



## **DRAFT TIMAHOE VILLAGE PLAN**

**DECEMBER 2007**

Forward Planning Section

Laois County Council

## 1 Mission/Vision Statement

*To provide a plan for the consolidated and sensitive development of Timahoe to cater for the development needs of the settlement's population, and its role in servicing the area for the next 6 years, while maintaining and enhancing the village's character and sense of place.*

### Village Plan

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## 2 Users of the Plan

Timahoe\_ is a village which is expected to continue to experience pressure for development. A Village Plan is therefore necessary so as to properly plan for the future expansion of Timahoe\_ in a coordinated and sustainable manner. The purpose of the plan is to provide a framework for the village that will allow for sustainable growth in Timahoe where such growth is considered appropriate.

The future physical, economic and social development of Timahoe\_ must be considered in the context of a hierarchy of Plans and Guidelines at National, Regional and Local Level. This plan should be read in conjunction with the relevant policies and objectives of the Laois County Development Plan 2006- 2012.

## 3 Financial Implications

Development contributions will be applied to new developments in accordance with Laois County Council's Development Contribution Scheme. Special development levies may be imposed on developments (over and above the normal level) in circumstances where specific new infrastructure is required to make a village function effectively and the development concerned does not physically contribute to such infrastructure.

The council shall encourage and facilitate cooperation between and amongst the different development interests in order to maximise community gain, for the greater good of the settlement.

## 4 Village Plan Preparation Procedure

Walkabout in Timahoe on the 6th November 2007

Draft Village Plan

6th December 2007  
Presented to Luggacurren Area Councillors

Draft Village Plan

4 Week Display of Draft Village Plan  
Public Information Session

Draft Village Plan

Consideration of Submissions Received  
Manager's Report and Proposed Plan  
Presented to Luggacurren Area Councillors for  
Consideration March 2008

Timahoe Village Plan

Presented and Finalised at Luggacurren Area Meeting March 2008

## **5 Plans, Policies & Guidelines**

### **The Village Plan must have regard to:**

#### **5.1 National Policies and Guidelines**

The National Development Plan 2007 - 2013  
The National Spatial Strategy 2002 - 2020  
Sustainable Development - A Strategy for Ireland 1997  
Local Agenda 21

#### **5.2 Regional Policies and Guidelines**

Midlands Regional Planning Guidelines  
Midland Regional Waste Management Plan 2000

#### **5.3 County Policies and Guidelines**

County Laois Development Plan 2006 - 2012  
Laois County Council Corporate Plan 2004 - 2009  
Laois County Heritage Plan 2002 - 2006  
Laois County Council Housing Strategy 2005 - 2012  
The Accommodation of Traveling Families in County Laois 2005 - 2008  
Laois Retail Strategy 2003  
Economic/Promotional Strategy for County Laois - A & L Goodbody Report  
Laois Arts Plan 2006 - 2011  
Homelessness - An integrated Strategy for County Laois  
County Laois Play Strategy 2004 - 2008  
Laois County Childcare Strategy 2002 - 2006

#### **5.4 Guidelines and Directives**

Architectural Heritage Protection Guidelines  
Architectural Heritage Protection for Places of Public Worship  
Childcare Facilities Guidelines  
Landscape and Landscape Assessment - DRAFT  
Quarries and Ancillary Activities  
Residential Density Guidelines  
Retail Planning Guidelines  
Sustainable Rural Housing Guidelines  
Wind Farm Development Guidelines

#### **5.3.1 Laois County Development Plan 2006- 2012**

The Settlement Strategy of the Laois County Development Plan aims to promote the development of the urban and rural network in order to retain and expand its role as a vibrant living, working and cultural county in the Midlands Region. The village of Timahoe is identified in the 2006 Laois County Development Plan as a small village. Due to unprecedented levels of development pressure, experienced particularly in the east of the county, the County Development Plan expands on the role of settlements in the county by setting out as follows, broad principles of development to guide the growth and development of settlements:

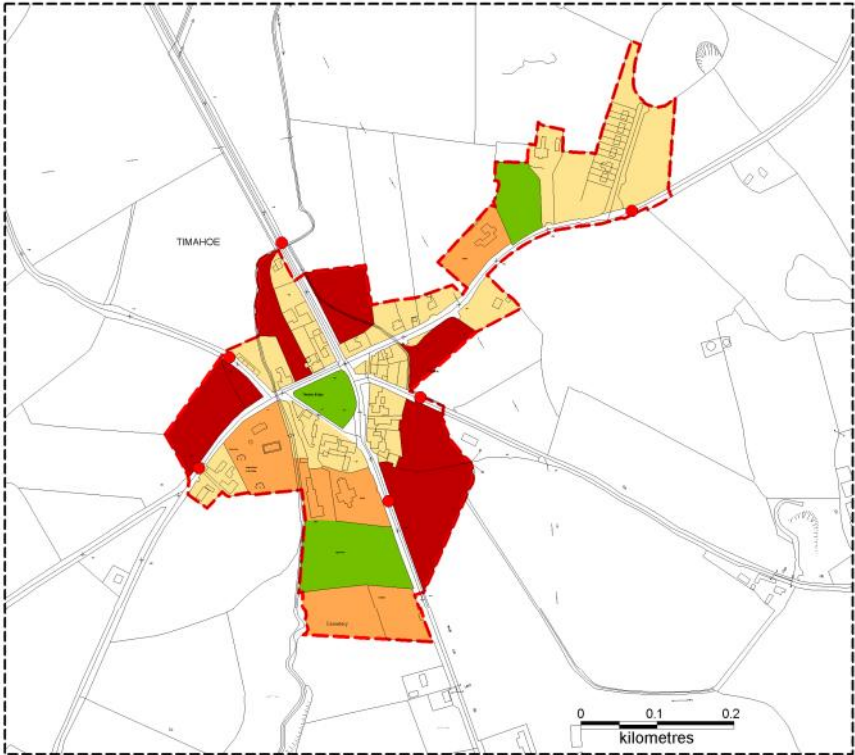
- Foul sewer pumping facilities will only be accepted in small towns and villages in exceptional circumstances;
- Planning permission for development should not be granted in the absence of an upgrade of the sewage plant. Offers from developers to provide additional treatment capacity and provide other engineering solutions should be assessed on the basis of planning and social impacts also and should not be automatically accepted;
- Water supply to developments in excess of five houses should be from a piped water supply supplied by the Local Authority and group schemes. Private water supplies, such as boreholes should only be accepted in exceptional circumstances;
- A 100m exclusion zone for development should be established around sewage treatment plants. Any sewage treatment plants provided by the developer should immediately become property of the Council. Legal agreements should be entered into to ensure that this takes place;
- All applications in excess of ten houses should prepare a School Impact Report, Community Facilities Audit/ Open Space Needs Report, in consultation with the local community;
- Densities in small towns and villages should generally be 3/5 per acre, except in villages which have a level of services and facilities capable of supporting a higher level of densities;
- Any one application in small towns and villages should not exceed 40-50 houses;
- All new developments should be integrated into the existing village by means of appropriate house design, pedestrian access, location, footpaths, public lighting etc.;
- Ensure that graveyards/schools etc. do not become land locked by new developments. Possibilities for expansion should be retained;
- In general, apartment developments are not suitable for villages/settlements.





**LAOIS COUNTY COUNCIL  
COUNTY DEVELOPMENT PLAN**

**MAP 2.30- TIMAHOE**



- KEY:**
- = Open space/Amenity
  - = Existing Settlement
  - = General Business
  - = Institutional
  - = Industrial
  - = Primary Development
  - = Buffer zone For Sewage Treatment Plant or Pumping Station
  - = Land Inside the Special Area of Conservation Boundary
  - = Extent of Development Boundary
  - = Roads Objectives
  - = Roads Objectives buffer zone
  - = 60km/h speed limit
  - = 50km/h speed limit

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**LAOIS COUNTY COUNCIL  
FORWARD PLANNING SECTION**

**6 Land Use Zoning Objectives**

The purpose of zoning is to indicate to property owners and the general public the types of development which the Planning Authority considers most appropriate in each land use category. Zoning is designed to reduce conflicting uses within areas, to protect resources and, in association with phasing of development, to ensure that land suitable for development is used to the best advantage of the community as a whole. Primary Development lands are suitable for residential, industrial, recreational, general business and institutional uses.

The zoning objectives, matrix content and development control standards are included in the County Development Plan 2006-2012. The area of land zoned Primary Development is 4.23 Ha.

**7. Context**

The village of Timahoe is situated in a broad and fertile valley. The houses are built around a large central green commonly known as the Goosegreen. St. Mochua established a monastery here in the seventh century. Burned in 1142, it was refounded by the O'Mores. A 12th century round tower standing 30m high is located in the village. There was a monastic community here as late as 1650. Sites include an impressive Romanesque doorway and the Castle, built by Hugh de Lacy in 1189.

**Population Analysis**

The population of the area in 2002 was 517 persons which represented a 2.6% increase since 1996. The population in 2006 was as follows – 527 people with a breakdown as follows

	Male				Female				Total
	0-19	20-39	40-69	70+	0-19	20-39	40-69	70+	
<b>Timahoe</b>	83	89	92	14	82	66	79	22	<b>527</b>

### 8.1 The Village Character

The character of the village centres around the green space in the centre. The Community facilities namely the church , community hall and recycling area are all located south of the village centre.

The village remains unspoilt from new modern day development , though a couple of infill sites have been identified on the zoning map.

The style of architecture is largely two storey in character with traditional style shopfronts on commercial buildings. The approach roads are well signposted and the presence of trees softens the approach to the village.

Vacant premises exist in the village which should be encouraged for redevelopment to appropriate uses particularly the old HSE building off the Green and the old garage on the Portlaoise road side of the Village.

#### Specific Area Proposals:

- Redevelopment of vacant and unused buildings
- Cleaning of river
- Construction and maintenance of footpaths
- Signage for the community area.
- An appropriate plan for planting in the estate on the Stradbally Road



### 8.3 New Developments

An opportunity exists to ensure high quality design in any future developments which may occur within the development boundary of Timahoe. The Council consider it desirable that new development takes place in an orderly manner but recognises it would be unduly restrictive to insist that development takes place in a rigidly phased manner.

Proposed developments shall provide:

- The potential to provide locally based employment opportunities;
- Consolidation of the built environment through appropriate and sensitive design consistent with the existing streetscape;
- Appropriate scale and character relative to the village;
- Uncomplicated and traditional forms of design with simple finishes;
- Consistency with the vernacular style and context, colours, features and textures of the existing built environment;
- Densities of 3/5 houses per acre for residential developments;
- Qualitative and quantitative standards in residential development in relation to design, overlooking/ overshadowing, public and private open space as well as car parking, road standards and pedestrian linkages;
- A mixture of housing types catering for all sectors of society;
- Appropriate Childcare Facilities, as required under the Guidelines for Planning Authorities 2001;
- Use of more natural and traditional building materials;
- Landscaping, screening and native boundary treatment.

## 9 Social Infrastructure

It is essential that adequate social facilities are present in Timahoe to maintain the sustainable development and community vitality of the village. It is the policy of Laois County Council to encourage the provision and further development of community facilities which are flexible and capable of being managed for a number of different uses and to encourage the further use of existing facilities.

Timahoe\_ is a Tertiary Settlement in the Settlement Hierarchy of County Laois, the following range of services should be available in the Tertiary Settlement Urban Centre: Community Resource Centre, Outdoor Multi Use Games Area, Playing Pitches, Playground, Open Spaces/ Urban Woodland/ Nature Areas. The following is an audit of the present social amenities in Timahoe\_.

### 9.1 Public Open Space

The Council will seek to identify and develop active and passive recreational facilities in the village.

The Council shall facilitate the provision of a Playground in Timahoe\_.



### 9.2 Local School

There is one primary school in the village of Timahoe\_ which caters for pupils in the area. There are no community childcare facilities within the area. Child minding is provided in a private capacity.

Laois County Council are currently liaising with the Department of Education with regard to the monitoring of capacity and expansion needs of educational facilities in County Laois.

## 9.3 Community Facilities

The Community Centre is located to the rear of the church and is used for sporting facilities and the commencement of youth club activities which caters for a wide catchment area. Within this area also is the Bring centre for recycling material which is kept in a orderly fashion.



## 10 Architectural Heritage

The council aims to protect and enhance the archaeological heritage and the historic sense of place that the more established parts of Timahoe\_ streetscape and Protected Structures represent. It is the policy of the council to protect and improve the historic elements of Timahoe\_ and preserve its character, while historically significant buildings along the main streetscape should be preserved to retain the focal point and sense of place in the village.

On the Record of Protected structure in The County Development Plan 2006-2012 the following structures are protected



RPS 353	Detached Gothic Revival former Church of Ireland church, c. 1840, with projecting porch, chancel, vestry projection and bellcote to gable. Now in use as library.	12801802	Willie Headon Memorial Library/Timahoe Ch of Irel	Timahoe
RPS 354	Detached Catholic Church, built 1831, with tower and sacristy projection. Interior with gallery.	12801801	Saint Michael's Catholic Church	Timahoe

RPS 355	Timahoe National School	The Village	Timahoe
RPS 356	Stone Warehouse 1860	Portlaoise Road	Timahoe
RPS 357	Ramsbottom Façade	The Green	Timahoe
RPS 358	Tower Inn Façade	The Green	Timahoe



## **11 Physical Infrastructure**

The amount of future development which may take place will be restricted by the existing capacity of services and limited to the Primary Development area. Developers will be required to pay for/contribute to the costs of all infrastructure which facilitates development, including roads, public lighting, piped services, footpaths and other utilities whether within or outside the site.

### **11.1 Water Supply**

New developments must utilise an existing public or group water supply. Where a development proposal precedes adequate availability of water supply, special development contributions will apply to facilitate the necessary improvement works where seen appropriate by the council.

### **11.2 Wastewater Treatment**

There is no public sewage treatment facility in the village. The village is part of the five village sewage proposals, which are currently with the Department of Environment Heritage & Local Government.

In circumstances where a developer is providing new effluent treatment facilities, it will be a requirement that all issues with regard to discharge licenses must be approved by the Environment Section of Laois County Council or An Board Pleanala on appeal.

### **11.3 Transport**

Timahoe is located on a local county road.

The council shall subject to the availability of finance seek to provide the following in Timahoe :

- accessible footpaths and kerbside infrastructure;
- secure cycle parking facilities at strategic locations such as the school, community centre, church
- traffic calming measures as well as safe and convenient pedestrian crossings in consultation with the Area Engineer;
- incremental improvements to the existing road network;

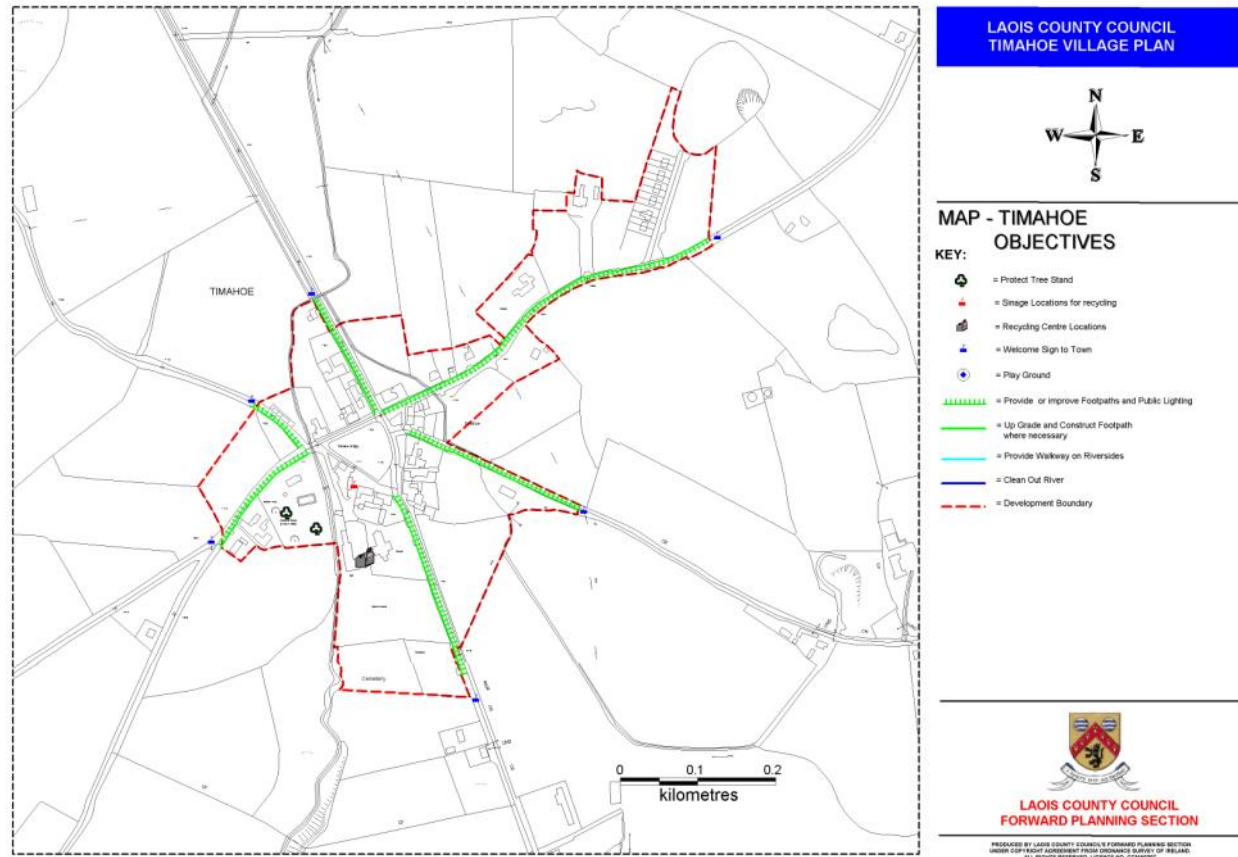
Encourage public transport as a mode of transport.

In addition the council shall facilitate the improvement of the safety of the pedestrian routes from the central village area to the local school and community hall.

To facilitate the movement and accessibility of persons with special needs, the council shall encourage the provision of wheelchair accessible parking spaces in the village centre, at the church, school and other community facilities in Timahoe.

## 12.1 Village Plan Tasks

- Extension of footpaths and lighting as indicated on adjoining map in consultation with the Area Engineer and Roads Section;
- Identification and demarcation of parking and lay by areas in consultation with the Area Engineer and Roads Section;
- Provision of native planting, hard and soft landscaping, good quality street furniture and seating provision at appropriate locations in consultation with the County Horticulturalist and the community;
- Infill or redevelopment of sites which does not adversely affect the intrinsic village character subject to the Development Management Standards of the County Development Plan;
- The phased undergrounding of service infrastructure in consultation with the national service providers;
- Support provision, expansion or redevelopment of Social Infrastructure (Public Open Space, Educational Amenities (School and Childcare), Community Facilities) where necessary;
- Support provision and enhancement of Physical Infrastructure (Water supply, Wastewater Treatment, Transport)
- Continued consultation with Community Groups and the various Sections of Laois County Council.



## 13 Who does what in County Laois?



### Laois County Council

**Reception:** 0578664000

#### Area Offices

The Area Offices are responsible for: All direct labour works in relation to Roads, Water Services etc., Applications for Water/Sewerage connection, Well Grant applications, Road Opening Licences.

### Housing, Social, Cultural & Community

**Housing:** Geraldine Delaney 0578664082

**County Librarian:** Gerry Maher 0578674315

**Community & Enterprise:** Dom Reddin 0578674337

**County Development Board:** Ann Carroll 0578674335

**Sports and Leisure:** Anne Marie Maher 0578664038

**Environment and Water Services:** Martina Bracken 0578664318

**Environmental Awareness:** Anne Marie Kelly 0578664331

**Fire and Rescue Service Admin.:** Anne Marie Moore 0578674332

**County Heritage Officer:** Catherine Casey 0578664348

**County Horticulturalist:** Maeve Flynn 0578664166

**Kyletalisha Landfill:** 0578620653

### Planning & Roads

#### **Forward Planning:**

Frances Emerson 0578664107

**Planning Administration:** Denise

Rainey 0578664032

#### **Planning Enforcement:**

Patricia Campion 0578664057

#### **Roads:**

Pat Delaney 0578664136