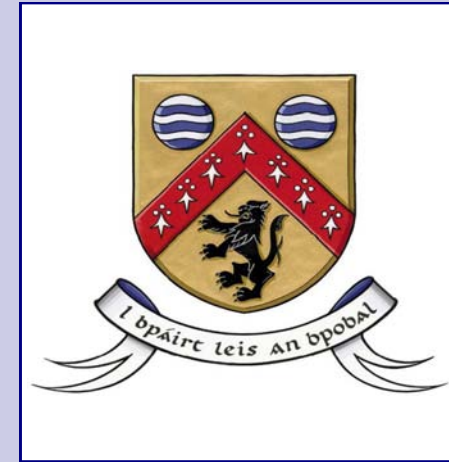




Draft Shanahoe Village Plan



March 2008

1 Mission/Vision Statement

To provide a plan for the consolidated and sensitive development of Shanahoe 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

Given its location in close proximity to the approved M7/M8 Motorway Scheme, Shanahoe is a village which is expected to experience an future pressure for development. A Village Plan is therefore necessary so as to properly plan for the future expansion of Shanahoe 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 Shanahoe where such growth is considered appropriate.

The future physical, economic and social development of Shanahoe 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 Shanahoe on the
13th February 2008

Draft Village Plan
Presented to Western Area Councillors

Draft Village Plan
Consideration of Submissions Received
Manager's Report and Proposed Plan Pre-
sented to Western Area Councillors for
Consideration

Draft Village Plan
4 Week Display of Draft Village Plan
Public Information Session

Shanahoe Village Plan
Presented and Finalised at Western Area Meeting

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

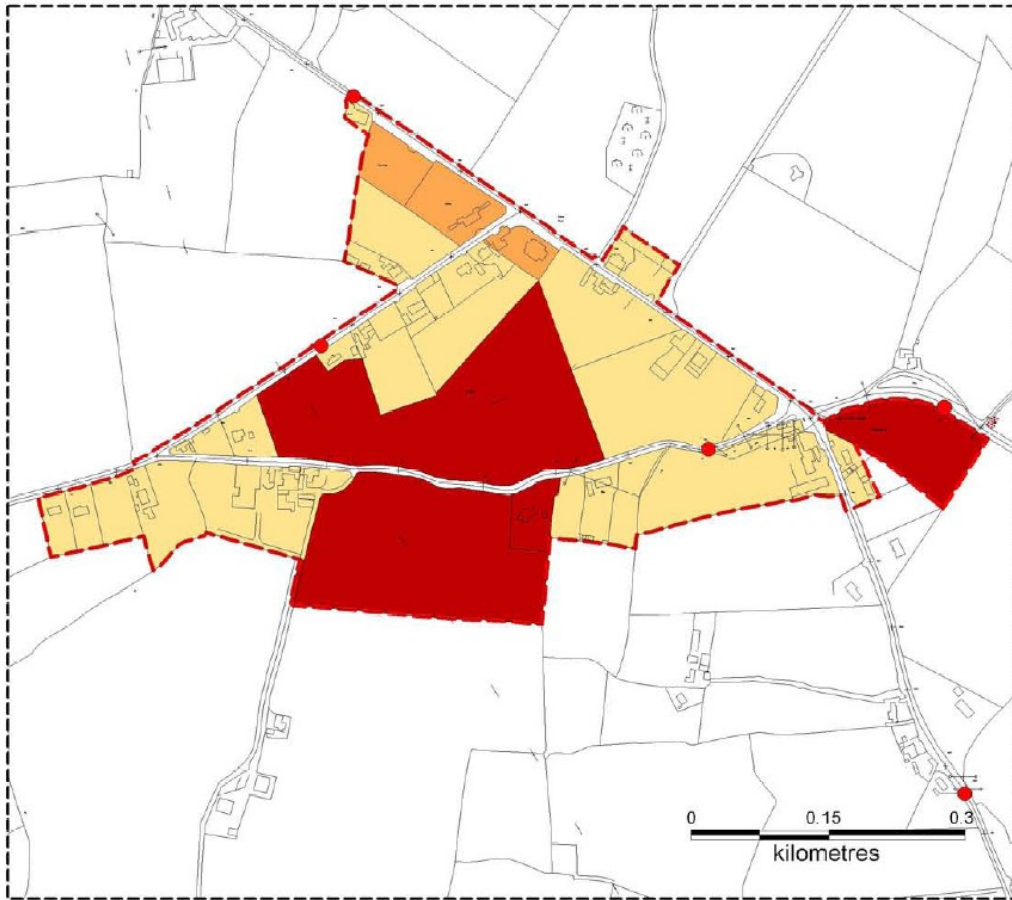
The Settlement Strategy of the Laois County Development Plan aims to promote the development of the urban and rural network in order to retain and expand its role as a vibrant living, working and cultural county in the Midlands Region. The village of Shanahoe is identified in the 2006 Laois County Development Plan as a small village. Due to unprecedented levels of development pressure experienced since the mid 1990s particularly in the eastern half of the county, the County Development Plan will expand on the role of settlements throughout County Laois 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 2.27- SHANAHOE



- KEY:**
- Green square = Open space/Amenity
 - Red square = Primary Development
 - Red dashed square = Extent of Development Boundary
 - Yellow square = Existing Settlement
 - Blue dashed line = Buffer zone For Sewage Treatment Plant or Pumping Station
 - Blue line = Roads Objectives
 - Blue square = General Business
 - Orange square = Institutional
 - Blue dashed line with 'X' = Land Inside the Special Area of Conservation Boundary
 - Blue dashed line = Roads Objectives buffer zone
 - Grey square = Industrial
 - Blue circle = 60km/h speed limit
 - Red circle = 50km/h speed limit

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.

7.Context

Shanahoe is situated in the centre of the county, 8 kms west of Abbeyleix and 7 kms south of Mountrath. It lies due east of the approved M7/M8 Motorway scheme.

Rich in folklore, monastic traditions and antiquities, Shanahoe was established as a Bronze Age settlement and a significant relic from that time, an encrusted urn, was discovered there in the 1930s.

However, as with other settlements of its size and nature throughout the county, Shanahoe has experienced only a very limited amount of development in recent years, mainly in the form of one-off dwellings on individual septic tanks located primarily on its eastern outskirts. At the same time, properties in the centre of the village have fallen into disuse and dereliction.

The absence of foul drainage infrastructure is one of the main reasons for this degree of stagnation.

8.1 The Village Character

Shanahoe is linear in style and the bulk of the settlement has occurred along the two main approach roads into the village from the east and south.

The focal point of the village is formed by the presence, in close proximity to one another, of public buildings including the church, national school and community hall. The village also had a shop but this recently closed.

There is a large swathe of vacant undeveloped agricultural land in the centre of Shanahoe which if sensitively developed would help underpin and strengthen the urban fabric of the village as well as boosting the local community facilities and services.

Shanahoe does not have a distinct housetype or style of its own. The building stock consists of a mix of detached single and two-storey dwellings of both vernacular and contemporary design. A variety of finishes including nap and render plaster and natural stone has been used.

A defining feature of Shanahoe is the presence along the Abbeyleix approach road of natural stone boundary walls which, coupled with a no. of mature deciduous trees in the same location, contribute to the character of the place.

Specific Area Proposals:

- Improvement of roadside drainage around school grounds;
- Welcome signage in appropriate materials at the approaches to the village;
- Planting of native trees and soft landscaping along the road.



8.3 New Developments

Under the Laois County Development Plan 2006-2012, there are 9.22 hectares of land in Shanahoe zoned Primary Development.

An opportunity exists to ensure high quality design in any future developments which may occur within the development boundary of Shanahoe. 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;

Social Infrastructure

It is essential that adequate social facilities are present in Shanahoe 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.

Shanahoe 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.

Shanahoe is fortunate in having a relatively healthy provision of community facilities within the village including Catholic Church, community hall and national school. This should act as a lynchpin for any future residential development that may occur in Shanahoe. However, the village lacks a shop, postoffice and amenity facilities. The following is an audit of the present social amenities in Shanahoe:

9.1 Public Open Space

There is a lack of public open space in Shanahoe. The school playing fields offer the sole recreational open space within the village. The local GAA pitches are located approximately 2 kms outside the village.

The Council, in consultation with the local community, will seek to identify areas suitable for both active and passive amenity purposes.



9.2 Community Facilities

The existing community facilities in Shanahoe are well established, however further development and consolidation of these facilities is required. The Community Hall has a communal and recreational role within the local community. There is also a Catholic Church in the village.

The Recycling Centre is used by the local community and also caters for a wider catchment area.

The Council shall encourage and facilitate the provision and development of community facilities and services in Shanahoe.



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 Shanahoe's streetscape and Protected Structures represent.

It is the policy of the council to protect and improve the historic elements of Shanahoe 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.

9.3 Local Schools

Shanahoe is serviced by a national school. There are approximately 65 students attending the school.

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.



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

Shanahoe does not have a public or Group Water Supply scheme. All existing dwellings are served by private wells. 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.

11.3 Transport

Shanahoe is located in central Laois to the west of Abbeyleix and in close proximity to the proposed M7/ M8 motorway. The council shall subject to the availability of finance seek to provide the following in Shanahoe:

- accessible footpaths and kerbside infrastructure;
- secure cycle parking facilities at strategic locations.
- 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.
- identify a public transport modal interchange point.

To facilitate the movement and accessibility of persons with special needs, the council shall encourage the provision of wheelchair accessible parking spaces at appropriate locations in Shanahoe.

11.2 Wastewater Treatment

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.

At present, there are no public foul drainage facilities in Shanahoe and all dwellings in the village are serviced by private wastewater treatment systems.

This acts as a major impediment to any in-depth development taking place in Shanahoe.

9.4 Flooding

On the walkabout in Shanahoe, the issue of flooding in the village was highlighted. This occurs on the roads from the cemetery to the school and from the school towards the west of the village.

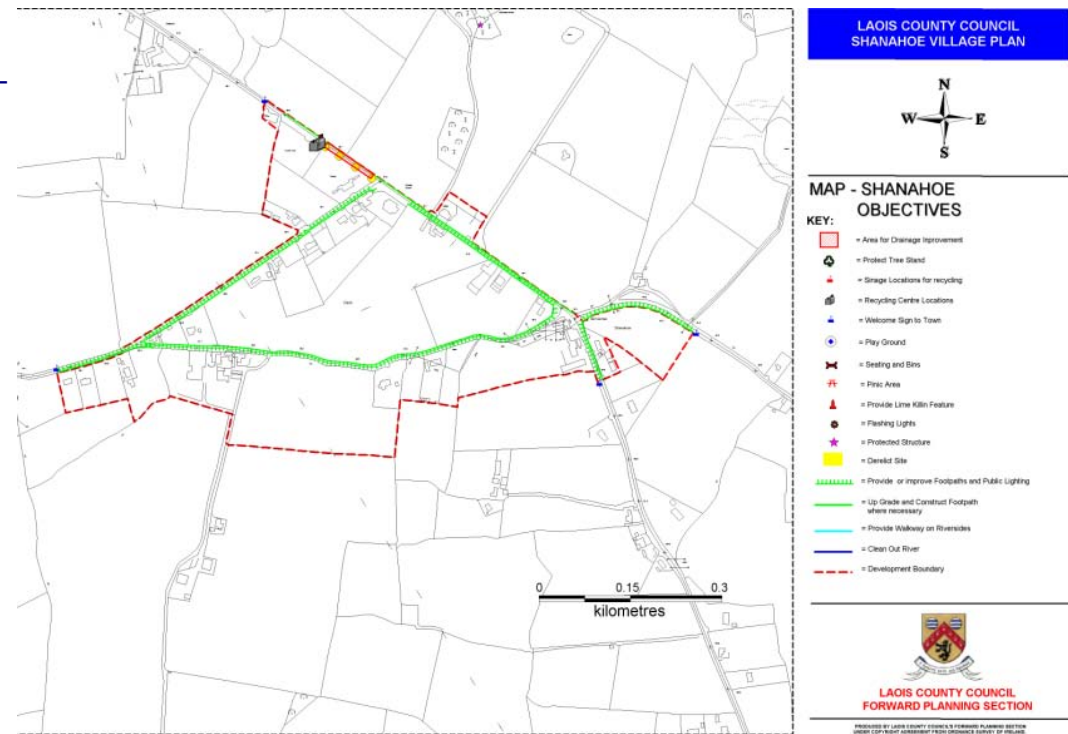
Specific Area Proposals:

- Alleviation of flooding by improvement of roadside drainage around school grounds;



12.1 Village Plan Tasks

- Landscaping features and welcome signs incorporating natural materials to be located on the approach roads to the village in consultation with the community;
- 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);
- 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.

Western Area Office:

Borris in Ossory 0505 41603

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:

Donal Kiely 0578664107

Planning Administration:

Mairead Greene 0578664032

Planning Enforcement:

Patricia Campion 0578664057

Roads:

Pat Delaney 0578664136