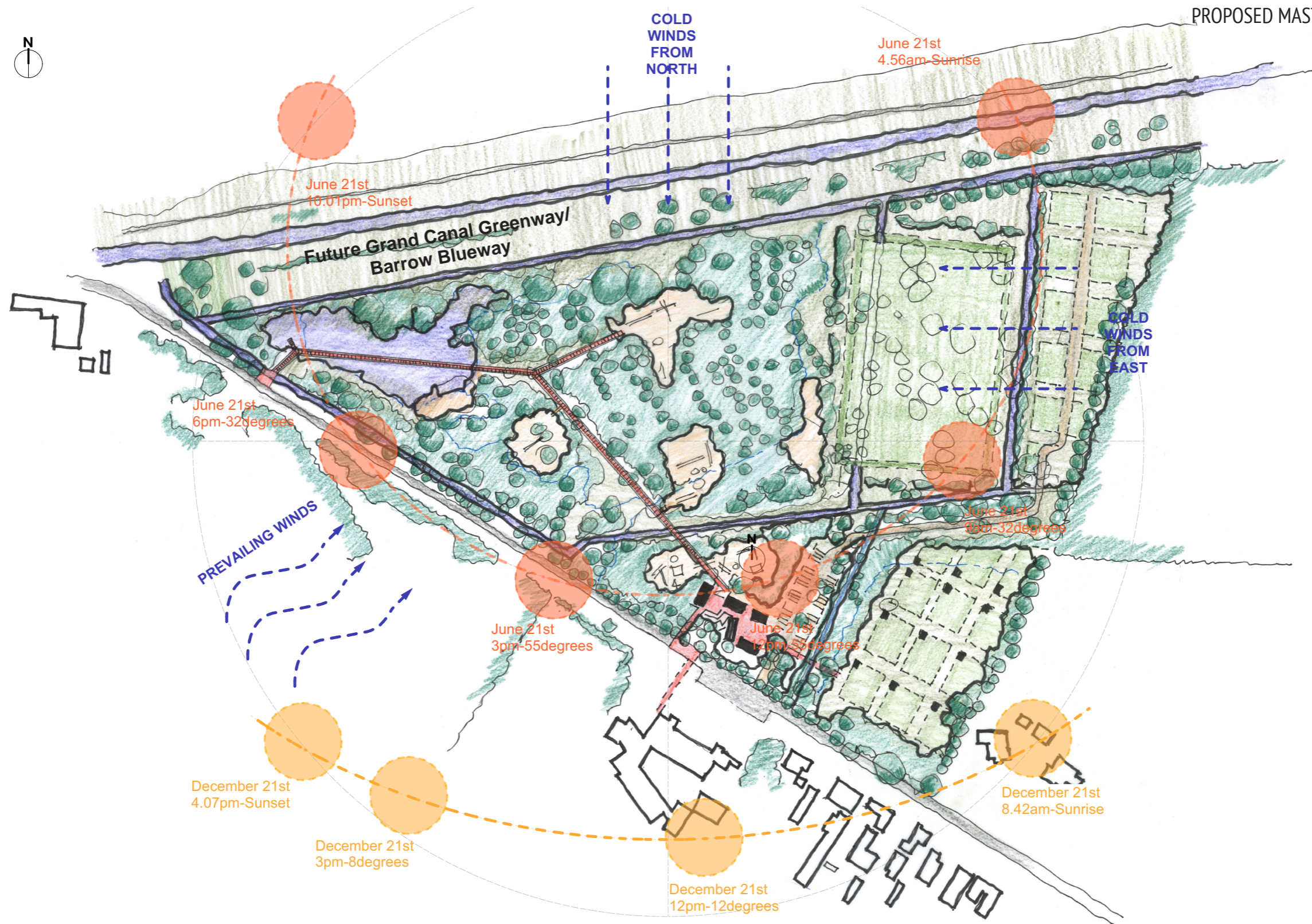


FIG. 45 PROPOSED MASTERPLAN - SUNPATH

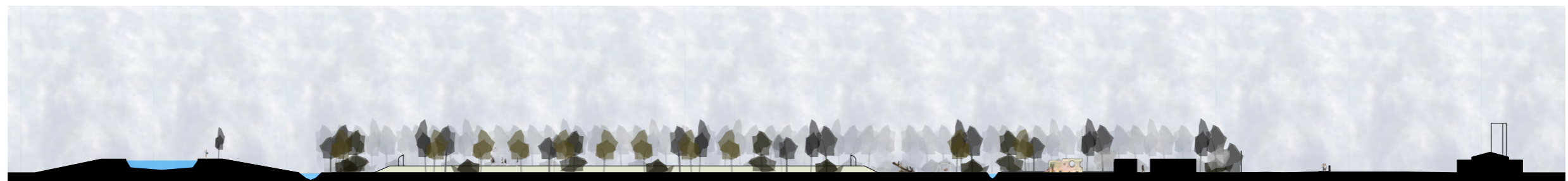


FIG. 46 PROPOSED MASTERPLAN - LONGITUDINAL SECTION

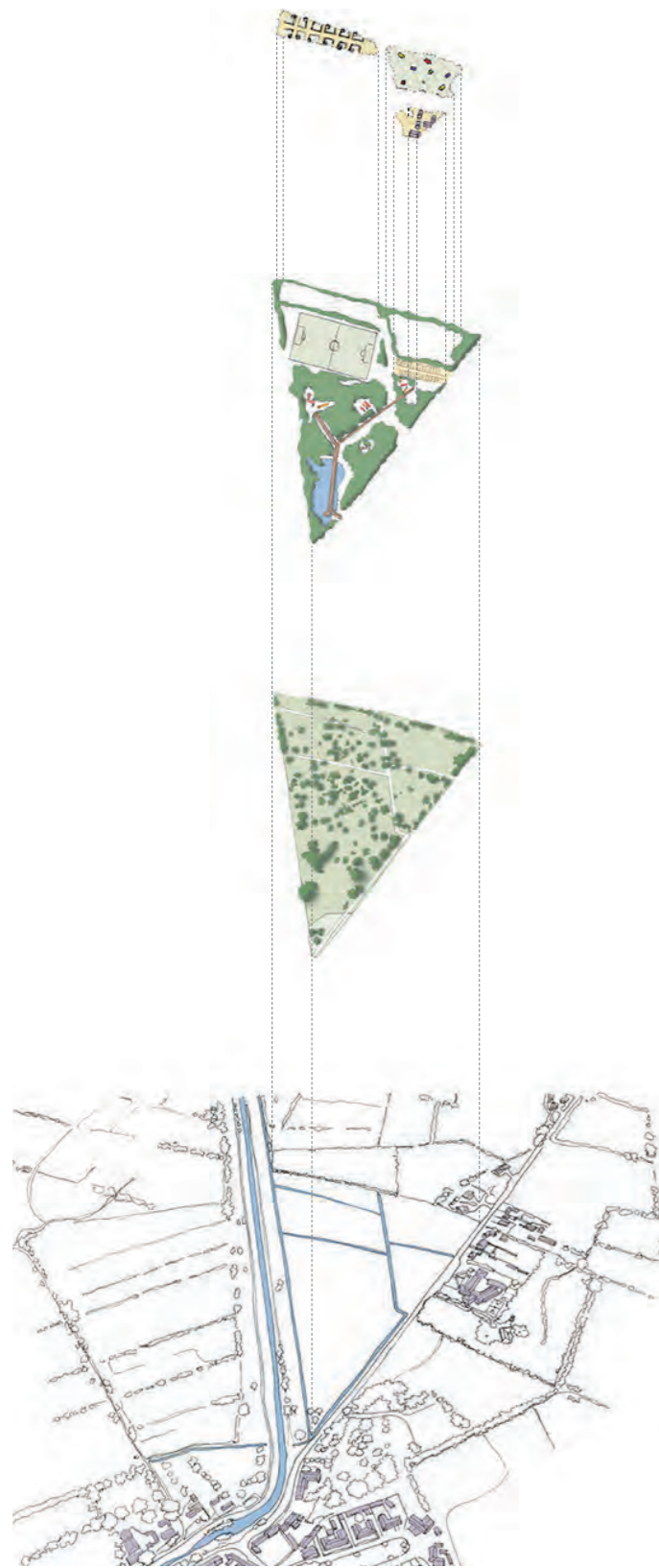


FIG. 47 ROBERTSTOWN PROPOSED MASTERPLAN EXPLODED LAYERS



FIG. 48 ROBERTSTOWN PROPOSED MASTERPLAN

01. Landscape Master Plan Objectives

The Landscape Master Plan for the Amenity Lands at Robertstown aims to:

- Provide a framework which allows for incorporation of new amenities and facilities within the site on a phased basis.
- Facilitate a network of walking routes within the site with good connectivity to the village and school.
- Create an ecologically rich and diverse mosaic of habitat typologies within the site.
- Provide a wide range of play and recreation amenities for locals and visitors alike.





FIG. 47 ROBERTSTOWN PROPOSED MASTERPLAN EXPLODED LAYERS, COONEY ARCHITECTS

FIG. 48 ROBERTSTOWN PROPOSED MASTERPLAN, COONEY ARCHITECTS

FIG. 49 LANDSCAPE MASTERPLAN OBJECTIVES, CUNNANE STRATTON REYNOLDS

FIG. 49 LANDSCAPE MASTERPLAN OBJECTIVES

Legend




	fen wetland		proposed alder carr / downy birch copses
	flower enriched wet grassland		indicative outline of proposed clachan structures
	pond - marginal bench planting		playgrade woodchip safety surfacing
	pond - emergents / aquatic bench planting		reinforced grass parking bay or similar
	mown grass		standing water - submergents
	neutral hay / flower meadow with mown path		hardstand - material tbc
	allotment vegetation		proposed boardwalk
	clipped whitethorn hedge		proposed proposed play equipment indicatively shown
	clipped whitethorn hedge and pollarded white willow		proposed formal play area perimeter fence
	outline of existing hedgerow - retained		living willow hut
	indicative outline of existing willow dominant scrub / riparian woodland - retained		tree trunk logs in mown grass
	proposed native parkland and hedgerow trees / shrubs		bridge structure / culvert link
	existing commercial forestry trees		

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02. Landscape Design Strategy



Edge and Spatial Definition



-  Existing canal
-  Proposed new trees and hedge line
-  Strengthened boundary hedgerow

Circulation and Linkage



-  Circulation routes
-  Linkages

High Value Habitat Retained and Enhanced



-  Hedgerow
-  Riparian woodland
-  Fen
-  Wet meadow
-  Neutral hay meadow
-  Marginal bench
-  Emergent / aquatic bench
-  Pond and ditch submergents

Edge and Spatial Definition

- Strengthen boundary hedgerows to provide screening from road and adjacent properties.
- Plant new hedgeline comprising pollarded willow tree and whitethorn hedging within project site to create spatially distinct character areas.

Circulation and Linkages

- Provide variety of walking and cycling loops / routes and linkages around the project site.
- Provide for future connection to Grand Canal Greenway.
- Provide for pedestrian and vehicular access to the site from the main road.

High Value Habitat Retained and Enhanced

- Clear Purple Moor Grasse sward from select locations to vary habitats typologies and enhance biodiversity.
- Create clearances within willow scrub to arrest natural succession to riparian woodland habitat and preserve/enhance more varied habitat mosaic within project site.
- Introduce appropriate native Irish and local provenance plant / flower species to increase plant species diversity within the site and support pollinating insects.
- Consider use of nest boxes and log piles to provide suitable habitat for insects, small mammals and nesting sites for birds.

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FIG. 50 LANDSCAPE DESIGN STRATEGY



03. Landscape Concept

The concept for Robertstown Amenity Lands builds on the capacity of nature to stimulate, excite and inspire. Enhancement of existing habitat and biodiversity is a key objective. A network of walking routes linking clearings in the fen to other amenities will allow visitors to experience the beauty of the amenity lands at Robertstown in a variety of different ways.

FIG. 51 LANDSCAPE CONCEPT

Habitat Strategy : 01



Habitat and Biodiversity Enhancement Strategy

- Enhancement of existing marsh and open water habitat.
- Enrichment of existing wet meadow with appropriate wildflower seed mixes.
- Creation of new neutral hay / wildflower meadow.
- Strengthening of existing hedgerows.
- Installation of nest boxes and bat roost boxes.
- Provision and placement of log piles from locally sourced felled timber / thinnings.

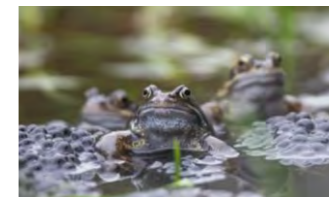


FIG. 52 HABITAT AND BIODIVERSITY DEVELOPMENT STRATEGY

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Pond Strategy

The preliminary ecological surveys states that the site contains a number of good quality semi-natural habitats. The design team identified an opportunity to clear vegetation within the existing marsh at the western end of the site and so create a large body of standing water at this location. The design of this water body / pond has been developed in coordination with the project ecologist. The pond will be populated with plants from the following species categories: - marginals, emergents and submergents. It is believed that the addition of the pond and associated planting will result in a biodiversity net gain and bring significant ecological benefits to the site at this location.

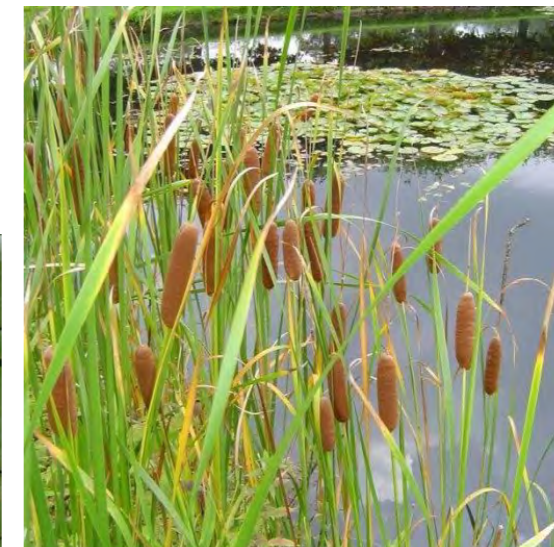
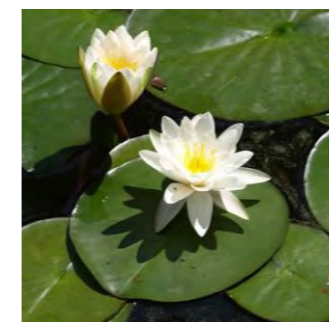
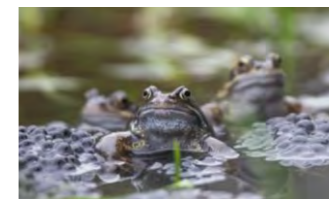
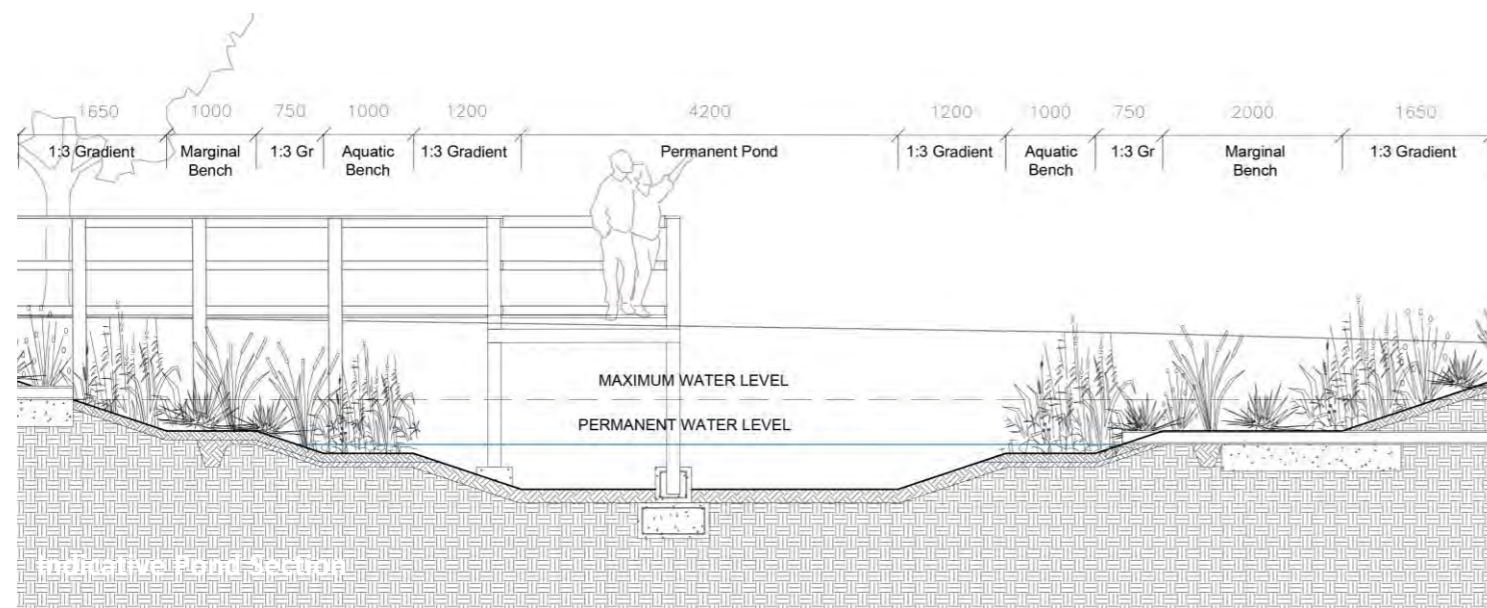


FIG. 53 HABITAT POND STRATEGY

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Pollarded Willow

Tree Strategy

- A strengthened hedgerow and new hedge and tree line are proposed to improve spatial definition and screening within and around the site.
- Small groups of specimen trees are proposed for the formal play space, playing field margins and neutral hay meadow areas.
- Groups and copses of wetland specialist tree species such as birch and alder are proposed for the fen, while existing willow scrub will be coppiced and / or removed in select locations to create smaller clumps of riparian woodland around the fen perimeter and pond.



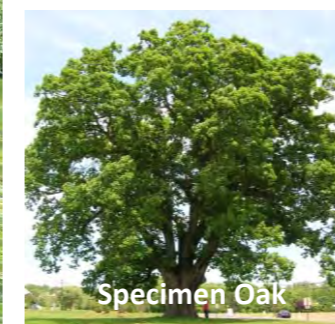
Birch Copse



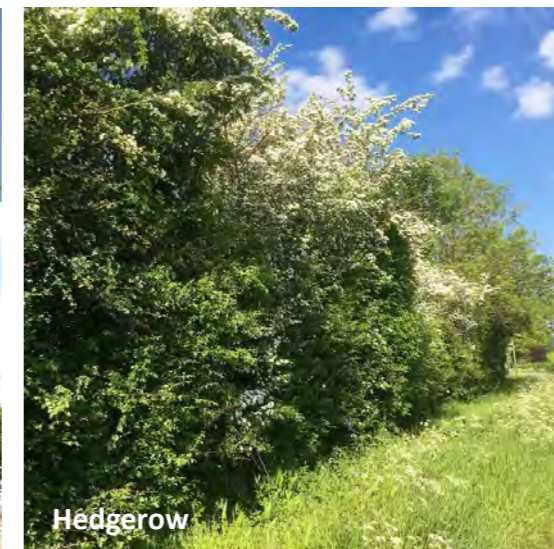
Riparian Woodland



Specimen Cherry



Specimen Oak



Hedgerow

FIG. 54 HABITAT TREE STRATEGY



Meadow Strategy

Both wet meadow and improved grassland habitat types have been recorded at the site.

By adding flower species to the grass dominant wetland meadow and creating a new species rich neutral hay / flower meadow a high value mosaic of flowering meadows can be created on the site. Flowering meadows provide larval food and forage for a wide variety of pollinating insects including the Marsh Fritillary, a rare Annex II designated insect species.

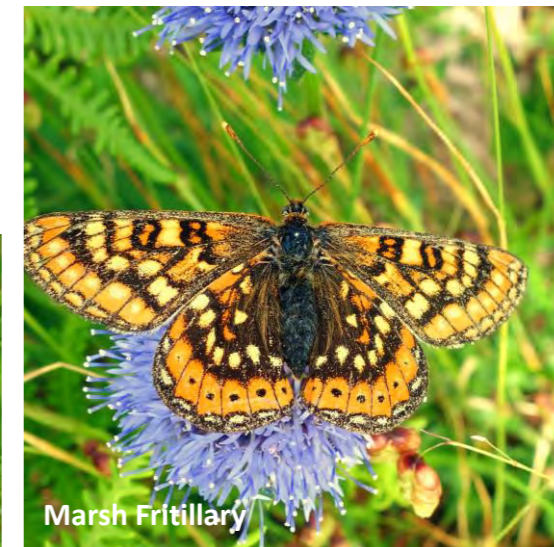
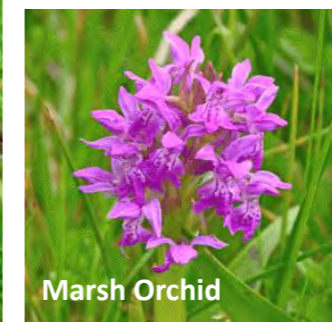
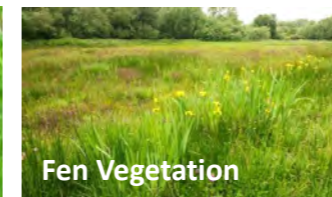


FIG. 55 HABITAT MEADOW STRATEGY

04

PROPOSED MASTERPLAN

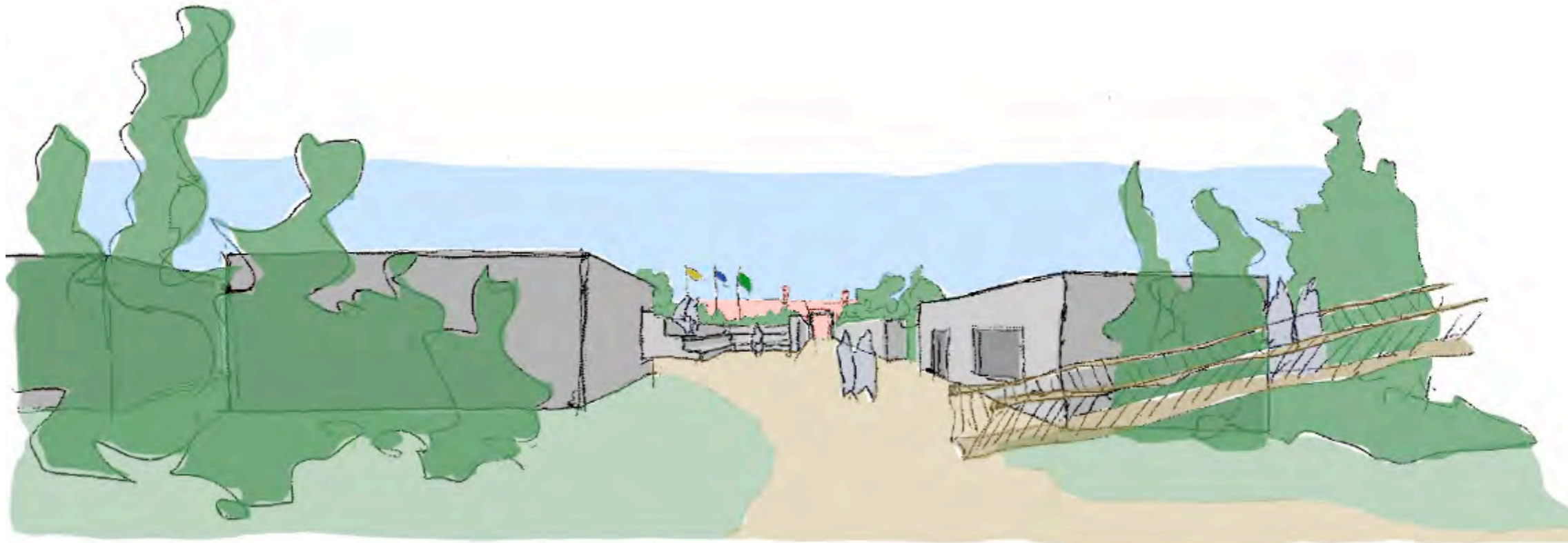


Key:

- 1. Proposed Community Centre
- 2. Proposed Clearings in the Growth for Playground Areas
- 3. Proposed New Pond
- 4. Proposed New High-Level Walkway
- 5. Proposed New Full Size Playing Pitch
- 6. Proposed Camping/Glamping/Allotments Area
- 7. Proposed Greenfield Multipurpose Area
- 8. Proposed Car and Bike Park
- 9. Proposed New Gateways to Park
- 10. Future connection to Grand Canal Greenway/Barrow Blueway
- Indicative Outline of Future Hotel, Mews and Residence Proposed by Hibernicus Projects

PROPOSED MASTERPLAN

FIG. 56 ROBERTSTOWN PROPOSED MASTERPLAN



1 FIG. 57 COMMUNITY CENTRE CONCEPT PERSPECTIVE



2 FIG. 58 PLAYGROUND CLEARING CONCEPT PERSPECTIVE



3 FIG. 59 WALKWAY CONCEPT PERSPECTIVE

PROPOSED MASTERPLAN CONCEPT PERSPECTIVES

05

PROJECT IMPLEMENTATION STRATEGY & NEXT STEPS

Budget, Funding & Phasing

Funding Available

1. POTENTIAL FUNDING

Existing Funding Available	
Existing Community Funds	€500,000.00
Diocesan Funds	€100,000.00
Sub-Total	€600,000.00
Potential Funding Sources	
Sports Capital	€160,000.00
LEADER	€250,000.00
Failte Ireland	€100,000.00
Town & Village Renewal (Kildare Co.Co.)	€300,000.00
Other Sources	€600,000.00
Sub-Total	€1,410,000.00
TOTAL POTENTIAL FUNDING AVAILABLE	€2,010,000.00

3. BUDGET COST ESTIMATES

	No.	Unit	Rate	Cost	13.50%	Cost inc. VAT	"Packages"
Car Park	10	no.	€3,500.00	€35,000.00	€4,725.00	€39,725.00	€39,725.00
Raised Walkway & Planning Requirements	250	linear m	€1,000.00	€250,000.00	€33,750.00	€283,750.00	
Ecology Clearing	4	no. areas	€8,000.00	€32,000.00	€4,320.00	€36,320.00	€376,820.00
Hedgerows & Native Planting		lump sum		€35,000.00	€4,725.00	€39,725.00	
Ecology Improvements e.g. Pond		lump sum		€15,000.00	€2,025.00	€17,025.00	
Playground		lump sum		€40,000.00	€5,400.00	€45,400.00	€45,400.00
Sports Pitches		lump sum		€380,000.00	€51,300.00	€431,300.00	€431,300.00
Campsite Pitches	0	no.	€5,000.00	€0.00	€0.00	€0.00	€0.00
Allotments	0	no	€1,000.00	€0.00	€0.00	€0.00	€0.00
Outdoor Meeting/Learning Space		lump sum		€30,000.00	€4,050.00	€34,050.00	
Community Centre Cluster	150	m2	€2,200.00	€330,000.00	€44,550.00	€374,550.00	€408,600.00
TOTAL PROEJCT COST						€1,301,845.00	€1,301,845.00

2. COST BREAKDOWN ESTIMATES

Description	€	Notes
Contract		
Construction Contract figure excl VAT	€1,300,000.00	
Contingency 5%	€65,000.00	Low, advisable to be at 10-15%
VAT @ 13.5%	€184,275.00	
Total Estimated Contract figure including Contingency & VAT	€1,549,275.00	
Inflation @ 6%	€123,942.00	Inflation Rate indicative
Connection/Contributions		
Estimated Local Authority Contributions	€25,000.00	
Estimated Local Authority Application Fees	€1,500.00	
Estimated connections	€10,000.00	Water, ESB, Eircom etc
Professional fees		
Professional fees	€205,000.00	Architect, M&E, Structural/Civil, etc
PSDP	€6,500.00	
BCAR fees (Assigned Certifier)	€20,000.00	
+ VAT @ 23%	€53,245.00	
Total	€284,745.00	
Surveys, Investigations etc		
AA Screening	€5,000.00	
Percolation test	€5,000.00	
Site Inviestigations - bore holes & trial pits	€10,000.00	localised around buildings, wllkway & pitch
Land survey	€7,500.00	
BER	€5,000.00	based on 5no. Buildings
VAT @ 23%	€7,475.00	
TOTAL including VAT, Fees and Connections	€2,001,937.00	

All costs and funding figures shown are indicative estimates only, based on Cooney Architect's previous experiences. Services of a Quantity Survey should be employed.

FIG 60. BUDGET FUNDING AND PHASING EXTRACTS FROM COST ESTIMATE REPORT

Budget, Funding & Phasing

Indicative Allocation of Funding “Parcels” & Phasing Timeline

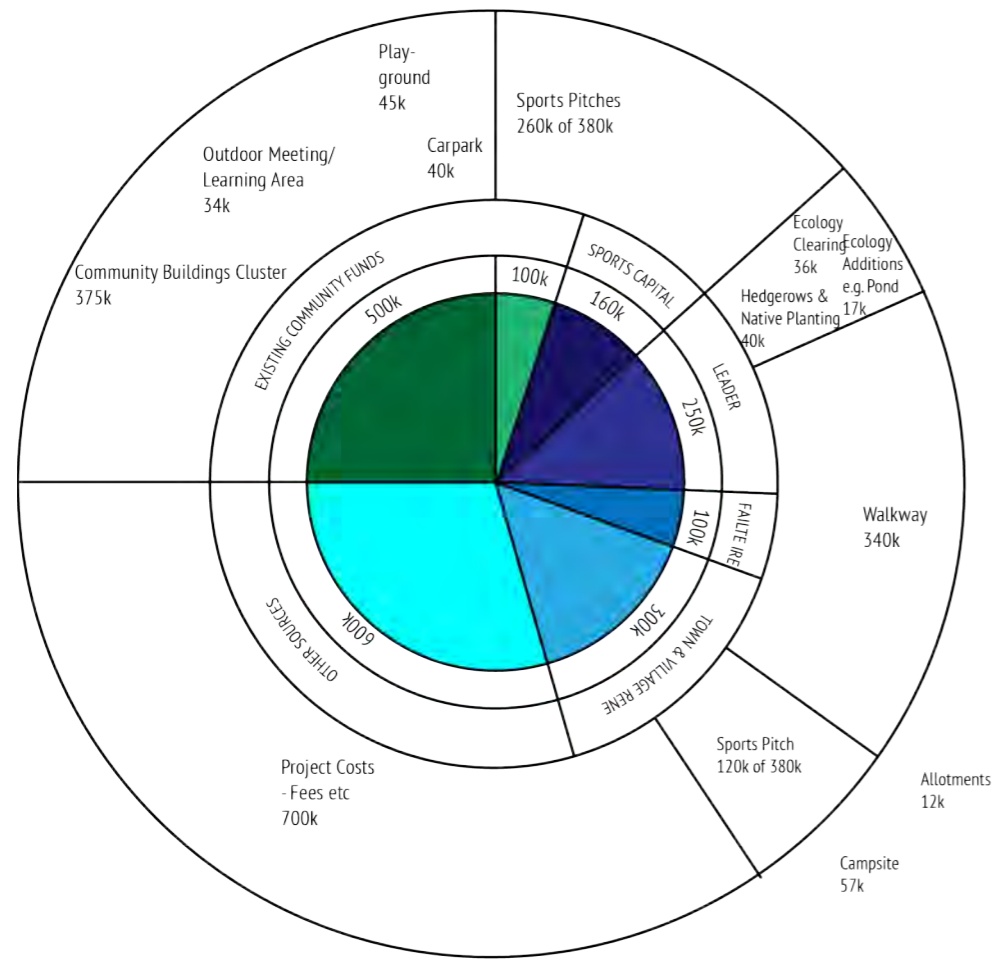


FIG. 61 FUNDING ALLOCATION CIRCULAR DIAGRAM

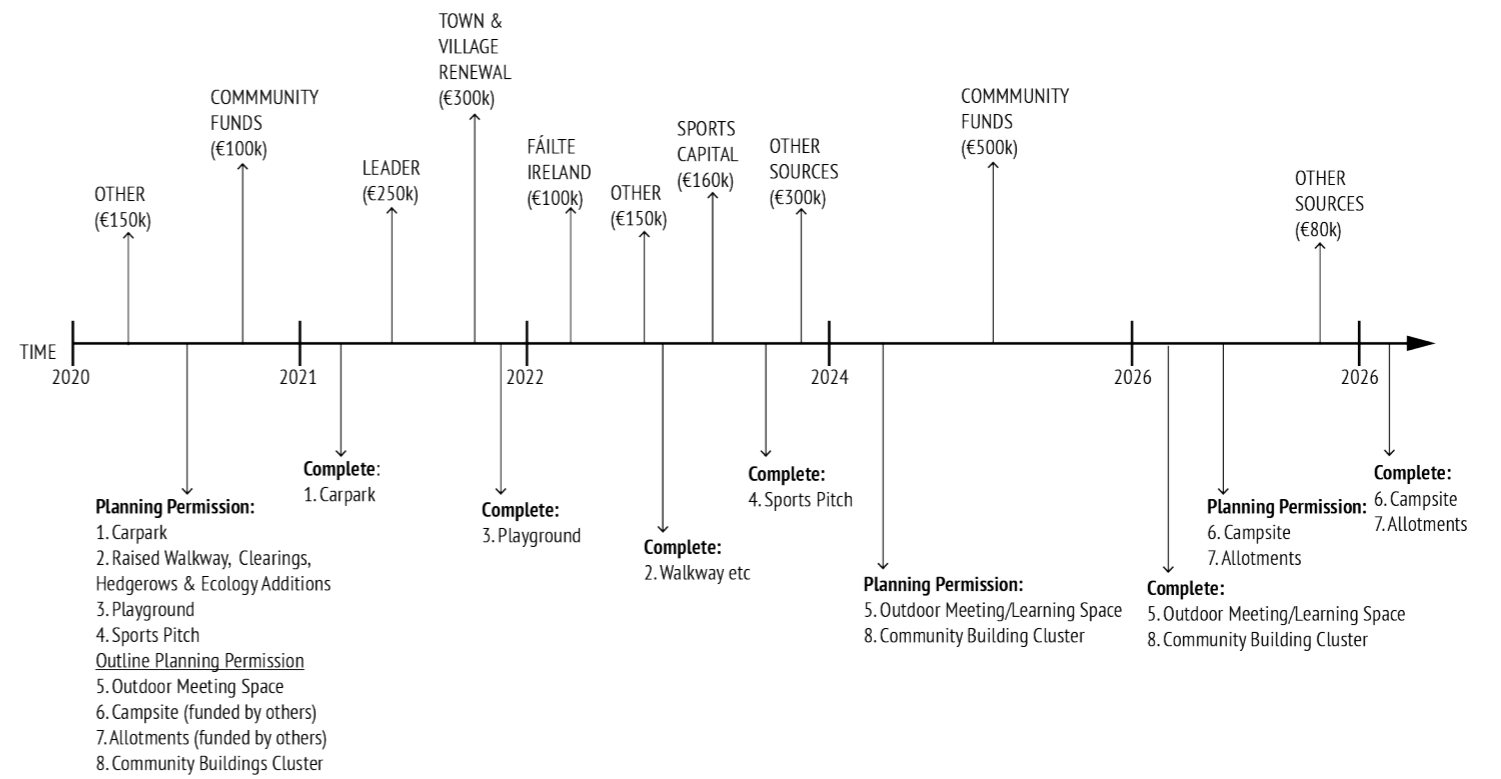


FIG. 62 FUNDING ALLOCATION LINEAR DIAGRAM

LOOKING AHEAD

CA have worked with KCC and RCAA to develop a Masterplan that is fundamentally grounded in a realistic Project Implementation Strategy.

This strategy recognises the current financial constraints faced by RCAA and seeks to facilitate the incremental delivery of elements of the project as and when appropriate sources of funding can be identified and secured.

As such, the Masterplan is made up of a series of interconnecting, but independent elements that can be delivered as individual or groups of developments. It is worth noting however the recommendations from the Design Team that the requisite infrastructure (e.g. walkways, drainage, foundations, earth moving) be delivered in one phase at the outset to maximise value to the client and minimise impact on the ecology.

THE NEXT STEPS

1. Identify & Secure Funding for preparation and submission of planning application for Masterplan, including professional fees and survey/investigation costs and printing/advertising/application costs.
2. Identify target Funding Sources for each project element to include capital costs, professional fees, contributions and services connections.
3. Appoint Design Team for Planning Application and Proceed with Application.
 - Note that procurement/tendering process for design team to reflect the requirements of any target funding sources e.g. LEADER funding can bring a requirement for Public Procurement e-tendering process and GCCC contracts)
4. Secure Funding for remaining design, tender and construction stages for individual or groupings of elements of masterplan and Proceed with Delivery.

PLANNING APPLICATION OVERVIEW

Suggested Design Team required to prepare and coordinate a planning application for the masterplan. This team should include the following at the least:

- Architect
- Landscape Architect
- Quantity Surveyor
- Ecologist
- Civil & Structural Engineers
- Mechanical & Electrical Engineers
- Sustainability/NZEB consultant
- Project Supervisor Design Process
- Disability Access Consultant
- Design and Assigned Certifier

Other potential consultants

- Planning Consultant
- Fire Consultant

Procure all necessary surveys and studies as advised by Planning Stage Design Team. Many of these have been highlighted in the Appendices prepared by this Design Team, and include:

- Topographical Site Survey
- Hydrological Survey
- Site Flood Risk Analysis
- Traffic Survey, Traffic Impact Assessment & Road Safety Audit
- Site/Ground & Geo-technical Investigations
- AA Screening
- EIAR Screening
- Bird Survey
- Larval Web Survey
- Spawn/Tadpole & Newt Survey
- Other potential surveys
- Underground Services Survey (GPR)
- Fire Consultant
- Hydrologist