

Knockcroghery Village Design Statement 2008





KNOCKCROGHERY VILLAGE DESIGN STATEMENT

INTRODUCTION & PROCESS

What is a Village Design Statement?

A Village Design Statement (VDS) is a document which is prepared based on the participation and views of the local community in relation to how they wish to see their village develop into the future.

The Knockcroghery VDS process allows the community to be actively involved in the preparation of design guidance for preserving and enhancing the character and quality of the village and its wider landscape setting.

This VDS is composed of a Village Statement, a Village Assessment and Guidelines. This VDS will also act as Supplementary Planning Guidelines and its recommendations will be taken into account when planning applications are assessed.

What is the purpose of a VDS for Knockcroghery?

The main reasons for preparing a VDS for Knockcroghery include:

1. To give recognition to the architectural value of the Village and its setting.
2. To help the local community in actively participating and influencing the way in which the planning system operates locally.
3. To provide an opportunity for the community to appraise and assess the local character of the village.
4. To enable the community to express their views on the future form of Knockcroghery and on the qualities that they consider worthy of protection or enhancement.



The Key Aims of a VDS are:

- To identify and describe the distinctive character of Knockcroghery with regard to landscape, setting, shape and built environment
- To establish design principles and guidelines based on this distinctive character
- To support environmental improvements and community initiatives
- To assist Roscommon County Council in steering future development which will respect the character of the existing village
- To be adopted and used by Roscommon County Council as a material consideration in planning matters.



How has Knockcroghery VDS been produced ?

This VDS has been produced by RCC in consultation and in co-operation with the local community of Knockcroghery through an extensive community consultation process. Although the main focus of the Knockcroghery VDS is intended to be community-based, the role of the officials is to help the VDS process and to ensure that the VDS outcomes are compatible with the statutory planning system and in particular to be appropriate for approval as supplementary planning guidance.

The Knockcroghery VDS has included the following Stages:

Stage1: Preliminary Information Gathering

This stage involved a village survey, to identify strengths, challenges, opportunities, threats; a photographic survey, a character appraisal and a desktop analysis.

KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Stage 2: Community Consultation

An initial Public Meeting/Workshop was held on the 20/05/08 in Culleen Hall, at which the purpose and possible outcomes of the VDS were discussed and written comments on the process and particular issues were invited. An official facilitated at each Discussion Group Table and notated all comments made. Key Issues were identified by the community as well as desired outcomes from the VDS process.

The meeting was well attended. The feedback obtained on the evening and subsequent completed questionnaires and submissions have been fundamental in developing this VDS.

At this initial public meeting/workshop a Steering Committee (SC) was formed whose ultimate role is to progress the contents and delivery of Knockcroghery VDS.

In addition a Feedback Report was prepared which included an analysis of the completed questionnaires and a summary of the information from the discussion groups. This was then presented to the SC who prioritised key actions and agreed the contents of the Draft VDS.

Submission Forms were also circulated to Scoil Muire National School and many colourful drawings have been provided by the children of what they currently like and dislike about Knockcroghery.

Stage 3: Preparation of the Draft VDS

The Draft VDS was prepared and a second Public Meeting/Workshop was held on 02/09/08. This allowed for feedback on the Draft VDS document.



Stage 4: Amendments and Publication of Final VDS

The VDS for Knockcroghery contains the following elements:

1. Consensus with the local community regarding the aims and objectives of the VDS;
2. Guidelines for incorporating new development within the village that would take into account the following agreed issues such as:
 - Landscape Character and Setting
 - Village Structure/Streetscape
 - Buildings & Details
 - Opportunity Sites
3. Proposed mechanisms & initiatives to ensure the success of the VDS for Knockcroghery

The recommendations proposed within the VDS should be viewed as a guidance for encouraging any new development or other proposals to respect and enhance, rather than compete with, the valued character/features that define Knockcroghery.

Key actions as prioritised by the Steering Committee shall also play a major role in the delivery of this VDS.

Structure of the VDS

The following aspects are addressed in the Knockcroghery VDS

- Village Profile/Context
- Landscape Character and Setting including open spaces
- Village Character (Structure/ Streetscape/Street Elements)
- Traffic Management, Parking and Pedestrian Safety
- Village Character (Buildings and Details)
- Public Consultation - Critical Issues
- Potential Development—Opportunity Sites
- Design Guidance/Initiatives for Implementation including an Action Plan.



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KNOCKCROGHERY VILLAGE DESIGN STATEMENT

VILLAGE CONTEXT

Location & Profile

The village is situated in the parish of Killinvoy, 6 miles south east of Roscommon Town and 13 miles north of Athlone Town. The village developed in a linear manner either side of the N61 National Secondary Route, that stretches from Athlone to Sligo via Roscommon Town. A number of local roads also converge in the village including the Srah Road (L2003), Corboley Road (L2004) & Galey Road (L2001).

A number of Townlands converge in Knockcroghery namely Srah, Lisnahoon, Galey, Glebe (ED Scregg) and Creggan. The historical core of the village, however, still remains in Creggan, Townland.

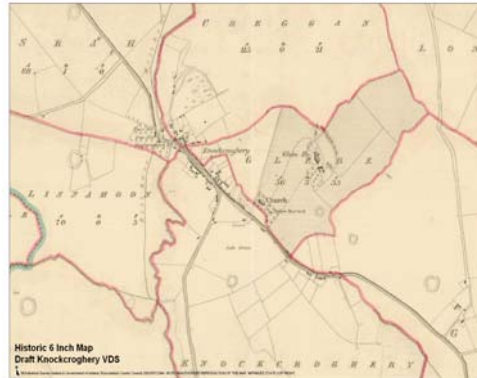
To the east of the village (1 mile approximately) is the expanse of Lough Ree (cSAC' pNHA, SPA) which can be accessed via Portrunny, Galey Bay, Lecarrow, St. John's and Kilmore Bay.

The village nestles at the foot of a stony ridge which protects it from the east wind that sweeps in from Galey Bay. This accounts for the original name of the village 'Creggan', meaning stony hill. The village is oriented south-west, and the fair green located on the opposite side of the village, allows for a sunny aspect to the village. There is also a running stream (Ballyglass River) just to the north of the village.

The name change of the village occurred in Cromwellian times (16th Century) when Sir Charles Coote laid siege to Galey Castle; the garrison (O' Kelly/O' Ceallaigh chief and clan) resisted and for their defiance were taken to Creggan and hanged. To mark this infamous act the name of the village was changed to 'Cnoc na Crocaire,' the Hill of the Hangings, now anglicised as 'Knockcroghery'.

Using a multiplier of 4.33 persons per household which was used at that time, this would give a population of 134.

The first OS Map, dated 1837, defines the area of Knockcroghery Townland as just over 217 acres (87.8 h.a.). The Census at that time indicated that there were thirty-one households in Knockcroghery, all but seven had children. Using a multiplier of 4.33 persons per household which was used at that time, this would give a population of 134.



Village History & Development

During the 18th Century the village consisted of small thatched cabins, some shops, a blacksmith, a mill and mill race (located at the bridge), a British Government Post Office and a constabulary Police Barracks, Church, Fair Green and Pound. It is also famous for the production of clay pipes or "Dudeens". According to Weld, in 1832, there were eight kilns producing from 100 to 500 gross pipes a week and by the late 1800's there were almost 100 people involved in the manufacturing and distributing of the Village's clay pipes.



VILLAGE CONTEXT

KNOCKCROGHERY VILLAGE DESIGN STATEMENT

This industry continued until the early 20th Century, when the village and its pipe making industry enterprises were burned as a reprisal by the Black and Tans on the 19th June 1921. Only two houses side by side were untouched. The first building, which was owned by the Feeney family, housed Murray's pub and grocery shop. The fact that at that time it also housed the local Post Office saved it from destruction. The other building a small pub and grocery owned by 'The Widow Murray' was also left untouched. Re-building did not begin until the compensation agreed in the 1921 Treaty was settled. Many of the original houses were never re-built and the clay pipe industry was never revived.

The original site of Andrew and P.J. Curley's pipe factory is now occupied by the Claypipe Visitor Centre and is located in the middle of the village. It sells amongst others clay-pipes and Ogham Writing.



The Fair Green was, and still is located at the northern end of the village. By the early 19th Century there were three fairs annually, i.e. on the 26th May, 21st August and 25th October, the latter fair being next only to Ballinasloe in importance as a sheep fair. The fair was important to the local economy and gained a new lease of life with the opening of the railway line to Roscommon Town. However, the changing pattern in agriculture in the last quarter of the 20th Century has led to the demise of the working fair. Now the yearly fair is part of a three-day festival of events within the village in September.



Almost a century later the station house was closed by Iarnrod Eireann in the 1960's, but the Dublin Heuston/Westport line still remains operational through Knockcroghery. There is potential for the re-opening of the Knockcroghery service and/or the provision of a commuter rail station between Athlone and Dublin extending to Roscommon Town.

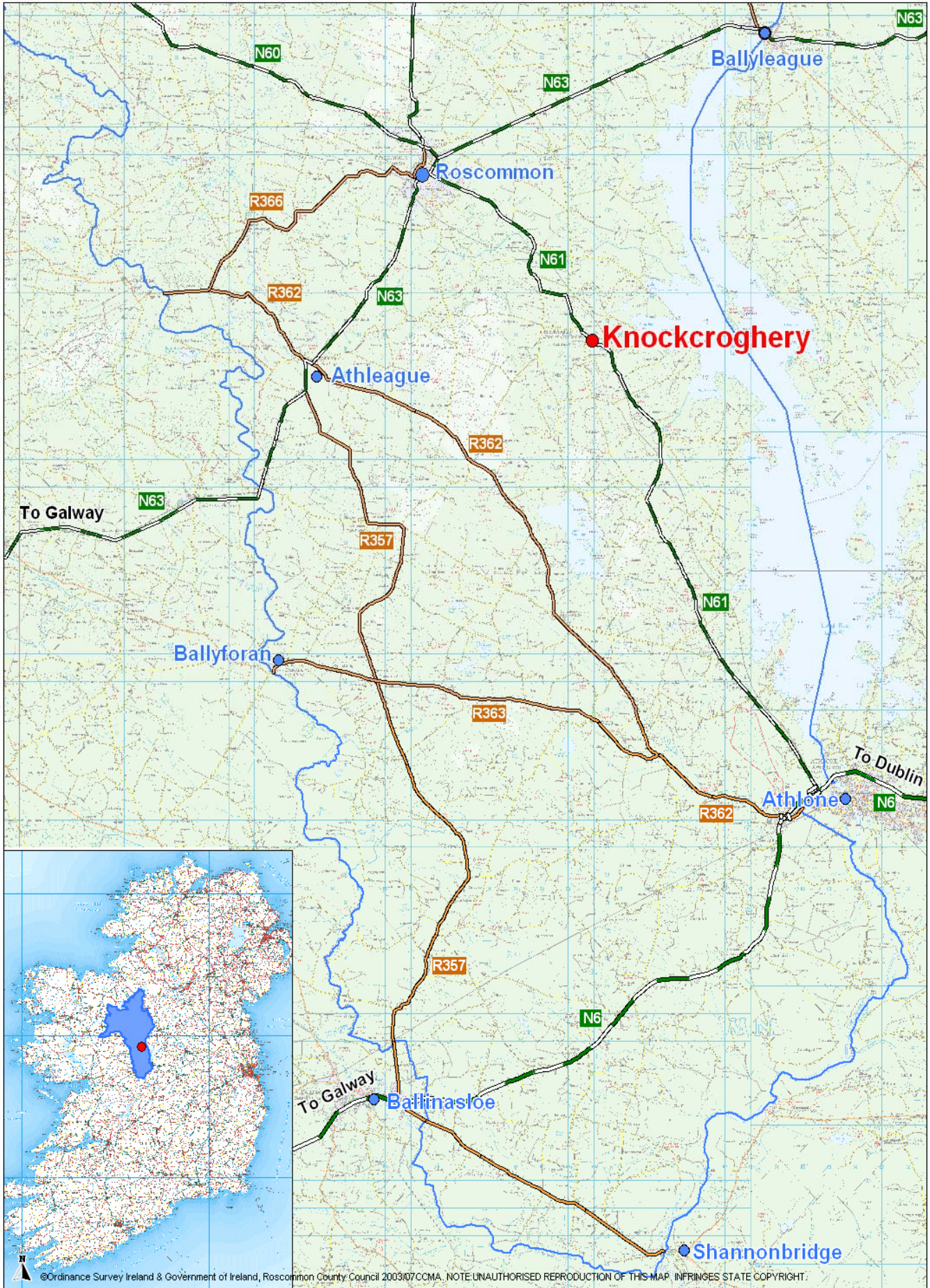
In line with this the following Objective has been included in the **Roscommon County Development Plan, 2008-2014.**

Objective 13: Work with Iarnród Eireann to improve existing facilities at e.g. Roscommon Railway Station, and to seek the provision of the re-opening of rail stations in South Roscommon at Knockcroghery, Taughmaconnell and Bogginfin.



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- Legend**
- Roscommon County Boundary
 - Knockcroghery Village

**Knockcroghery
Draft Village Design Statement
Map 1
Knockcroghery
Location Map**



Scale: N.t.t.
 Drawn by: JC
 Date: 28 July 08

KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Table 1: Distances from Knockcroghery to nearest Cities/Towns and Train Stations

Cities/ Towns	Distances from Knockcroghery
Roscommon Town	9.6km (6 miles)
Athlone Linked Gateway	21.5 km (13.3 miles)
Longford	39.6 km (24.6 miles)
Dublin Gateway	146 km (90.8 miles)
Ballinasloe	43.5km (27 miles)
Galway Gateway	89.2km (55.5 miles)
Main Train Stations	Distances from Knockcroghery
Athlone Station, County Westmeath	22.3km (13.9 miles)
Heuston Station, Dublin	144.2 km (89.6 miles)
Ceannt Station, Galway	88.5 km (55 miles)

Population

The Roscommon County Development Plan 2008-2014 Settlement Strategy classifies Knockcroghery as a ‘Key Village’ (population range 300-500) and places it within Tier 4 of the Settlement Hierarchy. The CDP seeks to promote the development of settlements in accordance with their location in the hierarchy. The future development strategy for ‘Key Villages’ is to concentrate population, services and jobs in strategic village locations which have relatively good access from nearby towns. The clustering of the population in this way will have the effect of strengthening the viability of services such as retail, schooling and public transport as well as the expansion of rural enterprise.

It should be noted that Knockcroghery has experienced considerable development pressure within the past few years, given its proximity to Athlone and Roscommon Towns, its attractive rural setting, and, good provision of amenities/ services including education.

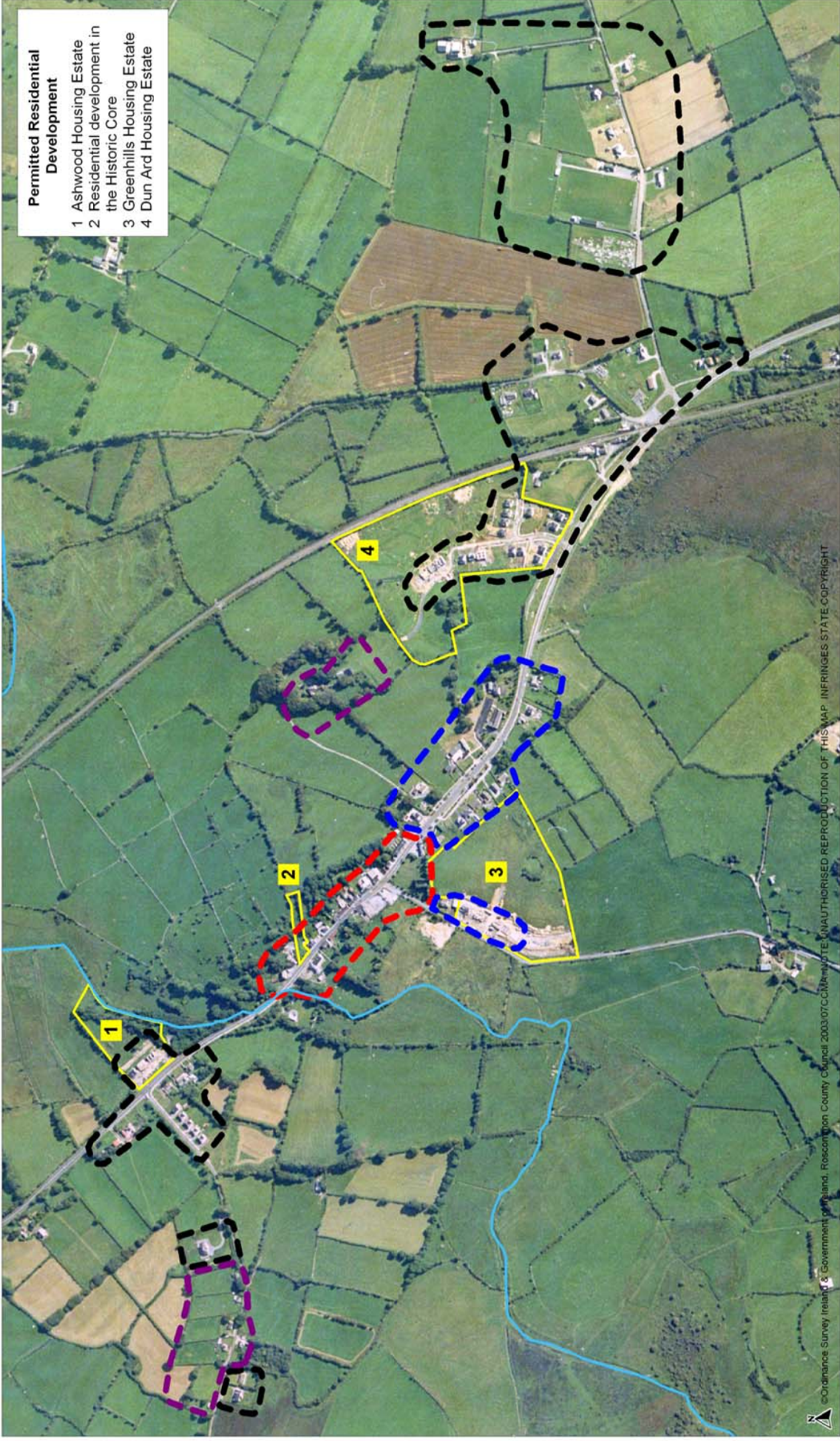
Demographic Trends

Knockcroghery lies within the Scregg District Electoral Division (DED) which showed an overall percentage population increase of 5.6% between Census 2002-2006. This compares favourably to a 2.7% increase in population during the 1996-2002 Census period. According to the 2006 Census, Knockcroghery Townland itself has a population of 78 persons.

For the purpose of the Knockcroghery VDS, all the Townlands that converge within the 60km/h speed limits in the village have been considered. The An Post Geo-Directory (a database of addresses and geographic locations established by An Post & Ordnance Survey Ireland) has been used which is regularly updated and can also be synchronised with a range of Geographical Information Systems (GIS) and mapping applications. The number of existing households has been calculated at 122. At an average household size of 2.76 persons (CSO Roscommon County Average 2006), the total population for the village is 337 persons.

However, in consideration of the substantial new house building since 2002, it is expected that the actual population of Knockcroghery has markedly increased and will continue to do so over the coming years. The absence of new local employment opportunities suggests that growth is limited to commuters and on analysis of the planning history has revealed that a number of residential developments within the village have been placed on hold due to the lack of public sewerage capacity.





- Permitted Residential Development**
- 1 Ashwood Housing Estate
 - 2 Residential development in the Historic Core
 - 3 Greenhills Housing Estate
 - 4 Dun Ard Housing Estate

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Knockcroghery
Draft Village Design Statement
Map 2 Knockcroghery
Historical Development
Map

Scale:	Drawn by:	Date:
N.T.S.	J.C.	25 July 08

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- Legend**
- Historic Core
 - 20th Century Development
 - Historic Rural Housing
 - Permitted Residential Development
 - Rivers & Streams

KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Development of Knockcroghery

Historic Core

The historic core of the village was originally situated north of Knockcroghery Bridge and located in the now Townland of Creggan. The settlement developed in a linear pattern from this area southwards on either side of the N61. Most of the building of the historic core occurred

C. 1857, including a number of 2 storey dwellings which fronted onto the main road with narrow linear style plots to the rear. Others were built as short terraces, the remains of such a terrace still exists opposite the Claypipe Visitor Centre.

Traditional dwellings reflected the needs of the community and were mostly simple single storey cottages with thatched roofs and small windows. The more important civic buildings, such as the Protestant Church and the Police Barracks were set back from the street on larger plots with clear boundaries.

The village was burned in **1921** except for 2 buildings (Murray's and the Widow Pats), and many of the original houses were never re-built.

Today the **established historic village core** extends from Knockcroghery Bridge in the north to the Old National School/Community Centre (built in 1851) to the south. The building style includes terraced 3-bay 2-storey buildings with rendered facades and chimneys, many of which have one-over-one sash windows and front onto the main thoroughfare. Today this area is considered the by the local community to be the centre of the village with a uniform streetscape containing residences and many established commercial businesses.



Most of the community wish to see all future development within the core of the village reflecting these characteristics.

20th Century Development

The newer part of the village extends south east from Kendale Court to the Parochial House (Athlone-side) and is comprised mainly of detached houses of various designs which are situated on larger plots and are set back from the N61. This phase of building commenced **c.1914** and buildings include St. Patrick's Church—a 20th Century Gothic Church in cut limestone, the 3-bay 2-story Parochial House, and 2-story out buildings to the rear.

Scoil Muire National School was built in 1960 and consists of a water tower and covered cloister. The building has been extended several times in order to cater for the growing population within the village and its environs.



Recent Development

Most of the modern buildings were constructed **c.2004**, and consist of a mixture of modern single/ two-storey single and clustered type residential developments. These developments are mainly located to the south of the village extending southeast of the railway line. To the northwest of the village at the Srah L2003/N61 junction, recent development consists mainly of single type residential development. Ashwood Housing estate is also located in this area. Other recent community type developments include St Dominic's GAA pitch/club house and the community cemetery. These sites are located along the



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KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Permitted Residential Development

Other more expansive estates, either committed or under construction, are located up to the periphery of the village. These mostly comprise of two-storey semi-detached dwellings

4 Main areas of development have been identified on **Map 2** and consist of the following:

1. Ashwood Housing Estate located north east of the Srah Road/N61 junction:
02/373: Full Planning Permission for 6 no. Dwellings
041089: Full Planning Permission for 7no. dwellings & Outline Planning Permission for 9 no. dwellings
05/577: Revision of house plans granted under planning permission 04/1089 from 3 no. terraced dwellings to 2 pair of semi-detached dwellings



2. Residential Development located within the Historic Core north of the N61
03/367: Full Planning Permission for 2 no. townhouses & 2 no. semi-detached Dwellings
3. Green Hills Housing Estate located along the Corboley Road L2004
00/751: Full Planning permission to construct 10 no. dormer dwellings & Outline Planning Permission for 30 no. single storey dwellings
04/618: Planning Approval for 30 no. single storey dwellings



4. Dún Ard Housing Estate, located north of the N61 and west of the railway line
00/1343: Full Planning Permission for 55 no. dwellings
03/172: Full Planning Permission for additional 62 no. dwellings



Historic Rural Housing

Beyond the village speed limits, 'one -off' detached houses are a common feature of the surrounding road pattern (L 2003 Srah Road). Killinvoy House (Glebe House) is located north of the N61 and is situated within its own mature pastureland.

For the purpose of this VDS,

- the Village Core shall be considered within the 50km/h; and,
- the Village Environs shall consist of the area of the village within the 60km/h.

Land Uses

The predominant landuse within Knockcroghery is residential, however, the core of the village contains an integrated mix of uses including residential, social and commercial. There is also some light industry located on the southern edge of the village towards Athlone.

The land around the village is predominately agricultural and is used for tillage and grazing land for livestock rearing.

It is considered by the residents that the provision of services within the village has declined over the last 20 years with the closure of a number of businesses and services including the village pharmacy, butcher shop, hardware shop, hairdresser and doctor's surgery. In addition the mobile banking service no longer operates within the village.

Presently there is unbalanced development occurring at the Athlone end of the village. Some residents felt that the core of the village is declining while new housing estates are being built on the outskirts of the village with no community service provision.

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KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Retail

It is considered that sales from existing retail outlets are declining despite the increase in the number of new houses in the village. The impact of commuter/through traffic along the main road (N61) with little room for on-site parking was considered by some to be the main reason for declining sales. The provision of 24-hour retail services within Roscommon Town was also considered to be another reason.

Existing Services

Presently Knockcroghery is served by one shop, petrol/retail outlet, a restaurant, a Post Office, a doctor's surgery, a Garda Station, two pubs, a florist shop, the Clay Pipe Visitor Centre and an accountancy office. Members of the community would like to see a renewal of lost services such as the provision of a village pharmacy, DVD rental shop, hair salon, and a butcher shop. The community would also benefit from the re-opening of the railway station.

Local Community Facilities

Knockcroghery has an active local community with a wide variety of community/voluntary groups present, and operating within the village and its environs, including:

- Knockcroghery Community Alert
- Knockcroghery Community Association
- Knockcroghery Community Games Committee
- Knockcroghery Development Association
- Knockcroghery Drama Group
- Knockcroghery Fair & Festival Committee
- Knockcroghery Heritage Group
- Knockcroghery Heritage Society
- Knockcroghery ICA.
- Knockcroghery Mentally Handicap Association
- Knockcroghery Pre-School
- Knockcroghery Tidy Towns Association
- Knockcroghery/Portrun Angling Club
- Knockcroghery/St John's Muintir Group

The Old National School./Community Centre is a valued asset to the residents of Knockcroghery and is widely used. The village also has a Primary National School - Scoil Muire. It is proposed to provide a new extension to the

school including a centre for autistic children. It was noted by a member of the School Management that the school is in need of a playing pitch/sports area and that some of the adjoining land should be reserved.

The main leisure activities e.g. football are closely associated with St Dominic's GAA Pitch. Although located some distance from the village, it is widely used at local and county level. Again it was noted by a member of the GAA committee that more land is required for a practice pitch with additional on-site parking facilities.

St Patrick's Church was considered by most residents to be of architectural value with its fine cut limestone façade and interior stain glass windows.

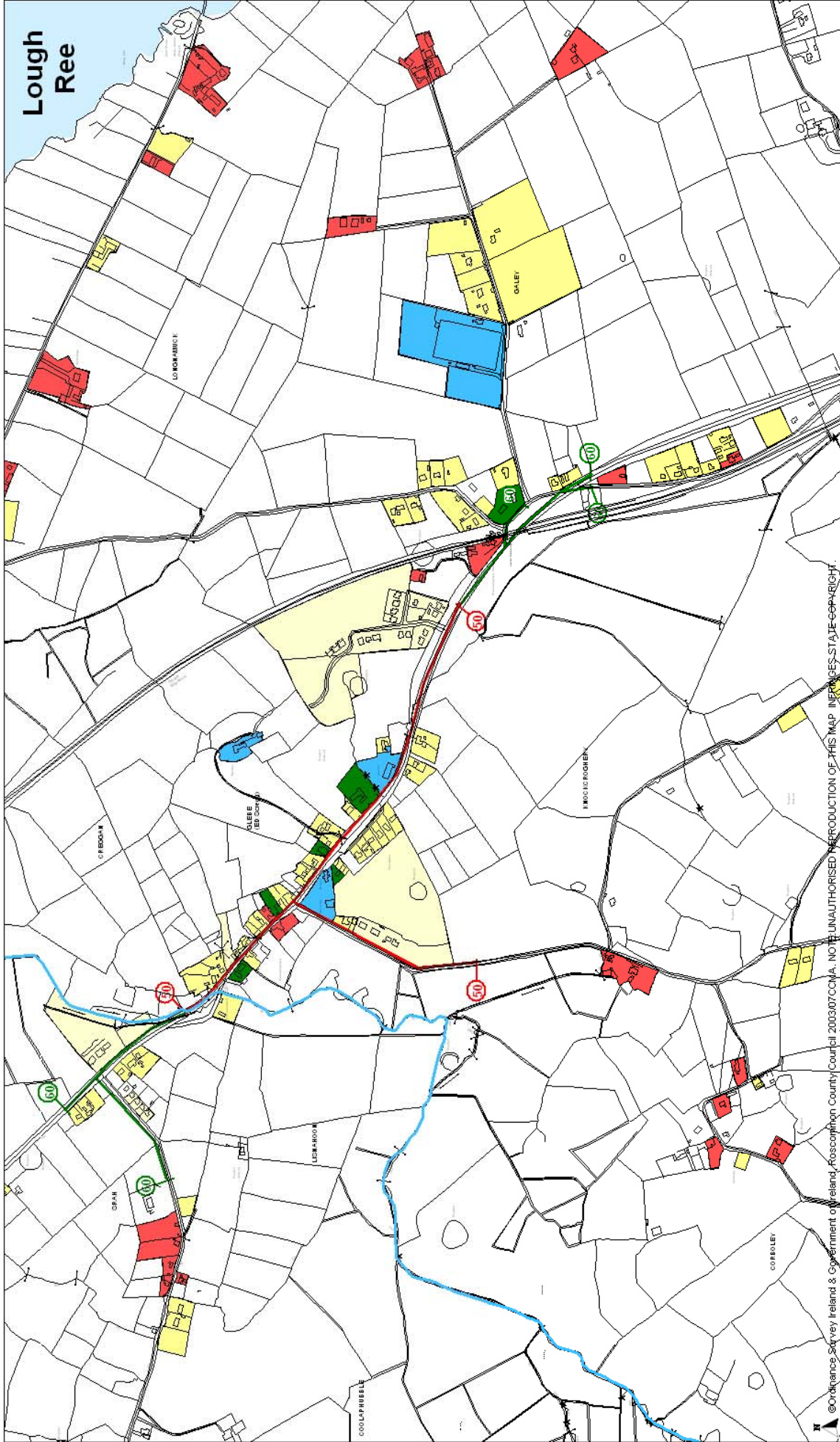
The structural condition of the Handball Alley raised concerns with some community members and they wished to see this site re-developed to include indoor sports facilities for the youth including racket ball/handball, squash, badminton as well as an indoor sports community games room.

There is scope to signpost and promote the history of Knockcroghery and local walks both within and around the village including an extension of the River Walkway. Some residents would like to see the provision of a heritage/amenity area to incorporate views of Hangman's Hill and the construction of an architectural feature within this area similar to that on the Curlews Pass.



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Knockroghery
Draft Village Design Statement
Map 3
Knockroghery
Land Use

Scale: N.T.
 Date: 22 JAN 08
 Exam By: JC

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Legend

- Dispersed Housing
- Clustered Housing
- Residential & Commercial
- Commercial
- Community Facility
- Rivers & Streams
- Lough Ree
- 50 Km/h Speed Limit
- 60 Km/h Speed Limit

KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Table 2: Local Business/Services

Retail Shops	Accountant
Garage/tyre centre	Clay Pipe Visitor Centre/ Picture Framer
Petrol Station Outlet	Furniture Removal
Restaurant	Auctioneer
Public Houses	Post Office
Florist	Furniture Maker
Potter	Sculptor
Artist/writer	Boat Maker

Table 3: Local Community Facilities

Health Centre/Surgery	Culleen Parish Hall
Community Hall	St Dominic's GAA Club and Pitch
St Patrick's Church	Scoil Muire N.S.
Reycling Centre	

Infrastructure

It is a strategic goal of the CDP 2008-2014 to prioritise infrastructural defects to settlements listed for development and enlarged population horizons. This will strengthen towns and villages within County Roscommon, help sustain local services and reduce the need to travel.

Waste Water Services

The existing public sewerage system has limited capacity and a problem of odour has been reported.

RCC Water Services Section has applied for a new WWTP to the DOEHLG and funding has been approved for a Population Equivalent (PE) of 2000 people. It is expected that construction would start in 2009 with an expected completion date in 2010. Network improvements is expected to commence in 2008. These proposals will extend the existing network past the 60km/h speed limits on the N61, L2003 (Srah Road), L2001 (Galey Road) and L7510 (Cemetery Road).

Water Supply

With regard to public water supply, a number of residents raised concerns regarding water quality and water pressure along the road to Galey Bay via Culleen Hall. Knockcroghery/Lecarrow are within the RWSS. The supply for Knockcroghery is from the Toberogue spring which is due to be upgraded .

It is hoped that work on this will start before the end of 2008 with an approximate 18 month construction period.

Flooding

The Ballyglass River runs through the northern aspect of the village and any development would need to take the flood-plain into consideration. There are no OPW Flood Points or Flood Extents noted within the village or its immediate environs.

Roads

It is generally recognised that the public realm of Knockcroghery is dominated by traffic and the needs of vehicles. There is very little on-site parking especially for retail developments. Most of the residents including the pupils of Scoil Muire N.S. expressed concerns regarding the effects of traffic through the village.

Some of the community expressed a need for a dedicated traffic calming measure such as a pedestrianised crossing with operational lights/zebra crossings at Scoil Muire and in the vicinity of the Old N.S./Community Centre. Others wished to see traffic calming measures at the junction of the Srah Road L2003/N61 junction. Some residents noted that there is no public footpath/public footbridge at the railway level crossing.

RCC has been informed of the above concerns. The role of the Steering Committee shall include further liaising with the Council in order to address the concerns raised by the community.

It is a Strategic Objective of RCC Roads Section to upgrade all of the N61 between Athlone and Boyle to National Primary standard



KNOCKCROGHERY VILLAGE DESIGN STATEMENT

RCC Roads Section is also preparing a plan for the extension of traffic calming on the north side of the village. This will involve the provision of footpaths and surface water drainage.

The provision of a Bypass for Knockcroghery should alleviate most traffic problems when fully completed. A Constraints Study/Area for the N61 Athlone to Roscommon Four Mile House has been identified by Roscommon National Roads Department (NRDO). It is not expected to identify route corridors until at least 2010.

Broadband

Knockcroghery currently has both Wireless and DSL broadband facilities serving it. Last Mile Broadband and Brisknet Broadband have wireless services that serve the village or at least parts of the village (this technology is line of sight dependent). The local telephone exchange is enabled in the village which allows households with a phone to connect via DSL (Digital Subscriber Line). There are no plans for fibre optic (MANS) type services for Knockcroghery at this present time within the Broadband Strategy for Roscommon. Suitability of present Broadband services is dependent on the type of business to be catered for.

Present facilities are only suitable for light to medium users of the Internet and present facilities are not suitable for knowledge economy based businesses. The present technology can cater for small businesses/SME's who are not heavily dependent on uploading/downloading large internet files. It is considered that the present capacity could cater for the marketing/sales aspect of light industry. Fibre optic cabling runs along railway lines but connections to this facility is only reserved for large towns and cities.

Electricity

A 110kV electricity power line runs parallel to the village from the Srah Road to the Corboley Road (in a north-south direction) and has the potential to provide increased energy levels for future enterprise. RCC will liaise with the ESB/

Eirgrid regarding the provision of services including the under-grounding of overhead wires within the village.

Employment

There are no major employers in Knockcroghery and most residents commute elsewhere to work i.e. Athlone, Roscommon Town, Longford and Ballinasloe.

Local employers include Whelan's Quarry (40-50 people), PO (1), Claypipe Visitors Centre (1 full-time, 3 part-time), N.S. (4 full-time teachers, 1 for Autistic Centre), the local pubs/shops are family run.

More opportunities are required through business and local development. Some residents would like to see small-scale light-business/enterprise units of high standard being developed adjoining the village centre but not in the heart of the village.

One resident requested that a suitable site be identified for warehousing facilities in Knockcroghery or as part of the proposed parking facilities for lorries.

Recycling/Solid Waste

Some residents wished to see the existing recycling bins re-located to a less prominent location as dumping occurs occasionally beside the recycling bins.

Concerns were also expressed that there is also a lack of litter bins in key areas within the village (e.g. Scoil Muire N.S., Community Centre/Old N.S. and at the retail outlets).



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KNOCKCROGHERY VILLAGE DESIGN STATEMENT

VILLAGE CHARACTER: LANDSCAPE & SETTING

The Surrounding Landscape

Knockcroghery is located in a low lying pre-dominately rural area. The surrounding landscape consists of large agricultural fields dedicated to livestock grazing and some tillage. The field system is demarcated by mature trees & hedgerows typical of the area. The northern portion of the village is situated along a 50m contour and any potential for development on the northern aspect of the N61 is constrained by 'Hangman's Hill and the ridge(20m) which is characterised by mature trees and hedgerows.



not being adhered to, that the existing speed islands were not sufficient to slow traffic, and that it is difficult to cross the N61 in order to access the shops and the N.S. Some residents also raised concerns regarding the narrowness of the N61 in the vicinity of the Clay Pipe Visitor Centre.

A number of local roads also converge within the village including-

- L2003 Srah Road joins the N61 on the northern aspect of the village
- L2004 Corboley Road joins the N61 at the Fair Green
- L2001 Galey Road joins the N61 to the south of the village adjacent to the Railway Line

The approaches into Knockcroghery both from Roscommon Town and Athlone along the N61 are pleasantly landscaped and well maintained by the Tidy Towns Committee. Some residents wished to see more soft landscaping and public seating within the public open space to the south east of the village. It is noted that there is an absence of soft landscaping along the local road networks entering the village, especially at the Srah Road L2003/N61 junction.

Approaches to Knockcroghery

Knockcroghery village is built adjacent to the N61, National Secondary Route between Athlone and Roscommon/Sligo. As mentioned earlier a Constraints Area for the N61 Athlone to Roscommon and Four Mile House has been identified. The village as well as lands east and west fall within this Constraints Area and any future development proposals within the Knockcroghery area shall have regard to the Constraints Area and any of the NRDO recommendations. It is not expected that a route corridor will be identified until at least 2010.

Concerns were raised by the residents in relation to the volume and speed of current traffic along the N61 through the village. Many complained that the existing speed constraints were



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KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Views & Vistas

The Landscape Character Assessment of the CDP 2008-2014, places Knockcroghery within The Mid Lough Ree Pastureland Character Area (LCA 7). This area is rated as of High Value due its nature designations, good quality farmland landscape and extensive lake views as well as built heritage. In recognition of the high value of open views across the landscape it should be an objective of the Council that applications for development on the lakeside of Scenic Views should be accompanied by a Visual Impact Statement. The environs to the south east of Knockcroghery is within Scenic View Route 20 (V20), this area spans views of Lough Ree from Mount Plunkett. Recommendations include the control of holiday homes in this area under the Development Control Process.



The location of Knockcroghery village within a low lying area also creates several attractive natural views particularly from Hangman's Hill. Many residents expressed a desire that the Hill should be preserved for it's historical sake (the name of the village being Cnoc na Crocaire).



Views were also noted along the Corboley Road towards Churchboro Cross, along the Galey/Toberogue Road and along the N61 on the Athlone side of the village. The work of the Tidy Town Committee was much appreciated and has provided pleasing approaches into Knockcroghery along the N61.

The development of the built environment has also contributed to enhanced vistas within the village setting i.e. the setting of St. Patrick's Church, Scoil Muire, the village pump,

the picnic area, the Fair Green and the entrance to Killivoy House.



Protected Monuments and Places

All known Sites and Monuments in the County are identified and listed for protection in the Record of Monuments and Places, a Statutory Inventory of Sites protected under Section 12 of the National Monuments (Amendment) Act, 1994. The actual designation and legal protection of archaeological features as national monuments is outside the remit of the local authority, and provided for under the National Monuments Acts.

Roscommon County Development Plan 2008-2014

The protection of archaeological heritage is a mandatory objective for Development Plans and information and policies are indicated within **Chapter 7 Built Heritage & Archaeology of the CDP.**



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KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Table 4 Protected Monuments & Places

	Townland	Classification
R0042-042	Glebe	Enclosed Site
R0042-043	Galey	Ring-fort\Rath\Cashel
R0042-062	Galey	Ring-fort\Rath\Cashel
R0042-067	Galey	Enclosure Site
R0042-045002	Galey	Ringwork possible Castle
R0042-045001	Galey	Ringwork possible Castle
R0042-064	Cornmart, Knockcroghery	Enclosure Site
R0042-063	Knockcroghery	Ringfort\Rath
R0042-056	Lisnahoon	Ringfort\Rath
R0042-061001	Knockcroghery	Ringfort\ Rath
R0042-061002	Knockcroghery	Ringfort\ Rath
R0042-038	Srah	Ringfort\ Rath
R0042-037	Toberreoge	Ritual Site\Holy Well
R0042-039	Lisnahoon	Ringfort\ Rath

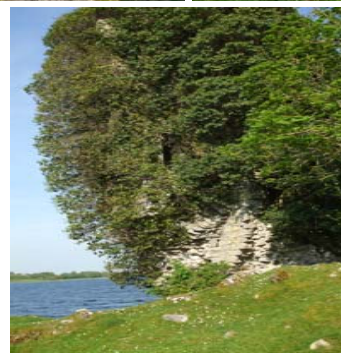
Landscape Features

With regard to ‘Hangman’s Hill’, although not protected under the 1994 Act, The National Monuments Service has noted this site as a natural limestone karst hill which has eroded in terraces and gives the hill its stepped appearance.

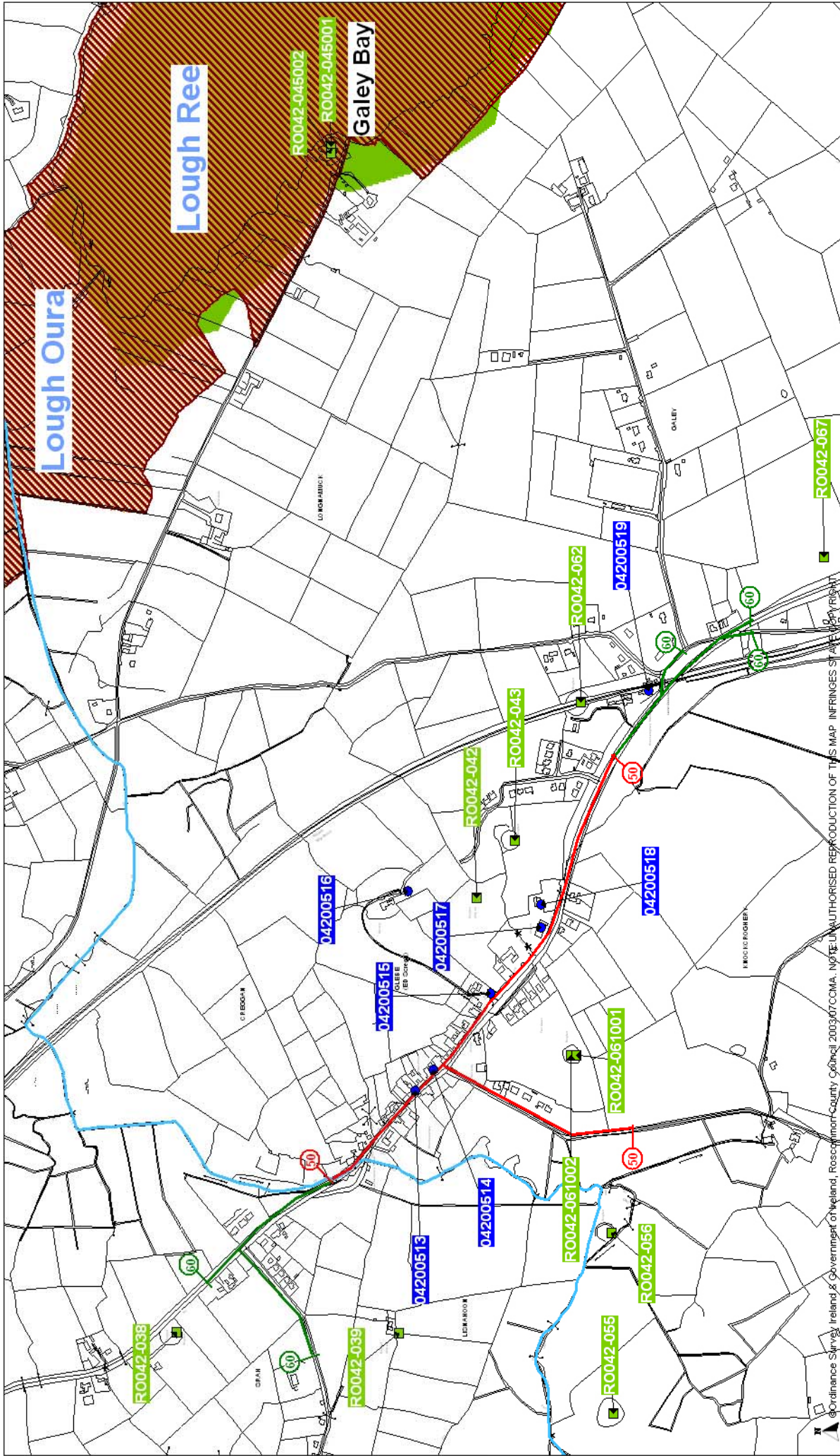
The ‘Hill’ is also valued locally by residents due to its historical association. A number of residents would also like this area made accessible

to the public as the scenic views from the top of the Hill are very attractive. Others wished to see the construction of an architectural feature within this area similar to that on the Curlews Pass (i.e. an effigy depicting the O’ Kelly Chieftain or an eternal flame). Another suggestion by the residents included the provision of a plaque mapping the history of the village.

On the southern aspect of the village there is an attractive open space area that has a number of art features from Scotland donated to Knockcroghery under ‘Celtic Lives Trans-National Arts Programme 1997-2000’. The aim of the project was to increase links between the art sectors in the 2 project areas (Roscommon Rural Development Company in Ireland and Ross and Cromarty Enterprise in the Scottish Highlands). This area should be further enhanced with soft landscaping, public seating and traditional style public lighting. There is also potential to re-establish cultural/commercial links/opportunities with the participants either through the Annual Fair/Festival or via an arts/cultural centre within the village.



LANDSCAPE CHARACTER



Knockcroghery
Draft Village Design Statement

Map 4
Knockcroghery Natural & Built Heritage Map

Scale: 1:10,000
Date: 16/11/2008

Drawn by: JC
Date: 16/11/2008

Forward Planning Unit
Planning Department
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Legend

- 50 Km/h Speed Limit
- 60 Km/h Speed Limit
- Rivers and Streams
- pNHA
- SPA
- cSAC
- Protected Structures
- Protected Monuments & Places

KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Open Spaces

Within the village itself, there are a number of attractively landscaped public open spaces including the north and south approaches to Knockcroghery on the N61. The opportunity exists, however, to further enhance these areas with soft landscaping, public street furniture and public street lighting (traditional style lighting).

The Fair Green is the main public open space area within the village core, although well maintained, there is opportunity for further enhancement. Some residents wished to see a water feature provided within the Green while other members of the Community would like to see a play ground. The community will have to submit an application for funding and once successful an assessment will be undertaken for the most appropriate location.

The picnic area adjoining Knockcroghery Bridge is another well kept and landscaped area. There is potential to extend the existing River Walkway along the Ballyglass River southwards towards the Corboley Road and north of the N61.

It should be noted that many of the above have been provided for in the past through the Urban/Village Renewal Scheme, however, this scheme has been discontinued and there has been no allocation in 2008.

St Dominic's GAA pitch and Club House is located some distance south of the village along the L7510 road. The pitch is extensively utilised both at a local and county level and members of the GAA committee wished to see more land set aside for a new practice pitch and on-site parking facilities.

Residential Open Space

The only other areas of open space are incidental areas of open space which form part of more recent residential developments.

The 'ideal location for play areas' should be in a central area of development that is well used by pedestrians but where traffic speeds are well managed to an acceptable minimum. Play areas should be overlooked by nearby homes that are near enough to provide effective passive surveillance.

The design and management of the public realm should also incorporate low level planting/semi transparent boundary treatments (i.e. railings) or walls should be used to demarcate private areas from the nearby public realm areas.

Planting

Knockcroghery has a number of areas of mature woodland both within and surrounding the village environs (entrance to Killivoy House, picnic area, entrance to Hangman's Hill). These areas are important in creating shelter, enclosure, wildlife habitats and biodiversity as well as a pleasing backdrop to the natural setting of Knockcroghery. Trees are part of the village character and should be retained especially within the village core. There are opportunities to establish more tree planting along the Ballyglass River and along the Corboley Road.

Biodiversity

The Roscommon Biodiversity Plan is an integral part of the Roscommon Heritage Plan and the CDP 2008-2014. A comprehensive set of policies, objectives and actions are recommended to ensure that Roscommon's natural heritage and biodiversity are protected and conserved.

Farmland, hedgerows, orchards and gardens (both rural and urban) all contribute to our local biodiversity. Farmland supports many wildlife mammals, hedgerows are important for many species of birds, and, gardens support a wide range of insects, birds, hedgehogs and frogs.

Galey Bay (part of Lough Ree) has also been identified as a local wildlife site within the Draft Biodiversity Plan, 2008.

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KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Land Designations

The River Shannon and its catchment has been designated an International River Basin District. **Lough Ree** (cSAC, pNHA, SPA) is the second largest lake on the Shannon System and the lake is relatively shallow and has many islands.

Section 3.1 of the Roscommon Biodiversity Plan sets out the protection provided to conservation designation in terms of Special Area of Conservation (SAC), Special Protected Area (SPA) and to Natural Heritage Area (NHA).

Knockcroghery is in close proximity (1 mile) to Lough Ree.

RCC supports the regeneration of waterway corridors throughout the County and the promotion of the unique ecology and wildlife, and activities associated with these waterways, in cooperation with organisations such as the Inland Waterways Association of Ireland, the Heritage Council and the Royal Canal Amenity Group.

The CDP 2008-2014 contains a number of policies (including Policy No 428, 429 and 430) to protect inland waterways and their corridors from inappropriate or unsustainable development.

Tourism Potential

Marine tourism accounts for a great proportion of visitors to the county each year. Not only do visitors come to experience traditional activities but also the number of marine leisure users has increased in the past few years creating a new focus for marine tourism within the county. RCC supports the development of marina facilities at key locations along the River Shannon System with appropriate pumping out facilities including electronic monitoring system to prevent water pollution.

Galey Bay has existing campsite facilities, boat hire pitch and putt course. Its proximity (1 mile) to Knockcroghery Village has potential to augment tourism within the village and its environs.



Within Knockcroghery Village, the Clay Pipe Visitor Centre is the only surviving link with the pipe making industry that flourished in the village during the 18th and 19th Century. The tourist trade associated with this centre flourishes from May to September each year when special talks and pipe making demonstrations take place at the centre free of charge to the public. Those who visit include individual travellers and retirees. The centre does not currently cater for school tours but the public talks and pipe making demonstrations part of the business is growing. Potential for further growth depends on traffic and accessible parking facilities.

The annual Fair is the highlight of the year and many visitors come to the village to enjoy the amusements, mock fair, community games, and local music and art exhibitions.

Presently Knockcroghery is home to a number of artists and the provision of a customised Visitor Centre has the potential to further enhance the artistic/cultural aspect of the community.

It is considered by the community that there is potential for tourism based on a growing population, on further development and support of local entrepreneurship, good public services and support of local initiative.

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KNOCKCROGHERY VILLAGE DESIGN STATEMENT

VILLAGE CHARACTER: STRUCTURE & STREETScape

Village Shape

Knockcroghery has developed mainly in a linear manner along the N61(Main Street), around the junction of the Srah Road L2003/N61, the Corboley Road L2004/N61 junction and more recently on the southern aspect in the vicinity of the railway line. The linear street pattern and width are important features of the historic character of the village and have altered little over time. Potential growth within the village is constrained by 'Hangman's Hill'/ridge, the Ballyglass River and the railway line.

Built Form

Built Heritage is a non-renewable resource, once lost it cannot be replaced, so it is important that we appreciate what we have and provide adequate protection for the built environment in its existing form. When looking at built heritage we must also be open to sympathetic re-use of historic buildings though their original function and use may not be relevant today.

The CDP 2008-2104 (Chapter 7, S. 7.3) has included a number of policies and objectives in relation to guidance in the management of the County's built or cultural heritage.

Knockcroghery Village has 2 distinct **Character Areas**—

1. The Village Core (established historic core & including newer areas within the 50km/h
2. The Village Environs (areas within the 60km/h)

Unlike many other villages in the County, the historical core of Knockcroghery has retained its compact nature, its traditional style shop fronts, and traditional style building facades, sash windows and timber doors. However many buildings remain vacant or semi-derelict and these detract from the village-scape.

The established historic Village Core contains commercial, residential and community services/facilities. Most buildings front directly onto the N61 with their facades defining the edge of main street. Gable walls similarly define a number of corner sites to good effect. Given the prominence of building features and facades as elements of the streetscape, their appearance and maintenance greatly affects the appearance of Main Street and the overall visual appearance of Knockcroghery.

The CDP 2008-2014 states that any - *'redevelopment of brownfield sites or development comprising infill or backland development should take place in an integrated and planned manner and not in a piecemeal or haphazard manner.'*



Concerns were raised with regard to the amount of/condition of a number of vacant/semi-derelict buildings that are located within Main Street.

A suggestion to approach the owners requesting that they improve their existing facades/windows was made during the public consultation phase of the VDS. Colour washing of building elevations has and can also enhance potential.

Roscommon County Council can also utilise their enforcement powers under the Derelict Sites Act. (Policy 185 of the CDP 2008-2014)

It was felt by the local community that existing vacant/semi-derelict buildings have potential to be re-developed either as residential or for mixed-use.

A number of residents wished to see new services being established in this area including a chemist shop, DVD rental shop, a crèche, heritage centre and restaurant. **(Refer to Map 7: Opportunity Sites**



KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Despite the burning of the village in 1921, Knockcroghery is fortunate to have retained a number of fine traditional two-and three storey commercial premises, shop-fronts and other traditional architectural features. Two - over-two timber sash windows, timber panel doors, pitched tiled roofs with ruled and lined render to front elevations, typical of the style/character used during the 18th/19th Centuries still remain.

Most residents agreed that any future development within the established historic village core should retain the distinctive local character, building heights should not exceed 2 storey; and, future development proposals should where possible, use local materials.

A number of Protected Buildings are located within this area including

- Claypipe Workshop (RPS No. 04200513)
- J.S Murrays house and Bar/Retail Outlet (RPS No. 04200514)

The Community also highlighted the following buildings of merit, including;

- the Old N.S./Community Centre (Built c. 1815),
- the small terraced single storey buildings to the south of the Post Office,
- the Claypipe Visitor Centre,
- the single 2 storey dwelling to the south of the Post Office
- the two-storey building(s) adjacent to Knockcroghery Bridge.

A number of Policies/Objectives in relation to Good Urban Design are contained within Section 5.5.2 Architecture and Urban Design of the CDP 2008-2014. The Village Streetscape (Building and Details) of this VDS will provide additional guidance for new development that will help improve the existing urban form and fabric whether innovative, contemporary or traditional taking into account the surrounding buildings.

In addition, it is suggested that subtle variations in the design of buildings and their key elements is desirable in creating an attractive streetscape, and in perpetuating the existing identity of Knockcroghery. The design of new development should therefore seek to

enhance visually and physically the established character of Knockcroghery by using prevailing architectural detailing and appropriate local material as a stimulus for creative interpretation/variation.

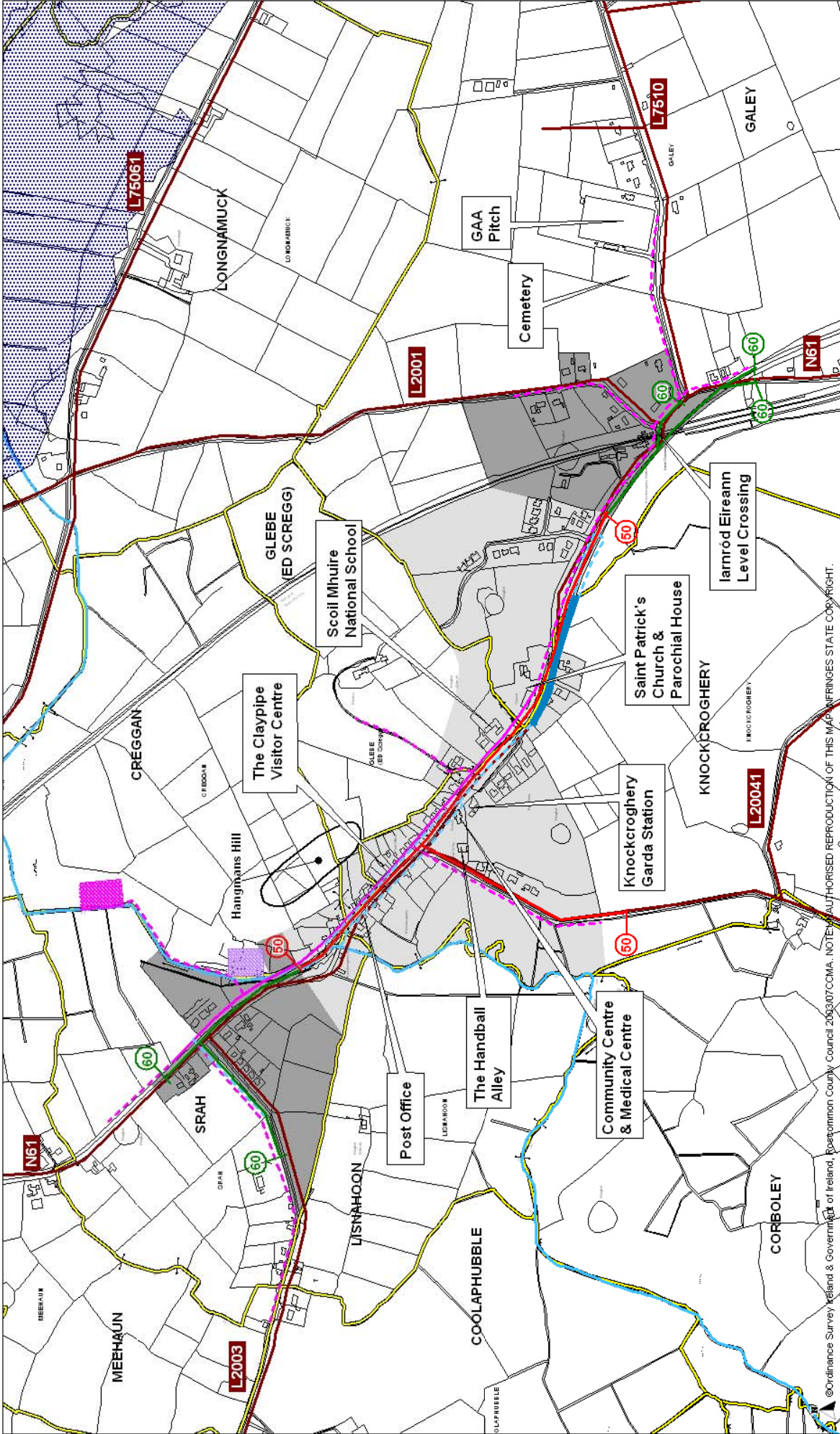
The newer part of the Village Core extends from Kendale Court to the 50km/h speed limits (adjoining the entrance to Dun Ard Housing estate) to the south, past Knockcroghery Bridge on the northern aspect, and to the south of Greenhills Housing estate along the Corboley Road.

This area mostly contains dwellings either single or cluster type residential developments of various designs, scale and heights. Most structures in this area are well set back from the N61 and have their own front gardens. A number of housing estates are also contained within this area including Dun Ard (bordered to the south by the railway line), Green Hills Housing estate (located along the Corboley Road and south east of the Fair Green).

A number of concerns were raised by the community regarding;

- The unbalanced development pattern that is emerging over recent years especially to the south of the village.
- Some members of the community noted that there were too many bungalows being built in this area when the original houses were mostly 2-storey. Other residents wished to see only detached dwellings rather than semi-detached on the outskirts of the village.
- Issues were also raised regarding the standard of new housing estates– some noted that having too many various mixes of house types within an estate reduced the visual appearance of the estate layout. One resident wished to see uniformity regarding window design.
- Some residents commented on the retaining wall at the entrance to Greenhills Housing Estate, others noted the poorly finished estate roads/public footpaths, the provision of public lighting and the lack of landscaping of open space within these estates.





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Legend

- Village Core
- Village Environs
- Roads
- Townlands
- Existing Treatment Plan
- Existing Sewerage Network
- Proposed Sewerage Network
- Proposed Treatment Plant
- 50 Km/h Speed Limit
- 60 Km/h Speed Limit
- Rivers & Streams
- Existing Surface Water Sewer
- Surface Water Sewer Upgrade
- Existing Water Network
- OPW Flood Extents
- OPW Flood Points

Knockroghery Draft Village Design Statement

Map 5

Knockroghery Village Form & Layout

Scale: N 1:10,000
 Date: 25 JAN 2008
 Author: JC

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KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Detailed guidance for the built environment including new housing estates shall also be incorporated as part of this VDS under:

Potential Development & Design Guidance. It is hoped that this VDS, as well as other Government Guidance Documents will help inform future design.

It is recognised that a good mix of accommodation type, size and tenure provides for the needs of modern communities more appropriately. In this respect quality urban design is considered vital to achieving places that work as well as development that complements its context and contributes to visual amenity.

The provision of essential infrastructure including the delivery of a new WWTP and proposed sewerage network upgrade shall guide development opportunity within the village. The location and amount of committed and proposed housing developments will influence current and future development patterns that are emerging either prior to/or subsequent to the Knockcroghery VDS. **Map 2** provides an overview of the main Permitted Residential Developments.

A number of **Focal/Protected Buildings** are located within this area including:

- St. Patrick's Church (RPS No. 04200517)
- Parochial House (RPS No. 04200518)
- Village Pump (RPS No. 04200515)

Civic buildings in this area include Scoil Muire N.S., the Handball Alley, the Garda Station, Community/Medical Centre and the Post Office.

Issues raised included;

- The lack of ground for future school extension and the lack of an area for playing pitches for Scoil Muire.
- The lack of amenities for the youth of the village especially indoor facilities
- Safety concerns in relation to the structural condition of the Handball Alley
- The re-instatement of a full time Garda presence and the active surveillance in relation to traffic speed
- Full-time medical service

- Parking facilities for the Post Office
- The overnight parking of lorries along the N61
- The lack of a pedestrianised crossing
- The lack of a sheltered bus stop
- The lack of public street lighting and public footpaths southwards to serve Dun Ard Housing Estate
- The absence of a play ground, crèche
- The lack of litter bins and the relocation of the recycling facilities

The Village Environs

This area extends outwards from the 50km/h to the 60km/h speed limits and incorporates part of the Srah Road (L2003/N61 junction) on the northern aspect of the village. On the southern aspect of the village it incorporates the area surrounding Knockcroghery Rail Station (now closed), railway level crossing, existing dwellings within the 60km/h including lands to the north along the L2001/N61 junction.

The northern portion of the Village Environs is characterised by ribbon development along the Srah Road and cluster type residential development north of the N61 within Ashwood Housing Estate. The Ballyglass River delineates the area at the 50km/h.

The site of the current WWTP site is located adjoining the Ballyglass River with outfall to the river. Proposals are being discussed to locate the new WWTP site further north and outside the Village Environs of this VDS.

The Dublin Heuston/Westport railway line dissects the southern portion of the Village Environs at the N61/level crossing. A group of railway related structures are the most dominant features in this area. Knockcroghery station was closed by Iarnród Eireann in 1960's together with the platform, goods sheds and the public footbridge. However the Signal Box and tracks are still operational. Automatic gates traverse the N61.

Issues raised by the community during the public consultation process included;

- Concerns that recent redevelopment of the railway station house would not compromise any future re-opening of the Knockcroghery rail stop.



KNOCKCROGHERY VILLAGE DESIGN STATEMENT

- Some residents requested that a commuter rail station be re-opened in order to help reduce commuter traffic on the N61 between Athlone, Dublin and Knockcroghery.
- The provision of Park and Ride Facilities in the vicinity of the former rail station
- The provision of a public footpath/footbridge at the Railway level crossing
- The provision of public street lighting between Dun Ard Housing estate and the Railway level crossing

The CDP contains a number of objectives including the re-opening of the Knockcroghery Rail Station and the provision of ancillary services including park and ride facilities.



Area of Influence

This area is mainly composed of the wider rural area/hinterland that surrounds the village and is beyond the existing speed limits. The majority of the area is agricultural land. One off detached houses are a common feature of the surrounding road pattern. There are also a number of community facilities located just outside the Village Environs (outside the 60km/h) including

- Knockcroghery Cemetery
- St Dominic's GAA Pitch.

Connectivity with the village is by road only. To the north and west of the village, the main physical features are the Ballyglass River and Hangman's Hill.

There are also a number of Monuments and Places as listed in Table 4 consisting mostly of Ringforts/Raths. The ruins of Galey Castle is the main historic feature overlooking Galey Bay.

Focal/Protected Buildings located within this area include;

- Glebe/Killinvoy House (RPS No. 04200516)

Galey Bay, Portrun Bay and Mount Plunkett are also located within the wider hinterland. These areas are noted for their water based activities, scenic views/walkways and have the potential to attract tourists into Knockcroghery Village.

General Issues raised in relation to this area include the following;

- The protection and provision of public access to Hangman's Hill
- The provision of an architectural artefact on the Hill similar to that erected on the Curlews Pass
- The development of walkway routes within the immediate Area of Influence
- The extension of the existing River Walkway
- The location of the new WWTP site
- The provision of public street lighting and public footpaths to St Dominic's GAA pitch as well as the enlargement of the pitch grounds
- The needs for housing for families within 1km of the village

The CDP 2008-2014 has a number of policies that promotes integrated tourism proposals and also provides detailed guidance regarding rural housing and local housing need. It is the intention of Roscommon County Council to provide public street lighting/public footpaths to the speed limits (60km/h) only at this time.

Opportunity Site No 14: provides for future enlargement of St Dominic's GAA pitch (4 acres for the practice pitch and 1 acre for on site parking facilities).



KNOCKCROGHERY VILLAGE DESIGN STATEMENT

In the interests of safety, RCC will liaise with Iarnrod Eireann in relation to the re-opening of a public footbridge/provision of a public footpath in the vicinity of the rail level crossing.

Opportunity Site No. 6: Potential River Walkway allows for an extension of the existing walkway route.

Street Elements

As with most villages, growth occurs in an ad hoc manner and the street elements that connect buildings together are usually given little attention. Knockcroghery is no exception—it lacks cohesion/connectivity with poor physical links between the historic village core and the new residential development especially on the southern aspect of the village.

There is potential to develop open space with facilities such as a playground and public seating in one of the fields along the Corboley Road. An extension to the existing River Walkway (following the Ballyglass River boundary) has potential to provide pedestrian connectivity between the northern aspect of the village to the village Fair Green at the Corboley Road L2004/N61 junction.

The existing walkway between Greenhills Housing Estate (on the Corboley Road) and the Fair Green has potential to be further enhanced as a pedestrianised walkway route. This area could be landscaped and traditional style public street lighting could be installed.

Currently there is no pedestrianised connectivity between the village and St. Dominic's GAA grounds, a popular facility both with the community and with the local school children. The community cemetery is located adjacent to the pitch. Presently there is no public footpath at the railway level crossing only a narrow dirt track at the edge of the N61 (less than 2 feet in width).

It was generally felt that the retaining wall at the entrance to the Greenhills Housing Estate is an eyesore and should be screened or

landscaped in order to make it more attractive. Some residents noted that the project to stone face the wall surrounding the Village Pump (RPS No. 04200515) has not been done.



Street Furniture

This refers to all ancillary 'furniture' such as public seating, bollards, post boxes, phone boxes, signposting, litter bins and cabling all of which can be found within the public realm.

Although Knockcroghery has public seating in a number of areas within the village, there is potential for further provision both within the Fair Green, along the proposed River Walkway and within the public open space to the south of the village.

A number of residents were concerned regarding the narrowness of the N61 in the vicinity of the Claypipe Visitor Centre, a heavily trafficked area. There is potential to provide low railings or bollards on both sides of the N61 in this area for safety reasons.



Many residents requested the provision of more litter bins in the vicinity of Scoil Muire N.S. and near current retail outlets.



KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Signs

Signage should be clear, accurate and appropriately placed. The proliferation of signs generates visual clutter and detracts from the villagescape and road safety. In order to reduce the number of signposts, multiple signs on single posts should be recommended as well as the prompt removal of any redundant signage. Some residents wished to see the removal of car sales from the village.



Lighting

With the need for extensions and improvements to public footpaths/potential public walkways, public street lighting also needs consideration. Knockcroghery is fortunate to have traditional style lighting within the core of the village with the majority of overhead wires being under-grounded.

A number of residents complained that the existing traditional public light at the Old National School/Community Centre has not been switched on yet. There is potential to provide more traditional style lighting in the vicinity of the church grounds/public car park, within the public open space on the southern aspect of the village and in the vicinity of the old railway station house/restaurant. Funding for this came previously from the Urban/Village Scheme.

- Many residents wish to see public street lighting provided between Dun Ard Housing Estate and the railway level crossing.
- A number of the residents wished to see better linkages/connectivity between the Cemetery/GAA pitch and the Village by way of provision of public footpaths/public street lighting.
- Some residents raised concerns regarding the absence of a public footpath and a black spot with regard to public lighting up to the Srah Road.

- Overhead wires on the northern aspect of the N61 have not been under-grounded as previously promised

Roscommon County Council intends to extend public street lighting to the new speed limit locations.

Enhancement should be less about adding elements to the environment of the village and more about removing those that are unsightly, as well as repairing and maintaining key elements. Where new structures are introduced it should be ensured that these conform to the character of the village and enhance it by using good-quality materials and adhering to the traditional forms and palettes. Occasionally there is scope for innovative design though this should never be at the expense of the surviving historic fabric.

It is suggested that as part of any future overall up-grading scheme that the provision of co-ordinated street furniture (litter bins, planters, public street lighting and public seating,) would help enhance the visual appearance of Knockcroghery.

Public Footpaths

Public pavements are provided in most parts of the village centre, however within the periphery of the village footpaths are disjointed and pedestrians must often walk along road-side edges.

A significant concern of local residents who attended the Public Meeting was the provision of /completion of public footpaths to the Srah Road to the north of the village and to St Dominic's GAA pitch on the southern aspect of the village. Roscommon County Council intends to extend public footpaths to the new speed limit locations. A plan for the extension of traffic calming on the north side of the village will involve the provision of footpaths and surface water drainage.

Clearance of weeds/grasses and litter from the edges of footpaths and roads in the village and general maintenance of the public realm including ongoing grass cutting would add to the enhancement and to the overall appearance of the village.



KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Boundary Features

The established core of the village extends from Knockcroghery Bridge to the Old N.S./Community Centre. Most buildings within this area front directly onto Main Street (N61) with no front boundary treatments.

The newer part of the village extends from Kendale Court to the 60km/h speed limits on the Athlone side and is composed mainly of detached houses which are contained on larger plots that are set back from the N61. Stone walls and hedges are common boundary features.

In more recent housing developments boundary walls are typically of concrete block construction with nap plaster/stone faced finish while others are more communal in layout.

Civic buildings such as the Church, Parochial House and former site of the Protestant Church have attractive limestone piers/boundary walls and wrought iron gates which make a positive contribution to the village.

There is potential for soft landscaping within St Patrick's Church boundary.

Traffic Management, Parking & Pedestrian Safety

Knockcroghery is situated along the N61 (National Secondary Route) in a north south orientation. Three local roads also converge within the village including:

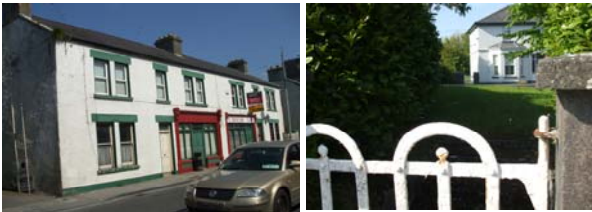
- L2003 Srah Road
- L2004 Corboley Road
- L2001 Galey Road

Knockcroghery is a quiet village apart from the passing traffic. There are numerous cars and heavy good vehicles passing through the village on a daily basis. The highest flow of traffic was noted to peak both am/pm, when people are travelling to and from work and children are starting/finishing school. The village becomes congested with passing traffic along the N61. In addition access to/from the local roads and shops/services becomes problematic for the local community. Most residents requested the provision of a Bypass for Knockcroghery. The provision of the Knockcroghery Bypass should alleviate most traffic problems when fully completed.

Traffic speeds on the N61 into the village are a concern, and a number of additional speed calming measures were requested by the local residents. It was felt that the present traffic islands were ineffective to slow traffic or to allow for pedestrian crossing.

A number of suggestions were put forward by the residents including;

- The provision of zebra/pedestrian crossings/operational pedestrian lights (in the vicinity of Scoil Muire & Old N.S./Community Centre



KNOCKCROGHERY VILLAGE DESIGN STATEMENT

- The provision of speed cameras/speed ramps
 - The enforcement of speed checks
 - The provision of traffic calming measures at the Srah Road L2003/N61 junction
- ride facilities should also incorporate parking for lorries. This would eliminate the need for overnight/day parking within the village core.

Pedestrian Safety

It was also noted by the Steering Committee that any right turning to the Srah Road from the N61 is a potential traffic hazard. They also stated that any proposals for extension of traffic calming on the northern aspect of the village should take into consideration the improvement of right turning facilities at this junction.

Parking

All public parking is currently provided on-street except for the public car park adjacent the Corboly Road L2004/N61 junction and the parking area for St Patrick's Church/Scoil Muire N.S.

It was noted under the public consultation process that there are no yellow lines within the village to prevent cars parking along the N61. On-street parking from the Claypipe Visitor Centre to the Widow Pat's pub/restaurant presents a traffic problem due to the narrowness of the N61 in this area. It is suggested that yellow lines be drawn on either side of the N61 primarily within this area.

A parking area for lorries was also requested by some residents as present arrangements detract from the villagescape and reduces visibility. More on-site parking areas were requested around existing retail/commercial outlets.

It is suggested that adequate provision of on-site parking arrangements should be incorporated as part of any future retail/commercial development proposals. RCC Roads Section are considering the provision of parking for lorries, the site has yet to be determined. Pending the CDP 2008-2014 objective to re-open Knockcroghery rail station and the provision of ancillary services, it is suggested that any proposed park and

The issue of Pedestrian Safety was also a main concern raised during the public consultation process. The following are the main concerns-

- The lack of a pedestrian crossing (s) within the village
- The traffic speed
- The lack of public footpath/lighting provision in the vicinity of the Railway level crossing, to St Dominic's GAA pitch and to the Srah Road/N61 junction.
- The provision of a sheltered Bus Stop in the vicinity of the Old N.S./Community Centre



KNOCKCROGHERY VILLAGE DESIGN STATEMENT

VILLAGE CHARACTER: BUILDINGS & DETAILS Table 5: Protected Structures (RPS)

Buildings & Features of Interest

Knockcroghery contains a number of protected structures which RCC considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view.

The **National Inventory for Architectural Heritage 2003 for County Roscommon** identified the following to be important buildings:

- Claypipe Workshop,
- J.S Murray's house and retail outlet,
- Village Pump,
- Killinvoy House,
- St Patrick's Church
- Parochial House
- Former Railway Station

Following the adoption of the CDP 2008-2014 they are now Protected Structures and are listed on the Record of Protected Structures (RPS).

Protection afforded to structures on the RPS applies to all parts of the structure, including its interior, its curtilage and any other structures on that land. Protection also applies to fixtures and fittings forming part of the interior of a protected structure. The aim is to ensure that any element of a protected structure is not endangered through harm, decay or damage.

RCC operates a conservation grant scheme and the DOEHLG operates a civic conservation grant scheme for civic or public buildings on the RPS to assist owners of a RPS to undertake necessary works to secure its building fabric.

Section 7.4 Record of Protected Structures of the CDP 2008-2014, provides a number of policies and objectives in relation to the RPS including those within Knockcroghery.

Map 4: Knockcroghery Natural & Built Heritage, provides the location of structures within Knockcroghery

Claypipe Workshop	RPS No. 04200513	
J.S.Murray	RPS No. 04200514	
St. Patrick's Church	RPS No. 04200517	
Parochial House	RPS No. 04200518	
Water Pump	RPS No. 04200515	
Railway Station	RPS No. 04200519	
Killinvoy House/ Former Rectory	RPS No. 04200516	

Traditional Design

There are many attractive buildings within Knockcroghery and although they are not protected they have a number of traditional features/design that have become integral to the character of the village. Constant development pressure has in some cases led to the gradual loss of traditional building stock. .

Most residents agreed during the public consultation process that any future development within the historic village core should retain the distinctive local character and building heights should not exceed 2-storey. Materials used in future development should use local materials where possible.

Buildings within Knockcroghery can be split into 2 groups:

1. Traditional two-storey residential/commercial terraces
2. Newer developments consisting of two- and single-storey detached/semi-detached residential houses.



KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Traditional features/characteristics can be found within the village core especially within the established Historic Core and they include the following-

Most buildings are terraced in a traditional manner and consist of either 2-3 bay two storey houses, some have commercial businesses at ground floor level. Traditional details include - rooflines, chimneystacks, finishes, windows, doors and shop fronts.

ing to many of the buildings include door surrounds, decorative windows, quoins, eave courses, ruled and lined chimney stacks. These traditional features all add to the character and craftsmanship that once prevailed within Knockcroghery and which should be retained for future generations.



Roofs/Chimneys

The predominant traditional roof material in Knockcroghery is grey slate, the pitch and style is generally simple and mostly uniform, particularly along the terraced part of Main Street. This uniformity adds to the particular character of the area. Chimneystacks are normally found at the gable ends and most have retained their clay chimney pots. Most chimneys are line rendered and provide a distinctive feature in Knockcroghery.

It is recommended that these distinctive features be retained as they maintain the rhythm of the streetscape.

Finishes

Most traditional building have render finish. Originally these renders were lime based in order to allow buildings to breathe and to protect the underlying stonework. Lime washes were also once used to provide subtle colour to the streetscape. The render detail-

Windows and Doors

Knockcroghery has a number of varying window types. Many of the older buildings have retained their original timber one-over-one sash windows while others have replaced the timber sash with PVC fenestration though still retaining the decorative surrounds. Most windows and doors have vertical emphasis. Development pressure over the years has led to a loss/replacement of the original timber window/doors, despite this, some of the original features still remain.



KNOCKCROGHERY VILLAGE DESIGN STATEMENT

It is an objective of the CDP 2008-2014 to retain the existing materials and where replacement material must be used they will, in the first instance, be in keeping with the predominately traditional materials used or alternatively as agreed with Roscommon County Council.

Shopfronts

Well designed shopfronts enhance the villagescape and are becoming increasingly rare to the urban form. Within Knockcroghery there are a number of original shopfronts including Murray's Pub/Shop, Clay Pipe Pub, O'Brien's Pub and the Claypipe Visitor Centre. These shopfronts are an important aspect of the unique distinctiveness of Knockcroghery and also make a positive contribution to the villagescape. It is therefore important that such features are well maintained to ensure their survival into the future.



Newer Developments

New developments generally comprise of large detached 2-storey houses running southwards from the established historic core. Most are rectangular in form with plain render and pitched roofs, and are well set back from the roadway. Their windows reflect the use of modern materials and the proportions of the windows display a more horizontal emphasis than the traditional

buildings. Some have incorporated stone facades as part of the front elevation detail rather than the plain render that depicts most traditional buildings.

Kendale Court marks the division between the traditional/modern developments. This development displays a mix of window types including bay, oriel and velux to the front elevation. Window types within the development do not reflect the traditional type fenestration that typifies the traditional character of Knockcroghery.



Variation and Innovation

There is potential for new development in Knockcroghery at lower density pending the delivery of essential infrastructure including public sewerage. Modern design can play an essential role in the traditional villagescape, by contributing an element of variety, that is based on careful consideration of the main characteristics found locally. Subtle variations in the design of buildings and their key elements is desirable in maintaining an attractive streetscape and in continuing the identity of Knockcroghery. It is essential that such variation be based within limits and on the careful consideration of a common design style. New buildings should respect the strict relationship between types of construction (i.e. stone/blockwork) and the proportion of elements and materials used.



KNOCKCROGHERY VILLAGE DESIGN STATEMENT

PUBLIC CONSULTATION PROCESS & CRITICAL ISSUES

The **First Public Meeting/Workshop** was held on the 20/05/08 in Culleen Hall, Knockcroghery. At this meeting, members of the local community expressed their opinions on what they felt were the Critical Issues concerning the future development of Knockcroghery (Refer to Map 6: Critical Issue).

A Steering Committee (SC) was formed whose ultimate role is to progress the contents and delivery of Knockcroghery VDS through the implementation of the **Action Plan for the VDS Strategy** and other implementation initiatives. Questionnaires, Public Submission Forms, were circulated to the community as well to the pupils of Scoil Muire N.S. who also participated in the VDS process.

A Feedback Report on Key Issues was produced. This document was based on main conclusions from First Public Meeting, on an analysis of completed VDS Questionnaires, Public Submissions, & including recommendations of SC from meetings held on 10/06/08, 14/08/08 and on the 21/08/08. A Draft VDS document was then produced and presented to the SC who made their recommendations.

A **Second Public Meeting** was held on the 02/09/08 at Culleen Hall, Knockcroghery, at which a presentation of the Draft VDS was delivered and explained to the community. The Draft Document was put on public display and Public Submissions on the Draft were accepted up until the 09/09/08. Amendments to the Draft were made.

The following is a summary of the Community Concerns raised at the **First Public Meeting/Workshop**:

Services:

- Public Sewerage Infrastructure—Capacity of existing WWTP and foul odour from the plant/network;
- New developments being put on hold until the new WWTP and proposed network upgrade is delivered;

- New WWTP to be constructed by 2010 Population Equivalent (PE) is for 2000 PE;
- Concerns regarding water quality and water pressure along the Galey Road L2001;
- The closure of the Railway Station—potential to develop commuter stop and ancillary services including Park and Ride;
- The upgrade of existing Broadband services and;
- The under-grounding of overhead wires.

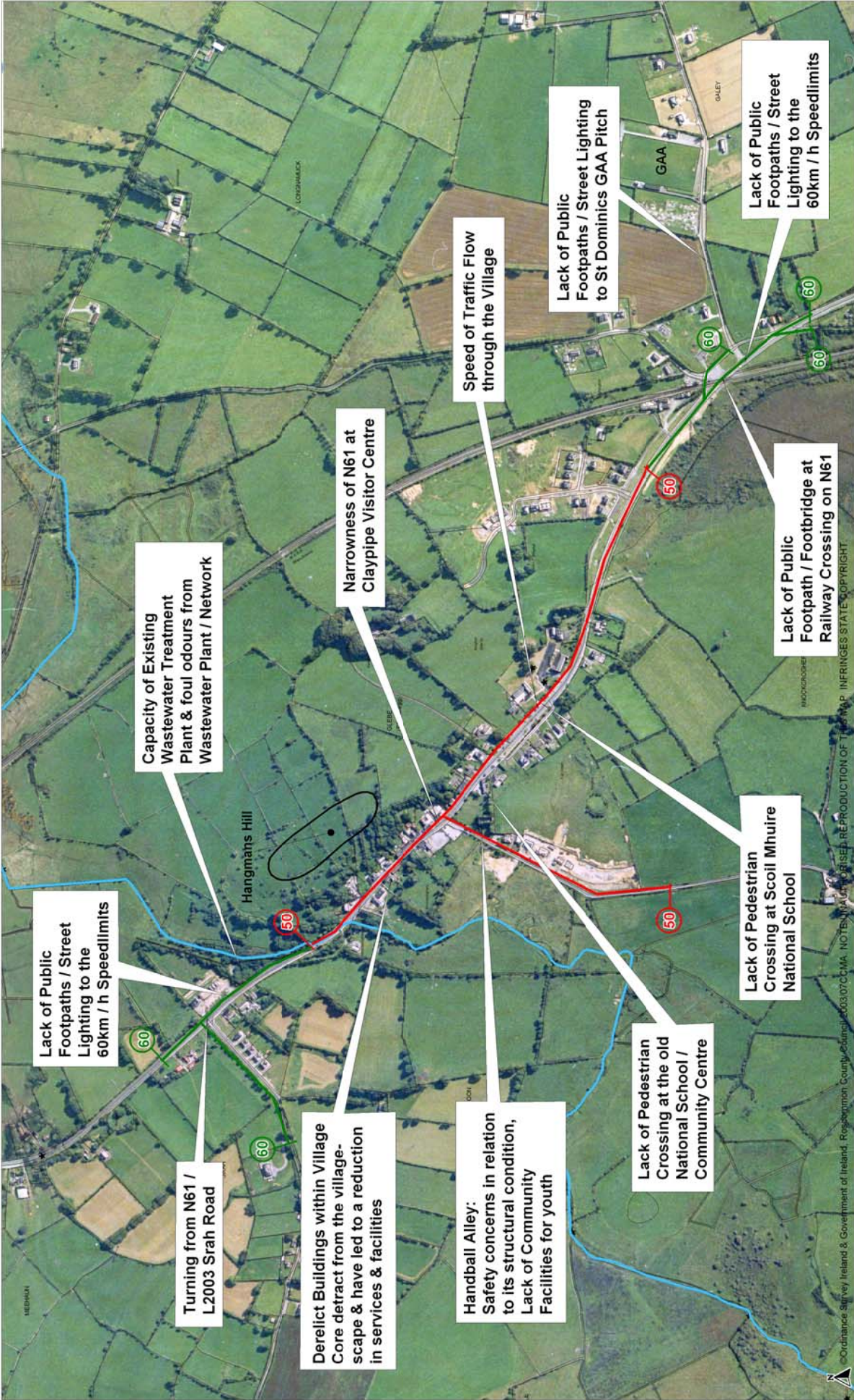
Derelict Buildings:

- Derelict/vacant buildings especially within the established village core detracts from the village and has led to a reduction in services and facilities within Knockcroghery;
- Restoration/redevelopment of small single-storey terrace (3 buildings) along Main Street and adjoining a 2-storey building and,
- Handball Alley: concerns raised in relation to its structural condition especially the back wall. Lack of community facilities for the youth of Knockcroghery, especially, indoor sporting activities.

Traffic Management & Pedestrian Safety:

- Speed of traffic through the village, existing speed island not sufficient to slow traffic despite speed limits;
- Lack of pedestrian crossings in the village;
- Lack of public street lighting and public footpaths to existing speed limits, at the level rail crossing and to St Dominic's GAA Pitch;
- Lack of public footpath/footbridge at the railway level crossing;
- The narrowness of the N61 in the vicinity of the Claypipe Visitor Centre;
- The turning movements from the N61/L2003 Srah Road junction;
- Lack of a parking area for lorries and,
- The lack of on-site parking facilities for retail outlets/commercial premises.





Knockcroghery
Draft Village Design Statement
Map 6
Knockcroghery
Critical Issues Map

Scale: N1:s @ A3
Drawn by: JC
Date: 16 July 2008

Forward Planning Unit
Planning Department
Coill Linnis Road,
Roscommon,
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Legend
 50 Km/h Speed Limit
 60 Km/h Speed Limit
 Rivers & Streams

KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Lack of Community Facilities:

- The need for indoor amenities for the youth;
- A sheltered bus stop in the vicinity of the Old N.S./Community Centre;
- Opportunity to promote Knockcroghery as a tourist destination by developing a heritage centre, the provision of a plaque and map of the village. The provision of an artefact on Hangman's Hill;
- The lack of a playground, playing pitch and crèche at suitable locations;
- The Old N.S./Community Centre is a valuable asset and whilst it has been recently upgraded, it has potential to be further developed to include social services. The existing surgery is only part-time;
- The lack of certain retail shops/services and,
- The lack of housing for the elderly and for family members.

Landscaping and Public Open Spaces:

- The provision of a water feature on the Fair Green to enhance the area;
- RCC should continue the service of grass cutting throughout the summer months;
- Further enhancement of public open space on the southern aspect of the village to include soft landscaping, provision of public seating and public lighting;
- Existing traditional light at Old N.S./Community Centre should be switched on;
- Opportunity to extend the existing River Walkway and maintenance of other walking routes within the wider environs of the village and,
- The preservation of Hangman's Hill and the provision of public access to it.

POTENTIAL DEVELOPMENT

Opportunity Sites/Buildings

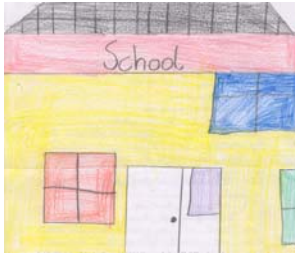
A number of opportunity areas/buildings within the village and its immediate environs were identified during the public consultation process. Potential development of the majority of these sites will depend on the provision of the following criteria -

1. Presence and capacity of water services i.e. public sewerage and water supply;
2. Inclusion in programmes such as the Serviced Land Initiative (SLI). This Scheme was introduced under the Water Services Investment Programme to provide water services specifically for new residential development in order to increase housing supply & to reduce pressures on house prices;
3. Range of services including retail, community, health and industrial;
4. Location, connectivity & accessibility
5. Future development proposals will be subject to the Planning & Development Control process and their merits will be judged on a case by case basis;
6. The provision of soft landscaping/street furniture/public playground will depend on funding availability within the Council and other bodies.

The following list is only indicative and shall be subject of approval by the PA and/or other agencies.



KNOCKCROGHERY VILLAGE DESIGN STATEMENT



School Project: Scoil Muire National School

Roscommon County Council wish to thank the School Principal who encouraged the School Project and especially the pupils of Scoil Muire National School, who had the opportunity to draw and write about Knockcroghery.



A Public Submission Form was designed for the school children (this was based on the Public Questionnaire) and enabled the pupils of Scoil Muire to express their views and concerns regarding Knockcroghery.

The positive attributes that they expressed about the village included:

- *The Church because we pray there*
- *The School because we learn there*
- *The Shops because we buy food there*
- *St Dominic's GAA Pitch because there are lots of sports in the pitch*
- *The People because if there were no people there would be no village*
- *The Garda Station and houses to keep us safe*
- *The Ball Alley to practice sports*
- *Litter Bins and Recycling Facilities to keep the village nice and tidy and not to damage the environment*
- *The history of the Clay Pipes and its association with Knockcroghery*
- *The Fields to keep the animals safe*
- *The Railway to go to Dublin*
- *The village is important and is nicely laid out*



Their main concerns included:

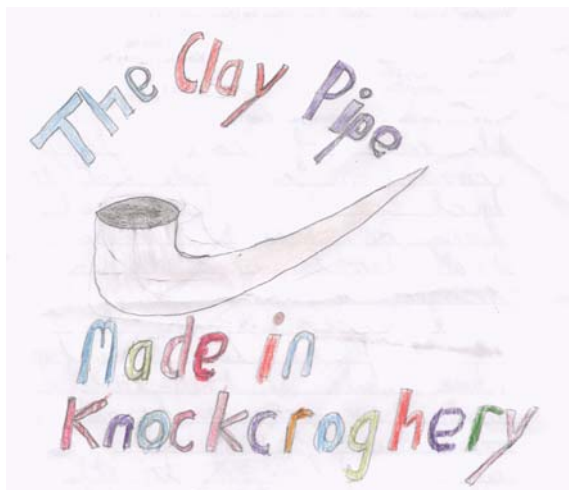
- *We could use a Pedestrian Crossing because the road is very busy and it is very hard to cross on our way to school or to go to the shops*
- *We could use a Playground for all ages*
- *The roads are very busy.*

The pupils views and concerns have been incorporated as part of the Public Consultation Process. A number of their drawings have also added to the presentation of this document.

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KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Potential Development Sites/Buildings

Site No 1: The Fair Green – Potential for area to be enhanced with water feature

Site No. 2: The Handball Alley – Potential for development for use as indoor community games centre

Site No3: The Old N.S/Community Centre Potential to be extended or Redeveloped for enhanced community services

Site No 4: Potential to redevelop existing structures for mixed residential & commercial*. Also to apply to other vacant/semi derelict buildings within village core

Site No 5: Potential for mixed use development including on-site parking

Site No. 6: Potential River Walkway (along the Ballyglass River)

Site No. 7: Potential for mixed use including micro/home-based economic development*, community & amenity facilities/services

Site No 8: Potential for future enlargement of Scoil Muire N.S.

Site No. 9: Potential playing pitch (es) for Scoil Muire N.S.

SiteNo.10: Further enhancement of existing Public Open Space north of the N61. (soft landscaping/public seating and traditional style public lighting)

Site No 11: Future mixed-use development (with reference to restaurant Granted under planning application 06/681)

Site No 12 : Potential location for Public Transport/Park and Ride facilities/provision of footbridge Access/Exit via the L2001.

Site No 13: Future enlargement for St Dominic's GAA pitch. (Recommend 4 acres for pitch enlargement and 1 acre for on-site parking)

Note*:

All potential residential development is subject to the provision of essential infrastructure and other approved criteria.

The CDP 2008-2014, Chapter 4: Economic Development, contains a number of policies/objectives relevant to the location of small scale enterprise within villages

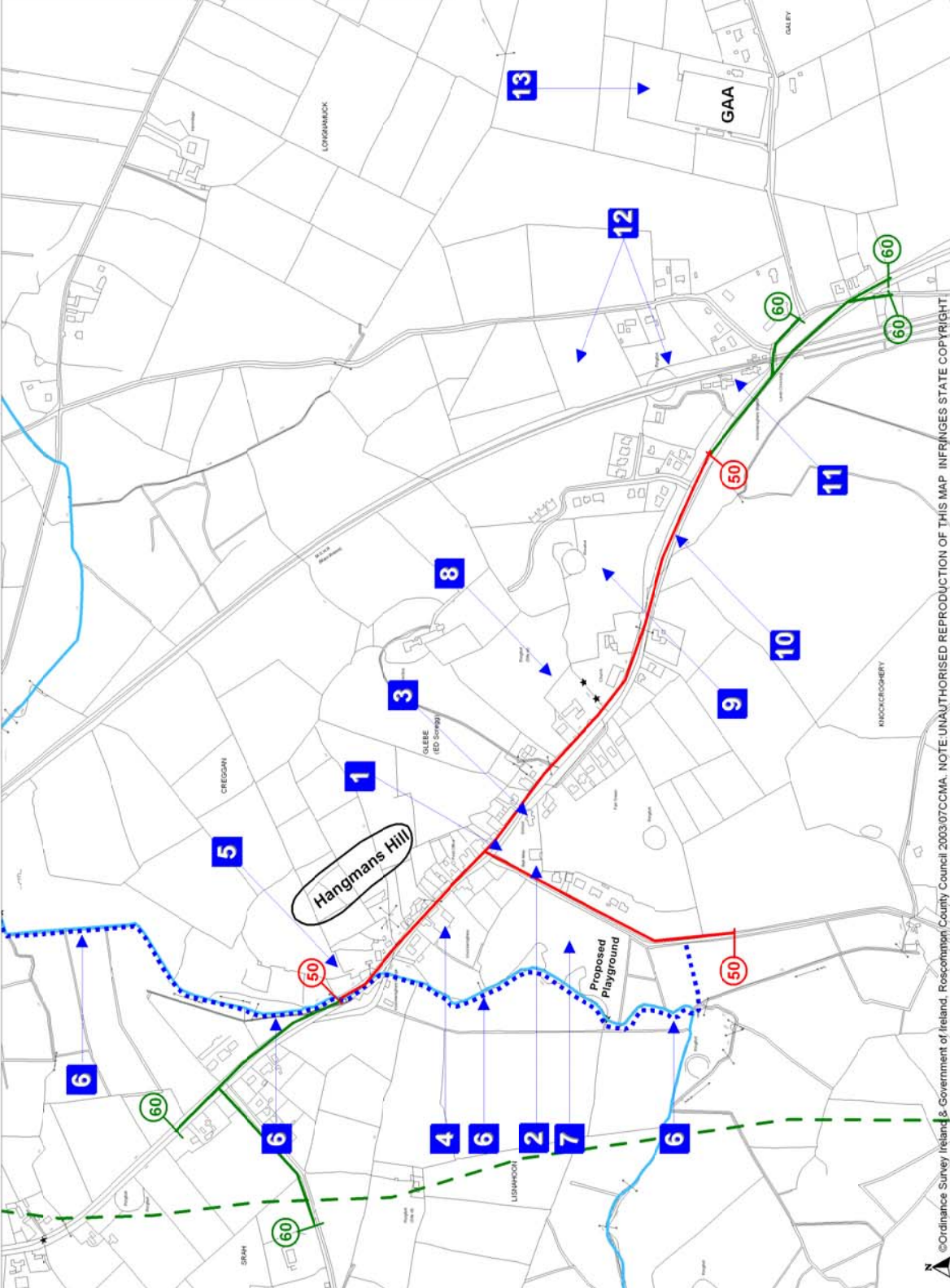
Chapter 6: Rural Development S. 6.2.2, states that applications for small-scale businesses are more suitably located within villages.

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- ### Opportunity Sites Legend
- The Fair Green - Area to be enhanced with water feature
 - The Handball Alley - Redevelop for use as an indoor community games centre
 - The Old National School / Community Centre - Potential to be extended / redeveloped for enhanced community services
 - Redevelop vacant structures for mixed residential & commercial (also to apply to other vacant / semi-dilapidated buildings within the village core)
 - Potential for mixed use development including on-site parking
 - Potential river walkway (along the Ballyglass River)
 - Potential for mixed use including micro / home based economic development, community & amenity facilities
 - Future engagement of Scoil Muire National School
 - Potential playing pitches for Scoil Muire National School
 - Further enhancement of existing public open space north of N61 (soft landscaping / public seating & traditional style public lighting)
 - Future mixed use development (with reference to restaurant granted under planning permission 05 / 681)
 - Potential location for public transport / park & ride facilities / provision of pedestrian footpaths. Access should be retained between the northern and southern sites to allow for one-way traffic flow entering / exiting onto the N61 & L2001
 - Future enlargement of St. Dominic's GAA Pitch

Note: All potential residential development is subject to the provision of essential infrastructure



- ### Legend
- 50 Km/h Speed Limit
 - 60 Km/h Speed Limit
 - Rivers and Streams
 - Opportunity Sites
 - Proposed Pedestrian Walkway
 - 110kv Electricity Cable

Knockcroghery
Draft Village Design Statement
Map 7
Knockcroghery
Opportunity Sites

Scale: N1:s @ A3
Drawn by: J.C.
Date: 17 July 2008



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KNOCKCROGHERY VILLAGE DESIGN STATEMENT

DESIGN GUIDANCE

The following Design Guidelines are based on the analysis of the qualities and characteristics of Knockcroghery which contribute to its distinctive identity, and which are appreciated and valued by the local community. The **Guidelines** include specific guidance relevant to development as well as **Policies** for RCC & other agencies.

The aims of these Guidelines are:

- To preserve and enhance the important character features as identified within the Knockcroghery VDS,
- To seek to encourage proposals for new development based upon a considered understanding of Knockcroghery's unique character.
- To encourage projects & proposals which RCC or other agencies could progress

Landscape Character & Setting

DG 1. Design proposals for new development should respect the local characteristics of the site and its wider landscape context, by working with rather than against key landscape features (including any existing contours). Proposals should try to positively incorporate them into any development without damaging the local ecology or attractive scenic 'rural' character of the area. The principle should be that the development should be adapted to the site and not the site adapted to the development.

DG 2. New Development, infrastructure and land management should avoid direct or indirect damage to sites of known ecological interest surrounding Knockcroghery including the Ballyglass River, Hangman's Hill and Killinvoy House, its mature trees and hedgerows.

DG 3. New development should be informed by the detailed recommendations as outlined within the Land-

scape Character Area (LCA) No. 7. Knockcroghery is situated within **Mid Lough Ree Pastureland** as contained within the Landscape Character Assessment Study of the CDP 2008-2014. All applications for development on the lakeside of Scenic Views shall be accompanied by a Visual Impact Statement.

DG 4. Important Scenic Routes and Scenic Views (V 20– spans views of Lough Ree from Mount Plunkett) as outlined in Appendix 1 of the Landscape Character Assessment Study of the CDP 2008-2014 will be taken into consideration if applicable, in the determination of planning applications for development. This includes applications for holiday homes in this area.

DG 5. Development proposals should minimise the loss of hedgerows, trees and woodlands and have regard to the Roscommon Hedgerow Survey. Where appropriate development proposals should include landscaping schemes that reflect the landscape character of the location as identified in the Landscape Character Study of the CDP 2008-2014. Planted trees should be pruned/maintained in consultation with RCC & the Tidy Towns Committee.

DG 6. Important areas of open space and landscape features should be preserved and respected with regard to design and location of new development as well as being recognised as valuable resources within local tourism, economic and sustainable development.

DG 7. Important historical or archaeological sites should be sensitively preserved/restored. This should include improved access, signage & historical tourist information on the walking routes within Knockcroghery area including i.e. Hangman's Hill.

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KNOCKCROGHERY VILLAGE DESIGN STATEMENT

DG 8. Attractive and safe open spaces/amenity areas should be easy to access, move through and relax in. Such spaces/amenity areas should have appropriate paving, lighting, seating and signage features as appropriate, which complement and enhance the character of the Village i.e. the Fair Green, the picnic area and the open space south of the Parochial House.

Policy 1. The Ballyglass River is a key asset of Knockcroghery and the feasibility of extending the existing River Walkway route should be evaluated in order to make it more attractive and used by the community.

DG 9. All new buildings have to conform to the EU Directive 2002/91/EC on the Energy Performance of Buildings, BER Ratings and the requirements of fuel and energy for dwellings as laid out in Part L of the Second Schedule to the Building Regulations 1997 as amended by the Building Regulations (Amendment) Regulations 2008 (S.I. No. 259 of 2008).

DG10. Encourage the use of locally-sourced, environmentally-friendly and energy efficient materials for construction as well as to minimise running costs. Sustainable Energy Ireland provide some aid for installation of Energy Efficient products.

DG 11. Design proposals within the 'Village Environs' can be flexible, but should still aim to compliment the overall character of the Village.

Policy 2. Vacant/semi-derelict sites should be addressed by RCC via the Derelict Sites Act 1999 Sections 9/10 in order to prevent land becoming or continuing to be a derelict site.

Village Structure – 'Urban Fabric'

DG12. New development should occur within the limits of the existing village and be of a scale that does not overwhelm or engulf the existing settlement pattern. It should respect and emphasise the village's shape and pattern. New development should be of a density and location that consolidates and strengthens the core of the village rather than extending in ribbon fashion along approach roads.

DG 13. External lighting of buildings and signs should normally be avoided. The sensitive and selective lighting of key buildings and structures and key distinctive buildings should be encouraged. Light fittings should be as small and unobtrusive as possible.

DG 14. New or replacement street lighting should adopt best practice to reduce glare and light pollution. Where practical, white down lighting around residential areas is preferable.

DG 15. The 'Historical Village Core' (Refer to Map 2: Historical Development) has potential to be adopted as an Architectural Conservation Area (ACA). Maintenance and alterations works to buildings within an ACA should be in accordance with best conservation principles. Even minor changes to structures within an ACA should be referred to the PA for advice.

DG 16. The promotion of walking routes should be encouraged by means of improved signage and local tourism initiatives. Existing Walking Routes in and around the village should be retained/improved i.e. improvement of the walking route between Greenhills Housing Estate & the Fair Green should be done via additional public lighting and resurfacing of the existing route-way. existing route-way.

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KNOCKCROGHERY VILLAGE DESIGN STATEMENT

Policy 3. New routes should be established wherever possible to provide improved access into the countryside i.e. along the Galey Road, Corboley Road to Churchboro Cross and to Mount Plunkett.

DG 17. New developments should consider opportunities to improve links and access for pedestrians

Policy 4. Traffic calming measures and improvement of pavements for pedestrian safety should be of a high priority for implementation throughout the Village

Streetscape, Design and Implementation of New Development

DG 18. Seven structures have been designated as Protected Structures (RPS) in recognition of their special heritage value (refer to **Table 5**). These should be protected and conserved and the Planning Authority should be consulted when works are being planned to them. Roscommon County Council and the Heritage Council provide grant aid for renovation of RPS buildings. Conservation grants up to 50% of the approved cost of conservation works, subject to a maximum of €13,000 (and €25,000 in special circumstances) may be awarded.

DG 19. Traditional buildings within Knockcroghery mostly consist of 2-storey 2-3 bay buildings. Although not protected they contribute to the character of Knockcroghery. Property owners should be encouraged to retain, maintain and restore original traditional and architectural details/elements such as window frames, stone work, roof slates, walls, gate piers etc., as important historic features of the village.

DG 20./Table 6: Guide to Characteristic Features of Knockcroghery

Feature/Element	Retain in Historic Core of Village	Promote in New Buildings within Village Core & Village Environs
Elevations	Rendered facades and elevations	Rendered facades and elevations.
Elevations	Facades without any projecting elements	Flush facades
Elevations	Ruled and lined finishes	
Cills	Stone cills, either exposed or painted.	Use stone cills, either exposed or painted
Roofs	Roof forms, pitches, natural slates.	Pitched to the same degree as the historic buildings, and covered with bangor blue slates or other good-quality natural slates.
Chimneys	Chimney stacks, with rendered ruled and lined finishes.	Chimney stacks to identical profile as historic ones; rendered finish; ruled and lined preferably.
Rainwater goods	Cast-iron rainwater goods. Fixed on brackets. Maintain and repair.	Cast-iron/cast-aluminium rainwater goods fixed on brackets not fascia boards.

DESIGN GUIDANCE

KNOCKCROGHERY VILLAGE DESIGN STATEMENT

DG 20/Table 6 Characteristic Features of Knockcroghery (Continued)

Feature/Element	Retain in Historic Core of Village	Retain in Historic Core of Village
Windows	Timber sash windows; often one-over-one. Maintain and paint. When replacing PVC/aluminium windows replace with timber sash windows with a painted finish to match original examples in village.	Windows in new build should be timber windows (either sash or casement) with a painted finish.
Windows	Form of window openings - vertical & rectangular	Vertical & rectangular.
Windows	Decorative architraves to windows & doors	
Doors	Historic timber doors.	Timber doors with painted finish to match surviving historic doors.
Fanlights	Fanlights/overlights	
Shopfronts	Decorative rendered shopfronts	Rendered shopfronts to match historic ones
Shopfronts	Old sign-writing	

DG 20/Table 6 Characteristic Features of Knockcroghery (Continued)

Feature/Element	Retain in Historic Core of Village	Retain in Historic Core of Village
Boundary Walls	Stone/ rendered boundary walls	Traditional stone boundary walls (not stone-faced) or rendered concrete boundary walls
Gates	Iron gates Open directly onto street	
<p>New buildings in Historic Core and Environs should not be given:</p> <ul style="list-style-type: none"> • Stone/brick/other cladding • Gabled windows • Dormer windows • PVC in any form • Bay windows • Projecting porches • Decorative bargeboards • Pastiche timber shopfronts 		

New Development within Historic Core:

DG 21. Retain buildings that front directly onto the street and keep the sense of enclosure in the village. Access to rears would be preferable through lesser roads.

DG 22. Preserving the historic character is best done by retaining older structures, and repairing and renovating them, rather than demolishing and rebuilding them. Authenticity is key.

New Housing Development:

DG 23. The design of new houses which front onto streets in any new housing estates should be given a character that reflects the buildings in the Historic Core and adhere to the materials in DG 20/Table 6.



DESIGN GUIDANCE

KNOCKCROGHERY VILLAGE DESIGN STATEMENT

DG 24. A mix of housing types, densities and tenure should be provided within housing estates. Repetitive development should be controlled.

New Retail Units:

DG 25. New Retail Units should be concentrated within the Historic Core and can be combined with overhead accommodation or office accommodation.

DG 26. Features that should be avoided for **Shopfronts** include:

Extended roller shutters; acceptable on the inside behind the display windows

Neon Lights; Flush only on ground floor

Illuminated Box Signs;
Extension of shop fronts into floor above;

Dutch Canopies;

Extract Grills (on front elevation).

DG 27. Innovative design has a place in new developments in the village but this should not be at the expense of the existing historic fabric.

DG 28. Improvements to the visual appearance of some vacant/semi-derelict buildings should be encouraged to enliven the streetscape.

DG 29. New planting in the Village should be species appropriate to the location and scale of the space, with a preference for native species and, where possible, avoidance of quick growing coniferous & hedging such as *Leylandii*. Non-functional open lawn areas around developments should be limited and planted with trees where possible.

DG 30. The provision of off-street parking is a requirement for new development and should meet current parking standards.

Providing for the Community

DG 31. Existing and new community facilities for all ages should be developed in line with future growth and development of Knockcroghery, including provision of services for the elderly, as well as space and facilities for children and teenagers. A feasibility study should be undertaken to redevelop the Handball Alley into an indoor sports centre.

Policy 5. There should be active promotion of the local heritage of Knockcroghery. The possible development of a heritage centre could act as a focal point to promote the local heritage of the village and its surrounding countryside.

DG 32. The preservation of Hangman's Hill and the provision of public access to it should be considered.

DG 33. There should be a co-ordinated programme to increase pedestrian safety through adequate provision of public street lighting, public footpaths/pavements and pedestrian crossings particularly in the vicinity of widely used public areas such as the Old National School/Community Centre, Scoil Muire N.S., the railway level crossing, and to St Dominic's GAA pitch.

DG 34. It is considered that retaining those areas that people identify with and which form a key part of the 'sense of place' of Knockcroghery is crucial for the well-being of the local population, for their sense of belonging, continuity and pride.

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ACTION PLAN FOR VILLAGE DESIGN STATEMENT STRATEGY

Number:	Action:	Delivery/Lead Agency:	Possible Sources of Funding:	Likely Timescale:
1.	Provide a new WWTP with a PE of 2000 by 2010, extend the existing sewerage network past the 60km/h speed limits on the N61, L 2003 (Srah Road), L2001 (Galey Road) & L7510 (Cemetery Road).	Roscommon County Council	National Development Plan 2007-2013, BMW Operational Programme 2008, Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER), Roscommon County Council, Development Contributions	Ongoing
2.	Upgrade Toberogue Spring public water supply to Knockcroghery under the Group Schemes DBO bundle	Roscommon County Council	National Development Plan 2007-2013, BMW Operational Programme, Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER), Roscommon County Council, Development Contributions	Ongoing to Medium Term (2-3 years)
3.	Upgrade all of the N61 between Athlone and Boyle to National Primary Status	National Road Authority (NRA) Roscommon National Roads Design Office (RNRDO) Roscommon County Council	National Development Plan 2007-2013, National Roads Authority (NRA) Roscommon County Council	Ongoing
4.	Progress the delivery of the Knockcroghery Bypass	National Road Authority (NRA) Roscommon National Roads Design Office (RNRDO) Roscommon County Council	National Development Plan 2007-2013, National Roads Authority (NRA) Roscommon County Council	Ongoing

ACTION PLAN FOR VILLAGE DESIGN STATEMENT STRATEGY

Number:	Action:	Delivery/Lead Agency:	Possible Sources of Funding:	Likely Timescale:
5.	Provide public pedestrian footpaths/public street lighting to the 60km/h on all approach roads to the village	Roscommon County Council	Roscommon County Council Development Contributions National Roads Authority (NRA)	Ongoing
6.	Provide Pedestrian Crossings within the village at appropriate locations	Roscommon County Council National Roads Authority (NRA)	Roscommon County Council Development Contributions National Roads Authority (NRA)	Short Term (1-2 years)
7.	Provide a public footpath/footbridge at the Rail Level Crossing on the N61	Roscommon County Council Iarnród Eireann Department of Transport	Roscommon County Council Development Contributions National Roads Authority (NRA) Iarnród Eireann	Medium Term (2-3 years)
8.	Investigate the potential for the re-opening of Knockcroghery Rail Station including the provision of Park and Ride Facilities and ancillary services.	Iarnród Eireann Department of Transport Roscommon County Council	National Development Plan 2007-2013 Iarnród Eireann Roscommon County Council Development Contributions National Roads Authority (NRA)	Medium Term (2-3 years)
9.	Implement Traffic Management/Calming Plan within the village	Roscommon County Council National Roads Authority (NRA)	National Development Plan 2007-2013 Roscommon County Council Development Contributions National Roads Authority (NRA)	Ongoing

ACTION PLAN FOR VILLAGE DESIGN STATEMENT STRATEGY

Number:	Action:	Delivery/Lead Agency:	Possible Sources of Funding:	Likely Timescale:
10.	Underground electricity cables within the village and adopt a standard style of traditional street lighting & street furniture that is in character with Knockcroghery	ESB/Eirgrid Roscommon County Council	Roscommon County Council National Development Plan 20078-2013 BMW Operational Programme 2008, Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER– Village Renewal and Development),	Ongoing
11.	The provision of a covered bus stop at an appropriate location within the village. The provision of a bus timetable and bus signage should also be considered.	Bus Eireann Roscommon County Council	Bus Eireann/Rural Transport Initiative Roscommon County Council National Development Plan 20078-2013 BMW Operational Programme 2008, Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER– Village Renewal and Development),	Short Term (1-2 years)
12.	The upgrading of existing Broadband services within Knockcroghery and its environs	DSL Service Providers Roscommon County Council/ Roscommon County Development Board (RCDB)	National Development Plan 20078-2013 Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER) DSL Service Providers Roscommon County Council/Roscommon County Development Board (RCDB)	Ongoing
13.	Investigate the potential for the re-using or sympathetically redeveloping vacant/semi-derelict buildings for mixed use or local residential use	Private Developers Roscommon County Council	Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER) Local Authority Conservation Grants, The Heritage Council, Private Developers,	Ongoing

ACTION PLAN FOR VILLAGE DESIGN STATEMENT STRATEGY

Number:	Action:	Delivery/Lead Agency:	Possible Sources of Funding:	Likely Timescale:
14.	Preserve traditional shopfronts & encourage new shopfronts that are sympathetic to the character of Knockcroghery (e.g. The proposed ACA within the Historical Core)	Roscommon County Council, The Heritage Council DOEHLG	Knockcroghery Tidy Towns/Development Committee, Heritage Group, Heritage Society, The Heritage Council, DOEHLG, Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER– Village Renewal and Development),	Ongoing
15.	Encourage support of local shops and investigate the possibility of grant aid for their retention, if appropriate	Knockcroghery Community Association Roscommon County Council,	Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER– Village Renewal and Development), The Heritage Council, Local Authority Conservation Grants	Ongoing
16.	Support for business creation & development within Knockcroghery	Private Developers Roscommon County Council	Private Developers Roscommon County Council Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER)	Ongoing
17.	Maintain existing Fair Green open spaces for local use, including providing walking routes, seating areas, lighting & feature trees/soft landscaping/public art/water feature	Community Association, Development Association, Tidy Towns Association Fair and Festival Committee Knockcroghery ICA, Roscommon County Council	Development Association/Tidy Towns Association, Private Developers Fair and Festival Committee Roscommon County Council Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER)	Ongoing
18.	Investigate the potential of a Heritage Centre for Knockcroghery	Community Association, Development Association, Roscommon County Council Private Developer	Development Association/Tidy Towns Association, Private Developers Fair and Festival Committee Roscommon County Council Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER)	Medium Term (2-3 years)

ACTION PLAN FOR VILLAGE DESIGN STATEMENT STRATEGY

Number:	Action:	Delivery/Lead Agency:	Possible Sources of Funding:	Likely Timescale:
19.	Extend the existing River Walkway along the Ballyglass River	Community Association, Development Association, Tidy Towns Association, Roscommon County Council	Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER– Village Renewal and Development), Knockcroghery Development Association, Roscommon County Council	Medium Term (2-3 years)
20.	Investigate the feasibility of developing a designated pedestrian walkway between Greenhills Housing Estate and the Fair Green, to St Dominic’s GAA Pitch, along the Galey Road, Corboley Road to Churchboro Cross and to Mount Plunkett	Community Association, Development Association, Tidy Towns Association, Roscommon County Council	Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER– Village Renewal and Development), Knockcroghery Development Association, Roscommon County Council	Ongoing
21.	Restoration/redevelopment of the Handball Alley as potential indoor sports amenity centre for all ages. The extension of St Dominic’s GAA Pitch	Community Association, Development Association, Tidy Towns Association, Roscommon County Council GAA Club	Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER– Village Renewal and Development), Knockcroghery Development Association, Roscommon County Council, GAA Association	Ongoing
22.	The provision of a Play Ground/playing pitch/crèche at a suitable location within Knockcroghery	Community/Development Association, Tidy Towns Association, Private Developer, Roscommon County Council	Rural Development Programme Ireland 2007-2013 Axes 3 & 4 (LEADER– Village Renewal and Development), Knockcroghery Development Association, Roscommon County Council, Private Developer	Medium Term (2-3 years)

This Village Design Statement (VDS), was undertaken in partnership with the community of Knockcroghery & was produced by Roscommon County Council.

Roscommon County Council would like to acknowledge the support and the role of the elected Steering Committee during the Public Consultation Process and will liaise with them into the future towards the implementation of this VDS.

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September 2008

