

Brannockstown

VILLAGE DESIGN STATEMENT

MARCH 2009



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Section 1: Introduction and Process

1(i) Introduction

What is a Village Design Statement?

The Village Design Statement is a document which is prepared based on the views of the local community, demonstrating how they want their village to develop in the future. It allows local communities to be actively involved in the formulation of design guidance for preserving and enhancing their village and its wider landscape setting.

What is the purpose of the VDS?

This Village Design Statement has been commissioned by Kildare County Council for Brannockstown.

The production of a VDS offers an opportunity for local people to work together and make a positive contribution to the future planning and enhancement of their village and provides an important focus for community development. It is also recognition of local people's knowledge and understanding of the place where they live.



Figure 1: View outwards from Brannockstown village.

The role of the VDS is to advise how development should be carried out in harmony with the character and quality of the local area. In this way, the special character of the village can be recognised, protected and enhanced for the enjoyment of both the local community and visitors to the area.

The six key aims of a VDS are:

- To enable communities to analyse and define the value of their local environment;
- To act as a tool for accessing the local character of an area;
- To assist the County Council in steering future development to respond to and respect that character;
- To guide smaller changes (permitted development);
- To promote the scope for local environmental improvements and support community initiatives;

- To become adopted and used by the Council as a material consideration in planning matters.

How has the VDS been produced?

The VDS has been produced through consultation with the local community in partnership with Kildare County Council.

The VDS for Brannockstown involved the following key stages:

Stage 1: Information Gathering

This stage was undertaken through a site visit and desktop analyses. It involved gathering information and photographing the village in order to identify the village character, settlement pattern, buildings and spaces and roads and traffic.

Stage 2: Community Consultation

An initial community workshop was held in Brannockstown on Tuesday the 29th April 2008. There was a good attendance at this workshop and feedback obtained on the day and through subsequent submissions and comments has been fundamental to developing this VDS.

This workshop allowed us to understand the likely desired community outcomes from the VDS process.

In addition, we ran a Schools Project, which involved children in the local primary school drawing pictures and maps of what they currently like and dislike about Brannockstown.

Stage 3: Preparation of Draft Village Design Statement

This Draft Village Design Statement has been prepared for comment both by the local authority and the local community. A second community workshop was held in September 2008 to gather feedback on the Draft VDS.



Figure 2: Landscaped approach to Brannockstown.

Stage 4: Publication of Final Village Design Statement

The final Village Design Statement will incorporate the following elements:

- i. Achieve consensus with the local community as to the aims and objectives of the VDS;
 - ii. Develop design principles for Brannockstown, based on the distinctive local character;
- Develop guidelines for incorporating new development within Brannockstown that would take account of key issues such as:

- Landmark buildings
- Streetscapes
- Open spaces and recreation areas
- Landmark views and vistas
- Street furniture
- Proposed mechanisms and initiatives to ensure the successful delivery of this VDS.

- Village Context
 - Village Character and Areas of Note
 - Village Settlement Patterns
 - Buildings and Spaces
 - Roads and Traffic
 - Critical Issues
 - Design Guidelines
- Mechanisms/Initiatives for Implementation

How will the VDS work?

This VDS is not a masterplan of ready made design solutions, and its recommendations should not be viewed as a barrier to modern design. Rather, the document highlights the unique qualities of architectural, historical and natural importance that contribute to the village's character, and provides broad design guidelines to both safeguard its distinctive character and enhance quality of life within the village.

These recommendations should be viewed as a stimulus for encouraging any new development or other proposals to respect and enhance, rather than compete with, the valued character features that define the village. This will require careful consideration of how key elements of the village inter relate with each other, and how they contribute to the character of the village as a whole.



Figure 3: View from Harristown Demesne.

Structure of the VDS

A VDS describes the character of the village and provides broad design guidelines which address the qualities which locals consider worthy of protection or improvement. A VDS will draw particular attention to features such as:

Section 2: Village Profile & Character

2(i) Village Profile

Location (refer to Context Map below)

Brannockstown village is located in central Co.Kildare, approximately 5 km east of Kilcullen, 6 km north of Dunlavin, 6 km west of Ballymore Eustace and 11 km south of Naas. The village is not located on a main road but is situated at the junction of two secondary roads the R412 (Naas Rd) and R413 (Kilcullen Rd). A second junction the Ballymore/Dunlavin roads junction meet at the southern end of the village. The village takes a linear form following the line of the road between these two junctions and turning westwards along the R413.

Brannockstown is a small rural village set in the flat plains of the Kildare countryside. Carboniferous limestone with overlying grey-brown podzolics form the geology of the area. This results in a well drained undulating landscape, with established hedgerows enclosing fields. Stud farming is the predominant activity in the area.

Population Change

Brannockstown is located within the parish of Gilltown. The population of the parish in the 2006 census was 896, representing an increase of 11.6% on the 2002 census when the population was recorded at 803. The population within Brannockstown itself has increased moderately over the last ten years.

Role of the Village (refer to Settlement Map)

In the past Brannockstown acted as a service centre for the surrounding rural hinterland. There was once up to three shops in the village and a post office. Unfortunately these have all closed and at present there are no shops. The close proximity of larger urban centres such as Kilcullen and Naas has resulted in these local services loosing out to a commuting population. An agricultural vehicle garage is located in the centre of the village. Although a well established village there are little or no community facilities in the village at present.

Local Community

The Brannockstown local community group is an active organisation who are involved in the promotion and enhancement of the village. This group works hard on a voluntary basis for the up keep of the village including flower bed planting, litter collection and general maintenance. In the past they have organised and entered the village into the Tidy Town competition with a focus on improving the village of Brannockstown from an environmental aspect and as an attractive place to live.



SETTLEMENT MAP BRANNOCKSTOWN POLICY THEME - STRENGTHENING

Policy Theme
Boundary



Strengthening:
Existing Village Facilities

- *School
- *Church
- *Industry/Employment

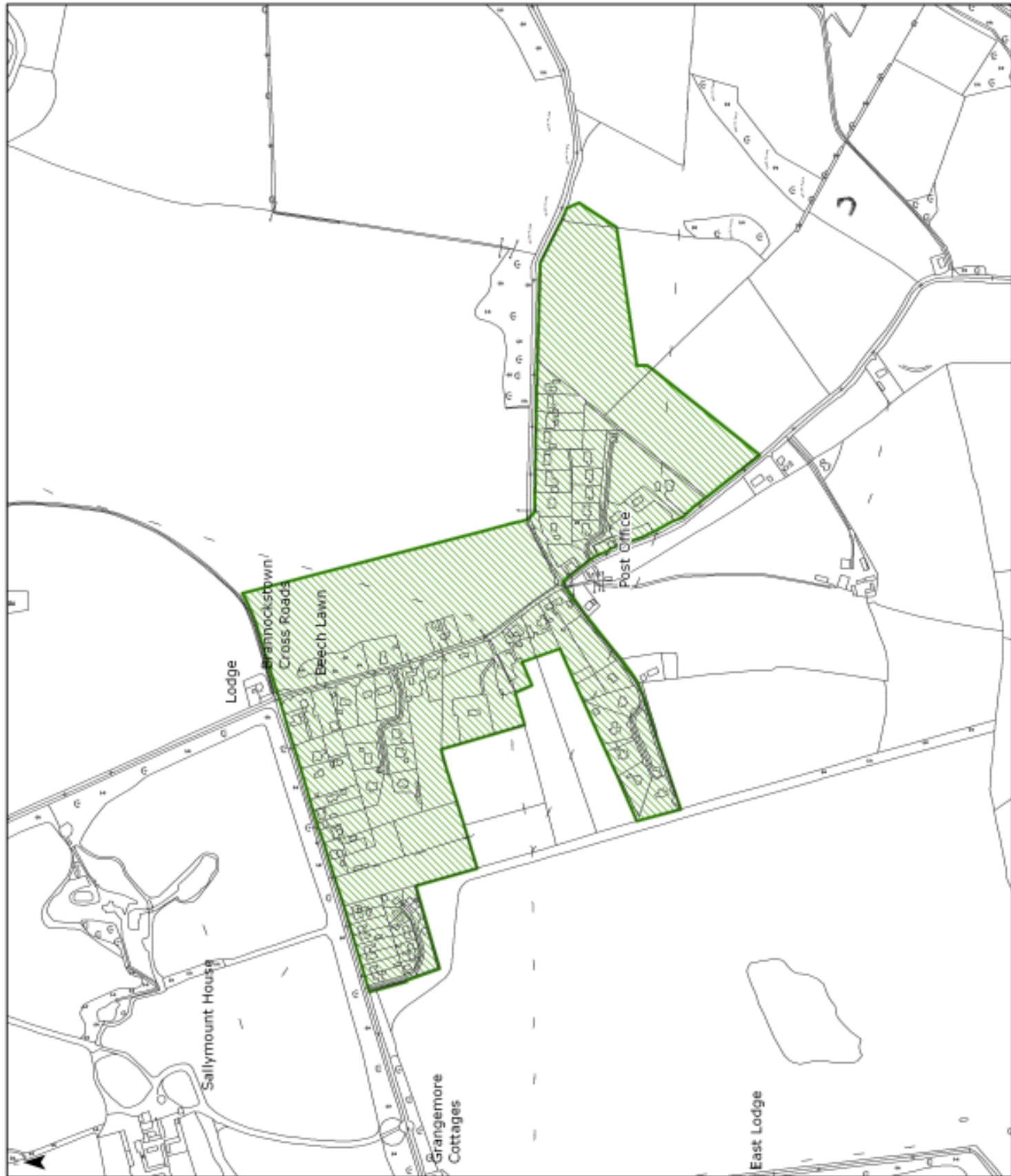
Note: All information correct at the
time of survey (June 2004)



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Date: December 2008
Scale: NTS

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Land Uses

The landscape surrounding Brannockstown village predominantly comprises of farmland. The main activity within the surrounding hinterland is stud farming, due to the superior quality of the land. There are few commercial premises within the village. A Baptist chapel and a national school are located within the village boundary.

The predominant landuse within the village core is for residential purposes. Residential land use is well established and many houses are of historic architectural value. These houses are arranged in a linear fashion along the R412 and R413, and are located within their own private grounds with matured landscaping. The areas to the east and north of these road arteries remains as open farmland. These lands are currently part of the Harristown Demesne and Sallymount Stud Farm. New infill residential development has taken place behind the established units along the R412. Additional new development has occurred at the southern end of the village around the Ballymore/Dunlavin crossroads.

Roads and Traffic

Brannockstown is located within a 50 kilometre speed zone and is approached from the Naas Rd, Kilcullen Rd, Ballymore Rd and the Dunlavin Rd. The village converges at the junction of the R412 and R143. Traffic calming is in place on the Kilcullen Road. Certain sections of the roads approaching and through the village itself are in need of repair. There is a dangerous bend at Stacey's garage and there are visibility problems at Brannockstown cross roads.

Development of the village

The original layout of the village was established around the entrance to the Harristown Estate and comprised of architecturally designed private residential units and public buildings such as the church and school.

Five key areas have been identified within the village, these include

- Recent residential development
- Brannockstown National School
- Brannockstown Baptist Chapel
- Harristown Demesne, entrance & gate lodge
- Established residential development & Historic Structures

New Residential Developments

In recent years new residential development has taken place within the village. These developments are predominately located on the fringes on the village but a small amount of infill development has also taken place. The developments which have taken place in the village are suburban in type, and are located on the edges of the village. The individual houses are arranged in cul-de-sacs with about 5 houses per development with communal green areas.



Figure 4: Junction at Harristown gate lodge.



Figure 5: Local garage at Brannockstown.



Figure 6: New residential development.

Brannockstown National School and Baptist Chapel

Both the Brannockstown Baptist chapel and National school are located on the south side of the R413 leading to Kilcullen. These buildings were architecturally designed at the end of the nineteenth century to cater for the educational and spiritual needs of the village population. Although numbers attending the Baptist church have fallen in recent times, the school still functions fully retaining its original use and form. These are the only two public buildings within the village and act as a social focus for the village population.



Figure 7: Brannockstown national school.

Brannockstown National School

NIAH No: 11821004

Brannockstown National School is a fine and substantial functional building, with a pair of porches originally intended for separate male and female entrance. Renovated and extended in the late twentieth century, the school nevertheless retains much of its original character and its form. The school is of social and historic interest as one of the earliest educational facilities in the locality.

Brannockstown Baptist Chapel

NIAH No: 11821003

Brannockstown Baptist Chapel retains most of its original character. The use of red sandstone throughout serves to highlight the high quality of stone masonry practised in the locality, and has retained a crisp intricacy. It is of considerable social and historic interest, providing evidence of the establishment of a Presbyterian settlement in the locality, and is a prominent feature in the landscape.



Figure 8: Brannockstown Baptist chapel.

Harristown Demesne Gate Lodge and Entrance

The village is defined by the impressive entrance sweep with ornamental gate lodge to Harristown House. The Harristown Estate was built in 1740 with the surrounding farmland landscaped into demesne parkland with the river Liffey running through it.

Harristown Gate Lodge

RPS No: B29-17

NIAH No: 11821006









This gate lodge, originally built as an integral component of the Harristown House estate, is a fine modest-scale structure of much ornamentation. The gate lodge is of social and historic interest, representing a component of an extensive country house estate in the locality.



Figure 9: Harristown gate lodge.

BRANNOCKSTOWN AREAS OF NOTE

KEY

-  Village Boundary
-  Brannockstown National School
-  Baptist Church Brannockstown
-  Gate Lodge & Entrance, Harristown Demesne
-  Established Residential Development
-  Recent Residential Development
-  View along the Main Street
-  Boundary Walls



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2(ii) Village Character: Buildings, Structure & Streetscape (refer to Historic Development Map)

Historical Background

Brannockstown is not recorded in the Civil Survey of 1654 and predominately developed around the Harristown Estate. Lewis Topographical Dictionary records the village in 1837 as having 272 inhabitants with the parish comprising of 800 statute acres. The Ordnance Survey letters of 1837 note an old-graveyard being located in Brannockstown, with no church in existence. This most likely refers to RMP site KD029-003, located within the demesne of Harristown. The name of the village is spelt as 'Brannoxtown' at this time.

The Harristown Estate was built in 1740 as the county seat of the well established La Touche family. This Georgian building remained untouched until a fire c. 1890 when it was rebuilt and reduced in size. The surrounding farmland was landscaped into a demesne parkland with the river Liffey running through it. It is recorded that John La Touche diverted the main road to outside the demesne and built a bridge 'La Touche Bridge' over the River Liffey in 1788. This fine bridge is located on the Naas Rd (R412) north-west of the village. The original route of the road followed the entrance drive into Harristown Estate and over the Liffey connecting it to Haristown village. The original bridge still remains on the estate.

Historical Development

The Record of Monuments and Places (RMP) identify archaeological sites throughout the country. The RMP for Co. Kildare identifies three sites within the vicinity of Brannockstown. These include KD029-002 a moated site, Anglo-Norman in date located to the north of the village. KD029-003, a church and graveyard and KD029-048 a bridge. These sites predominately date from the late Medieval period onwards. The variety of sites within the immediate hinterland of the village depicts the historic settlement of the area over a long time period.

A historic map dated 1752 shows Brannockstown as a small network of roads with the River Liffey passing through. The name of the village is spelt 'Brenockstown' at this point. This map also depicts a small number of houses and a large house to the north. This may possibly be Harristown Demesne. The village does not appear to be well established at this time.

Taylor and Skinner's road map of 1783 notes a large country house with linear tree planting to the east of the village, most likely Sallymount House. To the north is a second large house located north of the River Liffey it is named as 'Woodbank' it may possibly be Harristown Demesne. The original route of the road is shown as leading north westwards from the present village location and traverses the river at this point (KD029-048). The village is not shown as being established and the R412 Naas Road leading westwards from the village is not depicted.

The first edition Ordnance Survey (O.S) map of 1838 shows the village of Brannockstown at a T-Junction, marked as 'Brannockstown crossroads'. The Naas road leading north-westwards from the village and La Touche bridge have been constructed at this time. A small number of structures marked to the immediate south of this junction are most likely Beech-lawn House and La Touche Cottage. A number of buildings are also depicted in a dispersed form southwards along the R412. Sallymount House and Demesne are shown as landscaped park land to the northwest of village with the extensively landscaped Brannockstown Demesne and Harristown House to the northeast. Dense amounts of tree planting are shown on either side of the R412 leading north from the village.

The immediate surrounding hinterland is shown as a pattern of enclosed agricultural land. Small linear field sizes are illustrated immediately west of the R412 and south of the R413. RMP site KD.29-003 is marked as a graveyard and the bridge, KD029048 is also shown as crossing the River Liffey as it meanders through the demesne.

Little development change took place between the first and second edition of the Ordnance Survey map in 1873. The morphology of the village remained the same with a few additional buildings now shown along the western edge of the R412, contained within their own plots. La Touche Bridge is named as 'newbridge'. Extensive tree planting is also depicted on the east side of this road within the Brannockstown Estate. The gate lodge to Harristown House at the Brannockstown cross roads has been constructed and marked, as has a gate lodge to Sallymount House on the R413. All aforementioned archaeological sites are still marked.

By the publication of the third edition Ordnance Survey map in 1910, a significant amount of development had taken place within the village. The village has become well established at this point with the construction and naming of many of the fine houses and public buildings including the school, Baptist Church, Grangemore cottages and smithy on the R413. Houses such as 'Beechlawn' 'La Touche Cottage', 'Rose Cottage' are located at Brannockstown Cross Roads with 'Peacock Cottage and a post office being located south of this main junction at a minor Ballymore/ Dunlavin cross roads. The most significant development at this time is the Great Southern and Western railway line (Tullow Branch) located to the far east of the village. Sallymount Demesne has also reduced in size at this time. The archaeological site of the bridge is now marked as 'old bridge'.

HISTORIC DEVELOPMENT BRANNOCKSTOWN

KEY TO HISTORIC DEVELOPMENT

1752

1838

1873

1910

1954

2005

Record of
Monuments
and Places



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Architectural Heritage (refer to Heritage Data Map)

The Planning and Development Act 2000 made provisions for the inclusion of structures deemed to be of historic architectural importance to be included on the record of protected structures (RPS) and for the creation of architectural conservation areas (ACA). It is now mandatory (formally discretionary) for each development plan to contain an RPS, which must be complied, maintained and reviewed by each relevant local authority.

The National Inventory of Architectural Heritage (NIAH) are a state body under the administration of the Department of the Environment, Heritage and Local Government, who identify, record and evaluate the post-1700 architectural heritage in an aim for its long-term conservation and preservation. The surveys carried out by the (NIAH) form the basis for each RPS.

The historic structures within the village are predominately private houses. These were built to an architectural design with strong detailing such as gable fronts and with decorative features such as label mouldings. There are also numerous houses within the village which date to the early part of the twentieth century right up to the 1980's. These are located on both the R412 and R413. Established one-off housing is located along the main street in matured gardens, as infill between historic structures. One-off housing is also located on the R413 on the eastern approach to the village. A row of semi-detached cottages are located on the western approach to the village on the Kilcullen road.

The buildings of historic interest in the village include, Beechlawn House, La Touche Cottage, Brannockstown Manse, and Peacock Cottage. All these structures were identified as being of historic architectural importance and were included in both the survey carried out by the National Inventory of Architectural Heritage (NIAH) in 2003 and are included on the Record of Protected Structures (RPS) in the current Kildare County Development Plan 2005-2011. A number of vernacular structures and two water pumps have also been identified as being of significance to the historic architectural and social make up of the village. An outline of the buildings of historical importance are given below.

The following structures have been included on the RPS for Kildare

Beechlawn House

RPS No: B29-25

NIAH No: 11821007

Detached house built c.1880. Original fabric and decorative features include stone sills, cast-iron rainwater goods, and timber casement windows. The gabled fronted projection and the label moulding over the window heads are notable features.

Beechlawn House is a fine middle sized house, designed on symmetrical plan with decorative detailing which enlivens the façade. It is an attractive and prominent landmark in Bran-

nockstown, being positioned on the crossroads, and is a fine component of the architectural heritage of the locality.



Figure 10: Beechlawn house.

Vernacular structure

RPS NO: B29-22

NIAH No: 11821010

Detached four-bay two-storey house, built c.1850, having a front porch. This house is a well-maintained mid nineteenth-century house that retains most of its original character. It provides an attractive terminating focal point on the road leading south-east from the village of Brannockstown. This house, serves to represent an almost intact middle size farm holding.



Figure 11: Vernacular dwelling Brannockstown.

Moorhill**RPS NO: B29-23****NIAH No: 11821011**

Detached three-bay two-storey house, built c.1900, with projecting porch. Retaining features such as rendered chimney stacks, timber eaves, decorative timber bargeboards to porch, cast-iron rainwater goods and stone window sills with timber sash windows, timber panelled door with canopy over.

This modest house retains its original form. The house is attractively set in its own grounds and is a prominent feature in the locality of Brannockstown.



Figure 12: Moorhill, two storey dwelling.

Peacock Cottage**RPS No: B29-21****NIAH No: 11821012**

Detached three-bay single-storey house built c.1880, on a corner site. Historic fabric includes rendered chimney stack, decorative timber eaves and bargeboards with pendant motif, stone sills with rendered hood mouldings over.

Peacock Cottage is an attractive, small-scale building in the Tudor Revival cottage orné style, which retains much of its original character. It has a number of complementing architectural details such as the decorative motifs hood mouldings to the openings, and leading glazing. Set attractively in its own grounds on a corner site, the house is an important component of the architectural heritage of the locality.



Figure 13: Peacock cottage.

La Touche Cottage**RPS No: B29-24****NIAH No: 11821001**

Detached four-bay single- house, built c.1870. Historic features include yellow brick chimney stacks with red brick dressings.

La Touche Cottage originally called Rose Cottage, although simple in plan, the primary elevations are treated with features that are in keeping with the established Victorian style of the locality. The house retains much of its original character, features and materials. Set in its own grounds and is a picturesque feature on the crossroads at Brannockstown.



Figure 14: La Touche Cottage.

Brannockstown Manse,**RPS No: B29-32****NIAH No: 11821002**

Detached three-bay two-storey yellow brick manse built c.1880. Brannockstown Manse is a fine and imposing ecclesiastical residence that is very much characteristic of the Victorian style of architecture present in the locality. The manse is of considerable social and historic interest attesting to the establishment of a Presbyterian settlement in the locality.



Old Bridge Harristown Demesne**RPS No: B29-18**

This structure is located on the Harristown Demesne.

La Touche Bridge**RPS No: B29-19**

Four-arch humpbacked road bridge over the river Liffey, built 1788, having rubble stone walls with cut limestone voussoirs to arches. V-shaped cutwaters to upstream elevation.

This bridge was purposely built when the La Touche family rerouted the road around the Harristown Estate. It forms an imposing feature within the surrounding landscape. The bridge is of considerable historical and social significance as a reminder of the road network development in Ireland.



Figure 16: La Touche Bridge.

Both the school and Baptist Chapel (already discussed) and the following structures were not included in the current County Development Plan but were identified as being of architectural importance and were included in the NIAH survey of Kildare carried out in 2003.

Vernacular House**NIAH No: 11821009**

Detached four-bay single-storey cottage, built c.1850.

This cottage is an attractive long structure which retains much of its original character. The cottage is vernacular in form and modest in appearance as suggested by the diminutive proportion of the window openings.



Figure 17: Vernacular dwelling Brannockstown.

Water pumps

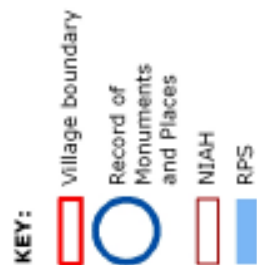
There are two free-standing cast-iron water pumps, c.1880's which are located in the village. Waterpumps are of social and technical importance. Dating before mains water they supplied a communal water supply. Still located in their original positions on the main street and opposite the school they enhance the character of the village.



Figure 18: Village water pump.

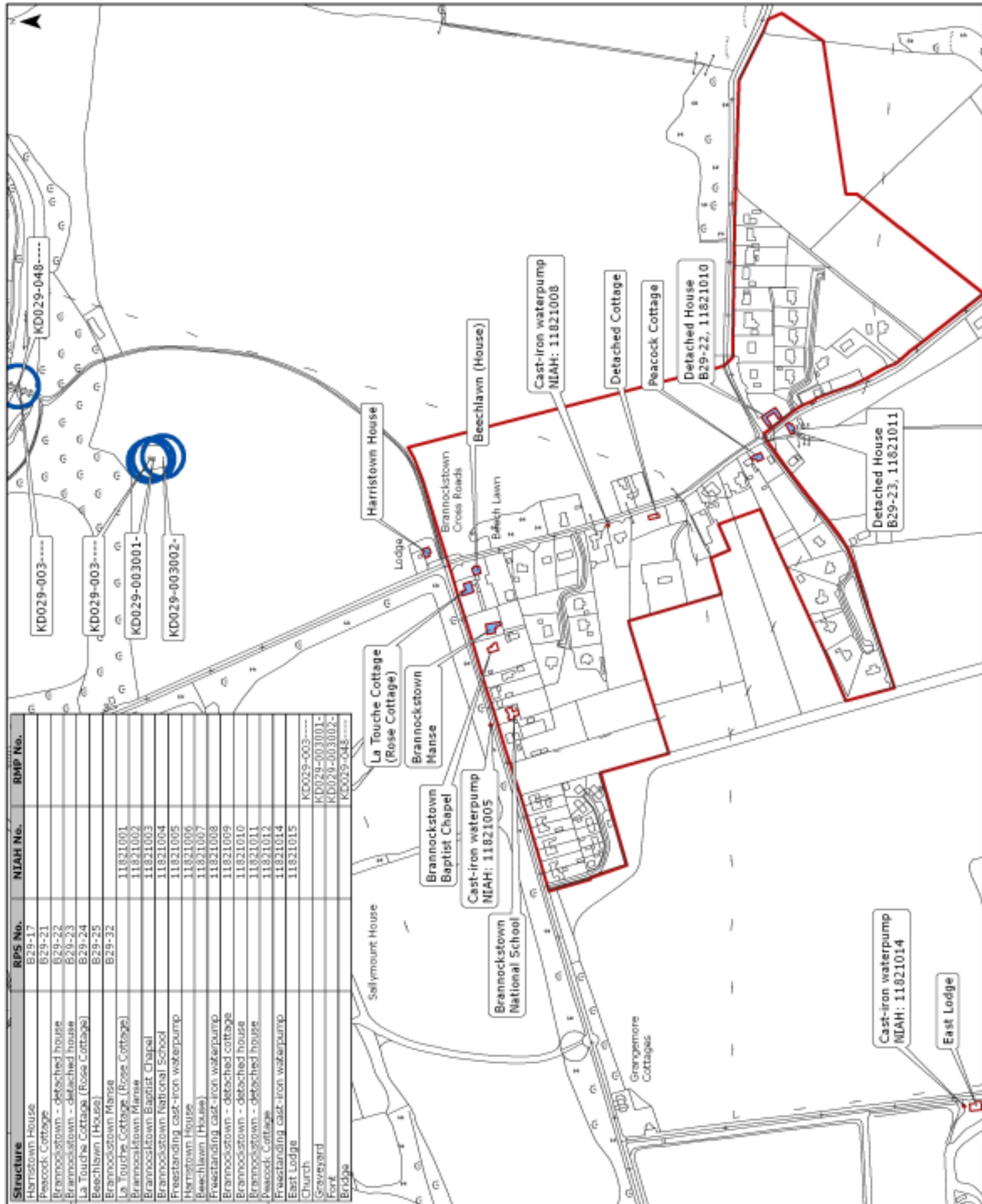
New development needs to respect the character and design of the established built heritage within the village, which is to be retained and enhanced. Design guidelines in relation to the treatment of this area is noted in part (ii) of Section 4.

HERITAGE DATA MAP BRANNOCKSTOWN



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Boundary Features

The boundary details in a village form an important aspect of how a village integrates with its surrounding landscape. Stone walls are the prominent boundary feature in the village and these are an attractive feature of the village that add to its overall character. Stone walls run along the Harristown boundary demesne with mature stands of trees behind. The majority of residential developments within the village have respected the character of the demesne walls by constructing similar stone walls as boundaries to their developments. Natural hedgerows are prominent on the outskirts of the village and these should be retained and supplemented as much as possible. (See Section 4(ii) specific design guidelines No 5 p33).

Street Furniture & Signage

Street furniture refers to all ancillary 'furniture' such as benches, bollards, street lighting, post boxes, phone boxes, signposting and cabling which can be found in the public realm. Brannockstown has three old water pumps located throughout the village which have been attractively restored. There are a number of attractive floral planting boxes located throughout the village.

Signage on all approaches to the village is clear with attractive landscaping and floral arrangements.

Lighting

Street Lighting is evident in Brannockstown, however there are varying styles. There is modern style public lighting throughout the village centre with a different style heritage lighting in the more recent residential developments.



Figure 19: Stone wall boundaries located throughout the village.

Brannockstown Urban Analysis

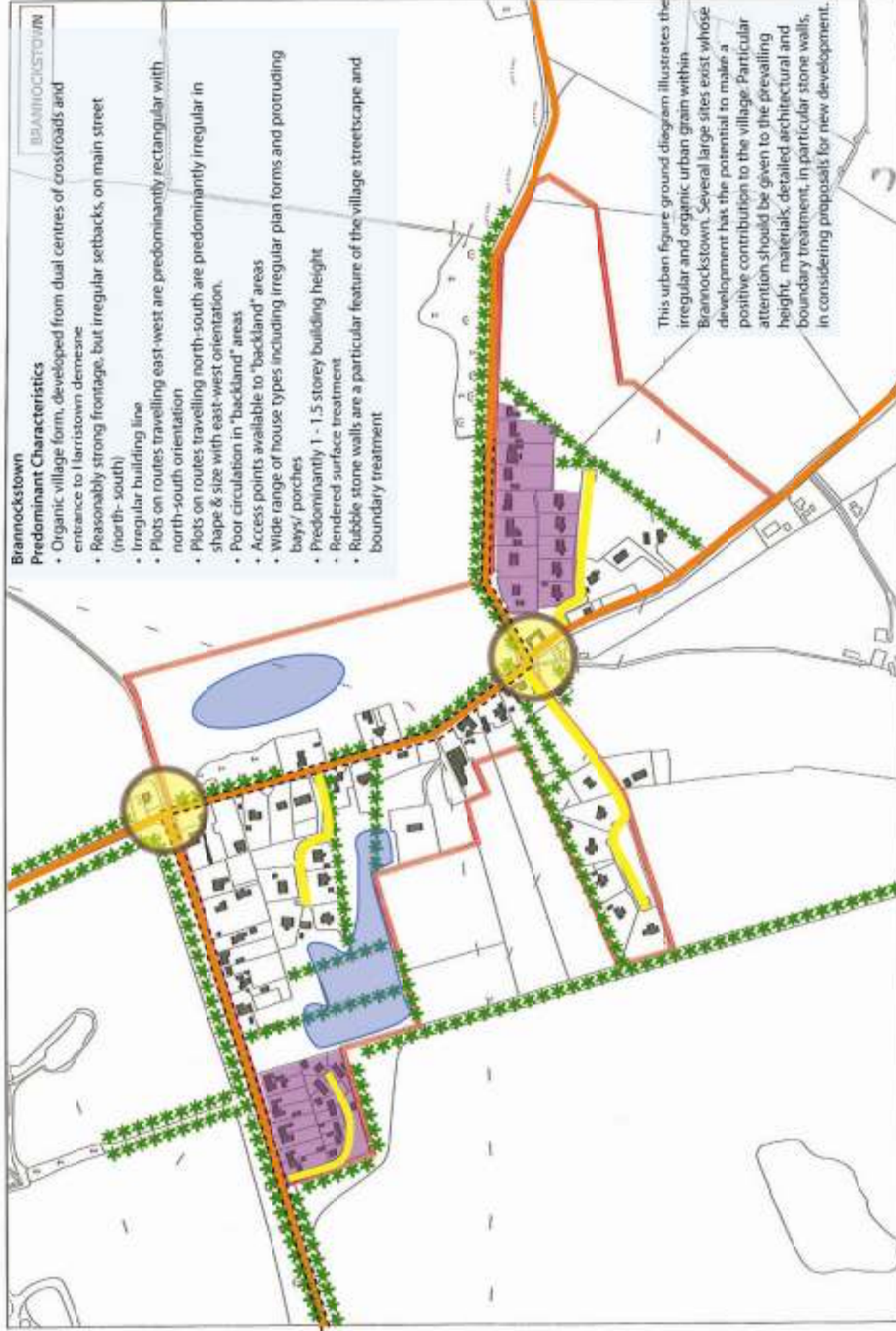
Key:

- Primary Route
- Secondary Route
- Stone Walls
- Backland Areas
- Vegetative Boundary Treatment
- Focal Points
- Village Development Boundary
- Regular Plots & Urban Grain



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2(iii) Village Character: Landscape and Setting (refer to Landscape Character Map)

The Surrounding Landscape

Brannockstown is located in the Eastern Transition Lands of the Landscape Character Assessment of the Kildare County Development Plan. The lands in this area are described as 'generally of medium size and regular pattern, with commonly well maintained hedgerows. Gorse and natural vegetation occur at some areas of this unit.'

Brannockstown is located within a gently undulating landscape characterised by regular sized field patterns. The surrounding landscape is typically rural with agricultural fields dedicated to livestock grazing or tillage. There are a number of large stud farms located around the village. The field systems are either demarcated by wooden fencing typical of stud farms or by a series of mature natural hedgerows typical of rural Ireland. Most field boundaries are made up of various hedgerow species including Whitethorn, Blackthorn, Elder and Ash. There are a large number of mature stands of trees associated with the stud farms and as part of Harristown demesne.



Figure 20: Surrounding landscape Brannockstown.

Approaches to Brannockstown

Brannockstown is located within a 50 kilometre speed zone and is approached from the Naas Rd, Kilcullen Rd, Ballymore Rd and the Dunlavin Rd. The village converges at the junction of the R-412 and R-143. The approaches to the village are signposted with some associated landscaping. Attractive flower arrangements are located underneath all the village signs on the approaches to the village. The approach roads to the village are densely planted with mature trees and hedgerows.

Views and Vistas

The location of the village adjacent to Harristown demesne creates several attractive scenic views. From all areas of the village attractive views are afforded of the surrounding countryside. Views are afforded of open fields and of the various stud farms which surround the village. These views and vistas are important aspects to the character of the village and it is important that they are retained and respected by any new developments. Harristown demesne forms an impressive

backdrop to the village. Views of the demesne are limited from the centre of the village due to the stone walls which surround the demesne.

Landscape Features

Whilst Brannockstown is quite a small village there are a number of landscape features of note. Whilst there are no significant areas of open space within the village a lot of attention has been paid to landscape detailing. The area at Brannockstown cross roads is a tidy landscaped area with attractive planters placed on either side of the Road. Plans are being made by the local community group to further enhance the landscaping of this area. Landscape details such as planting boxes, old style water pumps and flower arrangements are evident throughout the village and add to the character of the village. Well maintained private gardens and road verges are evident throughout the village.



Figure 21: Flower planters.

Open Spaces

There are few areas of open space in the village. There are a number of attractively landscaped incidental areas of open space with planted flower beds and attractive floral arrangements. There are small open space areas in the more recent residential developments at the Grange and Moorhill Wood.



Figure 22: Open space as part of new residential developments.

Planting

Mature hedgerows of indigenous species are prominent on all approaches to the village and demarcate boundaries between the built form and the surrounding landscape. There are a large number of mature stands of trees surrounding and approaching the village in the various stud farms. Species such as oak, chestnut, lime, beech and ash are prominent and they form an impressive backdrop to the village. There are a large amount of mature trees and small areas of woodland in Haristown demesne. More recent tree planting has occurred in the incidental areas of open space located throughout the village and in the Grange and Moorhill Wood housing estates. All approaches to the village are well planted with mature trees and hedgerows.



Figure 23: Mature planting on approach roads to the village.

Environment







There are no recycling facilities in Brannockstown. Brannockstown has an existing septic tank which has a capacity of 60 pe (population equivalent) and serves an established housing estate in the village. All other developments run off individual septic tanks.

Brannockstown has a rich natural landscape which adds to the character of the village. Mature stands of trees on approaching the village, stone walls, existing views and vistas, need to be respected and considered in line with any future development in the village. Section 4 looks at general and specific design guidelines for future proposed developments. In this section measures are outlined as to how new developments should respect the existing landscape character and setting of the village.

LANDSCAPE CHARACTER MAP

BRANNOCKSTOWN

KEY

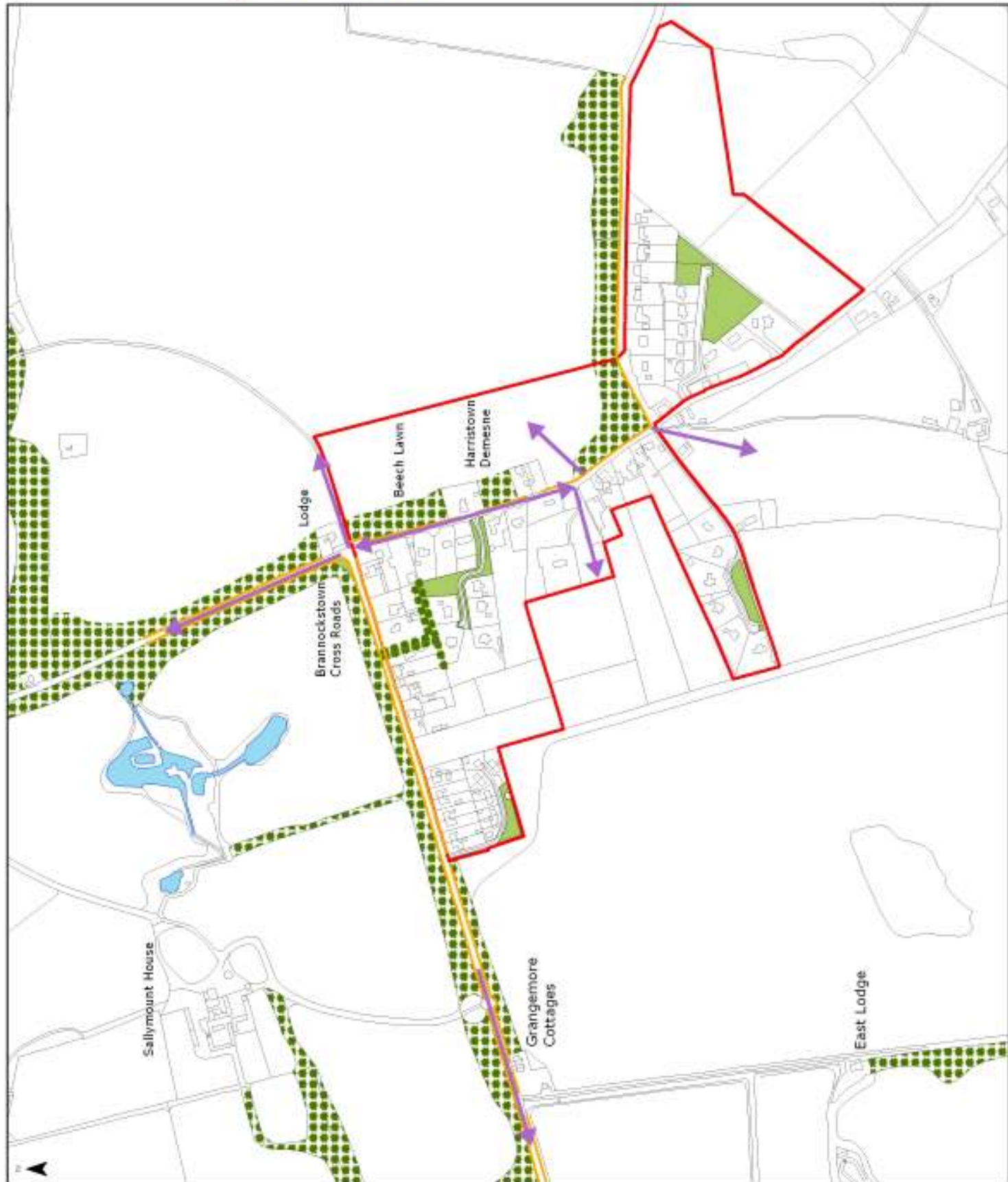
-  Village Boundary
-  Viewpoints to be protected in line with policies & objectives set out in Chapter 19 of Kildare County Development Plan 2005-2011
-  Stone Wall
-  Local Water Feature
-  Open Spaces within Village Boundary
-  Significant trees & hedgerows



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Section 3: Public Consultation

3(i) Key Issues

A public meeting was held on Tuesday the 29th April 2008 in the local primary school Brannockstown. At this meeting members of the local community voiced their opinions on what they felt were the critical issues concerning the future development of the village. The following points are a summary of the issues raised:

Local Services

- Lack of high-speed broadband (on wire). None serving the village at present
- Surface water drainage – problem throughout the village especially after heavy rains with flooding of Main Street a regular occurrence
- No wastewater treatment facilities for the village
- No public transport serving the village



Figure 24: Flooding of Main Street.

Traffic Management & Parking

- Problem with parking at drop off times outside the school, very dangerous and cars are parked everywhere
- Traffic calming needed throughout the village
- Dangerous bend at Stacey's garage and this will get worse if new proposed development across from Stacey's garage goes ahead
- Visibility problems at Brannockstown cross roads dangerous for cars turning
- Lack of road signs or markings on approach from Ballymore and Kilcullen Roads

Pedestrian Safety

- Footpaths should be extended outwards from the village and need to link up
- Visibility problems at Brannockstown cross roads dangerous for pedestrians
- Extend footpath from the village to Carnalway bridge
- Footpaths in general are too narrow and are in need of repair and need to link up



Figure 25: Extension of footpaths outwards from village core.

New Developments

- Any new proposed development should respect the existing character of the village i.e. similar style buildings, boundary walls etc
- Any new proposed developments should respect the existing low density nature of development in the village and Brannockstown should remain a village

Landscaping & Public Realm

- Street lighting
- Footpath to the river and possibility of using the river for walks etc
- Further enhance and improve the landscaping throughout the village
- Upgrade the area at the T junction, on school road, possibility of improving/enhancing the landscaping of this space further
- No village centre, no focal point for the village. Developing the area around the T junction may go in some way towards solving this problem
- No litter bins or recycle bins in the village
- Not enough signage, differences in types of signs, all signage should be similar reflecting the heritage of the village
- All boundaries, exteriors should all be similar and reflect the character of the area

Figure 26: Proposed new development.

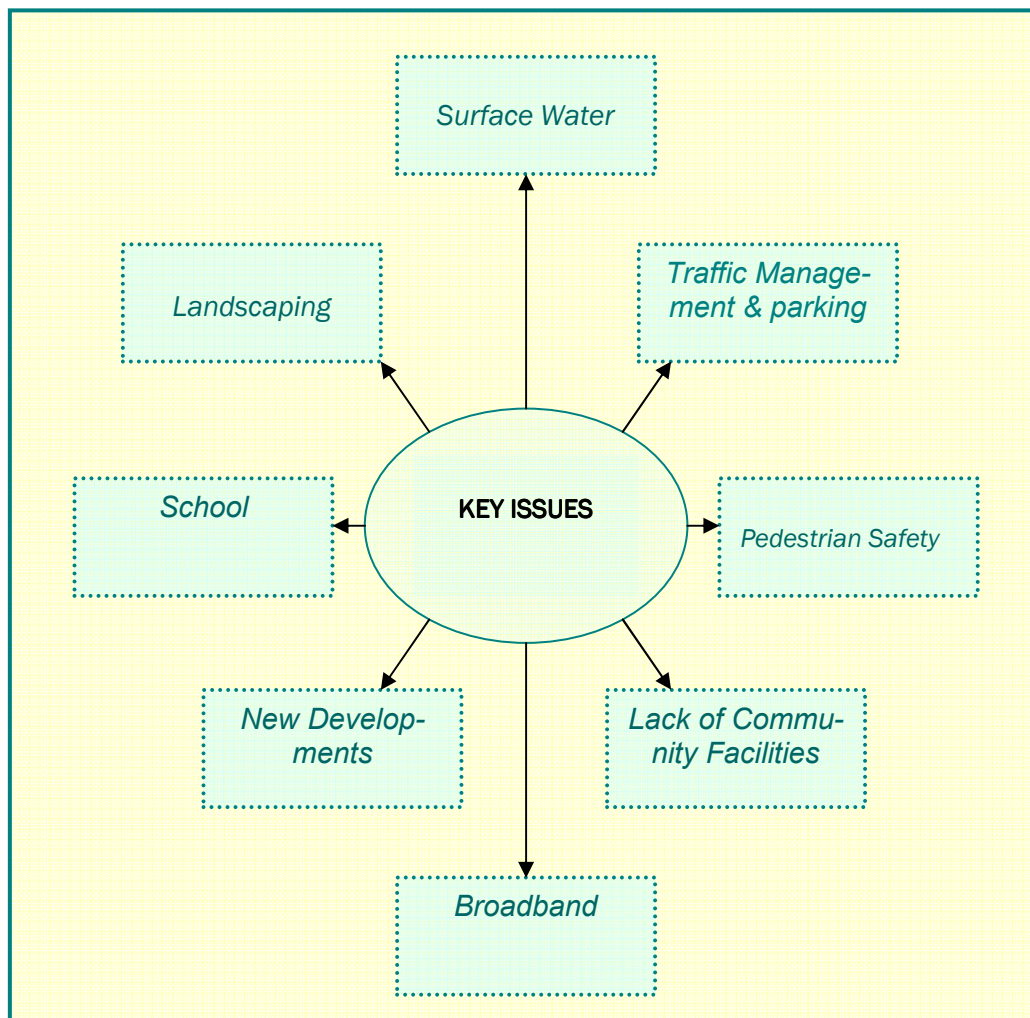


Lack of Community Facilities

- School site, over population in school and overcrowding. New school site needed, not enough playing facilities for the kids
- No shop or local facilities. A new shop would go in some way towards solving the problem of social disconnectedness. There were 4 shops in the village in the past but these have all closed. Residents must go to Kilcullen to do their shopping
- Possibility of using old school site, if new school site is approved, for a community hall
- Recreation facilities required for the school

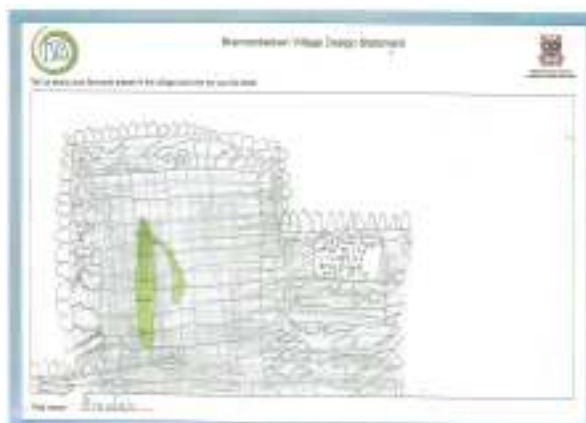


Figure 27: Overcrowding in primary school.



Key Issues

The children of Brannockstown were asked to draw what they liked about their village:





CRITICAL ISSUES : BRANNOCKSTOWN

LANDSCAPING OF JUNCTION

TRAFFIC CALMING

SURFACE WATER DRAINAGE

OVERCROWDING IN SCHOOL & LACK OF SPACE

LACK OF COMMUNITY FACILITIES

NEW DEVELOPMENTS TO RESPECT EXISTING CHARACTER OF VILLAGE

PEDESTRIAN SAFETY & IMPROVEMENT OF FOOTPATHS

Section 4: Design Guidelines

This section sets out design guidelines for the future development of Brannockstown and deals with issues raised at public consultation meetings with the local community. Having established the village context, character (see urban analysis map p17 and landscape character map p20) and the key issues facing the future of the village these design guidelines will help the sustainable development of the village over the time period of this VDS. Section 4(i) sets out general design guidelines which look at the village structure, streetscape, landscape setting and open space, design of new development and benefits for the local community. Following from this section 4(ii) sets out specific design guidelines which are to be read in conjunction with the Key Strategies Map on p32. Finally section 4(iii) sets out a delivery - action and implementation programme.

4(i) General Design Guidelines

The following Design Guidelines have been developed following a comprehensive analysis of the qualities and character of Brannockstown that contribute to its distinctive identity. These characteristics have been identified by the local community as being fundamental to the development of design guidelines that will shape the future of the village in terms of new works, facilities, services and amenities. These design guidelines are intended to retain what is special about the character of the place and to improve and enhance this special character.

These Design Guidelines have the following three strategic objectives:

1. To conserve and enhance the character of Brannockstown and its important features and landmarks;
2. To set out criteria-base standards against which changes to Brannockstown may be judged, to ensure that new development contributes positively to the village;
3. To make recommendations for new works, with the aim of improving the urban realm, to be carried out in partnership with the local community.

In the preparation of these guidelines reference has been made to 'The Urban Design Manual: A best practice guide' (a companion document produced by the DoEH&LG, to accompany the Draft Planning Guidelines on Sustainable Residential Development in Urban Areas). The manual states that 'the most successful—and sustainable—communities are the ones that contain a good variety of things to do, see and enjoy. For larger scale developments, this means providing a good mix of uses, housing, facilities and amenities that help to engender a successful community; and 'thought should be given to how commercial uses are placed in relation to each other to help create a vibrant neighbourhood centre'. In relation to layout the document states that a layout creates people friendly streets and spaces if:

- Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.
- The layout focuses activity on the streets by creating active frontages.
- The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers.
- Traffic speeds are controlled by design and layout rather than by speed bumps.
- Block layout places some public spaces in front of building lines as squares or greens, and some semi private space to the back as communal courts.

More details on the implementation of this Village Design Statement are set out in part (iii) of this Section below.

Below there is a series of Design Guidelines for new residential and mixed-use developments within Brannockstown (as identified on the Key Strategies Map p32). These Design Guidelines consider the village under a number of Key Strategic areas.

The "Key Strategic" areas are as follows:

Key Strategic Areas	Policy Objectives Commence with ...
1. Village Structure	Vill
2. Village Streetscape	Street
3. Landscape Setting and Open Space	Land
4. Design of New Development	Desi
5. Benefiting the Local Community	Comm

Village Structure

The Kildare County Development Plan has identified settlements and grouped them into four categories:

1. Consolidation
2. Strengthening
3. Revitalisation
4. Rural Nodes

These settlements have been categorised based on the following criteria:

- (i) Size of the settlement;
- (ii) Existing community;
- (iii) Infrastructural facilities, and;
- (iv) Development that has taken place to date.

Having taken these factors into account, Brannockstown is identified as being a village with “Strengthening” properties. This means that the Development Plan recognises that the village has experienced some growth in recent years. Policy RS2 states, in relation to Brannockstown and other “strengthening” settlements state that:

It is considered that they have the capacity to accommodate limited growth having regard to the availability of adequate social infrastructure. Similarly, in this context, the local need category has not benefited from the development that has occurred in these communities. As such, whilst there is an intention to accommodate both local need and local growth categories, there is equal emphasis on the provision of housing for local need and local growth.

Vill 01 Incorporating new development	Proposals for new development within the village boundary should respect the character of Brannockstown village core in relation to materials and the retention of traditional plot boundaries, and should retain existing trees and hedgerows (as identified on the urban analysis map on p17 and the landscape character map on p20). All applications for new developments will be assessed by KCC having regard to Government policies and development control standards as set out in the KCC County Development Plan. New developments should take account of the natural and built environment of the site, the views and vistas from the site, the surrounding areas and the village context. Please refer to the Urban Analysis map p17 which will assist in formulating proposals for new development.
Vill 02 Orientation Services Linkages	Infill development is seen as a way of consolidating the core of the village and utilising local services to maximum benefit. This development optimises the limited land availability within the village, while providing an alternative to one-off detached housing on the fringes and surrounding areas of the village.
Vill 03 Historic Core	The historic core of Brannockstown has been identified as the area centred on Harristown Gate Lodge junction (see Key Strategies Map p32). This is also the location of a number of village services, including the church and primary school. Any new proposed development should respect the established character of the village core.
Vill 04 Pedestrian Routes	Pedestrian routes should be established and improved in Brannockstown to improve permeability of residential areas. Existing and proposed pedestrian routes are identified on the Key Strategies Map p32. Pedestrian footpaths need to run continuously from the local national school outwards towards all the village boundaries. In particular, these routes are intended to provide good access to local amenities and facilities. These routes should be sign posted to act as amenity routes/ healthy ways for leisure walkers, and lighting and seating put in place at appropriate locations.

Village Streetscape

Brannockstown has a unique streetscape that is characterised by the stone walls and mature vegetation (both trees and hedgerows). A number of local shops and village services have closed, which has impacted on the vibrancy and vitality of the place as a local services centre. This Village Design Statement proposes that new developments are to provide services and facilities as an integral part of the developments and as appropriate to the scale and local needs of the village.

It is proposed to consolidate the Village Core around a newly-created "Village Green" located at the northern crossroads within the village, as indicated on the Key Strategies Map p32. New development is categorised into two types:

- Infill Development
- New Residential Development

The detailed guidance below and in the following section highlights the parameters for development on these sites. Broadly speaking, infill development should respect the character of the existing adjacent and nearby residential areas. New development areas are of a size and scale as to have the potential to establish their own character, within the parameters of the objectives of this VDS.

This VDS will seek to consolidate development within the village boundary by concentrating new development in this area and avoiding one-off housing along the access roads to the village. New residential developments should provide local amenities and services to augment those in the village core.

Street 01 Streetscape of new development	New development should reinforce the existing streetscape. New development areas (as indicated on the Key Strategies Map on p32) located to the rear of the established street frontage should be designed in a clustered format.
Street 02 Infill development layouts	In general, new development areas should be designed so as to respect the established urban grain within the village. Plot sizes and setbacks should be similar to the existing pattern and entrances to these sites should be low-key, in particular using vegetation for plot boundaries and retaining the existing stone walls within the village. Within these new developments, shared road surfaces should be considered in lieu of wide roads with separate footpaths, as a means of minimising land take for roads and providing natural traffic calming.
Street 03 Trees & Green Spaces	Established trees and hedgerows should be retained, as they are intrinsic to the character of the village, and new tree planting should be introduced within new developments to enhance this character. These should be carefully selected indigenous or other appropriate species and planted in an appropriate way and scale that reflects the rural character of the village, which has been described in Section 2 (iii).
Street 04 Footpaths & Cycleways	Traffic management measures and new and improved walking and cycling routes from the local national school and the village core outwards to the village boundaries (to increase public safety) should be a priority for implementation. This includes the introduction of footpaths and the resurfacing of local roads. These improvements are identified on the Key Strategies Map p32 as No's 6 and 7.
Street 05 Surface Water	Surface water flooding occurs after heavy rain along the main through road in Brannockstown. Surface water flooding management measures are required within the village to prevent future flooding along the main roadway through the village. However, the installation of these flood management measures should not have a negative impact on the streetscape or any of its characteristic features.



Figure 28: Stone wall boundaries.



Figure 29: Views from the Main Rd through Brannockstown.

Landscape Setting and Open Space

The landscape setting of the village is generally characterised as being low-lying agricultural land, comprising large fields. There is a severe shortage of quality amenity open space for the local community and a lack of any facilities for play areas, including formal playing pitches, tennis/ basketball courts, playgrounds etc. However, trees and hedgerows are a significant feature in the village and should be retained and improved.

Land 01 Open Space	Existing ancillary areas of open space should be retained as open space to serve the residential developments. New developments should provide quality areas of open space with facilities such as play grounds, sports facilities etc. Areas of open space provide an opportunity to create linkages between housing estates and a means of promoting permeability. It may be appropriate to retain hedgerows as wildlife refuges in areas of open space providing that they do not act as a barrier or cause security, safety or surveillance problems.
Land 02 Village Green	A new Village Green should be created adjacent to the crossroads, as identified on the Key Strategies Map on p32. This should be of a sufficient scale to provide an area of planting, seating and a village focal point with a notice board/ local information board.
Land 03 Stone Walls	Existing stone walls and trees and hedgerows should be maintained, retained and restored as a significant local feature of Brannockstown, particularly on the approach roads (See Section 4(ii) No 5 specific design guidelines p34).
Land 04 Field Boundaries	Existing field boundaries and contours should be respected and sensitively incorporated into new developments, where possible.



Figure 30: Ancillary open space.



Figure 31: Existing stone walls and mature trees.

Design Guidelines for New Development Areas

New Development Areas have been indicated on the Key Strategies Map within this VDS (p32). A supporting statement must accompany all planning applications for new residential and mixed-use developments in these areas indicating how the development meets the guidelines and criteria set down below.

In general, this supporting statement shall demonstrate how the developer will deliver a quality residential environment on a particular site. Planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment.

Quality design proposals should emerge from a careful analysis of the site's location, surrounding context and the specific characteristics of the site itself. The statement should outline in writing the overall design concept and objectives for the site, based on the appraisal of the site and its context. Any proposal for residential development which fails to produce an appropriate quality of design and which fails to conform to these and other relevant criteria will not be permitted.

Sites have been identified within this VDS for Infill Development. In addition to the guidelines set down below, we would note that Section 5.10 of the Kildare County Development Plan states the following in regard to infill housing:

Infill housing in existing built up areas of the towns and villages of the county will be encouraged. Any proposals should be designed to integrate successfully with the existing pattern of development in terms of housing type, scale and details such as materials, finishes, building lines etc. In all cases the protection of the amenities of existing development should be a significant consideration.

Furthermore, please refer to Chapter 6 "Rural Housing Policy" of the Kildare County Development Plan for further policy objectives that are of relevance to new residential development within Brannockstown.

Desi 01 General New Development Design Standards	The design of new development should draw upon the best local traditions of form, materials and detailing, which would include the use of stone and simple roofs. In this regard, all planning applications shall be accompanied by a supporting statement that outlines how the design approach has been achieved. In terms of materials, the palette of materials within Brannockstown is limited and forms an integral part of the character of the village. Appropriate materials are painted render and stone of a similar colour to the local stonework. Brick and other surface treatment materials may be permitted in limited quantities in the interests of providing variety to the design of new housing. Within any single development there should be a limited palette of materials to avoid visual clutter.
Desi 02 Housing Layouts & Permeability	In developing housing layouts, permeability should be a major consideration, most particularly for pedestrians and cyclists. Layouts based on cul-de-sacs should not be permitted as these reduce accessibility to local services and amenities and do not promote walkability of places. In all residential developments, the safety of pedestrians and quality of life should be given priority over vehicular traffic. The layout and design of all developments shall be configured so as to deter crime and promote personal safety.
Desi 03 Naming of Estates	The naming of all new housing estates should be demonstrated to have a local connection and relevance and should reflect the character of Brannockstown and its setting (as outlined in Section 15.5 of the KCC County Development Plan).
Desi 04 Gated Developments	The development of residential gated communities will not be permitted by Kildare County Council in Brannockstown.
Desi 05 Orientation of Layouts	Good natural light makes dwellings more attractive, pleasant and energy efficient. Housing layouts should be designed, oriented and sited so as to maximise daylight and sunlight (solar gain) to dwellings as far as possible, thus being sustainable by design. This should be achieved while maintaining high standards of design in general, particularly in relation to privacy, existing residential amenity and the achievement of an attractive streetscape.
Desi 06 Waste Storage	New housing estates and layouts should allow for the inclusion of waste storage and collection facilities deemed appropriate for households and estates.

Desi 07 Proposals for 'New Development Areas'	<p>"New Development Areas" have been indicated on the Key Strategies Map (as No 1 p32), which are of a size and scale to establish their own character, while working within the parameters of this VDS. Proposals for these sites should demonstrate the following:</p> <ul style="list-style-type: none"> • provision of pedestrian linkages to key services and amenities; • design incorporating a strong road frontage where possible that complements the existing streetscape; • clustered/ grouped housing within the site that maximises the efficient use of land and provides for a permeable layout; • including a range of house types and sizes; • provision of open space that is of a scale, location and configuration that maximises usage by all members of the local community with all levels of mobility, including a children's playground/ play area; • provision of amenities/ local facilities or an alternative planning gain that will benefit the entire local community.
Desi 08 Proposals for 'Infill Development' Sites	<p>Areas for "Infill Development" have been indicated on the Key Strategies Map p32, which are smaller in scale and will accommodate limited development. Development proposals should be permitted on these lands subject to the following safeguards being met:</p> <ul style="list-style-type: none"> • existing residential development to retain, as a minimum, the required standard for private open space, as set down in the Kildare County Development Plan; • 22 metres distance to be provided between opposing rear walls. This standard may be relaxed subject to orientation and design quality, but a minimum rear garden length of 10 metres should be provided; • roads access should provide adequate sightlines, given the likely volume of traffic entering the site. Shared surfaces should be provided in lieu of distributor-standard roads; • there should be no negative impact on the residential amenity of the adjoining properties;
Desi 09 House Types	<p>A range of house types should be provided within residential developments to cater for all needs. Apartment and duplex units would not be considered appropriate for development in Brannockstown.</p>
Desi 10 Open Space & Hedgerows	<p>Within new development areas, adequate provision should be made for public and private open space and landscaped areas (in accordance with Kildare County Development Plan standards). However, these areas should be provided as an integral part of the development. Where appropriate, planted areas or discrete groups of trees should be required along site boundaries in order to soften the visual impact of the development and assist in its integration with the surrounding area. Hedgerows may be used as an open space feature.</p> <p>Open space and amenity areas should be configured so as to provide both ancillary green areas and a single larger area of open space to provide for the amenity needs of residents. Where possible and practicable, residential units should be located fronting areas of open space.</p>
Desi 11 Parking	<p>Adequate and appropriate provision should be made for parking which, in principle, should be operationally and physically unobtrusive. In new residential developments, parking should be provided within the curtilage of the development and in accordance with Kildare County Development Plan standards.</p>
Desi 12 Space Between Buildings	<p>Particular account should be taken of the spacing between buildings, the safeguarding of privacy, the scale and massing of buildings, the use of materials, impact on existing vegetation and landscape design. Where applicable, the adjoining established residential amenity and privacy should be respected. New dwellings that closely overlook the rear curtilage of existing dwellings will not normally be permitted.</p>

Benefiting the Local Community

The process of preparing this Village Design Statement is one that has been fundamentally based on community participation, without which this document would not have been prepared. A community consultation workshop with the local community has led to the formulation of the objectives and strategies within this VDS. The majority of the aims and objectives have been conceived so as to benefit the local community in the shorter, medium and longer term. In addition, all development proposals will require a social infrastructure assessment as set down in Section 4 (iii) below.

Comm 01 New Facilities	Encouraging and supporting the development of new community facilities should be a priority for the local community and for Kildare County Council. These may include a community/ sports hall, sports fields/ playing courts, amenities for children and teenagers, services for the elderly, a post office and a new national school.
Comm 02 Urban Realm Improvement Plan	An Urban Realm Improvement plan should be prepared for Brannockstown, by the Brannockstown Community Group in partnership with the Local Authority, to include new lighting, signage, litter bins, seating, the erection of recycling bins and a new Village Green. A particular focus for this plan should be the village core and crossroads - making a feature of this area and retaining vistas and views into and out of it.

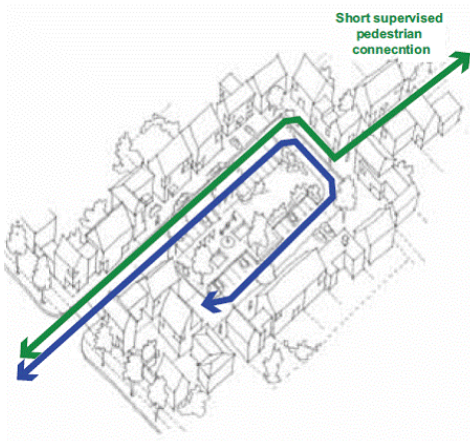


Figure 32: Designing pedestrian routes (Urban Design Manual 08).














Figure 33: Retain character of existing streetscape.

In relation to broadband coverage, the matter of a lack of coverage was raised at the public consultation meetings. According to maps produced by the Department of Communications, Energy and Natural Resources, Brannockstown would appear to be currently serviced by broadband service providers.

BRANNOCKSTOWN KEY STRATEGIES MAP

Legend

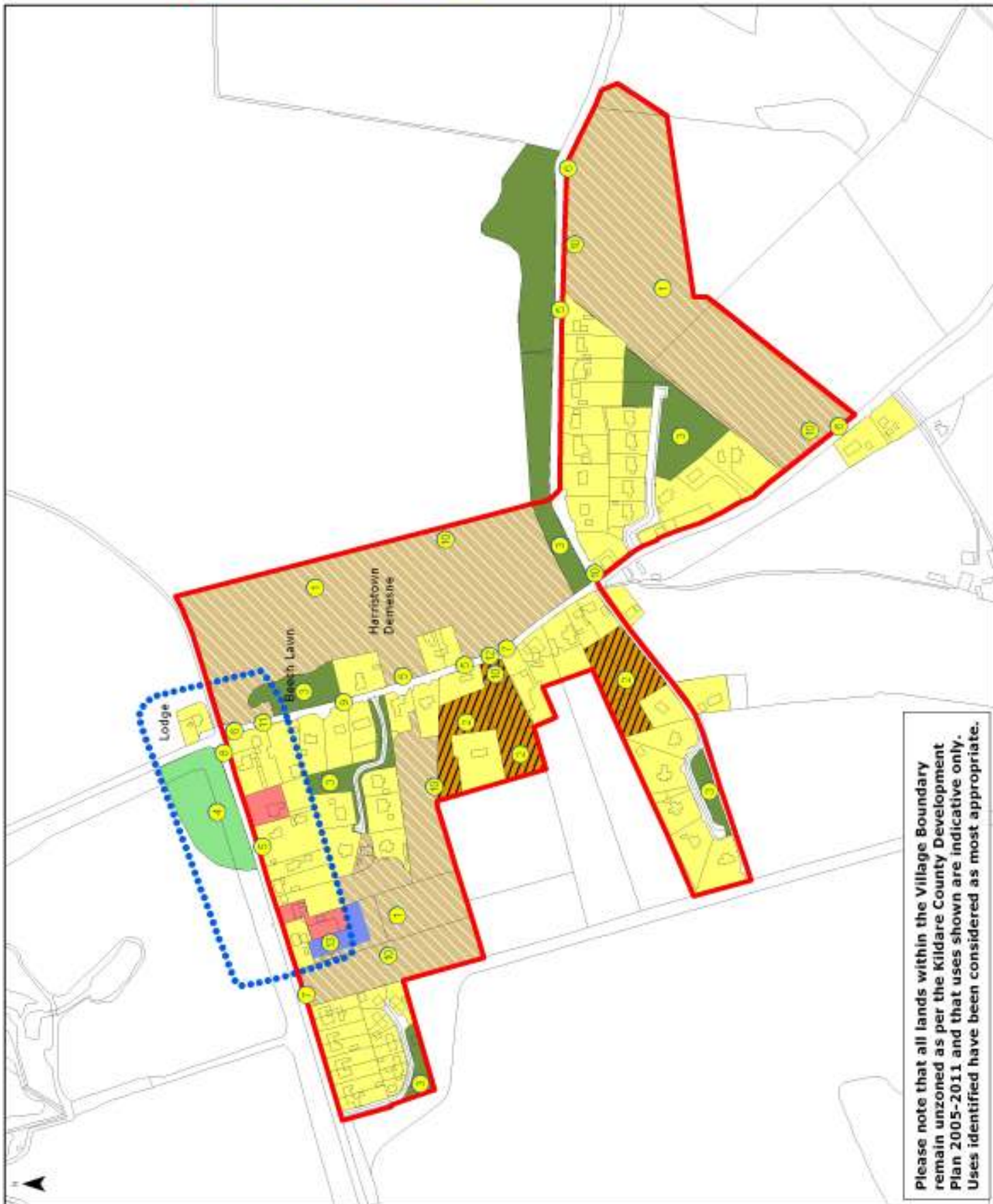
-  Development Boundary
 -  Village Core
 -  Existing Amenity/
Open Space
 -  Proposed Amenity/
Open Space
 -  Existing Residential
Development
 -  New Development Areas
 -  Residential Infill Area
 -  Village Services/Facilities
 -  Expansion of School Site
 -  1
 -  12
- Please refer to full
explanation of Key
Strategies overleaf



Scale: 1:6,000 @ A4
Date: December 2008



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Please note that all lands within the Village Boundary remain unzoned as per the Kildare County Development Plan 2005-2011 and that uses shown are indicative only. Uses identified have been considered as most appropriate.

4(ii) Specific Design Guidelines

Key Strategies - Refer to Map Above

1. "New Development Areas" have been indicated on the Key Strategies Map, which should be of a size and scale to establish their own character, while working within the parameters of this VDS. Proposals for these sites should demonstrate the following:

- Provision of pedestrian linkages to key services and amenities;
- Design incorporating a strong road frontage that complements the existing streetscape, in particular that retains the existing stone walls at entrance points, where applicable;
- Clustered/ grouped housing within the site that maximises the efficient use of land and provides for a permeable layout;
- Layouts to include a range of house designs, types and sizes – all new developments must incorporate a range of house typologies to complement the existing range of house types in the village;
- Provision of open space that is of a scale, location and configuration that maximises usage by all members of the local community with all levels of mobility, including a children's playground/ play area;
- Provision of amenities/ local facilities or an alternative planning gain that will benefit the entire local community.



Figure 34: Layout to control traffic speed (Urban Design Manual 08).

2. Areas for "Infill Residential Development" have been indicated on the Key Strategies Map, which are smaller in scale and will accommodate limited development. Development proposals should be permitted on these lands subject to the following safeguards being met:

- Existing residential development to retain, as a minimum, the required standard for private open space, as set down in the Kildare County Development Plan.
- 22 metres distance to be provided between opposing rear walls. This standard may be relaxed subject to orientation and design qual-

ity, but a minimum rear garden length of 10 metres is to be provided.

- Roads access should provide adequate sight-lines, given the likely volume of traffic entering the site. Shared surfaces to be provided in lieu of distributor-standard roads.
- Existing stone walls on the streetscape should be retained.
- There should be no negative impact on the residential amenity of the adjoining properties.
- Surface water drainage matters should be addressed to the satisfaction of the local authority in all development proposals.



Figure 35: Example of proposed amenity area for village.

3.Existing areas of open and green space should be retained.

4. A new amenity area of open space should be provided in the form of a proposed Village Green, which is to incorporate areas of appropriate planting and seating and a local village information point/ notice board.



Figure 36: New development to respect existing stone walls.

5. Natural stone walls within and on the main roads entering Brannockstown are a feature of the village, and should be retained, maintained and reinstated.

6. Traffic calming measures should be introduced within Brannockstown, comprising reduced speed limit signage, pinch points and raised areas for prams and wheelchair users to cross the road in safety and with maximum ease.

7. Footpaths should be fully linked up and their surface improved within the Brannockstown village boundary area, and roads should be upgraded and re-surfaced. In particular, flood management measures should be put in place to relieve surface water flooding problems in the village.

8. Information signage should be placed in the village, to include a village notice/ information board erected at, or in the vicinity of, the Village Green, providing information for both the local community and visitors alike.

9. An Urban Realm Improvement plan should be prepared for Brannockstown by the Local Community Group in conjunction with KCC to include new lighting, signage, litter bins, seating and areas identified for improved planting. Locations are to be identified for the introduction of recycling bins. A particular focus for this plan is the village core and crossroads, thus making it a physical and visual focal point in the centre of the village.

10. Pedestrian permeability within the village should be improved through the incorporation of new and improved cycling/ walking routes, particularly those to serve local amenities and facilities.

11. A new scheme for public lighting should be prepared with an appropriately designed heritage-type lamp standard similar in style to that indicated in Figure 39. Where possible, this theme should be continued into any new residential developments in Brannockstown. Energy efficient lighting should be used where possible.

12. It shall be an objective of the Council to improve the road in the vicinity of Stacey's garage, in the interests of road safety.

13. An area has been identified for the possible future expansion of the Primary School in Brannockstown. As an alternative to this expansion, a new school site and/or building may be provided elsewhere in the village in the context of new development, to cater for the growing population of the village and its hinterland.



Figure 37: Example of heritage style signage.



Figure 38: Traffic calming measures.



Figure 39: Example of heritage style lighting.

4(iii) Action and Implementation Programme

This VDS sets out aims and objectives for the management of development that will act as a positive tool for change to benefit the community of Brannockstown. This VDS has outlined the analyses and the proposals, as put forward by the local community, to be achieved in the short, medium and longer term.

This particular section of this VDS sets out a framework for the achievement of the plan's objectives. The delivery of the plan involves cooperation from the local community, developers and local authorities in order to promote the protection, conservation, appropriate uses and future management of the village.

The implementation of this plan will require investment in both physical and social infrastructure to support the protection and conservation of the area and the other developments within Brannockstown. The Local Authority will expect and require that developers fund and provide the infrastructure necessary to support any development proposed by them and to contribute financially to the cost of other essential infrastructure and amenities necessary to support the development of the town as a whole. This will be achieved through the measures outlines below.

All planning applications for residential developments of five units or greater in Brannockstown will be required to be accompanied with a 'Social Infrastructure Assessment' (SIA) (in accordance with the provisions of Chapter 6 of the Kildare County Development Plan 2005-2011). In certain cases however, residential development of less than five units may, at the discretion of the Planning Authority, require the submission of a SIA. [A SIA form is available on the Kildare County Council website].

The overarching purpose of a SIA is:

- To give a broad overview of existing social infrastructure (services/facilities) currently provided within the vicinity of a proposed development site and
- To determine what measures could be proposed as part of a development scheme in order to provide for social infrastructure (services/facilities) which are considered by the Planning Authority to be deficient in the area.

In the preparation of this VDS the following list of requirements for Brannockstown were established in no particular order:

1. Community open space and amenity areas (to serve

the entire community and to include street trees and street furniture);

2. Extension to existing national school or provision of new school site;
3. Crèche or playschool facilities;
4. Shops and community services.

Establishment of Community Council

In order for the objectives of this VDS to be delivered, it is proposed that a Community Council be established as a limited company with charitable status. This Community Council will effectively be the "project champion" for this VDS. Its role will be the following:

1. Establish a committee of members elected by the local community annually for the purpose of achieving the objectives set down in this VDS.
2. Secure funding for projects proposed within this VDS, and others projects in the future. This VDS may be used in support of funding applications - potential sources of funding are listed in Appendix 1 below.
3. Act as a community liaison and contact point for Kildare County Council and other statutory bodies and agencies in future proposals and managing change for the village of Brannockstown.
4. Update the objectives of the VDS and develop new objectives, as appropriate. (See the "Performance Report" below).
5. Keep the local community updated by various means, including holding meetings, a community website and notice board and using any other local forum, for example a local newsletter or newspaper. (See the "Communications Strategy" below)

Communications Strategy & Performance Report

The delivery of this planning strategy will rely on all the relevant information being provided to the delivering organisations. The adoption of a Communications Strategy will clearly set down matters such as the protocols and regularity of meetings and communications to partners and the wider local community. It may be considered useful to establish a community notice board, website, email circulars, and other means of communicating regular updates.

It is also suggested that an annual "Performance Report" on the plan's progress. This will ensure that progress is monitored and evaluated and that, where necessary, priorities are reassigned or new projects/ actions are identified.

Funding and Timeframe

There are many varied sources of funding available in order to achieve the objectives set down in this VDS. Some examples of funding sources are listed in the Appendix 1 of this document.

In order to deliver this VDS in an effective, timely and coordinated manner, a series of priorities must be set down. The Action Plan table below sets out the following:

- i. Action
- ii. Level of Intervention
- iii. Timescale
- iv. Project Lead/ Champion
- v. Possible Source of Funding

"Quick win" projects have been identified in the table. These have one or more of the following criteria:

- I. Deliverable in the short term;
- II. Have the potential to have a positive spin-off or catalytic effect;
- III. May not require a significant level of funding;
- IV. May not be impacted by regulatory or other constraints;
- V. Are readily achievable within the current structure/ available funding.

It is vital that this Action Plan be regularly augmented and amended so that priorities are updated as necessary and that any new projects are identified on an ongoing basis.

LIST OF DELIVERABLES AND LEVEL OF INTERVENTION REQUIRED FOR ACTION

Deliverable 1: Urban Realm Improvement Plan						
No	Action - low intervention	Action - medium intervention	Action - high intervention	Project Champion	Possible Sources of Funding	PRIORITY
1	Put in place community notice board in centre of village			Community Council	Kildare County Council to assist local community	HIGH
2	Natural Stone walls to be retained, maintained and reinstated where necessary			Tidy Towns	Local businesses and contributions from households	HIGH
3		Local signage, walking routes and possible walking or local heritage festival/ event		Community Council	Heritage Council (Local Heritage Grants scheme). Assistance from Waymarked Ways of Ireland	LOW
4			New lighting, seating and signage	Community Council		MEDIUM
5			New paving and road surface, including parking bays to serve businesses and services in village core	Community Council	Kildare County Council & Private Charitable Lottery (funding is available from National Lottery for the setting up of these charitable lotteries - see www.lotto.ie)	HIGH
6			Safe crossing points to cater for mobility impaired on main roads in village	Community Council		MEDIUM
7			Undergrounding of wirescape within village	Community Council		LOW

Delivery

Deliverable 2: Develop Village Green				
No	Action - low intervention	Action - medium intervention	Action - high intervention	Project Champion
1	Provide community notice board at entrance to village green (as noted in point number 1 in Deliverable 1 above)			Community Council
2		Enclose an area of space to be provided for a village green, including providing access points		Community Council
3			Provide an area of seating and planting and seeded grassed areas within the village green.	Community Council
				Possible Sources of Funding
				See List of possible Sources of Funding in Appendix
				PRIORITY
				HIGH

Deliverable 3: Community Facilities/ Services				
No	Action - low intervention	Action - medium intervention	Action - high intervention	Project Champion
1	Speed limit signage and signage with lower speed limit in centre of village to be introduced on all roads entering Brannockstown			Kildare County Council
2			Upgrade and provide continuous footpaths within Brannockstown, to incorporate flood management measures	Community Council
3		Research for greener ways of approaching all aspects of life and assistance with putting it into place, eg recycling		Community Council
4			Possible school extension or a site for a new school	Dept of Education, School Board of Management, Kildare County Council
				Possible Sources of Funding
				Signage to be put in place by Kildare County Council
				Kildare County Council (these are also to be provided up to the KCC standards in the context of any new development)
				Cleaner Greener Production Programme with the EPA (see www.epa.ie) and ongoing funding mechanisms in place
				PRIORITY
				HIGH
				LOW
				HIGH

* Please note that projects highlighted in red have been identified as "quick win" projects and have the potential to be the catalyst for further works and a means of developing a strong Community Council and gaining local involvement

Delivery

Potential Sources of Funding

There are a number of sources from which funding could be sought for the implementation of this project. A number of such sources are listed below.

DOEHLG Civic Structures Conservation Grants Scheme

Heritage Council

See: www.heritagecouncil.ie/grants

International Fund for Ireland

LEADER+

Leader+ aims to encourage the emergence and testing of new approaches to integrated and sustainable development that will influence, complete and/or reinforce rural development policy in the Community.

The New Culture Programme (2007-2013)

International Funds for Ireland

PEACE III

The Getty Foundation

The Ireland Funds

The Ireland Funds is an international charitable organisation operating in 11 countries and has raised over \$300 million for worthy causes in Ireland.

Irish Georgian Society

The conservation of Ireland's rich architectural heritage is the principal aim of the Irish Georgian Society. Many important buildings continue to be threatened either by neglect or unsympathetic development.

Irish Landmark Trust

The Irish Landmark Trust Limited saves heritage buildings that are abandoned or at risk throughout the whole of Ireland. The Trust undertakes their conservation, restoration and maintenance by converting them to domestic use suitable for short-term (e.g. holiday) lettings.

OPW

The OPW has responsibility for the day-to-day running of all National Monuments and Historic Properties.

Gulbenkian Foundation

The UK Branch of the Portugal-based Calouste Gulbenkian Foundation is responsible for grant aid in the United Kingdom and the Republic of Ireland.

Irish Heritage Trust

Launched in 2006, and still in the process of being commissioned, the Irish Heritage Trust will acquire, through negotiation and tax incentives, historic properties, houses and gardens that will be open for everyone's enjoyment forever. Sources of funding may be available through this agency in future years. Part of its brief is to protect the heritage of Ireland, and to actively engage with local communities.

Artists in the Community Scheme

Foras na Gaeilge

(Contact: Foras na Gaeilge, 7 Merrion Square, Dublin 2)

The Arts Council

(Contact: The Arts Council, 70 Merrion Square, Dublin 2)

Festivals and Cultural Events (Failte Ireland)

The Festivals and Cultural Events Initiative has the objective of expanding regional tourism through festivals and cultural events.

(Contact: Bord Fáilte, Baggott Street Bridge, Dublin 2)

The Community Development Programme

(Contact: Department of Community, Rural and Gaeltacht Affairs)

Carnegie UK Trust's Rural Community Development Grant Policy

(Contact: Carnegie UK Trust, Comely Park House, 80 New Row)

National Lottery

Katherine Howard Foundation

Tidy Towns (DoEHLG)

EPA Cemetery Maintenance Grants (Kildare Co Co) Community Grants Scheme (Kildare Co Co) Litter Bin Grants (Kildare Co Co)

*Please note that all information was correct at time of publication. Please refer to Kildare 4 Community on the internet for further local sources of funding.
www.open4community.ie/kildare/

This Village Design Statement, undertaken in partnership with the community of Brannockstown, was produced by Kildare County Council.

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