



# *CARRÍCKGLASS DEMESNE*

## *Local area plan*

**2004 - 2010**

**Planning Section,  
Longford County Council**

***AUGUST, 2004***

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## **INTRODUCTION AND TERMS OF REFERENCE**

This Local Area Plan for Carrickglass Demesne has been prepared under Section 20 of the Planning and Development Act 2000 and will remain in force from 2004-2010.

The Development of this area of land was proposed at the April 2004 meeting of Longford County Council, whereby a draft plan, prepared by Frank Ennis and Associates in conjunction with O'Neill and Associates, was presented to the County Council and approved for the preparation of a Local Area Plan.

This Local Area Plan has been prepared by the Planning Section of Longford County Council to facilitate the future sustainable development of Carrickglass Demesne through the process prescribed under the planning and development act, 2000. The plan has been prepared with reference to the Draft Plan for the area, presented to the Council at the Meeting of April 2004.

It should be noted that application for development on this site will require the preparation and submission of an environmental impact statement.

### ***Policy Context***

This plan is consistent with the policy and objectives of the Longford County development Plan, 2003-2009. The settlement strategy at Section 3 sets out settlements throughout the County within which development will be promoted and concentrated. Section 3.1.4 of the Development Plan states that Longford County Council may designate additional development clusters over the period of the County Development Plan. This option was exercised by Longford County Council, when a concept for the development of Carrickglass Demesne were proposed to form the basis of a Local Area Plan at the April 2004 Meeting.

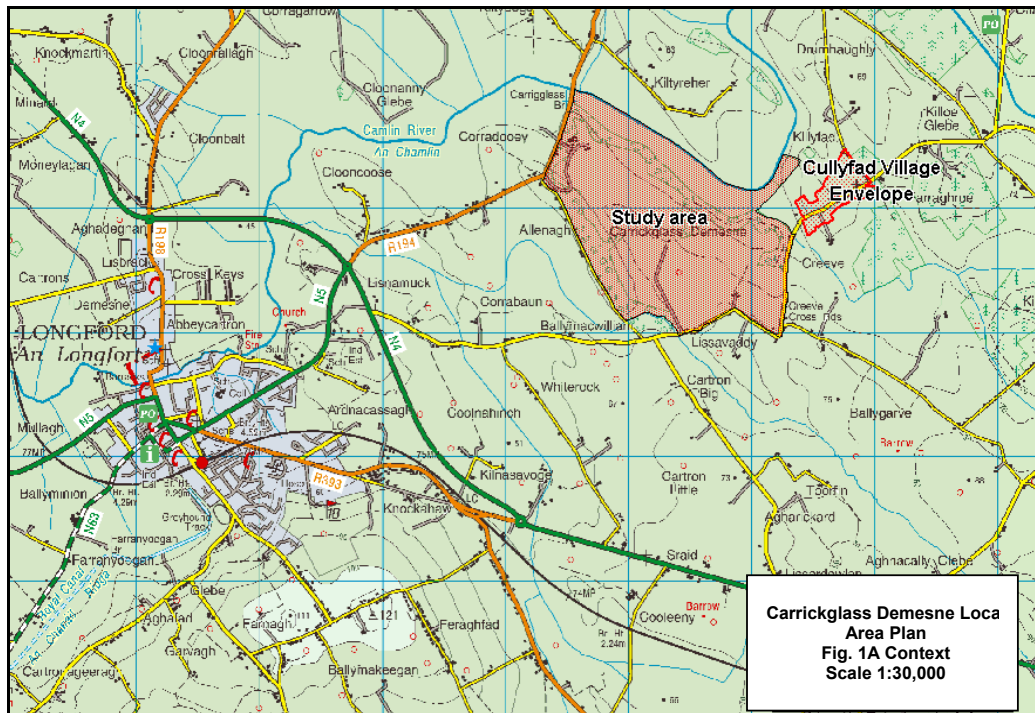
The Midland Regional Planning Guidelines emphasise the importance of Longford Town in a regional context. The development of Carrickglass Demesne in a controlled and planned manner as outlined in this Local Area Plan, will facilitate the development of Longford Town and, as such, is in accordance with the policy as laid out in the Regional Guidelines.

The National Spatial Strategy emphasises the need for the strengthening of the rural economy and the diversification of rural areas, particularly structurally weak areas of the Country, of which County Longford forms part. This Local Area Plan facilitates the diversification of land uses from traditional subsistence agricultural/mono-species silvicultural use, aiming for a diverse and vibrant historical landscape that accommodates a modern village and high quality residential, tourism and amenity development.

## Description of Study Area

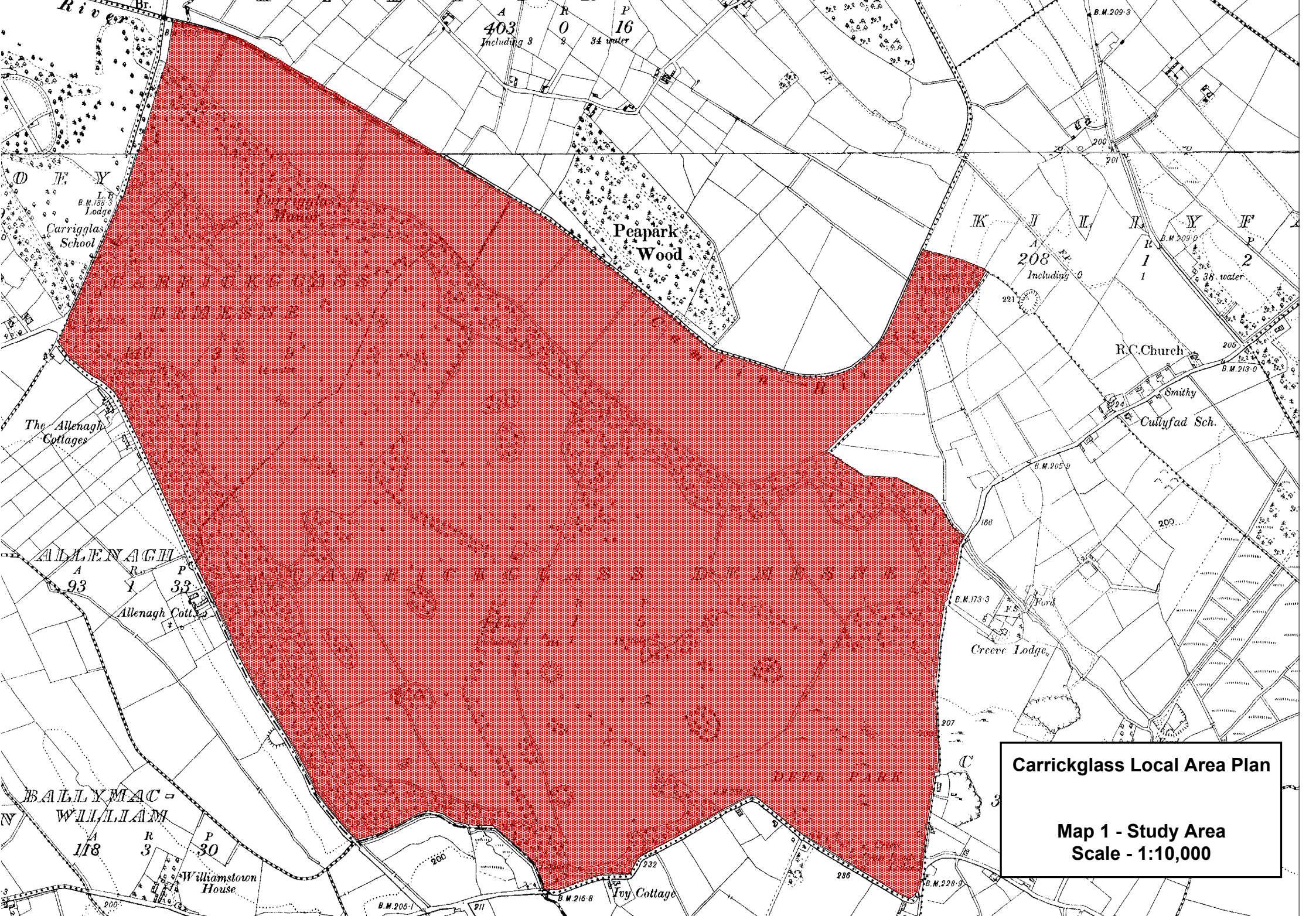
(To be read in association with **Figure 1A** and **Map 1**)

The Study area consists of Carrickglass Demesne, a walled parcel of land with an area of 650 acres approximately 4km adjacent and to the northeast of Longford Town. Cullyfad, a designated village under the Longford County Development Plan, 2003-2009, is located to the east of the Study area<sup>1</sup>.



The lands are currently unzoned and contain several listed structures, protected stands of trees and archaeological monuments, all of which are contained in the Longford County Development Plan, 2003-2009. It is the aim of this plan to accommodate appropriate development in this area while protecting these important heritage artefacts.

Recent years have seen a sharp increase in the demand for residential development land in the Longford area. This has been accompanied by a commensurate increase in the level of industrial and commercial development in the vicinity of Longford Town, with the arrival of Abbott Ireland, the decentralised government offices, and the expansion of existing industrial operations such as Green Isle, Century Homes, Cameron Willis, the proposed Penelto factory and the new enterprise centre planned for the Ballinalee Road.



**Carrickglass Local Area Plan**  
**Map 1 - Study Area**  
**Scale - 1:10,000**

This employment creation is leading to an increased demand for high quality housing in an attractive setting with a high level of amenity provision. It is the opinion of the planning authority that the proposed development at Carrickglass Demesne, carried out in an appropriate and sensitive manner, has the potential to cater for this new dimension in residential property demand in the Longford area.

### **Physical and Historical Context**

Carrickglass Demesne is the oldest operating estate in the County, established in the seventeenth century. Some of buildings and structures within the demesne walls however, pre-date this substantially, including at least two ring forts and raths listed in the sites and monuments record.

The demesne area now covers about 263ha (650 acres), with the manor house located to the north of the estate, adjacent to the farm and stable yard complexes. The house was built c.1838-1845 on an elevated site to an Elizabethan style design by the contemporary architect, Daniel Robertson.

The stable and farmyards pre-date the house by about 40 years. Designed by James Gandon, these, along with the triumphal arch gate to the south of the estate, are generally considered more architecturally significant than the house itself. A design for the house was also drawn up by Gandon at this stage but was never built.

Many of the above structures are in a poor state of repair and require urgent attention. Other buildings on the estate include the castellated lodge off the main driveway and the Gardeners Cottage to the west of the estate within the walled garden.

The estate was bought by the current occupiers, the Lefroy's, in the nineteenth century.

### **Current Status**

The demesne today, in addition to its primary use as a private residence, is also a tourist attraction, with a woodland garden, guided tour around the interior of the house, a costume and lace museum and a gallery.

The estate is also extensively used for equine events such as cross-country hunter trials and point-to-point racing.

## **Services**

### **Road Access**

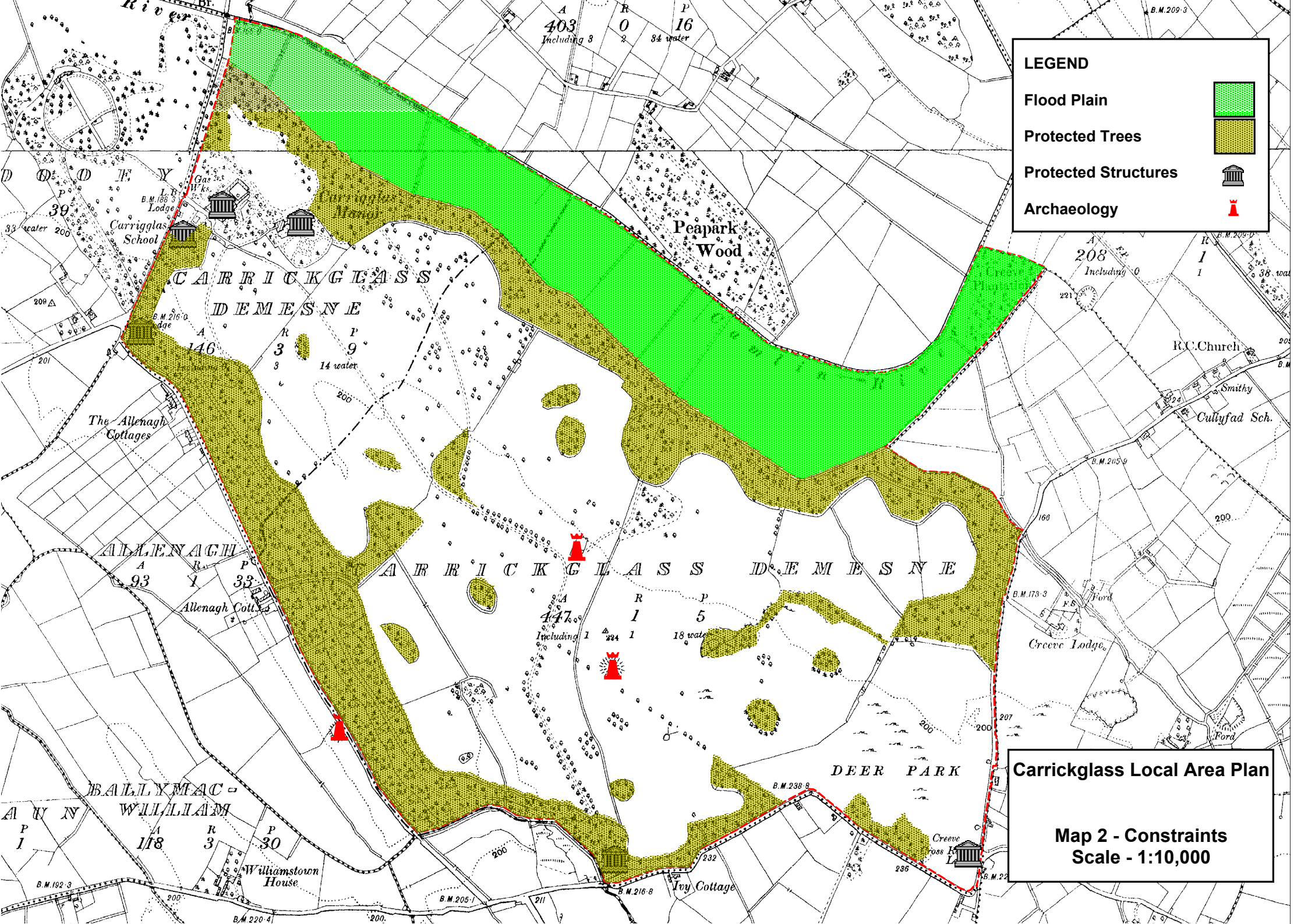
There are six access points at present into the estate, three on the western side along the R194 to Ballinalee and at Allenagh, two from the south at Lisavaddy and one from the east at Creeve.

Vehicular access would require improvement at some of these locations, particularly in terms of the availability of clear and adequate sight-distances along the regional route.





### **Sanitary Services**

There is no mains sewerage at present in the vicinity of the study area.

The area is served by public water mains along the regional route to the west of the site and a public source group scheme runs along the southern and eastern perimeter of the estate.



**LEGEND**

- Flood Plain 
- Protected Trees 
- Protected Structures 
- Archaeology 

**Carrickglass Local Area Plan**

**Map 2 - Constraints**  
**Scale - 1:10,000**

CARRICKGLASS  
 IDEMESNE

CARRICKGLASS IDEMESNE

ALLENAGH  
 93

BALLYMAC  
 WILLIAM  
 1/8

Peapark  
 Wood

DEER PARK

Carrickglass  
 School

Williamstown  
 House

Ivy Cottage

R.C. Church

Cullyfad Sch.

Creve Lodge

Creve  
 Cross L.

403  
 Including 8  
 16  
 34 water

146  
 3  
 3  
 14 water

447  
 Including 1  
 1  
 18 water

208  
 Including 0

B.M. 186-3  
 Lodge

B.M. 216-0  
 Age

B.M. 205-9

B.M. 170-3

B.M. 238-8

B.M. 216-8

B.M. 192-3

B.M. 220-4

B.M. 205-1

B.M. 22

B.M. 209-3

B.M. 209-1

B.M.

B.M.

B.M.

## **CONSTRAINTS**

(To be read in association with **Map 2**)

There are several designations within the estate, ranging from local to EU level. Any proposed development on the site must provide for the protection, conservation and/or preservation of these elements where appropriate.

### ***Woodland***

The area is designated as a Natural Heritage Area due to the importance of the mixed woodland that borders the estate, its mainly mature nature and the lack of similar habitats in the north midlands. These trees are also protected under the County Development Plan, 2003 –2009.

### ***Archaeology***

There are three recorded archaeological artefacts within the boundary of the demesne, including two ring forts and a church. These features are included in the sites and monuments record for the area.

### ***Protected Structures***

The Manor House itself is a protected structure, and, as such, under Part IV of the Planning and Development Act, 2000, all structures within the curtilage of the house are also protected. These include the following important elements:

- Manor House
- Gandon Stable and Farmyard Complexes
- Gandon Gates on the Eastern entrance / triumphal arch
- Associated walls and Lodges

## **PROPOSALS**

(To be read in conjunction with **Map 3**)

These proposals are based on the original elements of the plan that were put forward at the April 2004 meeting of Longford County Council.

Modifications have been made where considered appropriate in order to comply with the proper planning and sustainable development of the County and existing planning policy as set out in the Longford County Development Plan, 2003-2009.

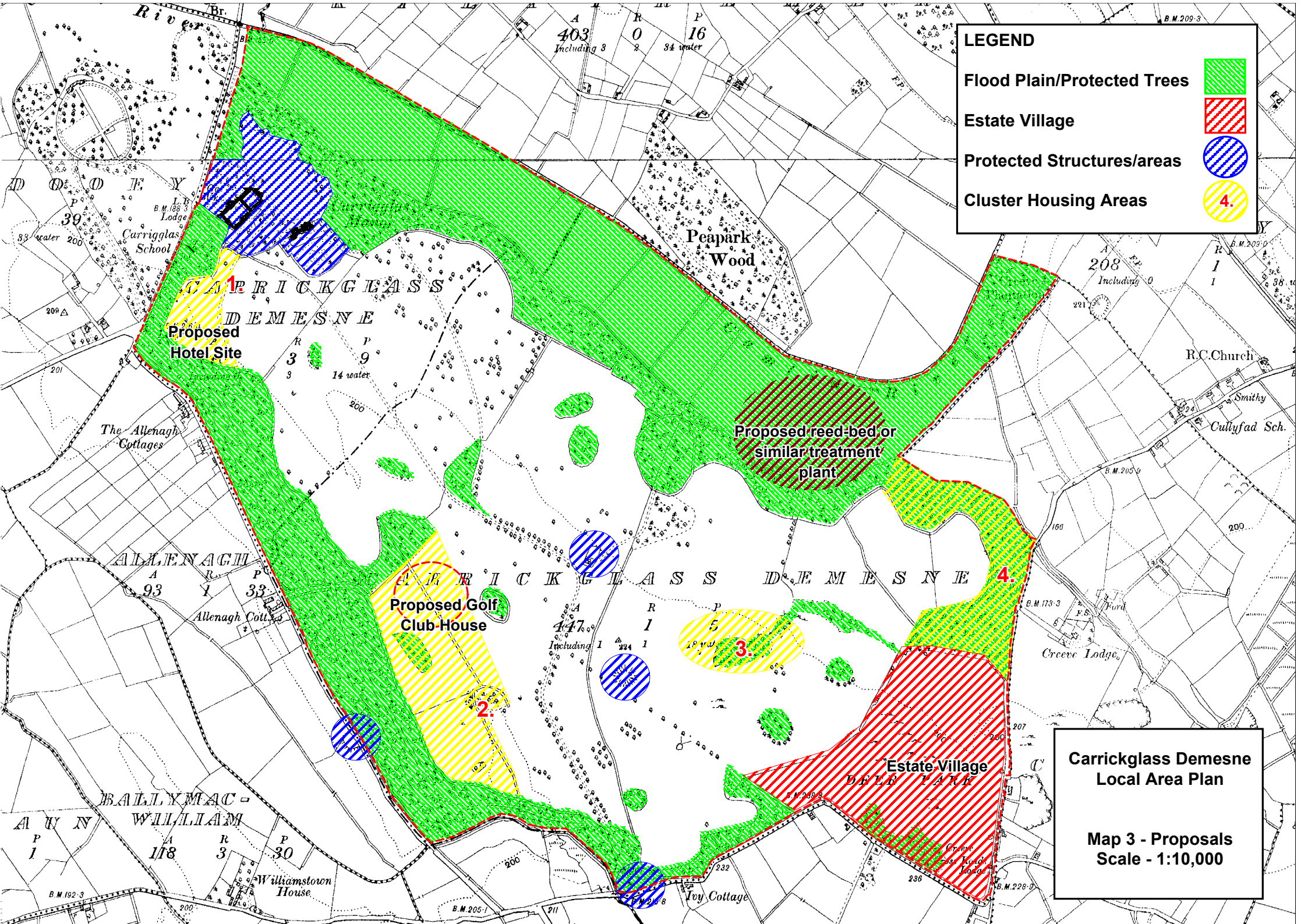
As set out in the Planning and development Act, 2000, this Local Area Plan must be consistent with the policy and objectives of the relevant County Development Plan.

***All areas indicated for residential development on Map 3 shall be considered zoned for the purposes of Part V of the Planning and Development Act, 2000.***





### ***Design Issues***

Development shall respect the setting of the manor house, retaining the manor house as the primary focal point within the demesne and considering the following design elements:

- An adequate buffer zone shall be maintained between house and golf course to retain a parkland setting for the house. An additional buffer will be provided to the southeastern portion of the estate. This will consist of substantial screening utilising native tree species, planted to serve as a visual buffer between the proposed estate village and the adjacent parkland. This will be designed to mitigate the impact of the residential development on the setting of the protected structures and to create a wildlife corridor connecting the existing woodlands
- High design standards will be required for the hotel, respecting the historic character of the house and parkland. This will include siting criteria that will minimise the intrusion of the new structure into the existing parkland setting and the sensitive use of design and material to incorporate the structure and its ancillary facilities such as parking, into this unique setting.
- A suitably qualified Conservation Architect will be employed to advise on the works to the protected structures within the demesne and all conservation works shall adhere to the provisions of the Duchas publication, "*Architectural Heritage Protection Guidelines for Planning Authorities*".



**LEGEND**

- Flood Plain/Protected Trees 
- Estate Village 
- Protected Structures/areas 
- Cluster Housing Areas 

**Proposed Hotel Site**

**Proposed Golf Club-House**

**Proposed reed-bed or similar treatment plant**

**Estate Village**

**Carrickglass Demesne  
Local Area Plan**

**Map 3 - Proposals  
Scale - 1:10,000**

River

403  
Including 8  
P 16  
34 water

B.M.209-3

39  
83 water 200

Carriglass Lodge  
Carriglass School

Peapark Wood

208  
Including 0

CARRICKGLASS  
DEMESNE

R.C.Church

The Allenagh Cottages

Smithy  
Cullyfad Sch.

ALLENAGH  
93

CARRICKGLASS  
DEMESNE

B.M.173-3  
Ford

Allenagh Cottages

Creene Lodge

BALLYMAC-  
WILLIAM

Williamstown House

Ivy Cottage

B.M.192-3

B.M.205-1

B.M.226-3

## ***Residential Development***

Two types of residential development are proposed under this Plan, one type contained within a proposed estate village and clustered housing to be located at various points throughout the estate.

In both cases, high quality design reflecting the demesne location shall be implemented in conjunction with use of natural and, where possible, locally sourced, materials and finishes.

### ***Estate Village***

This area occupies the site of the former deer park and is located to the southeastern corner of the demesne, consisting of approximately 17ha.

### ***Phasing***

The development will be phased in association with the conservation of the listed structures, as outlined in the following section

Residential development in this area will be subject to the installation of adequate supporting facilities such as neighbourhood shopping and a crèche in a purposefully designed village centre

### ***Village Centre***

This area will be located in the centre of the proposed residential development area and will contain neighbourhood facilities such as a post office, child/healthcare facilities and local level shopping. Higher densities may be facilitated in this area in association with an emphasis on good quality urban design. This will include the development of appropriately scaled streetscapes and a hierarchy of open spaces, including street furniture and hard and soft landscaping. Active frontage should be a design element of buildings within the neighbourhood centre to promote maintenance and passive policing of common areas.

Facilities should be provided within the village centre to cater for a cross-section of society, including those for the elderly and disabled. Local services, catering for the village and its surroundings will also be considered. Social and community uses within the village will be promoted.

The provision of offices and other employment generating uses within this centre will depend on their compatibility with the predominantly residential nature of the centre and the management of associated traffic and parking requirements. Innovative approaches will be promoted, such as the availability

of e-centres to facilitate home working initiatives and promote inclusion of marginalized sectors of society within the workforce.

Grouped parking will be promoted in the central area to facilitate flexibility in building design, reduce the need for front gardens and foster relationships between the building and the street.

### ***Layout and Density***

Densities within the village will be in the range of 25-50 dwellings per hectare. The village centre area shall be defined and agreed with the planning authority prior to the lodgement of an application for permission in the site. Small to medium sized housing communities or blocks will be favoured over sprawling suburban type estates. Character and identity shall be encouraged with an emphasis on the relationship between buildings and street and the creation of a distinct hierarchy of public spaces within the village.

Densities in the region of 20 dwellings to the hectare are generally acceptable in the village outside of the central area. Deviations from these densities will only be considered where it can be demonstrated that higher densities are required in the interests of quality urban design. The Local Authority may prescribe lower densities where it is considered that these are desirable in the context of an overall layout for the area.

Proposals for the provision, or facilitation of the provision, of public transport services, in tandem with a high quality environment for pedestrians and cyclists, shall be included as part of any application for permission to develop in this area.

Layouts will reflect the location of the development within a demesne landscape, which should be utilised to its full potential, while enhancing views into the proposed development.

### ***Design***

Dwellings in the village shall be designed to a high standard in terms of flexibility of use, sustainability of materials and aesthetic qualities. Buildings should be designed to change over time to meet the demands of growing families, aging couples or single occupants.

Aspect, orientation, massing, design, construction and finish of buildings should be geared towards the minimisation of energy consumption.

A wide range of building types and sizes shall be provided to cater for different household compositions and tenure requirements.

Access and mobility promotion shall be integral in the design of buildings and their surrounding spaces.

## **Cluster/Courtyard Housing**

### ***Design and Layout***

Cluster housing, as shown in areas 2 – 4 on **Map 3**, shall be individually designed to the highest standard on a site-specific basis. Mature trees on-site shall be retained, with the exception of specimens that are unsafe, in the opinion of a qualified tree surgeon and as agreed with the Planning Authority.

Development densities for this type of housing shall generally not exceed 5 dwellings per hectare unless otherwise specifically agreed with the planning authority on the basis of an appropriate overall layout for the demesne.

Courtyard Housing is proposed for area 1 on **Map 3**. Higher densities will be required to facilitate courtyard type layouts and will require consideration in the context of the overall proposed number of units on the entire site.

### ***Conservation***

The conservation and preservation of the protected structures within the estate will be carried out in tandem with proposed residential and commercial development. This shall be laid out in a phasing plan to be submitted as part of any development proposal.

Preservation and conservation works shall be carried out to an agreed works programme, drawn up and administered by suitably qualified personnel, in consultation with the Heritage Council. The programme shall include the following structures:

- Manor House
- Gandon Stable and Farmyard Complexes
- Gandon Gates on the Eastern entrance / triumphal arch
- Associated gardens and their features, walls and Lodges

The final uses of these structures, particularly the Manor House, once restored, should be considered as part of any application for development in the area. It should be noted that an active use, where possible, is considered most appropriate in terms of the *Draft Architectural Conservation Guidelines for Planning Authorities* (DoAHGI/DoELG/Duchas 2001).

### ***Tourism and Amenity***

Tourism and amenity development shall be carried out in accordance with an integrated plan for the area, illustrating the proposed golf course and club

house, hotel, manor house and stable/farmyard accommodation in context and outlining their detailed development.

The Planning Authority reserve the right to link the development of the Hotel with the development of the later phases of residential development in the demesne.

The conversion of the inner farmyard complex to the northeast of the estate for residential purposes shall be considered. The final use of the outer farmyard to the southwest once restored will also require consideration.

### **Landscape and Biodiversity**

Open space within the proposed development shall retain its character as a demesne landscape, including the maintenance and strengthening of views and vistas to important structures and the retention of mature trees and woodland areas.

Additional planting shall be established in the vicinity of new installations within the development. These shall consist of the use of native species in order to preserve biodiversity. Provisions for wildlife corridors to this effect, shall be included as part of any application for development under this plan.

The development of the wooded areas as a woodland park may be considered, with pathways provided in a sensitive manner in recognition of the status of the area as a Natural Heritage Area.

### **Golf Course**

The proposed course shall be professionally designed to successfully integrate into and complement the existing historical demesne landscape. Vehicular access, circulation and parking shall be sufficiently accommodated in a discreet and visually acceptable manner.

The proposed clubhouse shall be designed to the highest modern standards, utilising natural materials and finishes. The potential for use of sustainable principles in terms of siting, orientation, and construction materials to promote passive heating and solar gain should be considered in the design.

### **Hotel**

The proposed hotel shall be developed in tandem with an agreed phasing schedule including the estate village and the conservation of the protected structures outlined above. Vehicular access, parking and sanitary services requirements shall be sufficiently addressed.

### ***Infrastructural Improvements***

Prior to the lodgement of any application for development, the developer shall consult with the relevant section of the local authority in relation to the following infrastructural provisions. These shall be included as part of any overall plan for the area.

#### **Road Access**

Road access shall be primarily from the R194 and Allenagh Road and at Creeve. Detailed proposals outlining the improvement of the roads at these locations in order to accommodate the development shall be submitted.

A comprehensive road safety study will be carried out as part of any application for development within the area. This will include detailed proposals addressing entrances/egresses, their safety and adequate capacity. These shall be agreed with the Roads Section of Longford County Council.

Additional entrances may need to be installed to accommodate the proposed estate village and golf club. Proposals for new roads access will require investigation in the context of an overall access plan for the demesne prior to the lodgement of an application for development on the site.

Internal roads layouts shall comply with the requirements of the road design section and the requirements of the emergency services. This shall be accommodated in association with the landscape and urban design considerations outlined in previous sections.

#### **Sanitary Services**

Adequate and safe water supply; foul and surface water disposal shall be achieved with the agreement of the sanitary services section prior to the lodgement of any application for development on the site.

All foul and soiled water treatment and surface water attenuation systems shall be designed to cater for the finished development in accordance with all relevant EPA standards.

## **LIKELY SIGNIFICANT EFFECTS ON THE ENVIRONMENT**

The likely significant effects on the environment of implementing the proposals contained within this plan are considerable. The size and scale of the developments proposed will require substantial mitigation measures associated with them in order to safeguard the environment. These measures are appropriately addressed in terms of an Environmental Impact Statement, which must be submitted as part of an application for development in the area. This application and accompanying statement should refer to the following requirements:

### ***Natural Heritage***

Preservation and enhancement of existing biodiversity through retention of existing mature trees and woodland and supplementing this with additional native planting. Wildlife corridors should be facilitated and detailed in all plans. Building will not be permitted in the flood plain of the Camlin River, with the exception of the proposed reed-bed treatment system or similar suitable alternative, which will be protected from, or designed to safely cater for periodic inundation.

Proposals for the future management of the woodland areas should be submitted as part of any development proposal and should take cognisance of their status as a Natural Heritage Area.

### ***Sustainable Development***

The establishment of a new village is likely to generate considerable amounts of additional private car traffic between the demesne and Longford Town. It is anticipated that this environmental impact can be significantly neutralised with the provision of neighbourhood facilities in the village, including childcare and local level shops. Walkways and cycleway will be provided throughout the estate. It is envisaged that the provision of a bus-service operating at start and end of normal business hours may be provided to accommodate residents of the area. This should be investigated as part of any proposals for development.

The proposed use of sustainable materials and eco-friendly design in terms of the location, layout, design, siting and orientation of new dwellings in the demesne will help to reduce energy demands and promote sustainable heating and lighting solutions.

### ***Architecture, Archaeology and History***

The impact of the development on the historical and archaeological landscape of the area will be significant. It is anticipated that, through conservation of existing historic structures, maintenance of the character of the demesne landscape and the sympathetic integration of new development into its setting

will provide a positive impact. This is in comparison to the “do-nothing” scenario whereby the estate and its associated structures will continue to decline.

Proposals for the future management of the Demesne and its associated structures should be submitted as part of any development proposal for the estate.

### ***Conclusion***

This Local Area Plan provides for the appropriate and sensitive development of Carrickglass Demesne. The alternative to the development of the Demesne could mean the loss of the estate as a unit and the protected structures and woodlands that lie within it.

The development of the Demesne in the manner as outlined provides the opportunity for the estate to remain in active use, retaining its character and biodiversity while providing a valuable resource and amenity to its residents and visitors.

This Local Area Plan is in accordance with the provisions of the County Development Plan, 2003-2009 and the proper planning and sustainable development of Longford County.

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