

Staplestown

VILLAGE DESIGN STATEMENT

MARCH 2009



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Section 1: Introduction and Process

1 (i) Introduction

What is a Village Design Statement?

The Village Design Statement is a document which is prepared based on the views of the local community, demonstrating how they want their village to develop in the future. It allows local communities to be actively involved in the formulation of design guidance for preserving and enhancing their village and its wider landscape setting.

What is the purpose of the VDS?

This Village Design Statement has been commissioned by Kildare County Council for Staplestown.

The production of a VDS offers an opportunity for local people to work together and make a positive contribution to the future planning and enhancement of their village and provides an important focus for community development. It is also recognition of local people's knowledge and understanding of the place where they live.

The role of the VDS is to advise how development should be carried out in harmony with the character and quality of the local area. In this way, the special character of the village can be recognised, protected and enhanced for the enjoyment of both the local community and visitors to the area.



Figure 1: Discussion at community consultation workshop.

The six key aims of a VDS are:

- To enable communities to analyse and define the value of their local environment;
- To act as a tool for accessing the local character of an area;
- To assist the County Council in steering future development to respond to and respect that character;
- To guide smaller changes (permitted development);

- To promote the scope for local environmental improvements and support community initiatives;
- To become adopted and used by the Council as a material consideration in planning matters.

How has the VDS been produced?

The VDS has been produced through consultation with the local community in partnership with Kildare County Council.

Figure 2: Community consultation workshop.



The VDS for Staplestown involved the following key stages:

Stage 1: Information Gathering

This stage was undertaken through a site visit and desktop analyses. It involved gathering information and photographing the village in order to identify the village character, settlement pattern, buildings and spaces and roads and traffic.

Stage 2: Community Consultation

An initial community workshop was held in Staplestown on Thursday the 1st of May 2008. There was a good attendance at this workshop and feedback obtained on the day and through subsequent submissions and comments has been fundamental to developing this VDS.

This workshop allowed us to understand the likely desired community outcomes from the VDS process.

In addition, we ran a Schools Project, which involved children in the local primary school drawing pictures and maps of what they currently like and dislike about Staplestown.

Stage 3: Preparation of Draft Village Design Statement

A Draft Village Design Statement was prepared for comment both by the local authority and the local community. A second community workshop was held in October 2008 to gather feedback on the Draft VDS.

Stage 4: Publication of Final Village Design Statement

The final Village Design Statement will incorporate the following elements:

- i. Achieve consensus with the local community as to the aims and objectives of the VDS;
- ii. Develop design principles for Staplestown, based on the distinctive local character;
- iii. Develop guidelines for incorporating new development within Staplestown that would take account of key issues such as:
 - Landmark buildings
 - Streetscapes
 - Open spaces and recreation areas
 - Landmark views and vistas
 - Street furniture
 - Proposed mechanisms and initiatives to ensure the successful delivery of this VDS.

Structure of the VDS

A VDS describes the character of the village and provides broad design guidelines which address the qualities which locals consider worthy of protection or improvement. A VDS will draw particular attention to features such as:

- Village Context
- Village Character and Character Areas
- Village Settlement Patterns
- Buildings and Spaces
- Roads and Traffic
- Critical Issues
- Design Guidelines

Mechanisms/Initiatives for Implementation



Figure 3: Signage on approach to Staplestown.

How will the VDS work?

This VDS is not a masterplan of ready made design solutions, and its recommendations should not be viewed as a barrier to modern design. Rather, the document highlights the unique qualities of architectural, historical and natural importance that contribute to the village’s character, and provides broad design guidelines to both safeguard its distinctive character and enhance quality of life within the village.

These recommendations should be viewed as a stimulus for encouraging any new development or other proposals to respect and enhance, rather than compete with, the valued character features that define the village. This will require careful consideration of how key elements of the village inter relate with each other, and how they contribute to the character of the village as a whole.

Section 2: Village Profile & Character

2 (i) Village Profile

Location

The village of Staplestown is located in the north of County Kildare, approximately 4 km northwest of Clane off the R409 regional road and approximately 4 km north from Prosperous. The village takes a ribbon formation along an east-west axis. The core of the village is composed of one off housing and public buildings which are spread out along both sides of the road and set within their own grounds. The nearest large towns which provide additional commercial, financial and social services for the village include Celbridge to the east and Naas to the south.

Staplestown is a small rural village set in the flat plains of the Kildare countryside. The geology of the area is carboniferous limestone with grey-brown podzolics soils. The surrounding landscape is lowlying, well drained with established hedges enclosing fields, lending to tillage and livestock as the predominant agricultural activities in the area.

Population Change

Staplestown is located within the electoral area of Donadea for which a population of 679 was recorded for the last census in 2006. This represented an increase of 18.5% from a population of 573 in the 2002 census. The population of Staplestown itself has remained relatively stable over the last ten years.

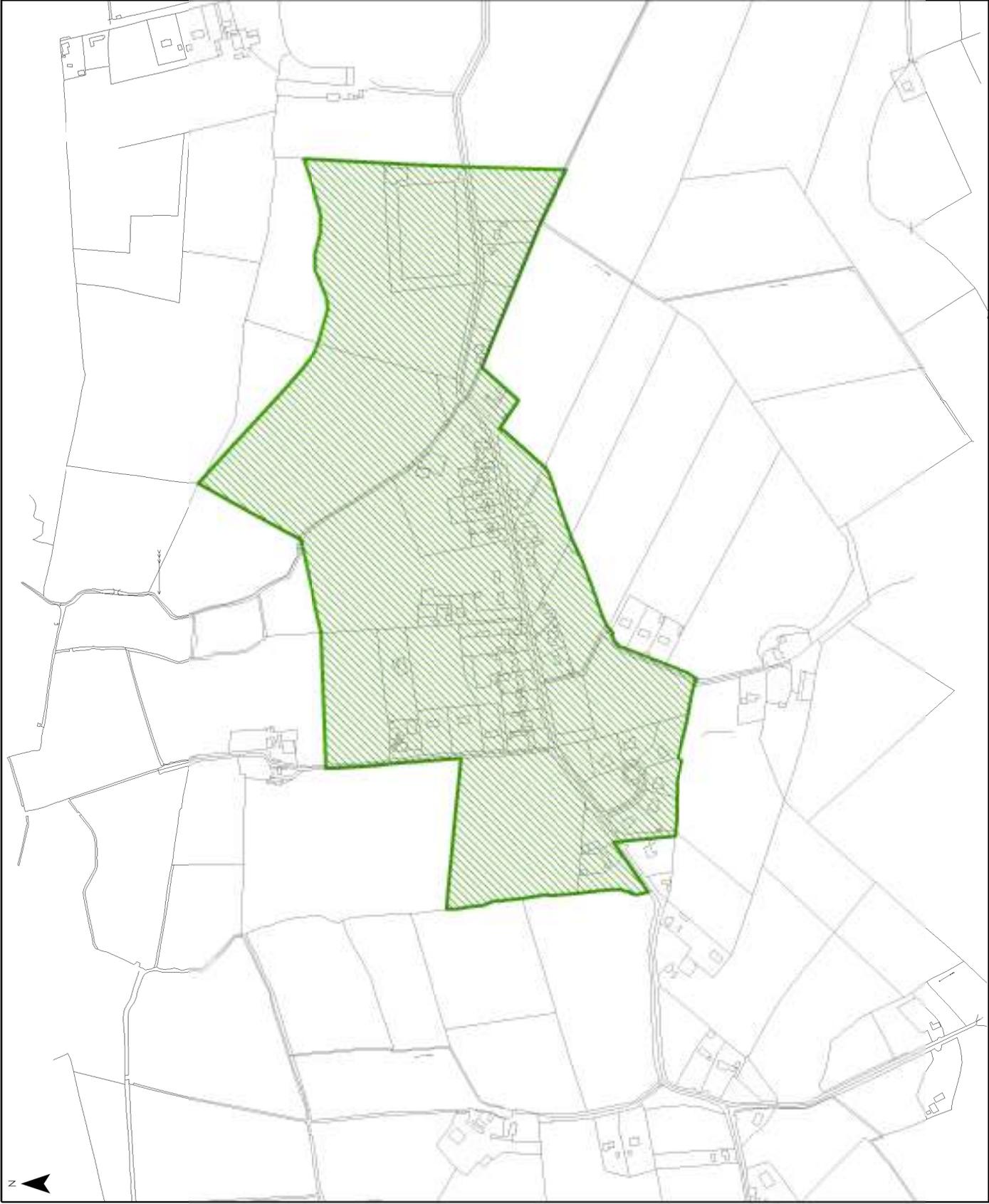
Role of the Village/ Local Community

Staplestown is a well established village and acts as a service centre for the surrounding rural hinterland. Commercial services in the village are provided by Donadea/Staplestown Post Office and shop and Diamond Cuts hairdressers. These commercial outlets are located towards the western end of the village. The village graveyard is also located at this end of the village. The eastern end of the village caters for the spiritual and educational needs of the village as Scoil Naomh Mhuire, a crèche, the Roman Catholic Church and community hall are nucleated at this point. MYD construction and Flannerys nurseries form the main employment base within the village.

There is an established and active local community group within the village, which are involved in activities such as the tidy towns and the general upkeep of the village. Staplestown GAA club 'St Kevin's G.F.C' with playing pitches and club house is located to the east of the village. The club was founded in 1945 and played as Staplestown GAA, changing its name in 1963 to St Kevins. The club house and pitch were officially opened in 1982, with the subsequent addition of a sports hall and bar.

Village Profile





SETTLEMENT MAP
STAPLESTOWN
POLICY THEME -
STRENGTHENING

- Policy Theme**
Boundary
- Strengthening:**
Existing Village Facilities
- *School
 - *Church
 - *Post Office
 - *Sports Facilities
 - *Industry/Employment
- Note: All information correct at the time of survey (June 2004)



Date: December 2008
Scale: NTS
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Land Uses

The village of Staplestown lies within the parish of Staplestown and Cooleragh which largely comprises of farmland. The main activity within the surrounding hinterland is predominately tillage and livestock farming, due to the quality of the land. The village is elongated in shape with most of the development extending westwards from the original village core. Recent development has also taken place on the secondary road leading northwards from the town. MDY Construction is located along this road. The post office/shop is located at the western end of the village. The Roman Catholic church, Primary school and crèche are all nucleated at the eastern end of the village around the original village centre.



Figure 4: Staplestown and Donadea Post Office.

The predominant landuse within the village core is for residential purposes. Residential land use is well established, with many houses dating from the 1970/80s. They are arranged in a linear fashion along the main village street, linking the two ends of the village. They are mainly located within their own private grounds and face directly onto the road. The areas directly behind these developments remains as open farmland. New residential development has taken place on the fringes of the village. Such development has to a large extent taken place in recent years and is present on the western approach to the village. This development is mainly arranged as suburban housing estates with private entrances from the main road. The housing units are arranged in cul-de-sac formations and are of modern design and finishes.



Figure 5: Flannery's Nurseries.

Roads and Traffic

Staplestown is located on a quite secondary road approximately 5km northwest of Clane off the R409 Regional Road and approximately 4.5km north from Prosperous. Traffic calming is in place through the village. Certain sections of the roads approaching and through the village itself are in need of repair. Staplestown crossroads is the cause of a number of accidents every year and there is a dangerous bend at Casey's corner which has also been the cause of a number of accidents. Limited car parking space is available outside the village cemetery, primary school and church.



Figure 6: Traffic calming.

Structure of village

The original plan of the village and the plan that remains today is predominately linear in shape with development on either side of the main village street. This was formed by a small grouping of buildings at a T-Junction which formed a hamlet. Recent development has taken place on the secondary road leading northwards from the village, with new residential development evident on the approach roads.

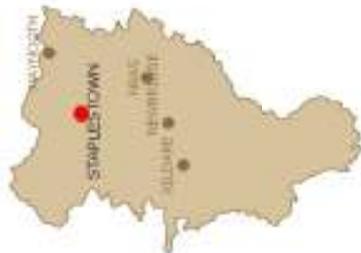
The attached map identifies nine key areas in the village. These are composed of established residential development which is predominately located in the village centre. New residential development is located in the western end of the village. Staplestown primary school, the church and community hall and St Kevins GAA have also been identified as key areas and are located at the eastern end of the village. At the western end of the village the shop/post office and Diamonds Hairdressers as well as the cemetery have been highlighted as key areas. MDY Construction and Flannery's nurseries provide the main employment base within the village.

STAPLESTOWN

AREAS OF NOTE

KEY

-  Village Boundary
-  Local Post Office & "Diamond Cut" Hairdressers
-  Established Residential
-  Recent Residential Development
-  Church & Community Hall
-  Rannery's Nursery
-  MDY Construction
-  Local Primary School
-  St. Kevin's GAA Club
-  Staplestown Cemetery
-  Local stream



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2 (ii) Village Character: Buildings, Structure & Architectural Heritage Streetscape (Refer to Historic Development Map)

Historical Development

The Record of Monuments and Places (RMP) identify archaeological sites throughout the country. The RMP for Co. Kildare identifies four sites within the vicinity of Staplestown. These include KD009-011 a church and graveyard site, site KD009-012 a metal working furnace site, KD009-013 possible standing stone site and KD009-026 an earthwork site. All these sites are located in close proximity to one another to the north east of the village.

A historic map dated 1752 shows the name of Staplestown at the convergence of two roads showing a T-junction. A church building is depicted at this point as is a large house to the southwest of the road. This may possibly be Staplestown House. The church may possibly have given the village its name of Baile an tSéipéil. The Bog of Allen is shown to the north with Clashaghbane Bog to the south. A river which flows immediately to the east of the village connects the two.

Taylor and Skinner's road map of 1783 notes a country house with tree planting at Staplestown, and is that of Staplestown House. The church which was depicted on an earlier map of 1752 no longer exists at this time.

The first edition Ordnance Survey (O.S) map of 1838 shows Staplestown as a hamlet of a small cluster of buildings centred on a T-junction, with a road leading southwards towards Staplestown House. At this time the R.C Church, Staplestown School House, now the community hall and Staplestown Bridge are all depicted. Staplestown House is shown to the south west of the village with planted wedges of trees. Extensive tree planting is shown to the east of the village and is that of Donadea Demesne, now a forest park.

The immediate surrounding hinterland is shown as a pattern of enclosed agricultural land, with the fields to the south of the village being larger in size than those to the north. A river is shown as flowing from the north towards the village.

Little development change took place between the first and second edition of the Ordnance Survey map in 1873. The morphology of the village remained the same with additional tree planning depicted within Donadea Demesne.

By the publication of the third edition Ordnance Survey map in 1910, the core of the village still remained unchanged. The church is now named as 'St Benignus R.C Church'. Both the school and bridge remain in the same position. A date plaque of 1929 on the present school indicates that a new school building was built across the road shortly after the publication of this map.

Architectural Heritage

The planning and development Act 2000 made provisions for the inclusion of structures deemed to be of historic architectural importance to be included on the record of protected structures (RPS) and for the creation of architectural conservation areas (ACA). It is now mandatory (formally discretionary) for each development plan to contain a RPS, which must be compiled, maintained and reviewed by each relevant local authority.

The National Inventory of Architectural Heritage (NIAH) are a state body under the administration of the Department of the Environment, Heritage and Local Government, who identify, record and evaluate the post-1700 architectural heritage in an aim for its long-term conservation and preservation. The surveys carried out by the (NIAH) form the basis for each RPS.

The historic core of the village centred on the Church, School house and Bridge which are located at the eastern end of the village.

The church and original school were identified as being of historic architectural importance and were included in the survey carried out by the National Inventory of Architectural Heritage (NIAH) in 2003. They are not at present included in the record of protected structures (RPS) in the current County Development Plan 2005-2011.

Saint Benignus's Church

Detached five-bay Catholic Church, built c.1840. Remaining historic fabric includes cut-stone bellcote, cast-iron rainwater goods stone window sills, timber sash windows with fanlight heads. The full-height interior open roof and Hindu Gothic style plasterwork reredos to altar with marble altar fittings and cast-iron gateway and railings are also notable.

Saint Benignus's Catholic Church is a fine, church that is composed on a simple plan with simple elevations. The church retains much of its original aspect and many original features and materials remain in situ. The church also forms a neat group with the adjacent former school house.



Figure 7: Saint Benignus's church.

School House

Detached four-bay two-storey former school, built c.1870. Historic fabric includes iron rainwater goods and timber door to first floor to south approached by flight of stone steps having iron railings and wall-mounted cast-iron post box, c.1890, to flight of steps with inscribed royal cipher.

The old school house is a simple building, notable at present primarily for its location at the core of Staplestown Village. Of interest is the entrance to the first floor level, which indicates that the school conformed to social/moral planning of the time whereby each gender was allocated a separate classroom and entrance.



Figure 8: Old school house.



Figure 9: Boundary details within the village.

Boundary Features

The boundary details in a village form an important aspect of how a village integrates with its surrounding landscape. There is a variety of boundary features in Staplestown. Stone walls, fencing, natural hedgerows and planted hedgerows are all boundary features found in the village. Natural hedgerows are prominent on the outskirts of and approaching the village and these should be retained and supplemented as much as possible.

Street Furniture & Signage

Street furniture refers to all ancillary ‘furniture’ such as benches, bollards, street lighting, post boxes, phone boxes, signposting and cabling which can be found in the public realm. An old restored water pump and associated landscape area are located on the entrance to the village across from Flannery’s nurseries. Signage of varying style is present on approaching the village

Lighting

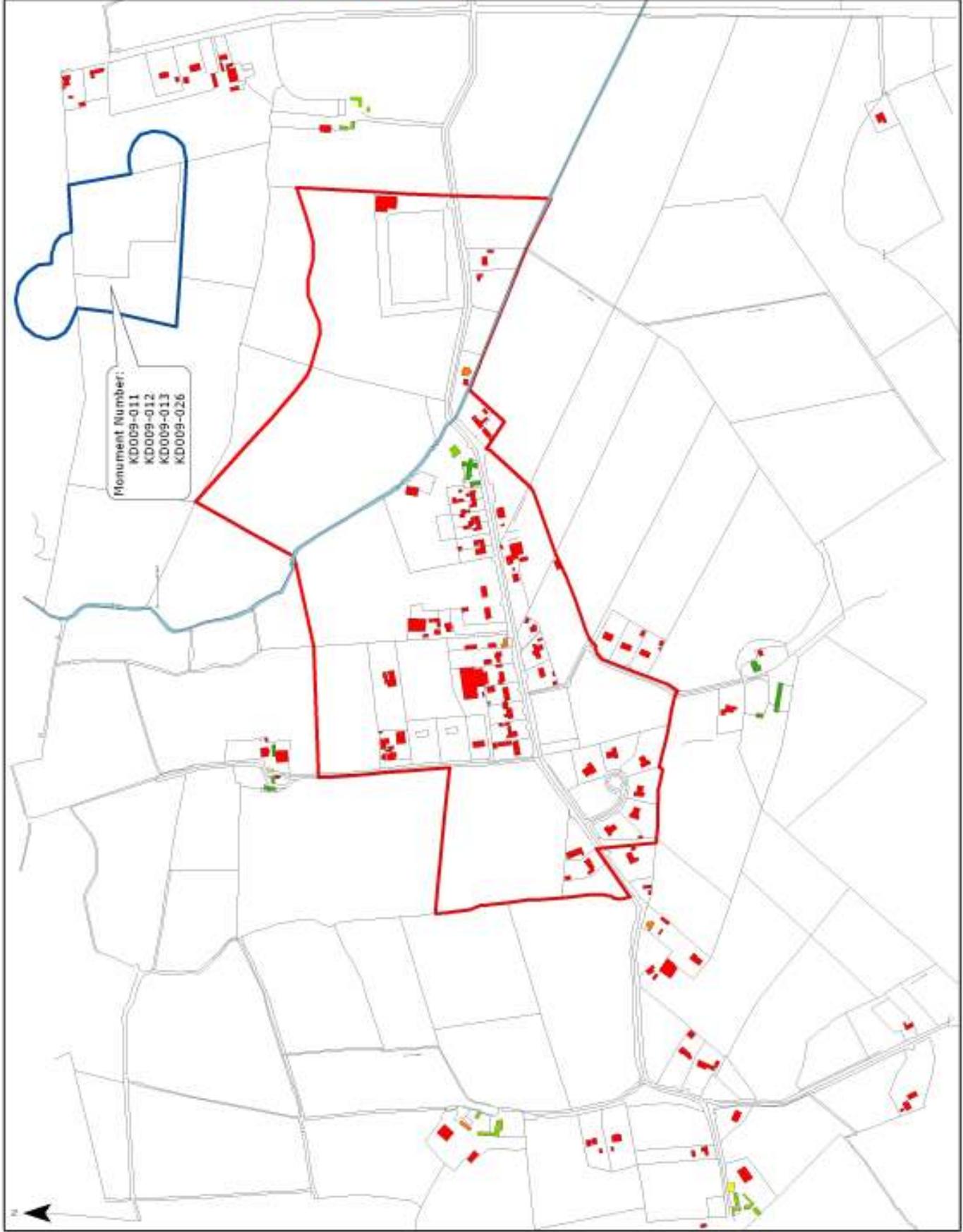
Street Lighting is evident in Staplestown with modern style public lighting located sporadically through the main street and in the recent residential development to the west of the village core.

New development needs to respect the character and design of the established built heritage within the village. Design guidelines in relation to new development and how it should integrate with the existing fabric of the village is detailed in Section 4.

HISTORIC DEVELOPMENT STAPLESTOWN



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HERITAGE DATA MAP

STAPLESTOWN

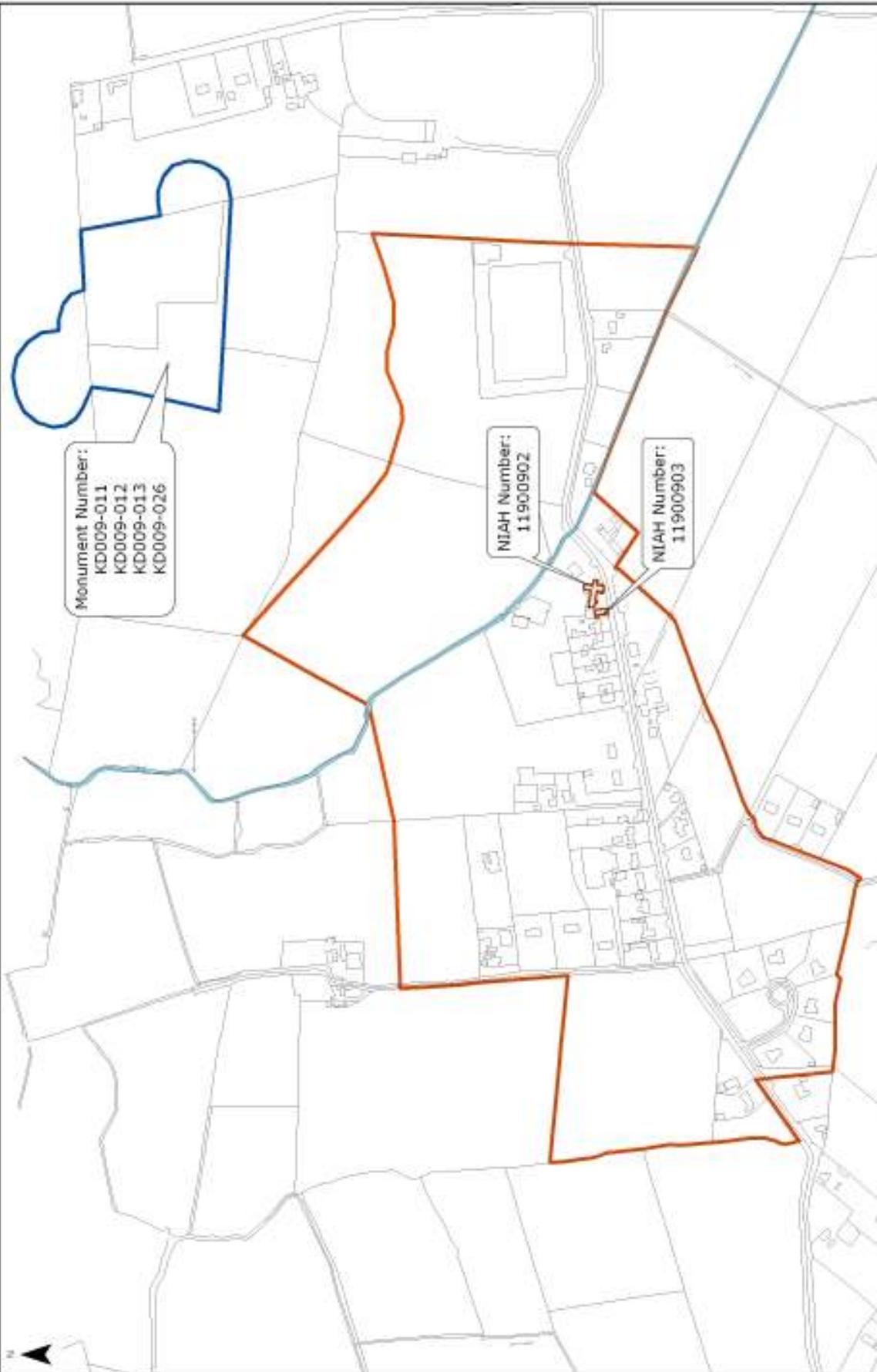
KEY TO HERITAGE DATA:

-  Village Boundary
-  NIAH
-  RMP
-  Local stream



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Structure	NIAH No.	RMP No.
Saint Benignus's Catholic Church	11900902	
Staplestown School (former)	11900903	
Church and graveyard site		KD009-011
Metal furnace site		KD009-012
Standing stone site possible		KD009-013
Earthwork site		KD009-014

Staplestown Urban Analysis

Key:

-  Primary Route
-  Secondary Route
-  Building Line
-  Backland Areas
-  Vegetative Boundary Treatment
-  Local Stream
-  Village Development Boundary



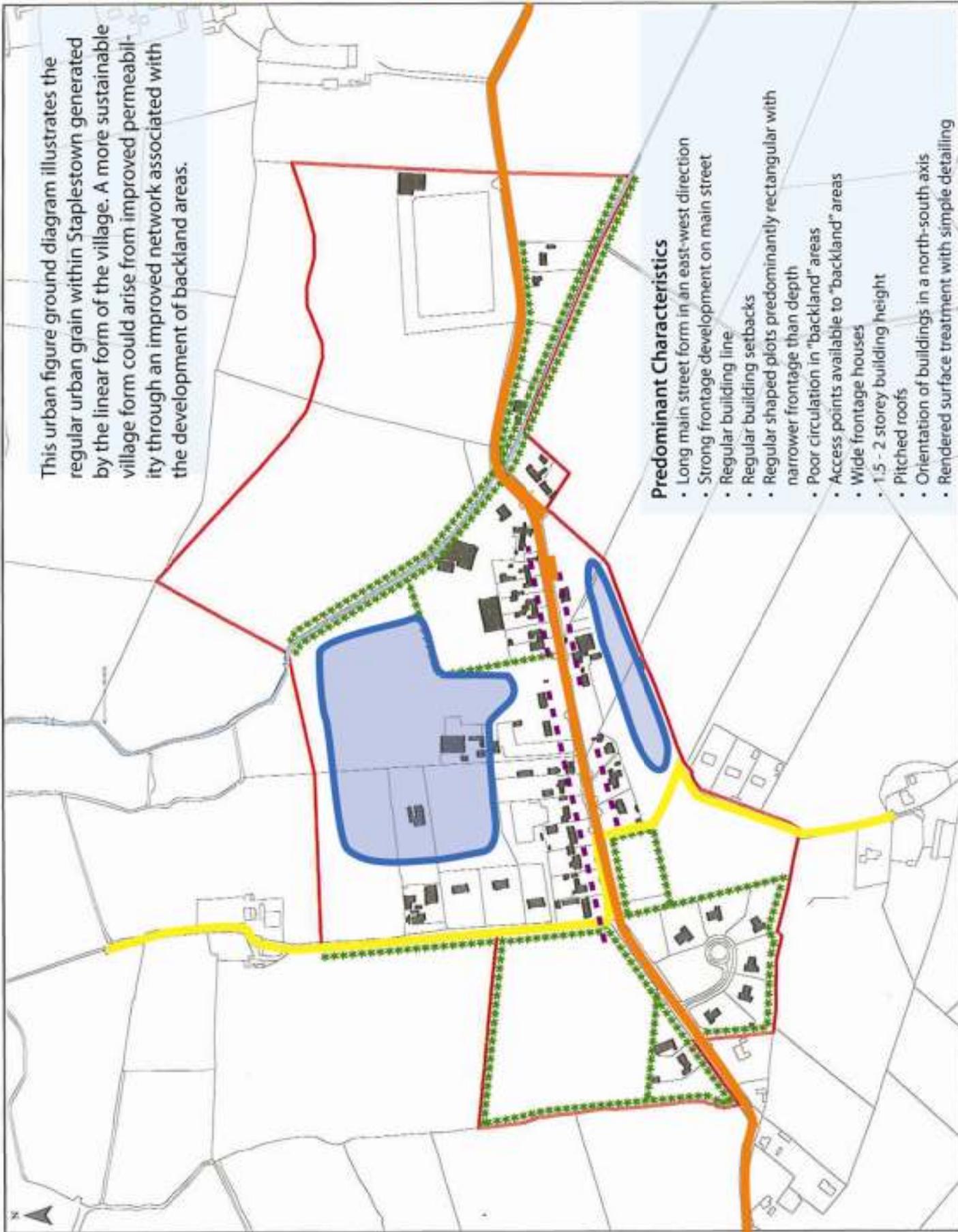
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This urban figure ground diagram illustrates the regular urban grain within Staplestown generated by the linear form of the village. A more sustainable village form could arise from improved permeability through an improved network associated with the development of backland areas.

Predominant Characteristics

- Long main street form in an east-west direction
- Strong frontage development on main street
- Regular building line
- Regular building setbacks
- Regular shaped plots predominantly rectangular with narrower frontage than depth
- Poor circulation in "backland" areas
- Access points available to "backland" areas
- Wide frontage houses
- 1.5 - 2 storey building height
- Pitched roofs
- Orientation of buildings in a north-south axis
- Rendered surface treatment with simple detailing



2 (iii) Village Character: Landscape and Setting (refer to Landscape Character Map)

The Surrounding Landscape

Staplestown is located in the Northern Lowlands of the Landscape Character Assessment of the Kildare County Development Plan 2005-2011. This area is characterised by generally flat terrain and open lands with regular (medium sized) field patterns. Hedgerows are generally well maintained and low, with scattered trees along the field boundaries that partially screen the lowest lying areas. The generally low lying vegetation of the area allows long distance views and extensive visibility.

Staplestown is located within a generally low lying landscape characterised by regular sized field patterns. Most field boundaries are made up of various hedgerow species including Whitethorn, Blackthorn, Elder and Ash. Donadea forest located to the north east of the village is an important recreational asset to the area. Policy LA8 of the Kildare County Development Plan reads ‘to ensure the preservation of the Forest and Demesne as an entity, including the surrounding walls, walled gardens, towers and other structures and features’.



Figure 10: Surrounding landscape.

Approaches to Staplestown

Staplestown is located within a 50 kilometre speed zone and is located approximately 4 km northwest of Clane off the R409 Regional Road and approximately 4 km north from Prosperous. Donadea forest and demesne forms an impressive approach to the village from the east. The approach roads to the village are planted with mature trees and hedgerows.

Views and Vistas

The location of the village adjacent to Donadea Forest Park acts as an impressive backdrop to the village. From the village views are afforded of the surrounding, slightly undulating countryside. These views are an important aspect to the character of the village.



Figure 11: Donadea Forest.

Landscape Features

Staplestown is a small rural village which is made up of a cluster of one off dwellings each with their own private gardens. Well maintained private gardens and road verges are evident throughout the village. There are not a large number of landscape features in the village. The cemetery is an impressively landscaped area with a number of mature coniferous trees which are very noticeable in the village centre. There is an old water pump located on the eastern end of the village across from Flannery’s nursery. A local stream, Clogheraun stream crosses through the eastern end of the village at Flannery’s nurseries.



Figure 12: Old water pump.

Open Spaces

There are few areas of open space in the village. St Kevins Gaelic Football Club is an important open space area for recreational use to the east of the village centre. The local primary school, recently extended has a good sized area of open space with a playground. The issue regarding usage of the playground for the general public was brought up at the community consultation. As the village is made up of a cluster of one off dwellings with private gardens there are not a large number of open space areas in the village.

Planting

Mature natural hedgerows are prominent on all approaches to the village and demarcate boundaries between the built form and the surrounding landscape. These should be retained and supplemented where possible. There are a large number of mature trees in Donadea Forest Park with species such as Ash, Oak, Chestnut and Lime species prominent. A number of mature coniferous trees are located in the cemetery in the centre of the village. There are also a number of mature trees surrounding the local primary school. Flannery’s nurseries have a number of fields planted with trees surrounding the village.

Staplestown has a rich natural landscape which adds to the character of the village. Existing views and vistas, natural boundary features, existing natural hedgerows, the local stream and mature tree planting on approaching the village need to be respected and considered in line with any future development in the village. Section 4 looks at general and specific design guidelines for future proposed developments. In this section measures are outlined as to how new developments can respect the existing landscape character and setting of the village.



Figure 13: Mature tree planting.

Environment

There are no recycling facilities in Staplestown. A new wastewater treatment plant with a 500pe (population equivalent) capacity and foul sewer network has recently been granted planning permission. Any new developments will be connected to this wastewater treatment plant. Existing established residential developments in the village run off individual septic tanks.



Figure 14: Local stream running through the village.

Section 3: Public Consultation

3 (i) Key Issues

A public meeting was held on the 1st May 2008 in the local Community Hall. At this meeting members of the local community voiced their opinions on what they felt were the critical issues concerning the future development of the village. The following points are a summary of the issues raised:

Local Services

- Extension to graveyard, graveyard at capacity at present and more space needed
- Drainage of mill pond (flooding)
- School at capacity and in line with proposed developments and projected increase in population extension for school will be needed
- Surface water drainage problems with some flooding occurring
- Water pressure insufficient
- Lack of broadband – substandard
- Garda coverage
- Electricity supply – substandard
- Need for a local bus service

Traffic Management & Parking

- Lack of parking at graveyard
- Lack of parking at school and parking outside the school at drop of times is dangerous
- Lack of parking at Donadea forest
- Dangerous bend at Casey's corner, numerous accidents have occurred here
- Staggering of Staplestown cross roads, very dangerous at present and this would prevent accidents from occurring
- Improve traffic calming; speed ramps are not stopping people from speeding. Other measures to prevent speeding should be looked at
- Improve roads into the village and widen roads. Roads are in poor condition
- Road network at present is unable to cope with any increased development
- Possibility of the space between Millrace Manor and Cemetery to be developed for a car park



Figure 15: Graveyard at capacity, additional land needed.

Pedestrian Safety

- Crossing signals at school
- Pedestrian Footpaths to be extended to the football field and Donadea forest
- Improve footpaths and ensure that footpaths link up and are ditched where necessary
- Footpaths not wide enough for buggies or wheelchairs



Figure 16: Extension of footpaths outwards from village core.

New Developments

- Planning capacity issues – school, chapel, cemetery, sports facilities all needed or current facilities to be expanded upon to deal with projected increase in population
- New developments should be in character with existing character of the village
- Place names for new development
- Ensure new developments are properly finished
- Ensure adequate parking for new developments
- Type of housing – apartments and terraced housing not appropriate or in character with the existing housing in the village
- Future developments should alleviate and deal with traffic problems and exiting road network
- Any new developments should be extensively landscaped with numerous green areas
- Access to the village may become a problem if all new developments go ahead, only one road through the village

Landscaping & Public Realm

- Hedge and grass cutting to keep village looking tidy
- Park or open space in village centre for use for all residents
- Approaches to village – signage, upgrade of roads and green areas on entrance to Staplestown
- More street lighting needed for the village and should be consistent with a style to be agreed upon by the local community
- Tree planting throughout the village

Lack of Community Facilities

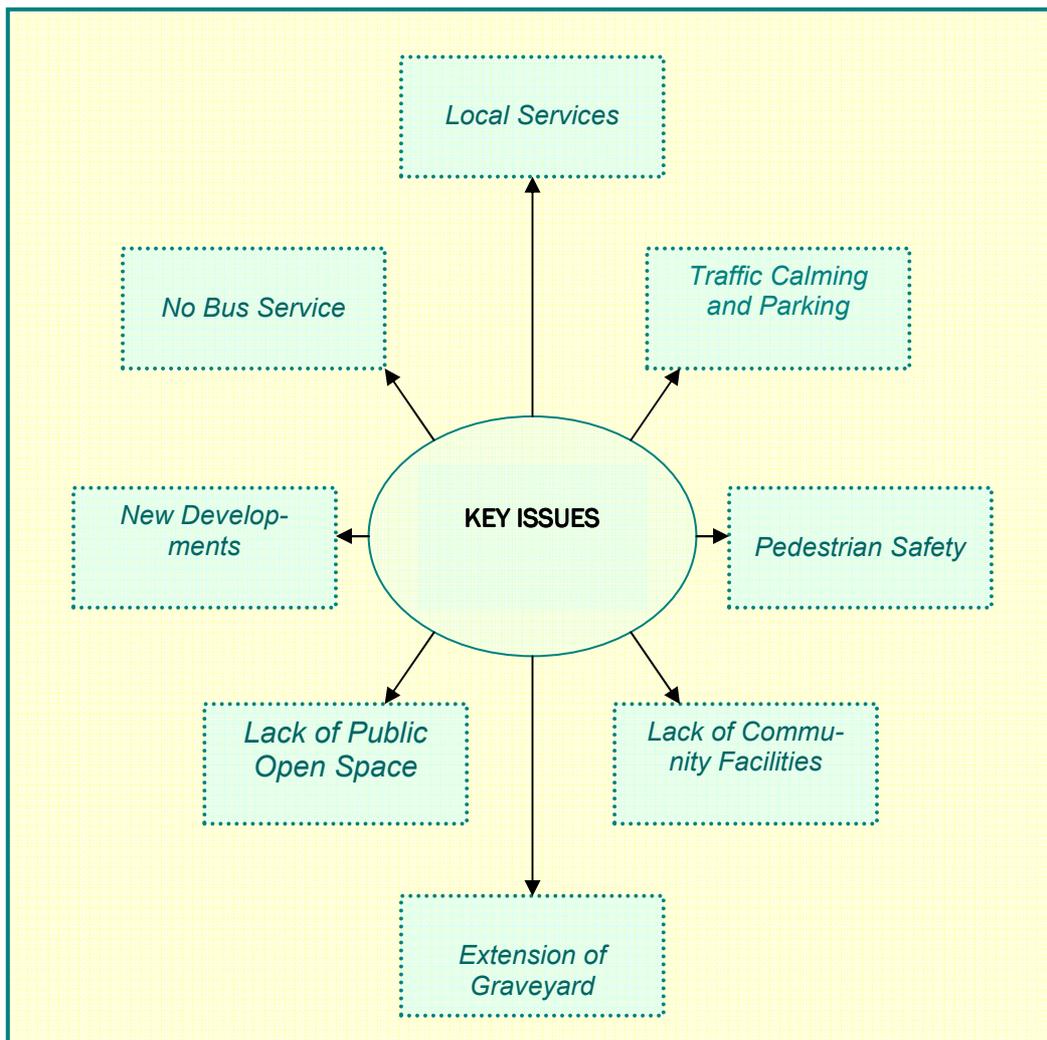
- Need for shop, chemist, doctors surgery
- School playground too small and not accessible to the general public
- Expansion of GAA pitch and facilities
- Access through Donadea forest to be improved and greater use to be made of this asset.
- Possibility for secondary school
- More sports facilities and facilities for young people
- Lack of facilities in village centre



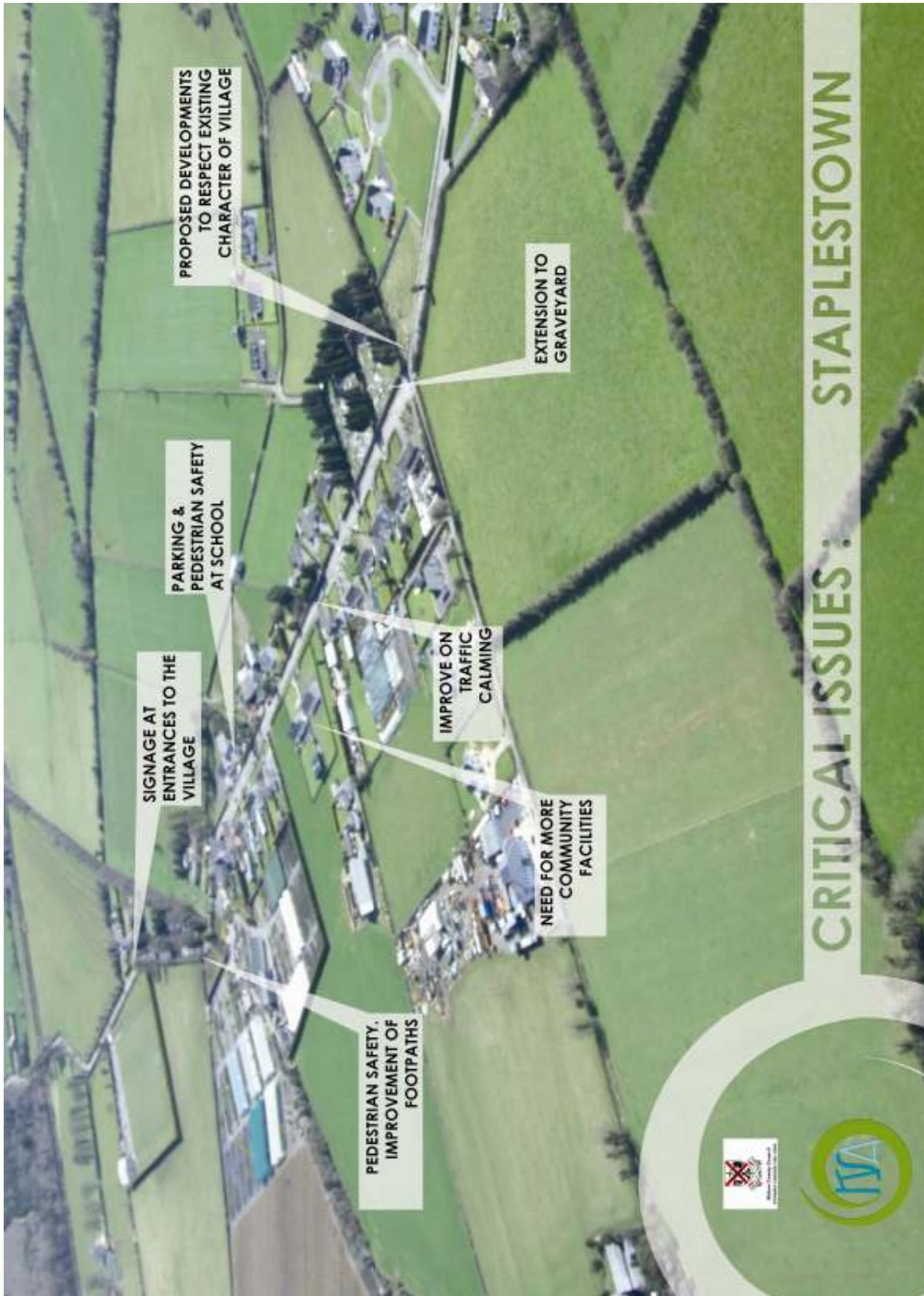
Figure 17: Need for more community facilities.

Other Issues

- Opportunity to develop cycle paths through Donadea forest
- Signage and name stones to reflect local traditions
- Conserve the mill pond
- Restore old forge



Key Local Issues



SIGNAGE AT
ENTRANCES TO THE
VILLAGE

PARKING &
PEDESTRIAN SAFETY
AT SCHOOL

PEDESTRIAN SAFETY,
IMPROVEMENT OF
FOOTPATHS

IMPROVE ON
TRAFFIC
CALMING

NEED FOR MORE
COMMUNITY
FACILITIES

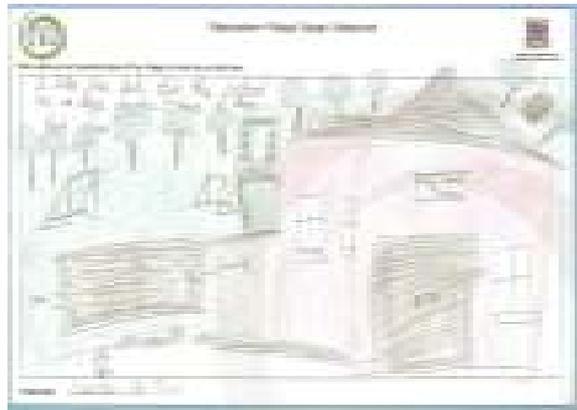
PROPOSED DEVELOPMENTS
TO RESPECT EXISTING
CHARACTER OF VILLAGE

EXTENSION TO
GRAVEYARD

CRITICAL ISSUES : STAPLESTOWN



The children of Staplestown were asked to draw what they like about their village:



Public Consultation

Section 4: Design Guidelines

This section sets out design guidelines for the future development of Staplestown and deals with issues raised at public consultation meetings with the local community. Having established the village context, character (see urban analysis map p13 and landscape character map p16) and the key issues facing the future of the village these design guidelines will help the sustainable development of the village over the time period of this VDS. Section 4(i) sets out general design guidelines which look at the village structure, streetscape, design of new development and benefits for the local community. Following from this section 4(ii) sets out specific design guidelines which are to be read in conjunction with the Key Strategies Map on p28. Finally section 4(iii) sets out a delivery - action and implementation programme.

4 (i) General Design Guidelines

The following Design Guidelines have been developed following a comprehensive analysis of the qualities and character of Staplestown that contribute to its distinctive identity. These characteristics have been identified by the local community as being fundamental to the development of design guidelines that will shape the future of the village in terms of new works, facilities, services and amenities. These design guidelines are intended to retain what is special about the character of the village and to improve and enhance this special character.

These Design Guidelines have the following three strategic objectives:

1. To conserve and enhance the character of Staplestown and its important features and landmarks;
2. To set out criteria-base standards against which changes to Staplestown may be judged, to ensure that new development contributes positively to the village;
3. To make recommendations for new works, with the aim of improving the urban realm, to be carried out in partnership with the local community.

In the preparation of these guidelines reference has been made to 'The Urban Design Manual: A best practice guide' (a companion document produced by the DoEH&LG, to accompany the Draft Planning Guidelines on Sustainable Residential Development in Urban Areas). The manual states that 'the most successful—and sustainable—communities are the ones that contain a good variety of things to do, see and enjoy. For larger scale developments, this means providing a good mix of uses, housing, facilities and amenities that help to engender a successful community; and 'thought should be given to how commercial uses are placed in relation to each other to help create a vibrant neighbourhood centre'. In relation to layout the document states that a layout creates people friendly streets and spaces if:

- Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around.
- The layout focuses activity on the streets by creating active frontages with front doors directly serving the street.
- The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers.
- Traffic speeds are controlled by design and layout rather than by speed bumps.
- Block layout places some public spaces in front of building lines as squares or greens, and some semi private space to the back as communal courts.

More details on the implementation of this Village Design Statement are set out in part (iii) of section 4 below.

Below there is a series of Design Guidelines for new residential and mixed-use developments within Staplestown (as identified on the Key Strategies Map p28). These Design Guidelines consider the village under a number of Key Strategic areas.

The "Key Strategic" areas are as follows:

Key Strategic Areas	Policy Objectives Commence with ...
1. Village Structure	Vill
2. Village Streetscape	Street
3. Design of New Development	Desi
4. Benefiting the Local Community	Comm

Design Guidelines

Village Structure

The Kildare County Development Plan has identified settlements and grouped them into four categories:

1. Consolidation
2. Strengthening
3. Revitalisation
4. Rural Nodes

These settlements have been categorised based on the following criteria:

- Size of the settlement;
- Existing community;
- Infrastructural facilities, and;
- Development that has taken place to date.

Having taken these factors into account, Staplestown is identified as being a village with “Strengthening” properties. This means that the Development Plan recognises that the village has experienced some growth in recent years. Policy RS2 states, in relation to Staplestown and other “strengthening” settlements that:

It is considered that they have the capacity to accommodate limited growth having regard to the availability of adequate social infrastructure. Similarly, in this context, the local need category has not benefited from the development that has occurred in these communities. As such, whilst there is an intention to accommodate both local need and local growth categories, there is equal emphasis on the provision of housing for local need and local growth.

<p>Vill 01 Incorporating New Development</p>	<p>The design of new housing developments should pay particular attention to the characteristics of the local setting (as identified on the Urban Analysis Map p13 and the Landscape Character Map p16). All applications for new developments shall be assessed by KCC having regard to Government policies and development control standards as set out in the KCC County Development Plan. New developments should take full account of the characteristics of the natural and built environment of the site, the views and vistas from the site, and the surrounding areas and the village context. Please refer to the Urban Analysis Map on p13 which provides a contextual description of the village which will assist in formulating proposals for new development .</p>
<p>Vill 02 New Development Standards</p>	<p>Proposals for new residential developments should respect existing contours and established plot and field boundaries. Development should be adapted to the site rather than the site being adapted to the development. New development should be of a low to medium density and in a line with the existing development pattern of the village (as identified on the Urban Analysis Map p13).</p>
<p>Vill 03 Access to Services</p>	<p>New residential development should be situated in locations that consolidate and strengthen the village core and that have easy access to local facilities and services. Areas for new development have been identified on the Key Strategies Map p28.</p>
<p>Vill 04 Pedestrian Accessibility</p>	<p>Walking routes in and around Staplestown should be retained and improved and new routes established where possible to provide improved local access and amenity walking routes. Footpaths should be established from the local GAA pitch to the primary school and the village core and existing footpaths within the village core itself should extend outwards continuously in both directions to the village boundary. Promotion of walking routes should be achieved by means of improved signage and lighting.</p>
<p>Vill 05 Village Core</p>	<p>The historic core of Staplestown has been identified as the area adjacent to the river and Staplestown Bridge, to the east end of the village (see Key Strategies Map p28). This is also the location of a number of village services, including the church and primary school. Any new proposed development should respect the established character of the village core.</p>

Village Streetscape

Staplestown does not have a strong streetscape and has few amenities. New residential developments should provide local amenities and services, to augment, but not compete with, those in the village core. In this regard please refer to Section 4 (iii) Delivery, Action and Implementation below.

<p>Street 01 Setbacks</p>	<p>New development should reinforce the existing streetscape. New development areas (as indicated on the Key Strategies Map p28) located to the rear of the established street frontage should be designed in a clustered format.</p>
<p>Street 02 Street Trees and Ancillary Green Spaces</p>	<p>There is not a significant presence of street trees in Staplestown. Where possible, new street trees should be introduced in new developments, in order to improve the visual amenity of the streetscape. These should be carefully selected indigenous or other appropriate tree species and planted in an appropriate way and scale that reflects the rural character of the village, which has been described in Section 2 (iii) of this document. Ancillary areas of planting should be encouraged and developed on an ongoing basis to provide visual interest along the main road within the village. These should be located where the soft margin of the road allows for such to be provided. Areas within the development boundary of the village deemed suitable for tree planting have been identified on the Key Strategies Map on p28.</p>
<p>Street 03 Footpaths</p>	<p>Traffic management measures and new and improved walking and cycling routes from the GAA pitch to the primary school and the village core (to increase public safety) should be a priority for implementation. This includes the introduction of footpaths and the resurfacing of local roads. These improvements are identified on the Key Strategies Map as No 10.</p>
<p>Street 05 Layout of New Developments</p>	<p>In general, new developments should be laid out and the residential units designed and orientated so as to encourage active frontage and lively streetscapes. Boundary treatments should be low in scale and height, and open spaces should be overlooked on as many sides as possible, thus encouraging passive surveillance.</p>
<p>Street 06 Urban Realm Improvements</p>	<p>An Urban Realm Improvement programme should be prepared for Staplestown by the established Community Council to include new lighting, signage, litter bins, seating and areas identified for improved planting. In addition, proposals should be prepared for the undergrounding of the wirescape within the village boundary. This objective is identified on the Key Strategies map p28 as No 8.</p>



Figure 18: Extension of footpaths outwards from village core.



Figure 19: Ancillary green spaces to be developed.

Design Guidelines for New Development Areas

New Development Areas have been indicated on the Key Strategies Map (p28) within this Village Design Statement. A supporting statement must accompany all planning applications for new residential and mixed-use developments in these areas indicating how the development meets the guidelines and criteria set down below. In addition, all development proposals will require a social infrastructure assessment as set down in Section 4 (iii) below.

In general, this supporting statement should demonstrate how the developer will deliver a quality residential environment on a particular site. Planning permission will only be granted for new residential development where it is demonstrated that the proposal will create a quality and sustainable residential environment.

Quality design proposals should emerge from a careful analysis of the site’s location, surrounding context and the specific characteristics of the site itself. The statement should outline in writing the overall design concept and objectives for the site, based on the appraisal of the site and its context. Any proposal for residential development which fails to produce an appropriate quality of design and which fails to conform to these and other relevant criteria should not be permitted.

Sites have been identified within this VDS for Infill Development. In addition to the guidelines set down below, we would note that Section 5.10 of the Kildare County Development Plan states the following in regard to infill housing:

Infill housing in existing built up areas of the towns and villages of the county will be encouraged. Any proposals should be designed to integrate successfully with the existing pattern of development in terms of housing type, scale and details such as materials, finishes, building lines etc. In all cases the protection of the amenities of existing development should be a significant consideration.

Furthermore, please refer to Chapter 6 “Rural Housing Policy” of the Kildare County Development Plan for further policy objectives that are of relevance to new residential development within Staplestown.



Figure 20: Layout to control traffic speed (Urban Design Manual 08).

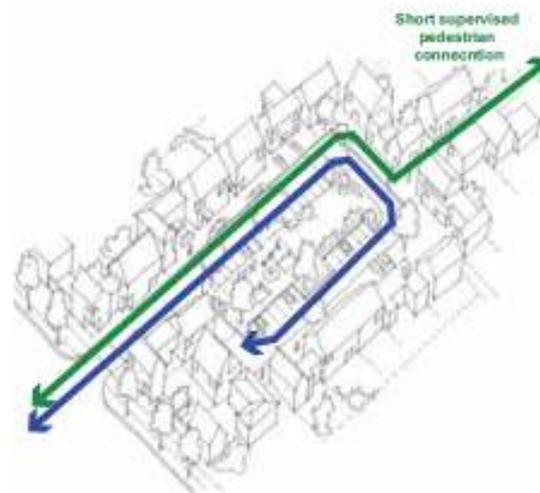


Figure 21: Designing pedestrian routes (Urban Design Manual 08).

<p>Desi 01</p> <p>New Development Design Standards</p>	<p>The design of new development should draw upon the best local traditions of form, materials and detailing, which should include the use of stone, simple house forms and pitched roofs. In this regard, all planning applications should be accompanied by a supporting statement that outlines how the design approach has been achieved.</p> <p>In terms of materials, given the variety of materials within Staplestown, a range of new materials should be acceptable, subject to agreement with the planning authority. New developments to comply with section 15.2.10 of the CDP regarding use of materials.</p>
<p>Desi 02</p> <p>Housing Layout & Permeability</p>	<p>In developing housing layouts, permeability should be a major consideration, most particularly for pedestrians and cyclists. Layouts based on cul-de-sacs will not be permitted as these reduce accessibility to local services and amenities and do not promote walkability of places. In all residential developments, the safety of pedestrians and quality of life should be given priority over vehicular traffic. The layout and design of all developments should be configured so as to deter crime and promote personal safety.</p>
<p>Desi 03</p> <p>Spacing Between Buildings</p>	<p>Particular account should be taken of the spacing between buildings, the safeguarding of privacy, the scale and massing of buildings, the use of materials, impact on existing vegetation and landscape design.</p> <p>Where applicable, the adjoining established residential amenity and privacy should be respected. New dwellings that closely overlook the rear curtilage of existing dwellings should not normally be permitted.</p>
<p>Desi 04</p> <p>House Types</p>	<p>A range of house types should be provided within residential developments to cater for all needs. Apartment and duplex units would not be considered appropriate for development in Staplestown.</p>
<p>Desi 05</p> <p>Open Space</p>	<p>Within new development areas, adequate provision should be made for public and private open space and landscaped areas (in accordance with Kildare County Development Plan standards). However, these areas should be provided as an integral part of the development. Where appropriate, planted areas or discrete groups of trees should be required along site boundaries in order to soften the visual impact of the development and to assist in its integration with the surrounding area.</p> <p>Open space and amenity areas should be configured so as to provide both ancillary green areas and a single larger area of open space to provide for the amenity needs of residents. Where possible and practicable, residential units should be located fronting areas of open space.</p>
<p>Desi 06</p> <p>Parking</p>	<p>Adequate and appropriate provision should be made for parking which, in principle, should be operationally and physically unobtrusive. In new residential developments, parking should be provided within the curtilage of the development and in accordance with Kildare County Development Plan parking standards.</p>

<p>Desi 07 Future Development Sites</p>	<p>“New Development Areas” have been indicated on the Key Strategies Map (as No 1 on p28). Proposals for these sites should demonstrate the following:</p> <ul style="list-style-type: none"> • provision of pedestrian linkages to key services and amenities; • design incorporating a strong road frontage, where possible that complements the existing streetscape; • clustered/ grouped housing within the site that maximises the efficient use of land and provides for a permeable layout; • including a range of house types and sizes; • provision of open space that is of a scale, location and configuration that maximises usage by all members of the local community with all levels of mobility, including a children’s playground/ play area; • provision of amenities/ local facilities or an alternative planning gain that will benefit the entire local community— see list included in Section 4(iii) of this VDS under “Delivery/ Implementation”.
<p>Desi 08 Infill Development Sites</p>	<p>Areas for “Infill Development” have been identified on the Key Strategies Map (as No 2 on p28), which are smaller in scale and will accommodate limited development, predominantly on backland sites. These developments should take into consideration the character of the adjacent established residential areas and should be proven to be accessible to the satisfaction of the Roads and Planning Departments of Kildare County Council.</p>
<p>Desi 09 Orientation of Layouts</p>	<p>Good natural light makes dwellings more attractive, pleasant and energy efficient. Housing layouts should be designed, oriented and sited so as to maximise daylight and sunlight (solar gain) to dwellings as far as possible, thus being sustainable by design.</p>
<p>Desi 10 Waste Storage</p>	<p>New housing estates and layouts should allow for the inclusion of waste storage and collection facilities deemed appropriate for households and estates.</p>
<p>Desi 11 Naming of Estates</p>	<p>The naming of all new housing estates should be demonstrated to have a local connection and relevance and should reflect the character of Staplestown and its setting (as outlined in Section 15.5 of the KCC County Development Plan 2005-2011).</p>
<p>Desi 12 Gated Developments</p>	<p>The development of residential gated communities will not be permitted by Kildare County Council in Staplestown.</p>

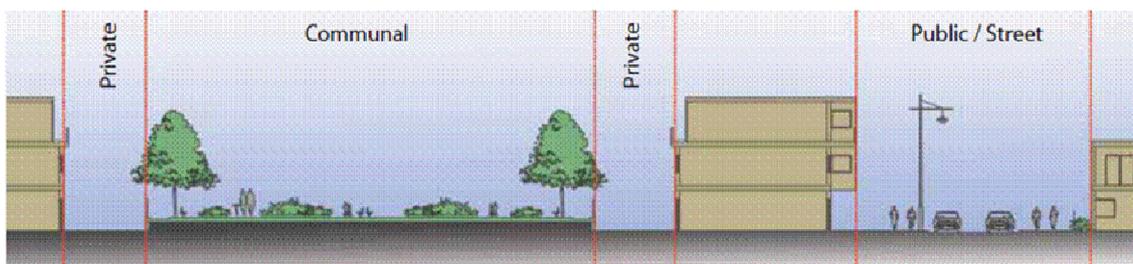


Figure 22: Layout design and open space (Urban Design Manual 08).

Benefiting the Local Community

The process of preparing this Village Design Statement is one that has been fundamentally based on community participation, without which this document would not have been prepared. Community consultation workshops with the local community has led to the formulation of the objectives and strategies within this VDS. The majority of the aims and objectives have been conceived so as to benefit the local community in the shorter, medium and longer term.

Comm 01	A green space area centrally located in the village core should be enhanced with planting, seating and a village notice/ information board should be erected, as identified as key strategy No 5 on the Key Strategies Map p28 and as outlined in Section 4(ii) - specific design guidelines. This board should provide information for both the local community and visitors alike.
Comm 02	The expansion and extension of local services and facilities, including the cemetery and Primary School is vital to the continued growth of Staplestown. Additional land should be acquired, following consultation with various parties including the Environmental Department of KCC, for the cemetery at Staplestown which is currently at capacity. Additional parking should be provided for the cemetery and Primary School.
Comm 03	An Urban Improvement Scheme should be prepared for Staplestown by the Community Council, to include and incorporate the following strategic objectives included in this VDS (see Key Strategies Map p28): 5,7,8,10,12,13 and 14 and as outlined in section 4(ii) - specific design guidelines.
Comm 04	In relation to the treatment of waste and surface water, proposals should be developed as follows: To provide for a wastewater treatment facility to cater for the current and future population of the village in line with the current growth rates. Surface water removal should be provided for, particularly in the context of new developments and at locations where flooding has been identified as an issue.
Comm 05	The Community Council should investigate the possibility of establishing a local bus route serving Staplestown, possibly in conjunction with a private bus company or a not-for-profit organisation such as the Offaly and Kildare Community Transport Ltd.



Figure 23: Additional parking needed outside cemetery.

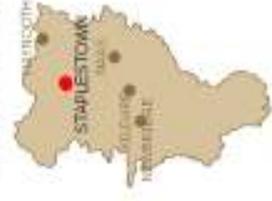


Figure 24: Expansion of local services and facilities.

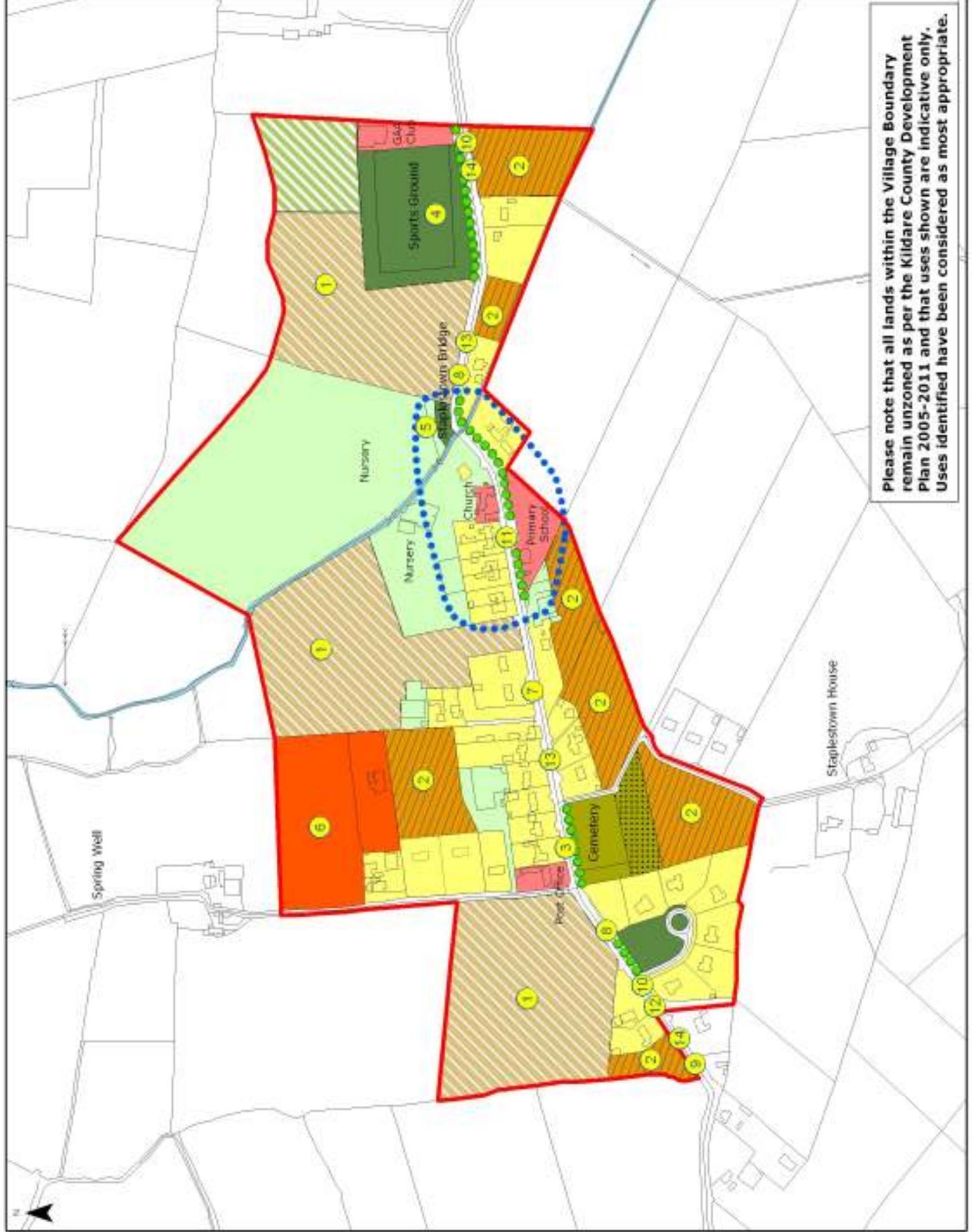
STAPLESTOWN KEY STRATEGIES MAP

KEY:

-  Village Boundary
-  Village Core
-  Street Trees
-  Amenity / Open Space
-  Extension to Sports Ground
-  Village Services / Facilities
-  Existing Cemetery
-  Proposed Extension to Cemetery
-  Existing Residential
-  Infill Residential Development
-  Nursery / Agricultural / Sheds
-  New Development Areas
-  Light Business or Commercial Activity
-  Local stream
-  Please refer to full explanation of Key Strategies overleaf



Date: February 2009
 Note: Base map provided by Kildare County Council
 Ordnance Survey: Ireland (Scale 1:50,000)
 0005007 © Ordnance Survey Ireland and Government of Ireland



Please note that all lands within the Village Boundary remain unzoned as per the Kildare County Development Plan 2005-2011 and that uses shown are indicative only. Uses identified have been considered as most appropriate.

4(ii) Specific Design Guidelines

KEY STRATEGIES—REFER TO MAP ABOVE

1. Areas indicated as being “New Development Areas” should be developed as outlined in Policy **Desi 07** above (p25). They should seek to consolidate the village form whilst maintaining permeability. It may be necessary to create new access points from the village main street in order to access these developments. These should be provided in accordance with KCC roads standards and Development Plan policies. New developments should provide planning gain in terms of services/ amenities facilities for the current and future local community (see list provided in Section 4(iii) below).
2. Areas indicated as being for “Infill Development” should be developed as outlined in Policy **Desi 08** above.
3. As part of roads upgrading, parking should be provided along the road to serve the cemetery. In addition, the cemetery should be extended on lands located to the rear of the existing cemetery as identified on the Key Strategies Map. Kildare County Council should investigate the possibility of acquiring additional land in the vicinity of the graveyard to provide parking and a cemetery expansion area.
4. GAA sports ground should be retained as open space and recreational amenity area and the area surrounding the sports ground should be retained as an area for potential future expansion of the club and its facilities.
5. An area at Staplestown Bridge has been identified for possible enhancement, including improved planting, seating and the location of a community notice board.



Figure 25 : Area at Staplestown bridge to be landscaped.

6. To ensure the long term sustainability of Staplestown an area of land should be designated for light business or commercial activity.
7. Street trees should be introduced within the village boundary as indicated on the Key Strategies Map.



Figure 26: Street trees to be introduced within the village boundary.



Figure 27: Example of community notice board.

- 8. The wirescape within Staplestown should be placed underground in line with any future service expansion/upgrading, within the area defined by the village boundary.
- 9. The bend on the road at this location should be made safer by means of straightening this section of road or putting in place traffic calming measures. This section of road should be assessed and any necessary remediation measures are to be undertaken by Kildare County Council.
- 10. Continuous footpaths should be put in place within the Staplestown village boundary and roads should be upgraded and re surfaced. As part of these works, traffic calming measures comprising pinch points, ramps and speed limit signage should be put in place on the road entering the village from the east and west (as indicated by No 10 on the Key Strategies Map). These traffic calming points should be designed so as to act as crossing points for persons with limited mobility and those with pushchairs.



Figure 28: Additional traffic calming for the village.

lighting to be used where possible.

- 14. Signage should be put in place in Staplestown identifying walking and cycling routes, particularly those that connect with Donadea forest park. This signage should have a common theme and should reflect the local character of the village and be the basis for a consistent local signage.



Figure 29: A public lighting scheme is to be prepared for the village.

- 11. A signalised crossing point should be located outside the Primary School in order to improve road safety and allow for safe crossing to the school at mornings and afternoons.
- 12. In the context of roads improvements within the village, surface water drainage should be improved in order to cater for current and future predicted surface run off levels.
- 13. A new scheme for public lighting should be prepared with an appropriately designed heritage type lamp standard similar in style to that indicated in Figure 29. Where appropriate this theme should be continued into any new residential development in Staplestown. Energy efficient

4(iii) Delivery - Action & Implementation Programme

This VDS sets out aims and objectives for the management of development that will act as a positive tool for change to benefit the community of Staplestown. This VDS has outlined the analyses and the proposals, as put forward by the local community, to be achieved in the short, medium and longer term.

This particular section of this VDS sets out a framework for the achievement of the plan's objectives. The delivery of the plan involves cooperation from the local community, developers and local authorities in order to promote the protection, conservation, appropriate uses and future management of the village.

The implementation of this plan will require investment in both physical and social infrastructure to support the protection and conservation of the area and the other developments within Staplestown. The Local Authority will expect and require that developers fund and provide the infrastructure necessary to support any development proposed by them and to contribute financially to the cost of other essential infrastructure and amenities necessary to support the development of the town as a whole. This will be achieved through the measures outlined below.

All planning applications for residential developments of five units or greater in Staplestown will be required to be accompanied with a 'Social Infrastructure Assessment' (SIA) (in accordance with the provisions of Chapter 6 of the Kildare County Development Plan 2005-2011). In certain cases however, residential development of less than five units may, at the discretion of the Planning Authority, require the submission of a SIA. [A SIA form is available on the Kildare County Council website].

The overarching purpose of a SIA is:

- To give a broad overview of existing social infrastructure (services/facilities) currently provided within the vicinity of a proposed development site and
- To determine what measures could be proposed as part of a development scheme in order to provide for social infrastructure (services/facilities) which are considered by the Planning Authority to be deficient in the area.

In the preparation of this VDS the following list of requirements for Staplestown were established in no particular order:

1. Shops and community services;
2. Graveyard extension;

3. Community open space and amenity areas (to serve the entire community and to include street trees and street furniture);
4. Creche or playschool facilities;
5. Primary school extension;
6. Additional playing pitches.

In filling out the SIA, development proposals will be favourably considered where any of the above is included as part of the development scheme proposed.

Establishment of Community Council

In order for the objectives of this VDS to be delivered, it is proposed that a Community Council be established as a limited company with charitable status. This Community Council will effectively be the "project champion" for this VDS. Its role will be the following:

1. Establish a committee of members elected by the local community annually for the purpose of achieving the objectives set down in this VDS.
2. Secure funding for projects proposed within this VDS, and others projects in the future. This VDS may be used in support of funding applications - potential sources of funding are listed in Appendix 1 below.
3. Act as a community liaison and contact point for Kildare County Council and other statutory bodies and agencies in future proposals and managing change for the village of Staplestown.
4. Update the objectives of the VDS and develop new objectives, as appropriate. (See the "Performance Report" below)
5. Keep the local community updated by various means, including holding meetings, a community website and notice board and using any other local forum, for example a local newsletter or newspaper (See the "Communications Strategy" below).

Communications Strategy & Performance Report

The delivery of this planning strategy will rely on all the relevant information being provided to the delivering organisations. The adoption of a Communications Strategy will clearly set down matters such as the protocols and regularity of meetings and communications to partners and the wider local community. It may be considered useful to establish a community notice board, website, email circulars, and other means of communicating regular updates.

It is also suggested that an annual "Performance Report" on the plan's progress. This will ensure that progress is monitored and evaluated and that, where necessary, priorities are reassigned or new projects/ actions are identified.

Funding and Timeframe

There are many varied sources of funding available in order to achieve the objectives set down in this VDS. Some examples of funding sources are listed in the Appendix 1 of this document.

In order to deliver this VDS in an effective, timely and coordinated manner, a series of priorities must be set down. The Action Plan table below sets out the following:

- i. Action
- ii. Level of Intervention
- iii. Timescale
- iv. Project Lead/ Champion
- v. Possible Source of Funding

"Quick win" projects have been identified in the table. These have one or more of the following criteria:

- I. Deliverable in the short term;
- II. Have the potential to have a positive spin-off or catalytic effect;
- III. May not require a significant level of funding;
- IV. May not be impacted by regulatory or other constraints;
- V. Are readily achievable within the current structure/ available funding.

It is vital that this Action Plan be regularly augmented and amended so that priorities are updated as necessary and that any new projects are identified on an ongoing basis.

Delivery

LIST OF DELIVERABLES AND LEVEL OF INTERVENTION REQUIRED FOR ACTION						
Deliverable 1: Urban Realm Improvement Plan						
No	Action - low intervention	Action - medium intervention	Action - high intervention	Project Champion	Possible Sources of Funding	PRIORITY
1	Green area at Staplestown Bridge to be enhanced with seating, planting and community notice board			Tidy Towns/ National School/ Community Council	Local businesses and contributions from households	HIGH
2		New signage within the village, including finger post signs indicating local features and facilities and directional signage to other locations, including walking and cycling routes to Donadea. This signage to be developed on a common theme and colourway to reflect the local identity of Staplestown		Community Council	Heritage Council (Local Heritage Grants scheme). Assistance from Waymarked Ways of Ireland	HIGH
3			New lighting within the Staplestown development boundary to reflect the local identity	Community Council		MEDIUM
4			Safe crossing points to cater for mobility impaired on main roads in village	Community Council	Leader & Private Charitable Lottery (funding is available from National Lottery for the setting up of these charitable lotteries - see www.lotto.ie)	MEDIUM
5			Undergrounding of wirescape within village	Community Council		LOW

Delivery

Deliverable 2: Extend Village Facilities						
No	Action - low intervention	Action - medium intervention	Action - high intervention	Project Champion	Possible Sources of Funding	PRIORITY
1		Cemetery to be extended on lands identified under number 3 on Key Strategies Map		Community Council	Kildare County Council and see List of possible Sources of Funding in Appendix	HIGH
2	GAA pitches and facilities to be extended on lands indicated under 4 on Key Strategies Map			Community Council	See List of possible Sources of Funding in Appendix	MEDIUM
3			Primary School site and building to be extended or replaced with larger facility, as identified under number 6 on Key Strategies Map	Community Council	Department of Education, Kildare County Council and potential for developer assistance.	MEDIUM
4		Research for greener ways of approaching all aspects of life and assistance with putting it into place, e.g. recycling, composting and bring banks		Community Council - this could be undertaken as a specific project in the National School	Cleaner Greener Production Programme with the EPA (see www.epa.ie) and ongoing funding mechanisms in place	MEDIUM

Deliverable 3: Improvements to Roadways and Connections		Action - high intervention	Project Champion	Possible Sources of Funding	PRIORITY
No	Action - low intervention				
1	Community Council to investigate the possibility of setting up a local community bus route		Community Council	LEADER	HIGH
2		Speed limit signage and pinch points and ramps (for the purposes of modifying traffic speeds) to be introduced on all roads entering Staplestown. These ramps could provide an opportunity for safe crossing points on the road.	Community Council	Kildare County Council	HIGH
3		Improvements to roads, including resurfacing roads and establishment of continuous footpaths within village boundary of Staplestown	Community Council	Kildare County Council	MEDIUM
4		As part of roads and footpath improvements, incorporate adequate surface water management measures to accommodate current and future surface water run off	Community Council	Kildare County Council	MEDIUM
5		Upgrade and provide continuous footpaths within Staplestown	Community Council	Kildare County Council (these are also to be provided up to the KCC standards in the context of any new development)	MEDIUM

* Please note that projects highlighted in red have been identified as "quick win" projects and have the potential to be the catalyst for further works and a means of developing a strong Community Council and gaining local involvement

Delivery

Potential Sources of Funding

There are a number of sources from which funding could be sought for the implementation of this project. A number of such sources are listed below.

DOEHLG Civic Structures Conservation Grants Scheme

Heritage Council

See: www.heritagecouncil.ie/grants

International Fund for Ireland

LEADER+

Leader+ aims to encourage the emergence and testing of new approaches to integrated and sustainable development that will influence, complete and/or reinforce rural development policy in the Community.

The New Culture Programme (2007-2013) International Funds for Ireland PEACE III The Getty Foundation

The Ireland Funds

The Ireland Funds is an international charitable organisation operating in 11 countries and has raised over \$300 million for worthy causes in Ireland.

Irish Georgian Society

The conservation of Ireland's rich architectural heritage is the principal aim of the Irish Georgian Society. Many important buildings continue to be threatened either by neglect or unsympathetic development.

Irish Landmark Trust

The Irish Landmark Trust Limited saves heritage buildings that are abandoned or at risk throughout the whole of Ireland. The Trust undertakes their conservation, restoration and maintenance by converting them to domestic use suitable for short-term (e.g. holiday) lettings.

OPW

The OPW has responsibility for the day-to-day running of all National Monuments and Historic Properties.

Gulbenkian Foundation

The UK Branch of the Portugal-based Calouste Gulbenkian Foundation is responsible for grant aid in the United Kingdom and the Republic of Ireland.

Irish Heritage Trust

Launched in 2006, and still in the process of being commissioned, the Irish Heritage Trust will acquire, through negotiation and tax incentives, historic properties, houses and gardens that will be open for everyone's enjoyment forever. Sources of funding may be available through this agency in future years. Part of its brief is to protect the heritage of Ireland, and to actively engage with local communities.

Artists in the Community Scheme

Foras na Gaeilge

(Contact: Foras na Gaeilge, 7 Merrion Square, Dublin 2)

The Arts Council

(Contact: The Arts Council, 70 Merrion Square, Dublin 2)

Festivals and Cultural Events (Failte Ireland)

The Festivals and Cultural Events Initiative has the objective of expanding regional tourism through festivals and cultural events.

(Contact: Bord Fáilte, Baggott Street Bridge, Dublin 2)

The Community Development Programme

(Contact: Department of Community, Rural and Gaeltacht Affairs)

Carnegie UK Trust's Rural Community Development Grant Policy

(Contact: Carnegie UK Trust, Comely Park House, 80 New Row)

National Lottery

Katherine Howard Foundation

Tidy Towns (DoEHLG)

EPA Cemetery Maintenance Grants (Kildare Co Co) Community Grants Scheme (Kildare Co Co) Litter Bin Grants (Kildare Co Co)

*Please note that all information was correct at time of publication. Please refer to Kildare 4 Community on the internet for further local sources of funding.

www.open4community.ie/kildare/

This Village Design Statement, undertaken in partnership with the community of Staplestown, was produced by Kildare County Council.

Kildare County Council would like to acknowledge the role of KSA in working with the community of Staplestown towards the realisation of this Village Design Statement.

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March 2009

