

Clonattin: Neighbourhood Framework Plan

Area Description

The Clonattin NFP area includes a combination of developed and undeveloped lands immediately east of the town centre. The area extends from the Arklow Road to the Courtown Road and includes the townlands of Clonattin Lower and Upper and Gorey Bridge. Notable existing residential developments include Hazelwood, Clonattin Estate, Hillcrest Drive and Clonattin Village. Other significant uses include industrial uses at Clonattin Road and Courtown Road, Ashdown Park Hotel, and rugby and Gaelic sports grounds on Clonattin Road and the Cinema on the Courtown Road. There are extensive zoned and undeveloped parcels of land in both Clonattin Upper and Lower and on the Courtown Road (see Figure 18).

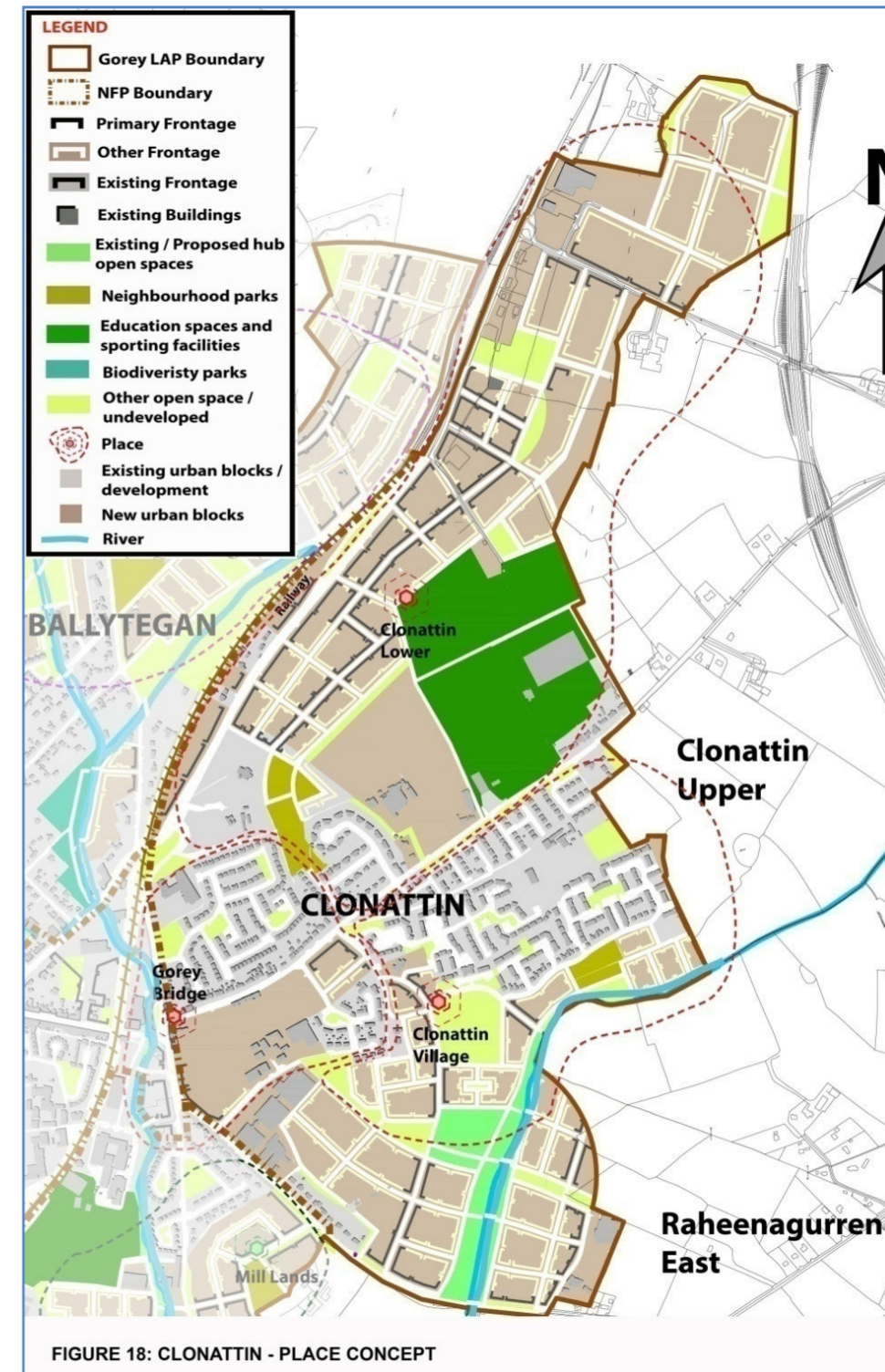
Area Analysis

The topography of the area is undulating. Clonattin Road rises from the Gorey Bridge to a ridge over Clonattin Lower and Upper. The land falls away to the north and south of the road. A tributary of the Banoge River (Clonattin stream) runs from north to south through the eastern parts of the NFP area. Built up areas are located either side of Clonattin road. Extensive areas remain undeveloped and in agricultural use. Existing housing is generally suburban in character, comprising mainly housing estates with relatively complex and impermeable layouts dominated by cul-de-sacs and short courtyards. These developments create challenges for north-south movement through the area, particularly for pedestrian and cyclists.

Potential locations where permeability can be improved are shown in Figure 19. The low density and fragmented pattern of development in the area is a contributing factor in the lack of local services in the area, including childcare, GP, pharmacy or local shops, although it should be noted that the town centre mixed use area adjoins the eastern extent of the NFP area. The landscape in the undeveloped areas remains rural in character, comprising small paddocks, many of which have mature hedgerow and tree stands. There are also attractive landscape settings around larger country houses such as Gorey Rectory. Clonattin House is now contained within a small curtilage.

Development Approach

The NFP is based around three concepts; 'place concept', 'route concept', and 'landscape concept' (see figures 18, 19 & 20). Key Objectives and Key Components are identified in Table 12 and Table 13 on page 21 in order to assist in the delivery of a sustainable neighbourhood. Key development parcels and infrastructure required for the successful delivery of each area are outlined in Table 14 and Figure 21 on page 22. The NFP should be read in conjunction with Section 3 Urban Design Strategy and Section 4 Access and Movement Strategy.



**'Place' on legend synonymous with Local Community Space

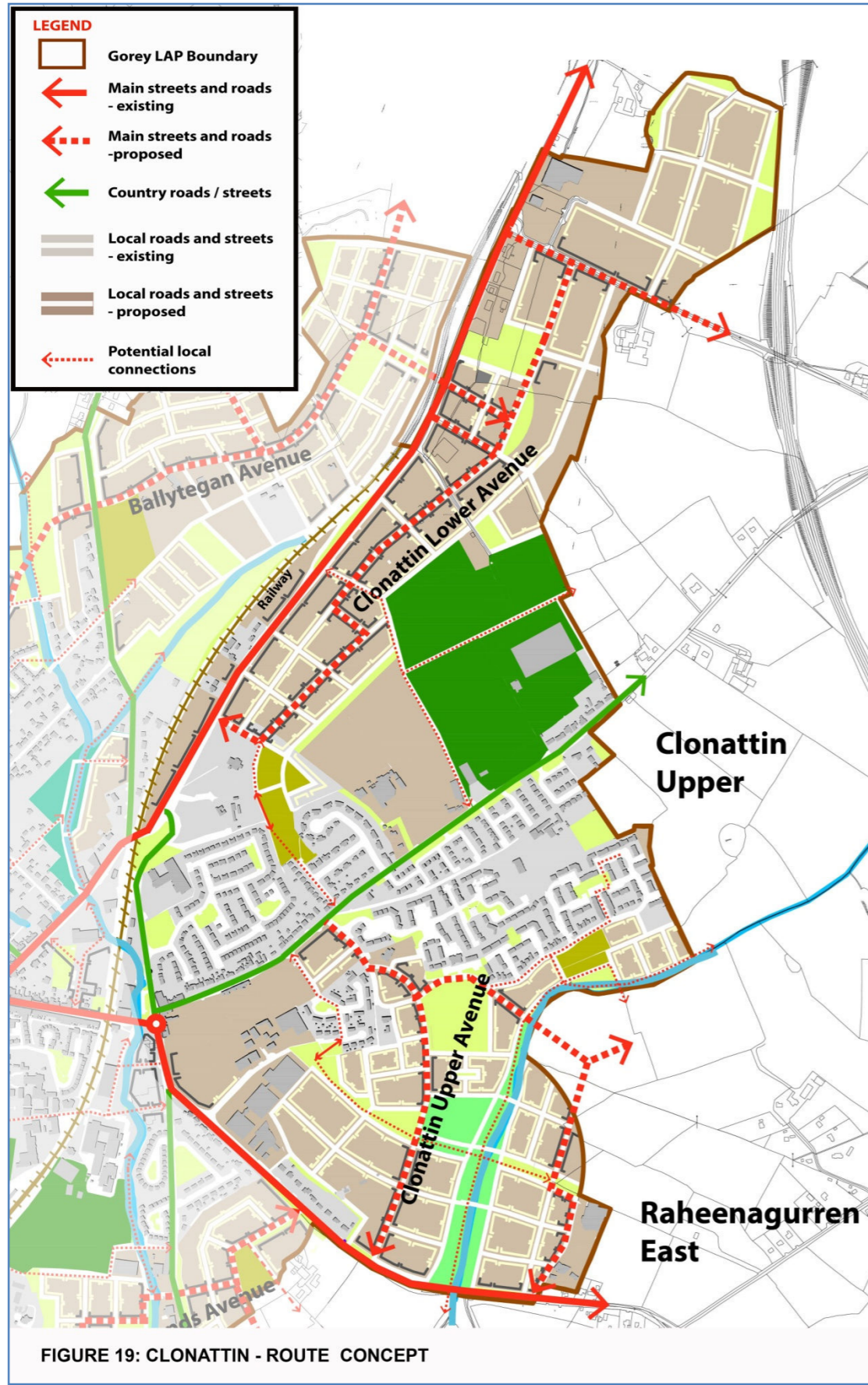


FIGURE 19: CLONATTIN - ROUTE CONCEPT

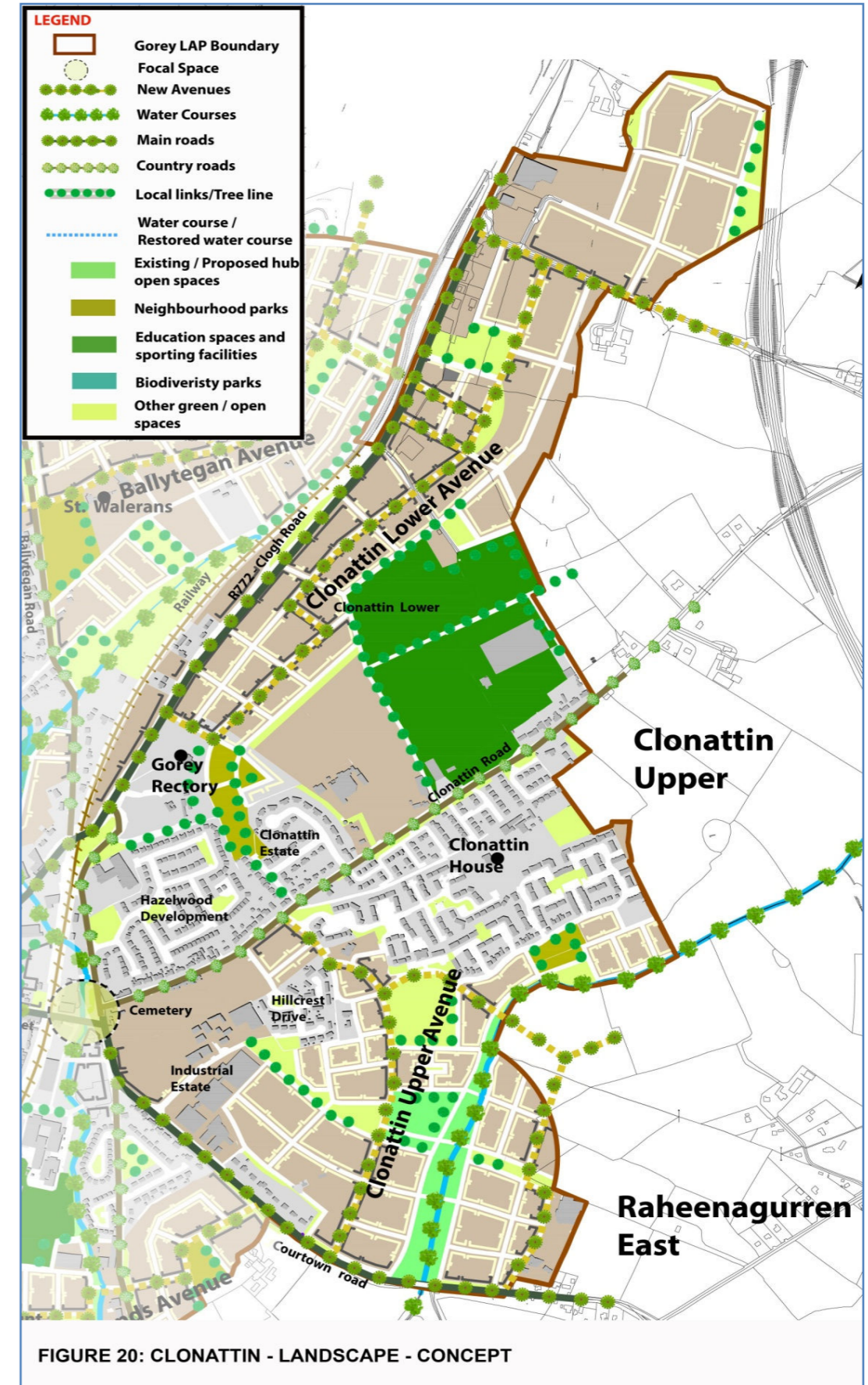


FIGURE 20: CLONATTIN - LANDSCAPE - CONCEPT

Table 12 - Key Objectives	
1. To provide strategically located new local community spaces for the main development areas.	2. To provide good connections between the new local community spaces and the existing country roads across the NFP area.
3. To provide new connections between existing and new developments in the area where considered appropriate.	4. To require more attractive, functional and permeable street and space layouts in new development, with careful attention paid to all aspects of street and space design, in accordance with the Design Manual for Urban Roads and Streets (Department of Environment, Community and Local Government, 2013).
5. To enhance the current role of the country roads as green routes, by retaining established landscape features and adding new pedestrian and cyclist facilities.	6. To support the development of a Hub level recreational and amenity area to be known as 'Clonattin Park'.
7. To provide a new connected green infrastructure of local corridors and hubs feeding into the river corridors that provide for improved quality and connectivity of biodiversity, amenity (including a neighbourhood park and play areas), local water management.	8. To respect and reflect protected structures and important and locally distinctive landscape features such as tree lines and field boundaries in the new urban structure.
9. To provide for small scale local services and community uses and to provide for the expansion of use mix in new development through inclusion of flexible building typologies at the new local community spaces.	10. To promote a robust urban block structure to the north and south of the existing developed areas with a presumption in favour of a perimeter block typology.
11. To encourage a variety of building types and densities which reflect the function and hierarchy of routes and spaces in the area, with proposed avenues and local community spaces providing for greater continuity and scale of building form and secondary streets and spaces providing for lower scale and density.	

Table 13 - Key Components	
1. New local community spaces at Clonattin Lower and Clonattin Village. These will comprise new open spaces enclosed by mixed residential typologies including townhouses and apartments and including local services and local community facilities (e.g. childcare/local health facilities/GP/pharmacy, local shop and live-work).	2. New connecting avenues for the area, connecting new local community spaces and existing country roads in the area. Clonattin Lower Avenue will provide access on a line roughly parallel to the Arklow Road. It will be connected to the Ballytegan Avenue and provides for additional, potential future avenue connections.
3. Improved local community space at Gorey Bridge.	4. Clonattin Upper Avenue will provide a north-south connection between the Clonattin Road and the Courtown Road. This will include existing and proposed routes in the Clonattin Village development.
5. New green routes at Clonattin Road and Courtown Road with improved pedestrian and cycle facilities.	6. Development of a new 'hub' park which will facilitate the needs of existing and new residents in the area as well as other users in the town and the development of the Clonattin Stream as a green infrastructure corridor and linear park

Capacity and Delivery

The NFP area comprises approximately 198 hectares. There are a number of key development parcels in Clonattin ranging between 20 and 32 hectares in size and totalling approximately 75 hectares (see Figure 21). These sites will be developed mainly for residential and community uses in line with the plan zoning. These may be the subject of more detailed site briefs.

The framework plan makes provision for Key Infrastructure such as the new avenue, main roads and streets and new local community spaces (this typically lies within the range of 15 and 25% of the total parcel area). Key Infrastructure is identified in Table 14 and Figure 21 on page 22 and shall be delivered in tandem with development. All Local Area Plan and County Development Plan development management standards around layout, open space, car parking and local infrastructure and services will need to be satisfied in new proposals.

Table 14 - Key Infrastructure

Area	Parcel	Item	Item	Description	Dimensions
Clonattin	C1	New avenue	C1.1	New tree-lined avenue, incorporating SUDS.	1,350m
		Local community space	C1.2	New multi-functional space incorporating SUDS.	6.7ha
		Open space	C1.3	Local open space incorporating SUDS.	0.6ha
		Open/Community Space	C1.4	Local open/community space	0.9ha
		Open space	C1.5	Local open space incorporating SUDS.	0.3ha
	C2	New avenue	C2.1	New tree-lined avenue, incorporating SUDS.	550m
		New avenue	C2.2	New tree-lined avenue, incorporating SUDS.	320m
		New avenue	C2.3	New tree-lined avenue, incorporating SUDS.	220m
		Local community space and community centre	C2.4	New local open space incorporating SUDS. Multi-purpose local community civic centre including recreational, health, education, and local enterprise, incorporating SUDS.	2.1ha. Centre incorporated into surrounding blocks
		Open space	C2.5	Local open space, landscaped with play facilities, incorporating SUDS.	1.2ha
		River bridge	C2.6	Vehicular, cyclist and pedestrian bridge.	15m
		River corridors	C2.7	Multi-functional river corridor.	0.6ha
		River bridge	C2.8	Vehicular, cyclist and pedestrian bridge.	15m
		Pedestrian/cycle bridge	C2.9	Cyclist and pedestrian bridge.	10m
		Open space	C2.10	Local open space, landscaped with play facilities, incorporating SUDS	0.6ha
		Pedestrian/cycle bridge	C2/3.1	Cyclist and pedestrian bridge	10m
	C3	New avenue	C3.1	New tree-lined avenue, incorporating SUDS	320m
		New avenue	C3.2	New tree-lined avenue, incorporating SUDS.	350m
		River Bridge	C3.3	Vehicular, cyclist and pedestrian bridge	15m
		Open space	C3.4	Local open space incorporating SUDS.	0.4ha
		Open space	C3.5	Local open space incorporating SUDS.	0.5ha
		Open space	C3.6	Hub open space incorporating SUDS.	0.2ha
		River corridors	C3.7	Multi-functional river corridor.	0.4ha
		River corridors	C3.8	Multi-functional river corridor.	0.9ha

