

Creagh: Neighbourhood Framework Plan

Area Description

The Creagh NFP area includes a combination of developed and undeveloped lands immediately north/north-west of the town centre. The area extends from Kilnahue townland at the R725 (Carlow Road) to Ramsfortpark Forest to the east. Notable existing residential developments include Creagh Woods, Newborough, Hunters Green, Cois Doire and Sean Doire. There are no commercial uses of scale in the area. There are a number of large schools in Creagh Upper including Creagh College, St Joseph's CBS, Gaelscoil Moshíológ and Gorey Educate Together. There are a number of significant zoned and undeveloped parcels of land dispersed across the NFP area (see Figure 10).

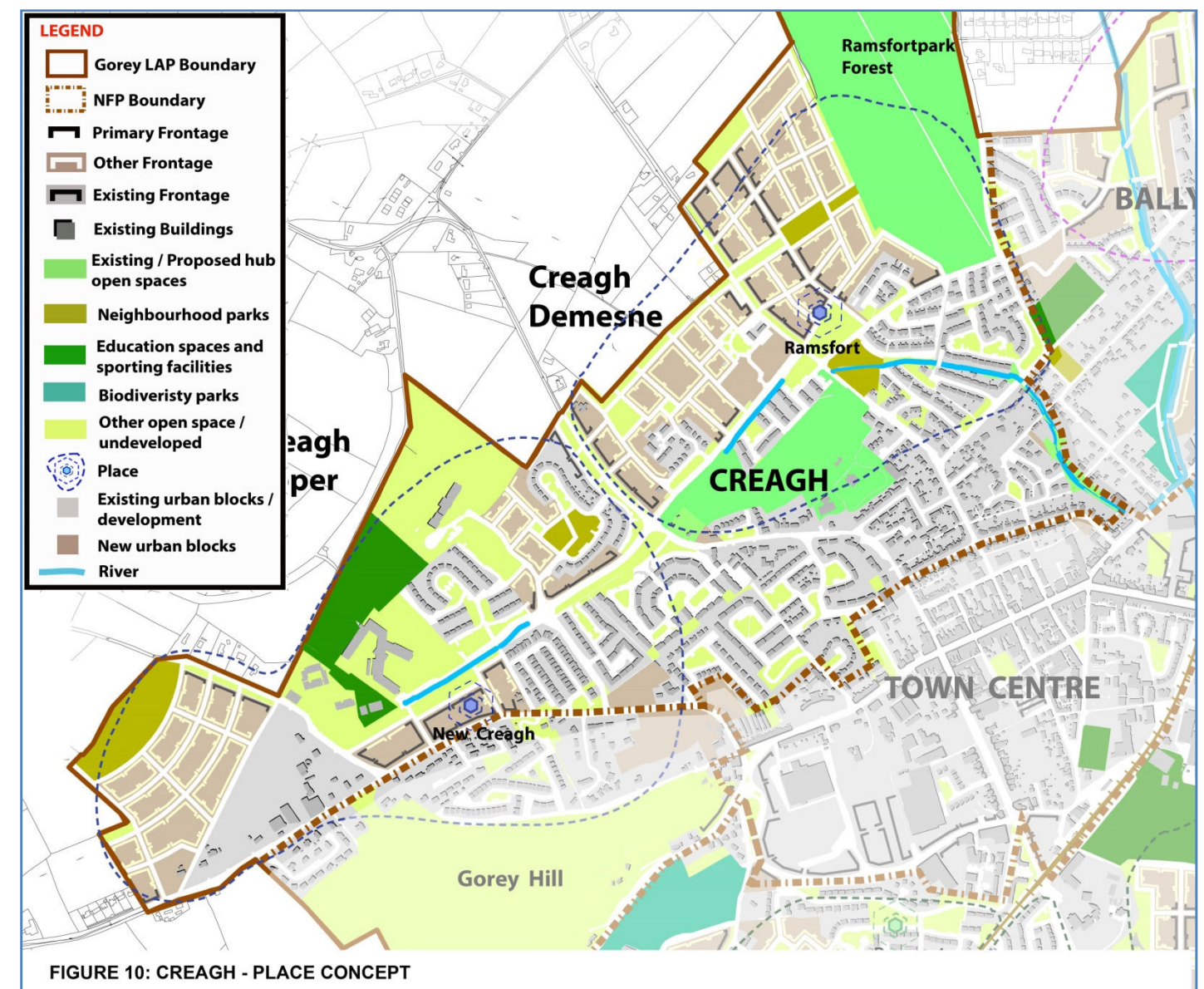
Area Analysis

The topography of the area is undulating, with higher land at Gorey Hill, Kilnahue, Creagh Hill and Ramsfortpark Forest, falling to lower land and the Creagh tributary of the Banoge River, which runs west to east across the NFP area. The built up areas are suburban in character, comprising mainly housing estates of semi-detached and terraced housing. These estates are extensive in nature, and are designed using a 'dendritic' and relatively complex layout dominated by cul-de-sacs and courtyards, with few streets or larger open spaces.

These developments are also notable in that they provide low levels of permeability and poor connections to surrounding areas and development. It is notable that development frontage and access to the Inner Relief Route is either absent or weak. Potential locations where permeability can be improved are shown in Figure 11. The Inner Relief Route, although incomplete, provides new orbital connections across much of the NFP area. There are few local services, such as childcare, GP, pharmacy or local shop, in the built up areas, although it should be noted that the town centre mixed use area adjoins the southern 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. The existing country roads/green routes are notable in this respect.

Development Approach

The NFP is based around three concepts; 'place concept', 'route concept', and 'landscape concept' (see figures 10, 11 & 12). Key Objectives and Key Components are identified in Table 6 and Table 7 on page 13 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 8 and Figure 13 on page 14. 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

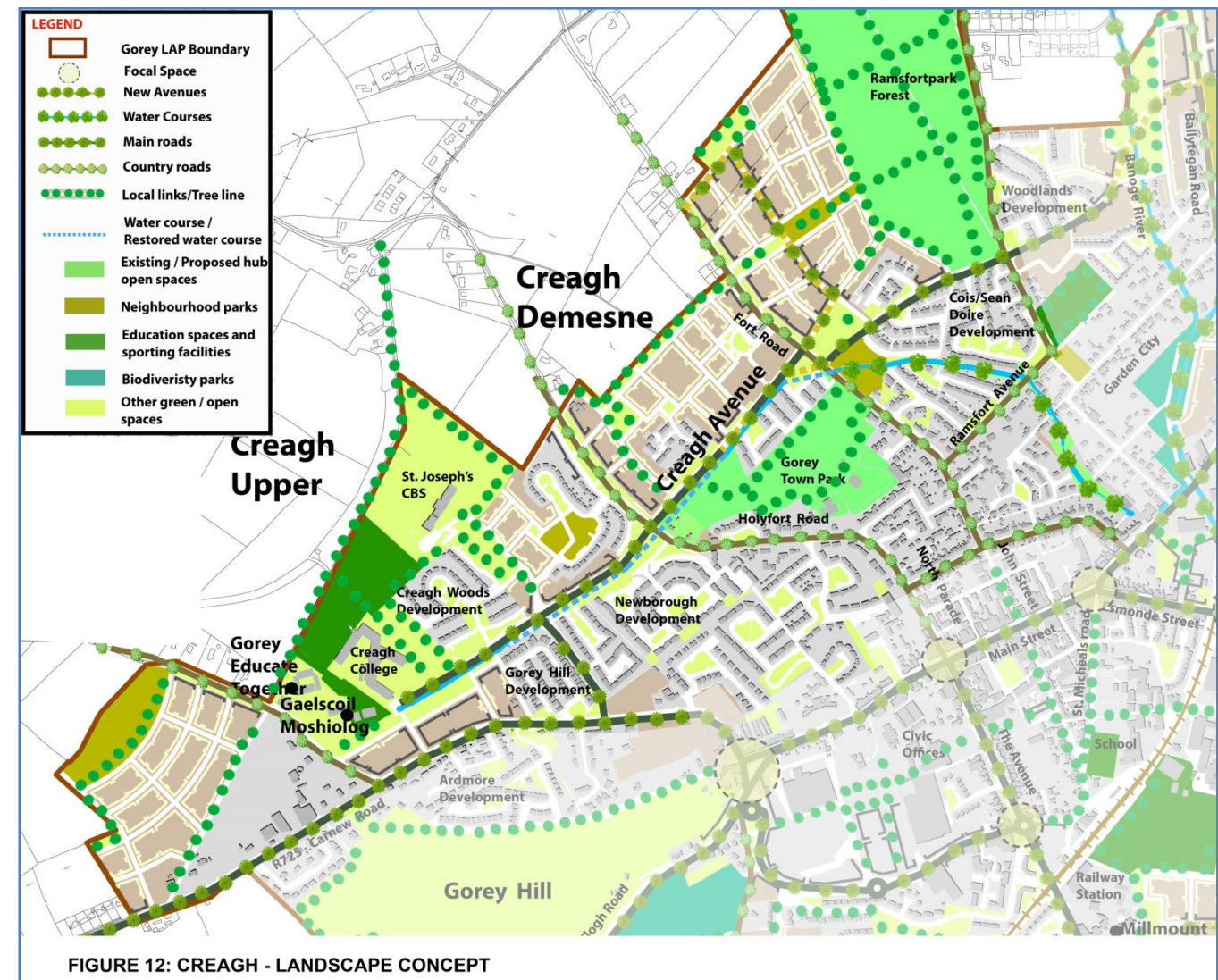
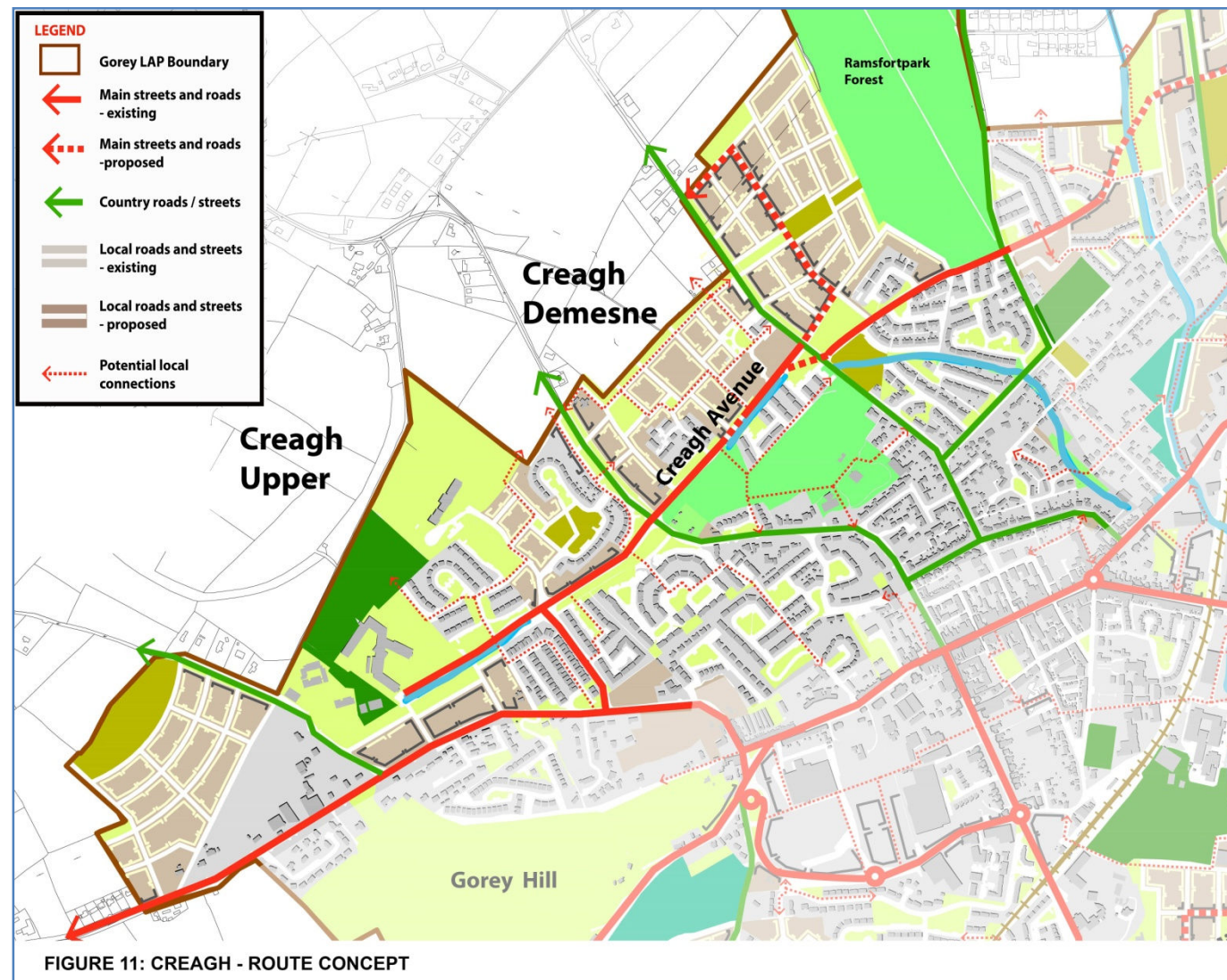


Table 6 - Key Objectives

1. To provide new local community spaces for the main development areas of Ramsfort and New Creagh.	2. To complete the orbital connection between the radial country roads, currently provided by the Inner Relief Road and to upgrade its layout and design to provide a new avenue (Creagh Avenue).
3. To provide new connections between existing and new developments in selected locations in the area to address issues of poor local level access and permeability	4. To enhance the current role of the country roads as green routes, by retaining established landscape features and adding new pedestrian and cyclist facilities.
5. 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).	6. To provide a new, connected green infrastructure of local corridors and hubs, to provide for improved quality and connectivity of biodiversity, amenity (including a neighbourhood park and play areas) and local water management.
7. To support the development of Gorey Town Park and Ramsfortpark Forest for high level recreational and amenity uses.	8. To respect locally-distinctive landscape features such as tree lines and field boundaries in the new urban structure and to enhance these as part of an improved and integrated green infrastructure network.
9. To provide for small scale local services and community uses at the local community spaces and to require an element of flexible building typology.	10. To facilitate the design of new development areas using robust urban block structures, 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 the new avenues and focal spaces providing for greater continuity and scale of building form and the secondary streets and spaces providing for lower scale and density.	

Table 7 - Key Components

1. Creagh Avenue (comprising the upgrade of the existing Inner Relief Route and the completion of remaining sections).	2. Upgraded Gorey Town Park. The park will have upgraded landscape and layout, enhanced local facilities and services, furniture and lighting and improved local biodiversity. (see Figure 12)
3. New local community spaces at New Creagh and Ramsfort. 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).	4. Development of a forest park in Ramsfortpark in consultation with Coillte and local interest groups. (see Figure 12)
5. New green routes at Kilnahue local road, Hollyfort Road and Fort Road local roads including new pedestrian and cycle facilities.	6. Rehabilitated Creagh tributary stream as a green infrastructure corridor. (see Figure 12)

Capacity and Delivery

The NFP area comprises approximately 144 hectares. There are a number of key development parcels in Creagh ranging between 3.0 and 13.6 hectares in size and totalling approximately 48 hectares (see Figure 13). 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 8 and Figure 13 on page 14 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 8 - Key Infrastructure

Area	Parcel	Item	Item No.	Description	Dimensions
Creagh	Cr1	New avenue	Cr1.1	New tree-lined avenue, incorporating SUDS.	465m
		Open space	Cr1.2	Local open space incorporating SUDS.	0.6ha
		Local community space and community centre	Cr1.3	New local open space, landscaped with range of play and recreational facilities, incorporating SUDS. Multi-purpose local community civic centre including recreational, health, education, and local enterprise, incorporating SUDS.	0.8ha
		Open Space	Cr1.4	Local open space incorporating SUDS	0.8ha
	Cr2	Local open space	Cr2.1	New local open space incorporating SUDS.	0.3ha
	Cr3	Local open space	Cr3.1	New local open space incorporating SUDS.	0.3ha
	Cr4	Local community space and community centre	Cr4.1	New local open space, landscaped with range of play and recreational facilities, incorporating SUDS. Multi-purpose local community civic centre including recreational, health, education, and local enterprise, incorporating SUDS.	0.5ha
		River corridors	Cr4.2	New and improved multi-functional river corridors.	Approx. 3km
	Cr5	Open space	Cr5.1	New local open space incorporating SUDS.	2.8ha

