

## Chapter 7 Crinkle Village

### 7.0 Introduction

The village of Crinkle which lies to the south of Birr town has a distinct character and separate identity which brings added interest and variety to the Birr and environs plan area.

This is seen as a positive element in the promotion and development of the area and it is the Councils' intention that this situation shall be maintained and reinforced. To this end, Crinkle shall be planned and managed as a village complementing but separate from Birr town. This will be achieved by ensuring that development within the village is appropriate in terms of use, scale and form as well as reflecting the existing character.

While there has been a certain amount of development in the Crinkle area, there have also been a number of proposals in recent years deemed inappropriate on grounds of scale, design, layout etc., which have been refused permission. It is recognised that an appropriate amount of development could be harnessed and contribute positively to the proper planning and sustainable growth of this area. However, it must be recognised that excessive residential growth rates would not be prudent having regard to the existing character of Crinkle.

Therefore the local area strategy as articulated in this chapter, along with the zoning shown on the Birr and Environs zoning plan has been prepared and presented so that development can be focused and properly managed in order that the settlement can fulfil this role effectively.

### 7.1 Location

Crinkle is located some 2.2km (1.4mls) from the centre of Birr (Emmet Square) along Barrack Street, Military Road and School Street. It is estimated that some 670 people are located within the village with 170 located in the central core.

### 7.2 Settlement Form

The village is a relatively new settlement and the town map of 1822 indicates the general layout of Crinkle being in place at that time. The location of a large barrack development in 1809, at the height of the Napoleonic Wars and which could accommodate approximately 2000 troops was a strong economic driver for the area in general and Crinkle in particular. More recent development has been mainly linear in form along the constituent roads. The settlement is low rise and low density, with a number of different building styles in evidence, although the original core displays a consolidated form and includes vernacular styles.

### 7.3 Context

While Crinkle is identified as a village, it is recognised, as being complementary to Birr town and as such is not meant to compete with Birr town. Given this role, any development in Crinkle should be suitably located and scaled so as to preserve its attractive village character.

For the purpose of this plan, Crinkle village is seen as the built up area lying to the south of the Fionau River (Refer to Map 3.1). It is intended that development within this sector should:

- Foster the continuation of a coherent settlement with adequate critical mass to maintain and improve local service provision.
- Cater for a number of small in-depth housing schemes and also commercial development, which is appropriate in terms of scale, use and location within the village.
- Identify areas where new development can be located in a manner that does not compromise the village "core", but also brings coherence to the urban fabric and protects it from suburban linear growth along the existing roads (Refer to Map 7.1)
- By allowing the bulk of development to only occur within the above mentioned areas, thereby maintaining the natural separation between Crinkle and Birr, we will enhance the village and its setting.

## 7.4 Services and Social Infrastructure

### 7.4.1 Water Supply

A public water supply is available to serve development within the village. All new developments shall be connected to the public mains. Where a development proposal precedes adequate availability of water supply, special development contributions may apply to facilitate the necessary improvement works.

### 7.4.2 Waste Water

The village is served by a sewerage network, following the existing road system, which collects the waste at the pumping station at the north west of the village from where it is transferred to the rising main in the N52. The effluent is treated in the Birr town treatment plant. This plant is currently capable of handling 12,000PE<sup>1</sup> and still has some spare capacity for further development. However, where any development proposal precedes adequate availability of either network or waste water treatment capacity special development contributions may be applied to facilitate the necessary improvement works.

### 7.4.3 Other Services

#### (a) Social and Community Infrastructure

Crinkle has a small base of such facilities serving both the village and the surrounding area. The following services/facilities are currently (2008) located within the plan boundary;

- 1 Shop
- 1 Shop/Post Office
- 1 Public House (Milnes)
- 1 Public House/Restaurant (The Thatch)
- 1 Builders Provider
- 1 Food Processing Plant
- 1 Engineering Works
- 1 National School
- GAA Pitch
- Handball Alley

#### (b) Roads

Crinkle is located close to Birr and is built around three main roads namely Barrack Street, Military Road and School Street. The former two connect to Birr via the N52 and the latter via Whiteford Cross. This latter route allows a further connection to the N52 and one to the east at the Kinnitty Road. These routes will become busier as the population grows and may lead to a requirement for junction upgrades where they connect to the major roads.

New roads, which may be required to serve in-depth development in Crinkle, will be required to be designed and constructed to a high standard, in order to provide an attractive and safe environment. It is intended that over time, they will evolve into an integrated network of routes allowing movement around and through the village. These routes will be informed by the indicative strategy for the areas in question (Refer to "Specific Development Objectives", Section 7.7). This will require adjoining landowners/development interests to co-operate at an early stage.

#### (c) Other Features

Crinkle has its own distinct character and sense of place, which stems from the following:

- Its attractive 'rural setting' and location near the Fionaun River.
- The esker/hilly area to the north which is an effective backdrop reinforcing its sense of place.
- Style and layout of the village centre's built fabric.

<sup>1</sup> PE refers to 'population equivalent' and indicates how many persons can be served by a network i.e. 12,000pe equates to 12,000 people

## 7.5 Key Messages for Crinkle

- Crinkle village is a complementary but distinct element within the Birr Town and Environs Plan, which brings added interest and variety to the plan area. Maintenance of this in **a properly planned and coherent manner will allow the village to contribute to the greater good of the entire plan area.**
- Crinkle shall be developed in a properly planned coherent manner centred around the existing core, so that an attractive sustainable outcome is achieved. Policies and objectives with regard to developments in Crinkle are listed at the end of this chapter.
- Promotion of **low-density clustered style development** within the village, with the exception of slightly tighter knit infill development in the core, if appropriate.
- **Avoidance of excessive residential growth** where such growth would precede the provision of adequate services, or would compromise the character and/or setting of the village.
- Promotion of Crinkle as a **local service and employment centre** to create the critical mass necessary for sustaining and attracting investment and services.
- **The conservation and integration into new development of existing** stone walls, trees and native hedgerows, and promotion of similar materials for new boundaries.
- **High quality designs**, which are reflective of the existing character of the village but without precluding high quality innovative contemporary designs.
- Promotion of natural building and boundary materials.
- Encourage **sensitive re-use of protected structures or buildings**, which contribute significantly to the village's character.

## 7.6 General Development Objectives

### 7.6.1 The main objectives driving village development are as follows:

- Facilitate people to live in high quality and primarily low density housing in a village location.
- Maintain and enhance services at a local level.
- Reinforce the attractive rural village, which exists at present by permitting appropriate and sensitively designed new development.
- Create commercial and employment opportunities.

### 7.6.2 Growth Rate

The rate of growth must be in accordance with the Councils' policy as articulated at the end of this chapter and the availability of services (including physical and social provisions).

### 7.6.3 Priorities

- a) Protection of the village's historic core.
- b) Promotion and consolidation of development within the development boundary as described in section 7.3.
- c) Improvement of the existing road network and provision of footpaths, where feasible, in conjunction with on-going development.
- d) Create / reinforce 'gateway' features to engender a sense of place and delineate the village.
- e) Encourage and facilitate co-operation between/amongst the different development interests in order to maximise community gain, for the greater good of the settlement. To this end, a local area strategy has been drawn which will allow a more coherent and effective built form to evolve (Refer to Map 7.1).
- f) If development is only forthcoming in a piecemeal fashion, i.e. along existing road frontages rather than lands identified to the 'rear' of road frontages, special development contributions may be applied and pooled so as to facilitate the Councils in providing linking infrastructure/environmental management etc., at some time in the future.

### 7.6.4 Shape and Form

The village as proposed within the development boundary shown on the accompanying plans will result in a relatively compact settlement, laid out around the core area, utilising the existing roads, with new internal roads opening up the surrounding backland areas. These roads will also act as linking and connecting vehicular / pedestrian infrastructure for the village as a whole thus allowing movement around and through the built fabric.

The existing older part of the village will be treated as the 'core' and will accommodate a mixture of uses, for example, commercial, residential, entertainment, employment etc.

All new development will be expected:

- To comply with the land use zoning objectives contained in Chapter 15.
- To have and illustrate an understanding of the local style and character.
- To be designed and laid out in a coherent and sympathetically integrated manner, which is commensurate with the size and scale of this village. To this end development shall comply with policy BTEP 03-04 which states: "there will be a positive presumption for housing developments of the following sizes or smaller within each tier, as appropriate:
  - Birr Town and related environs – "Large town": 80-100 houses,
  - Crinkle Village and related environs: "Villages" – 10-20 houses.**
- Reinforce the character of the settlement with sensitive landscaping.
- Development shall be well designed with a view to maintaining and enhancing the attractive rural character of the village with particular care being exercised in and around the "core" area. Inappropriate suburban styles will be resisted.

All new developments shall respect both the character of the consolidated urban grain of the central core and the potentially more flexible nature of the back lands.

## 7.7 Specific Development Objectives

### 7.7.1 Archaeology

It is an objective of the Councils to secure the protection i.e. preservation in situ or at a minimum protection by record, of all Recorded Monuments included in the Record of Monuments and Places as established under Section 12 of the National Monuments (Amendment) Act 1994, and their setting. Within the plan area, there are no recorded monuments within Crinkle Village.

### 7.7.2 Protected Structures

These are listed within the Record of Protected Structures namely, "Protected Structures in Birr Town" and "Protected Structures in Crinkle and Environs". The latter, as included within the County has been addressed and approved in the County Development Plan 2009-2015.

### 7.7.3 Amenities (Open Space)

Land has been zoned for open space purposes to preserve and enhance the setting and amenity of the village as well as affording recreational opportunities for residents. These areas are shown on the village plan map (refer also to section 7.8).

All new in-depth residential development schemes should incorporate sufficient good quality open space in accordance with Chapter 15 of this plan. In this regard, the Councils will endeavour to ensure that different development interests consider the above when designing any new residential developments.

### 7.7.4 Trees and Boundaries

New development should ensure the protection of mature trees, hedgerows and the conservation of existing stone walls, and their integration into new development. Where the provision of new boundaries is required, these should comprise native hedgerow planting, or stone walls which consist of stone found in the locality. Where comprehensive new development occurs, it should take into account the pattern of existing hedgerows and incorporate same into layouts or plant connecting hedgerows where hedgerow removal to facilitate development works is necessary. In the event that the removal of tree(s) is deemed to be necessary, it will be conditional on replacement with appropriate species.

### 7.7.5 Local Issues

- a) The incremental provision of footpaths on both sides of roads, through requirements for works as part of planning permissions granted, or by way of development contributions / special development contributions is envisaged, to improve the amenities of the area.
- b) Adequate lighting to be provided along all routes within the village boundary, over time.
- c) Progressively underground overhead cables. In the case of new development, ducting will be required under new roads or new / upgraded footpaths.
- d) Access points to be provided where necessary, in the village.
- e) Enhance village approaches and gateway features.

### 7.7.6 Zoning Objectives

Lands within the village boundary are formally zoned under this plan. The zoning objectives are contained within chapter 15 of this plan.

In the case of “residential zoning”, no maximum or minimum densities will be specified, however it is expected that proposals will have regard to the DoEHLG’s “Planning Guidelines on Sustainable Residential Development in Urban Areas”.

## 7.8 Local Area Strategy

In order to underline and help facilitate elements of the plan namely: Key Messages – Section 7.5; General Development Objectives – Section 7.6 and to bring a more detailed focus to the implementation process indicative strategies have been prepared for the three main areas identified to take the bulk of the village’s future growth.

The Local Area Strategy sites are relatively small, comprising a number of “land parcels”, with their importance stemming from the fact that they are mainly “infill schemes”. These developments will require a sensitive approach whereby the existing and new elements complement one another, preserve and enhance existing amenities and come together in a seamless manner to create an attractive, effective and interesting urban fabric.

The land parcels involved in Crinkle are no’s 6, 7 and 8 and are shown on the zoning map. The areas involved are as follows:

|               |   |                |
|---------------|---|----------------|
| Land Parcel 6 | – | 17.06ha        |
| Land Parcel 7 | – | 5.00ha         |
| Land Parcel 8 | – | 5.57ha         |
| <b>Total</b>  |   | <b>27.63ha</b> |

Where land parcels are not within the ownership of one landowner, it is expected that the different interests will need to work together in order to take these strategies forward to a coherent outcome. The Councils will co-operate to facilitate this process as it evolves.

## Crinkle – Local Area Strategy

**7.9.1** This indicative strategy consists of three land parcels. The strategy reasons for this local area being:

- Much of parcel 6 and all of parcels 7 and 8 are “backland/infill” in nature.
- The main aim is to direct development to create a balanced coherent village, which respects the existing character and reinforces its sense of place. To this end the Councils will expect proposals within these “land parcels” to provide the mixture of uses indicated on the accompanying village plan namely: Public/Community/Education, Open Space/ Sports/ Recreation/ Amenity while respecting the village’s character.
- Access and internal movement will be catered for by the internal network of roads cycleways and footpaths.

- As development comes on stream, it will bring pressures to bear on the adjoining areas and as such the plans will bring forward any changes that are required to allow existing developments to accommodate the new with the minimum amount of disruption.

The outcome shall be a permeable urban fabric, which will allow people to move around and through the village by a variety of routes. Speed and volume of traffic will be regulated by use of indirect routing and tight horizontal geometry on bends as well as junction design and priority. Culs-de-sac, where used, shall be short, legible and only serve a small number of units thus allowing “shared surfaces” to be utilised adding further to the variety of the fabric. This will allow the different land uses to function effectively and bring forward a legible, interesting and safe place for both residents and visitors.

### 7.9.2 Land Parcel 6

This area is the central southeast quadrant of the village straddling the L08024-2, Barrack Street, and the L08024-4, road to Kilcolman Cross.

The attached plan illustrates graphically the general disposition of land uses visualised for this parcel namely:

- 6A, 6B - Mixed Use,
- 6C, 6D, 6E, 6F - Residential,
- 6F - Open Space/ Sports/ Recreation/ Amenity
- 6G - Public/Community/Educational,
- 6H - Commercial/Business.

#### 6A Mixed Use

It is intended this area shall accommodate offices, service facilities, social facilities, commercial, recreation, residential and associated ancillary open space/public realm features/spaces. Development shall be in scale with the village setting and design proposals should be derived from the context with reference to traditional plot dimensions and the provision of a strong urban frontage.

#### 6B Mixed Use

This area to the south of Barrack Street contains remains of the old Barrack's Wall and this feature should be used positively in any design brought forward. It also contains an area used by the Councils as a storage facility. Over time this should be re-located to a formal employment area allowing the area to be released to be incorporated into any possible future development.

#### Residential

In general terms all housing in this parcel shall be in keeping with the general scale and massing of the existing village and should, where possible have regard to the existing built fabric.

#### 6C Mixed Use

This element is seen as an opportunity to bring forward a well-designed high quality Mixed Use development which will close the vista at the east end of Barrack Street. This will create enclosure and a sense of place which, when taken in conjunction with the Council owned land at 6B, could allow the creation of a public space to enhance the public realm and reinforce the village's sense of place. It is intended this area shall accommodate offices, service facilities, social facilities, commercial, recreation, residential and associated ancillary open space/public realm features/spaces. Development shall be in scale with the village setting and design proposals should be derived from the context with reference to traditional plot dimensions and the provision of a strong urban frontage.

#### 6D Residential

Low-rise low density housing which shall act as a transition zone between the existing development and the bulk of the site.

**6E Residential**

It is intended that this area be developed as a well-designed low rise, medium density housing area.

**6F Open Space/ Sports/ Recreation/ Amenity**

The open space elements should, in the main, be concentrated in order to provide more flexible spaces allowing better utilisation and easier maintenance. Furthermore, existing features such as the former barrack walls and mature vegetation should be retained where possible thus adding to the character of the space.

**6G Public/Community/Education**

This area is seen as suitable for any use within this land use zoning, where the use and scale are seen as appropriate to the village setting.

**6H Business/Employment**

This area is seen as suitable for small-scale low-rise development, which will allow employment opportunities, where the use and scale are seen as appropriate to the village setting.

**Access and Movement**

The evolving scheme shall be in line with the criteria already outlined regarding these elements (Refer to section 7.9.1).

However the accompanying plan illustrates the relevant points:

- Red arrows – indicate where new road linkages shall join the existing network.  
These points will be linked to create an internal road network through the development thus bringing permeability to the fabric.
- Blue arrows – indicate where pedestrian linkages shall occur.

It is understood that this schematic view may be required to alter as detailed design work comes forward and should this be required, consultation with the Councils should take place.

**7.9.3 Land Parcel 7**

This area constitutes backland set behind the development fronting the L08024-2, Cemetery Road, and the L08024-3, Military Road. The attached plans illustrate the general disposition of land uses for this parcel, which comprises mainly residential with associated open space.

**7 Residential**

In general terms all housing in this parcel shall be in keeping (scale, massing, design etc) with those found in the village.

**7A Residential – Edges of the Parcel**

This should comprise low-rise low density housing acting as a transition zone between the existing development and the bulk of the site.

**7B Residential**

These elements are seen as “edge” development allowing the town to blend into the environs area while catering for the demand for low rise, low density housing. This will also provide a viable alternative to “one-off” housing.

**7C Open Space/ Sports/ Recreation/ Amenity**

The open space elements within the parcel should, in the main, be concentrated in order to provide more flexible spaces allowing better utilisation and easier maintenance. Open space should be overlooked by adjacent development and have a clearly defined set of functions, where possible, the retention and enhancement of existing landscape features will be encouraged. The large element of land, zoned Open Space immediately to

the west of the parcel is seen as a continuation of the buffer zone separating Crinkle from the town and maintained in order to protect the setting of the village and its distinct identity.

#### Access and Movement

The evolving scheme shall be in line with the criteria already outlined regarding these elements (refer to section 7.9.1).

However the accompanying plan illustrates the relevant points:

- Red arrows – indicate where new road linkages shall join the existing network.  
These points will be linked to create an internal road network through the development thus bringing permeability to the fabric.
- Blue arrows – indicate where pedestrian linkages shall occur.

It is understood that this schematic view may be required to alter as detailed design work comes forward and should this be required, consultation with the Councils should take place.

#### 7.9.4 Land Parcel 8

This area lies to the north of the school, east of the L08024-3, Military Road, west of the L08024-1, Whiteford Cross and south of the Fionaun River. The attached plan illustrates graphically the general disposition of land uses for this parcel, which comprises residential with associated open space and public/community/educational (for school expansion)

#### 8 Residential

In general terms all housing in this parcel shall be in keeping (scale, massing, design etc.) with those found in the village.

#### 8A Residential - Edges of the Parcel

This is low-rise low density housing acting as a transition zone between the existing development and the bulk of the site.

#### 8B Residential

This element is seen as an opportunity to bring forward an innovative well-designed low-rise scheme incorporating sensitively the existing buildings contained therein.

#### 8C Public/Community/Educational

This is an extension to the area zoned for education purposes.

#### 8D Open Space/ Sports/ Recreation/ Amenity

The Councils will accept in this case that some of the required open space for this land parcel can be set against the River corridor, which lies to the north provided a useable area is developed. This will help maintain Crinkle's separation from Birr and eventually form part of a town wide Riverside Park system, which over time will be able to accommodate a number of different recreational uses for local inhabitants. Development contiguous with the park area should utilise the potential amenity of this proximity to the park, present an attractive prospect from the park and overlook it to give passive surveillance. When possible, the retention and enhancement of existing landscape features should also be sought, including mature vegetation and diverse wildlife habitats.

#### Access and Movement

The evolving scheme shall be in line with the criteria already discussed re these elements (see section 7.9.1).

However the accompanying plan illustrates the relevant points:

- Red arrows – indicate where new road linkages shall join the existing network.  
These points will be linked to create an internal road network through the development thus bringing permeability to the fabric.

- Blue arrows – indicate where pedestrian linkages shall occur.

It is understood that this schematic view may be required to alter as detailed design work comes forward and should this be required, consultation with the Councils should take place.

## 7.9 Policy

### Crinkle

**BTEP 07-01** It is the Councils' policy to **conserve, enhance and strengthen** Crinkle village, in accordance with its existing size and character.

**BTEP 07-02** It is the Councils' policy that expansion of Crinkle will be in a planned manner and in line with existing infrastructural capacity. Development may also be permitted where it will facilitate the provision of the necessary infrastructure provided that it is in accordance with policy, in particular concerning scale, design and in accordance with the established character of the village.

**BTEP 07-03** It is the Councils' policy to restrict single and/or multiple large-scale developments, which would lead to rapid completion of the village within the development boundary, and in excess of the village's capacity to absorb development in terms of physical i.e. water, wastewater, surface water, lighting, footpaths, access etc. and social infrastructure i.e. schools, community facilities etc.

**BTEP 07-04** It is Council's policy that in appropriate locations within Crinkle, zoning proposals for houses on large sites will normally be accommodated. This is to create a viable alternative to "one-off" houses in the open countryside, and may be achieved by the provision of single houses, groups of fully serviced sites as stand-alone developments or as constituent parts of other developments.

**BTEP 07-05** It is the Councils' policy to ensure that development in Crinkle will both reinforce the existing village commercial centre and facilitate the expansion of or provision of new mixed-use and employment-generating development. This will bring variety and vitality to the settlement, providing a wider choice of services and will help to create a 'centre' with a greater sense of place.

**BTEP 07-06** It is the Councils' policy to ensure that Crinkle is developed in a phased manner and within its boundary.

**BTEP 07-07** It is the Councils' policy that there will be a presumption in favour of small developments of differing scale and character rather than larger, more homogenous urban-scaled housing 'estates'. (For example 3 separately designed 10-house developments would generally be preferable to a single homogenous suburban style 30-house development). This approach would be more likely to create a sense of individualism and differing aspirations to each development. However, these smaller developments must not be solely "stand alone" developments. They must demonstrate how **they fit in with and contribute to the overall development of the village** (roadlines, services etc.) as indicated on the local area strategy plan.

Where an individual landowner or a number of interests propose to combine and provide the necessary framework and infrastructure as an integral part of their proposals, and it is demonstrated that this is in line with the greater good of the area, the Councils would be prepared to examine such a proposal and consider it on its merit. Such a proposal may necessitate a 'master plan' for the landholding(s), clearly indicating potential development areas, obvious distinct character areas and vehicular, pedestrian, open space and services linkages to / through the remainder of the landholding or adjacent landholdings / developments.

**BTEP 07-08** It is the Councils' policy to ensure that developments have regard to and help to maintain and reinforce the form and character of the village in terms of design, layout, finishing details, boundary make-up, landscaping etc. The resulting development shall be high in quality, appropriate in scale and designed in a style suitable for its location

and context. In particular, roads which open up significant tracts of land relative to the existing size of the settlement should be designed by suitably qualified professionals with strong Landscape Architecture and design input. Boundary treatments, footpaths and lighting should reflect the village's rural character.

**BTEP 07-09** It is the Councils' policy to require that applications for developments in Crinkle of 8 houses or more will be accompanied by a design statement, prepared by a suitably qualified professional. Such statements should indicate the reasons for choosing the design(s), the design cues from which ideas were taken and how it is considered that the design(s) chosen are compatible with their immediate environs. Regard should be had to the context and cues provided by the existing development and to the Councils' policy to maintain attractive, appropriately scaled and well designed rural settlements.

**BTEP 07-10** It is the Councils' policy to ensure that developments, where possible, retain valuable man-made and natural heritage features within their boundaries or environs, and are designed in a manner which is sympathetic to the natural or heritage aspect concerned, (for example: attractive stands of trees, mature hedgerows, stone walls, protected structures, archaeological sites, street furniture, recorded monuments etc).

**BTEP 07-11** It is the Councils' policy to promote the formation/consolidation of a central meeting place or similar open space within Crinkle village centre where practicable. It is also policy to facilitate by land identification, reservation or other means, the development of / extension of community facilities within the village.

**BTEP 07-12** It is the Councils' policy to monitor development activity to ensure that growth is completed in an orderly and sustainable manner.

#### Refer also to Chapter 3:

##### Policies:

- BTEP 03-03, BTEP 03-04, BTEP 03-05.
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##### Objectives:

- BTEO 03-01, BTEO 03-04, BTEO 03-05.