

2.6 Walking Routes and Trails around the Village

Oldtown is already a very pleasant environment for walking. The zoned lands will increase the population and as the village grows so the infrastructure will need to provide for safe movement for pedestrians and cyclists, including children. The provision of new greenway routes with rights of way within the village envelope will enhance and protect the landscape qualities of the place and make access to lands for recreation a great deal easier.

The most convenient short walks are loop walks, but in a village of this scale which is essentially linear in form the loops will always return to the centre. The analysis of the village has identified the river as a key landscape element. It provides the visual interest for creating walkable routes.

There is potential to provide for a riverside walk from Oldtown to Ballyboghil. Cycling in the area is easy because of the gentle contours. The lanes may be relatively safe, but the main road is not; alternatives to using the road should be sought. Where purpose designed cycle and pedestrian routes are proposed in development areas, they may separate pedestrians and cyclists from motor vehicles. Speed restrictions on the lanes around the village and their delineation as 'green lanes' may also be helpful.



Left: The example of a green lane is taken from Jersey where a network of routes has been developed over a twenty year period, where quiet lanes are delineated with a sign and a 15 mph, say 20km, is indicated. Pedestrians and cyclists have priority on the lanes.

In Summary -

Opportunities for Village Main Street

- The junction at the centre of the village, facing the Community Hall is a natural focal point, which could become more pedestrian friendly with paving, which would also act as traffic calming as this is the main road through the village. It is important to make integrated design proposal, looking at lighting, paving, parking, planting and managing the spaces as one place: the **Village Green and Square** - the **Green** being the link to the greenway, and the **Square** the paved area along the road, which will help it to become a village *street*, rather than a road junction.

Opportunities for Village Core

- A positive plan through the ACA for the **conservation of vernacular buildings** will strengthen the local distinctiveness of the place and ensure that future populations will appreciate the modest, vernacular origins of the village.
- The use of a visually more suitable material on the surface of the lane, with restricted traffic access would also help to recapture the original quality of the village core.

Opportunities for Business

- The provision of suitable space for commercial and manufacturing activities is frequently supported in villages to help maintain a stable population with opportunities to live, work and spend leisure time in the village. Permissions are outstanding for retail, commercial use and enterprise units in the village.

Opportunities for Allotments / Community Garden

- Allotments are in existence in the county with promising growth from Fingal Allotments, <http://www.irishallotments> and Fingal Council: <http://www.fingalcoco.ie>. It is useful to anticipate demand by proposing suitable locations close and convenient to the village.

Opportunities for Walking Routes

- Development will help to create short loop walks around the village.
- Longer routes, such as Oldtown to Ballyboghil, and identification of walking and cycling routes, using quiet, delineated roads can help to create a healthy rural network of trails.



Above: Looking across the paddock to the church. This location would be ideal for the creation of an active village green, which would be an effective greenway connector between older, recent and proposed development zones in the village.



Above: low density houses at The Orchard in a generous, open cluster, beside the GAA grounds. They face onto a common green, giving a 'village' quality to the scheme.



Looking across to the village core from an area which may be suitable for allotments / Community gardens

2.7 Development Areas

2.70 Introduction

Future development activity within the village is very uncertain. Development permissions are outstanding, and there are unoccupied houses in recent housing schemes. It is difficult to attach a timescale to the likely completion of unfinished schemes, and future development of sites with permission.

Despite this, there is value in designing a *framework for development* which will be beneficial for any schemes which are processed within the plan period, and a *long term plan* for a sustainable future for the village whilst keeping its distinctive village qualities.

In this presentation of the Development Areas, the village is divided into North and South, along the line of the R122 as it heads in an east west direction. This results in four Development Areas, as follows:

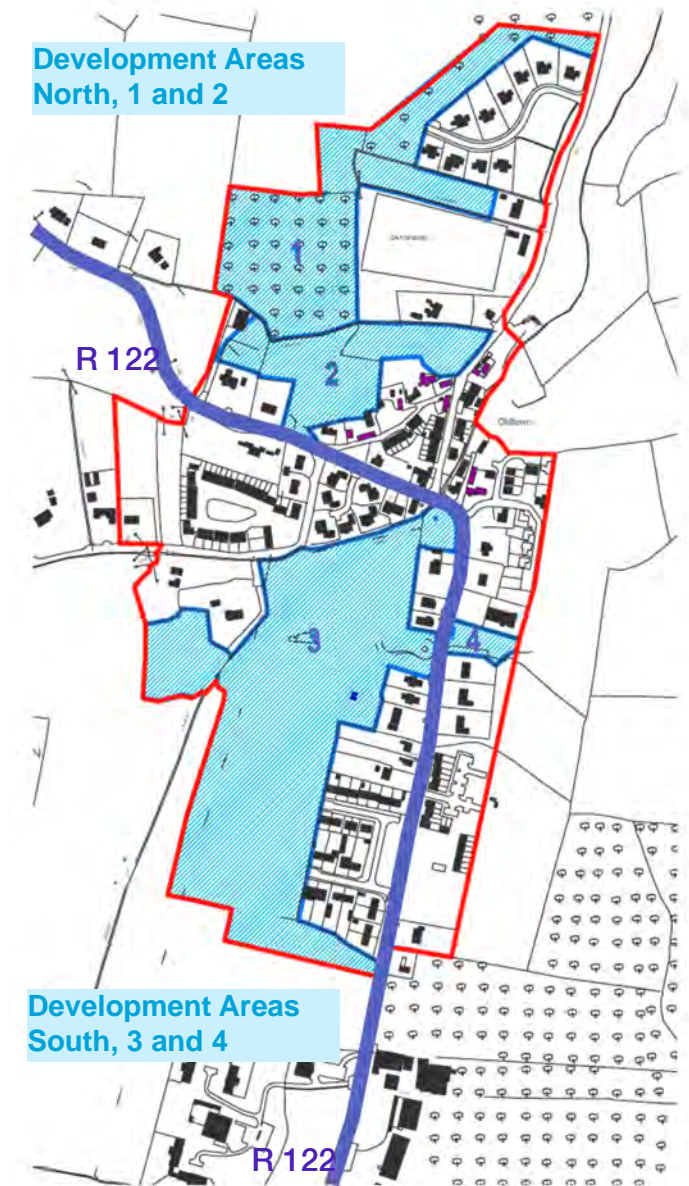
The division between North and South reads strongly on the map. Development Area 1 is on the site of an orchard. Development Area 2 is an area close to the vernacular core of the village, and bordering the GAA site to the North. Development Area 3 on the South side is mainly in single ownership and has an undeveloped permission, on the eastern side. It includes a small commercial area. Area 4 also has an existing permission for mixed commercial and retail. Emphasis in other areas of the village is on conservation of landscape, and buildings of vernacular and historical interest.

2.71 Village Development Framework Plan: Development Areas for the Village

Development Areas North, 1 and 2 are next to the old vernacular village core, and extend northwards from there. In all there is provision for 32 dwellings at a relatively low village density. In addition there is a riverside walk with allotments on the east side of the Development Area, a valuable proposed public amenity which will connect with the greenway in Development Area South.

Development Areas South, 3 and 4 incorporate a major greenway proposal intended to benefit the whole village. Development Area 3 proposes 60 units to complete the Development Area. Development Area 4 contains an existing permission for mixed commercial and retail use which runs alongside the church.

The **Development Areas** show designed schemes which are quite realistic in their visual presentation. They should be viewed as a snapshot in time; an image of what *might* be, to facilitate long term planning of amenities and infrastructure, and to act as a vehicle for illustrating and promoting the guidelines in Section 3. These reflect a longer term strategy to achieve a sustainable development process in the village, with each scheme or zone being evaluated at the time of submission against these development criteria.



Above: The Development Areas are tied into the existing development, and connections between them have been fostered in the Plan to ensure that they read as part of the village. The greenways proposals are a new layer of infrastructure which will improve movement, especially pedestrian, around the village.



Oldtown Aerial View showing all **Development Areas, 1, 2, 3 and 4,**
before including examples of suggested development

2.72 Village Development Framework Plan: Conceptual Framework for the Village

The Conceptual framework, **right**, is a visual summary of the key issues of the Village Development Framework Plan, in diagrammatic form. It may help from this interpretation to better understand the objectives in the more detailed Plan.

The **green** areas are highlighted to show how this new network will connect the newer areas of the village and will create a new network of walking routes and green spaces and lanes, especially to facilitate safe movement of children between home and school. As a general principle, residential roads are seen to be shared surface, with cyclist, pedestrian and motorist using the same surface where there is little opportunity or risk of speeding. Connections where there is no through vehicular access will allow for pedestrian movement in safety for the whole length and breadth of the village.

The **green** areas represent a major increase in the green infrastructure of the village, as green spaces, small parks and linear greenways. Care has been taken to maintain the mature trees within the development area, and on its boundaries. The **pale green** areas summarise the residential areas. The proposed areas of housing, each of which is designed in some detail to typify how they might be treated, are shown in detail on the following pages for Development Areas.

Possible developed walking routes are shown as two white loops within the village. These could be further developed outwards by designating existing lanes as green lanes with reduced speed limit. The routes travel through the newly proposed greenway areas and the riverside park to the North of the village. The safe connection of the school grounds with the loops is shown diagrammatically in green to suggest continuity between the walking routes.

The **Square and greenway link**, which has potential to act as the key **central space**, circled in **yellow** is proposed as the focal point of the Main Street. The Square is connected by the **greenway link** to the proposed Village Green, effectively in the geographical centre of the village.



Copies of the Village Development Framework Plan are available at a larger size for detailed examination

2.73 Development Areas: North, 1

The northern area incorporates the older vernacular village core; the pub, a group of recently built houses, an orchard which is zoned for development and is beside a beautiful stretch of riverside corridor amenity area.

Development Area 1

At a larger scale, the layout of this previous orchard area is designed to connect with pathways from 'The Orchard' housing area, bringing a safe route to the School, and extending pleasant walking routes around the village. The original orchard trees from the aerial photograph are visible. It is proposed to incorporate private serviced sites for 14 dwellings within this area. The delineation of plots makes it possible for each serviced site to be designed to keep some of the mature trees as boundary, whilst using the best orientation for the houses. The central area will provide an attractive open space, well supervised for local play and recreation.



Area 1: (4.7Ha) *Potential density: 2.9 units/Ha*
 - Potential yield of 14 private serviced sites



Left: Development Area 1 delineated on aerial map



Lower left: Development Area showing an example of development

2.73 Development Areas: North, 2

Development Area 2

This area occupies a sensitive landscape site with great potential for locating carefully both dwellings and attractive routes for the village. Incidental open space is at the centre of the site, helping to maintain the informality of village environment. 18 dwellings altogether are proposed, including six single storey dwellings, suitable for the elderly.

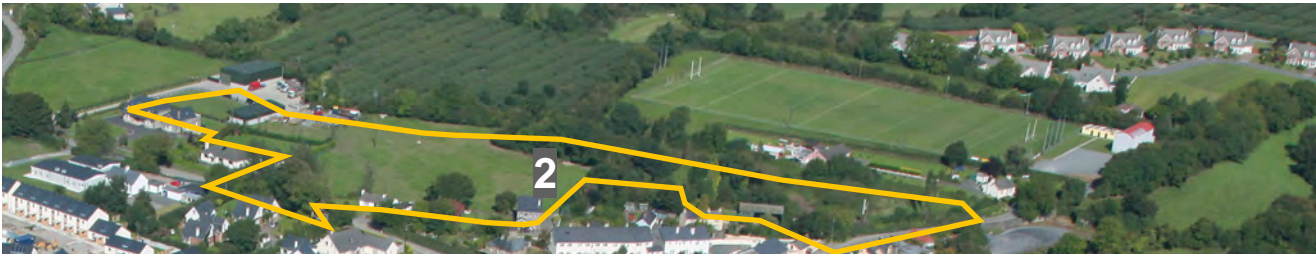


Area 2: (1.88 Ha) Potential density: 10.63 units/Ha

- Potential yield of 12 residential units
- Potential yield 6 single storey dwellings, suitable for the elderly



Left: Development Area 2 delineated on aerial map



Lower Left: Development Area 2 showing an example of development on site



Copies of the Village Development Framework Plan are available at a larger size for detailed examination



Aerial View showing Oldtown **Development Areas North, 1 and 2**



Area 3: (8.06 Ha) Potential density: 9 units/Ha

- Potential yield 55 residential units
- Potential yield 5 single storey dwellings, suitable for the elderly
- 1 proposed creche
- Proposed commercial development
- Proposed riverside park /village green (1.4 Ha)

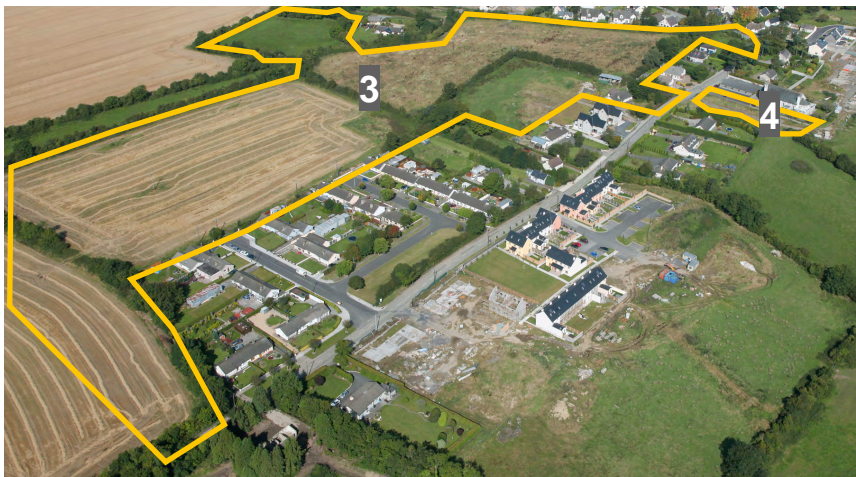
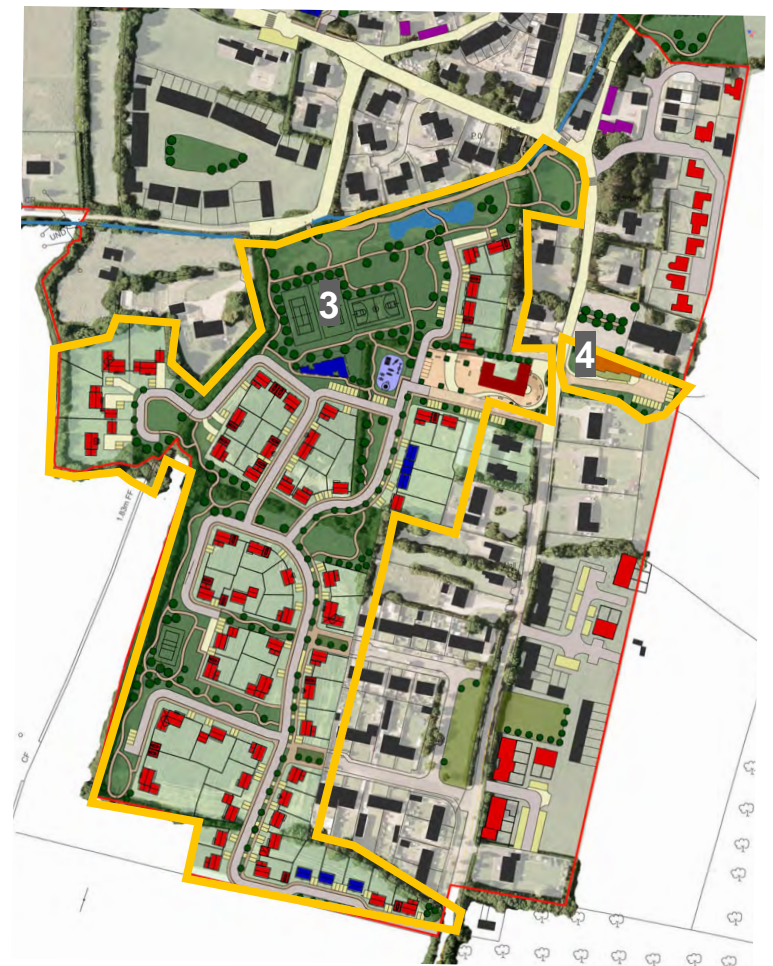
Area 4: (0.23 Ha)

- Proposed enterprise area

2.74 Development Areas South, 3 and 4

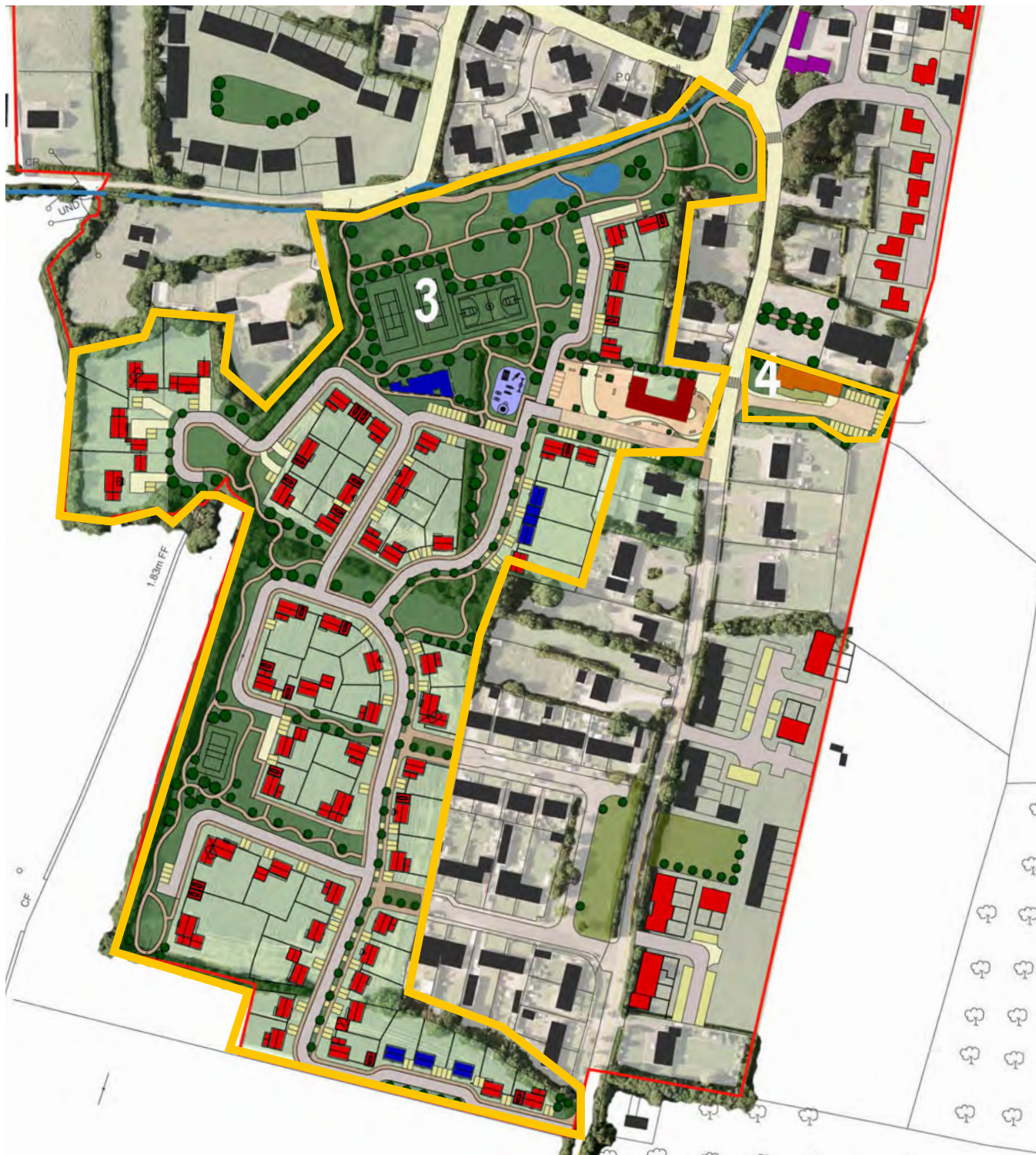
In the Northwestern corner, outside the Development Area 3 is the National School; Clonmethan Green, a new social and affordable housing scheme by Fingal County Council; and a cluster of modern bungalows built some time ago.

Development Area 3 is a substantial area of land largely in single ownership. A total of 60 dwellings is proposed and includes for 5 single storey dwellings suitable for the elderly. It incorporates a major greenway proposal intended to benefit the whole village, which extends from its core to the southern perimeter of the Development Area. A Commercial use is included, **coloured in red**, suitable for retail and business units. The proposed creche, beside a play area and the greenway is shown in as a **dark blue triangle** below the figure 3 on the Development Areas Plan.



Far left: Development Areas South 3 and 4 delineated on aerial map

Lower Left: Development Areas South 3 and 4 showing an example of development on site



Development Area 3

The houses, dark red on the enlarged plan, show how the new layout links with the adjacent housing area. A major amenity for the village, as well as the new houses, is a greenway which runs from North to South, establishing two interconnected routes which at the northern end culminate in a substantial amenity, a modern day village green - incorporating a riverside park, sports facilities and a public green space beside the key junction in the village and connecting to the village hall at the rear. A creche is proposed within the greenway. There is also an area identified for business development, in red on the plan.

Development Area 4

This is an existing permission, next to the church, for an enterprise area, a local employment facility, and associated parking.



Aerial View showing Oldtown Development Areas South, 3 and 4




2.75 The Village Core: Public Realm

This area has been identified as the key location for maintaining the distinctive identity of the village. For clarity it has been described in two zones, the circle which embraces the idea of Village Main Street - Greenway and Square, and the Triangle which is characterised as the historic Village Core, with a collection of vernacular and traditional classical buildings overlaid by modern development. Of course, all of these characteristics are read as one, and our aim is to show how the area might be made into a lively pedestrian friendly conservation zone, the heart of the designated Architectural Conservation Area. In brief, these are the proposals.

1. A newly paved area, the Square, to make the natural centre of the village more pedestrian friendly, reflected in the quality of surfaces, whilst maintaining traffic through the centre on a restricted width of road. The lane leading down to the proposed riverside corridor amenity area could be in a gentler softer material such as gravel as only occasional light traffic would use it.
2. A new village green as part of the greenway in the southern half of the village, the Green is proposed as a space for sitting, leisure, children's play, planned and spontaneous community activity, extending into the residential area including sports facilities.
3. The existing lane which is a remnant of the village core, is proposed as a pedestrian priority lane with only essential access traffic. The lane acts as a connector for walks in the northern half of the village. This could be a resin-based gravel surface or similar, inviting, durable and safe.

LEGEND

-  Proposed Open Space
-  Existing GAA Grounds
-  Existing Open Space
-  Flood attenuation pond
-  Proposed Playground Areas
-  Proposed Children's Playground
-  Proposed Private Space
-  Proposed Civic Space
-  Proposed Paths
-  Proposed Car park areas
-  Proposed Pedestrian priority space
-  Proposed Street
-  Proposed Pedestrian Crossing
-  Existing Buildings
-  Proposed two storey dwellings
-  Existing vernacular buildings
-  Proposed creche
-  Proposed Single Storey Dwellings, suitable for the Elderly
-  Proposed Two Storey Dwellings
-  Proposed business / employment centres
-  Proposed retail / commercial use



Area 1: (4.7 Ha)	Potential density: 2.9 units/ Ha
- Potential yield of 14 residential units	
Area 2: (1.88 Ha)	Potential density: 10.63 units/ Ha
- Potential yield of 12 residential units	
- Potential yield 6 single storey dwellings, suitable for the elderly	
Area 3: (8.06 Ha)	Potential density: 9 units/ Ha
- Potential yield of 55 residential units	
- Potential yield 5 single storey dwellings, suitable for the elderly	
- 1 proposed creche	
- proposed commercial development	
- Proposed riverside park - village green (1.4 Ha)	
Area 4: (0.23 Ha)	
- Proposed enterprise area	

Oldtown Village Development Framework Plan

Orientation changed to Maximise the size on the page. Plan also available separately at larger size



Oldtown Aerial View showing all **Development Areas, 1, 2, 3 and 4,**
after including examples of suggested development