









Re-Imagining Clonee Village

Urban Design Framework Study

March 2020

MOLA
Architecture

Table of Contents

	CHAPTER 1: Introduction	p.03
	CHAPTER 2: A Note on Context and History	p.07
	CHAPTER 3: Analysis of Urban Form & Townscape	p.10
	CHAPTER 4: Towards a Re-Imagined Clonee Village	p.18
	CHAPTER 5: Re-Imagining Clonee Village	p.23
	CHAPTER 6: Summary	p.34

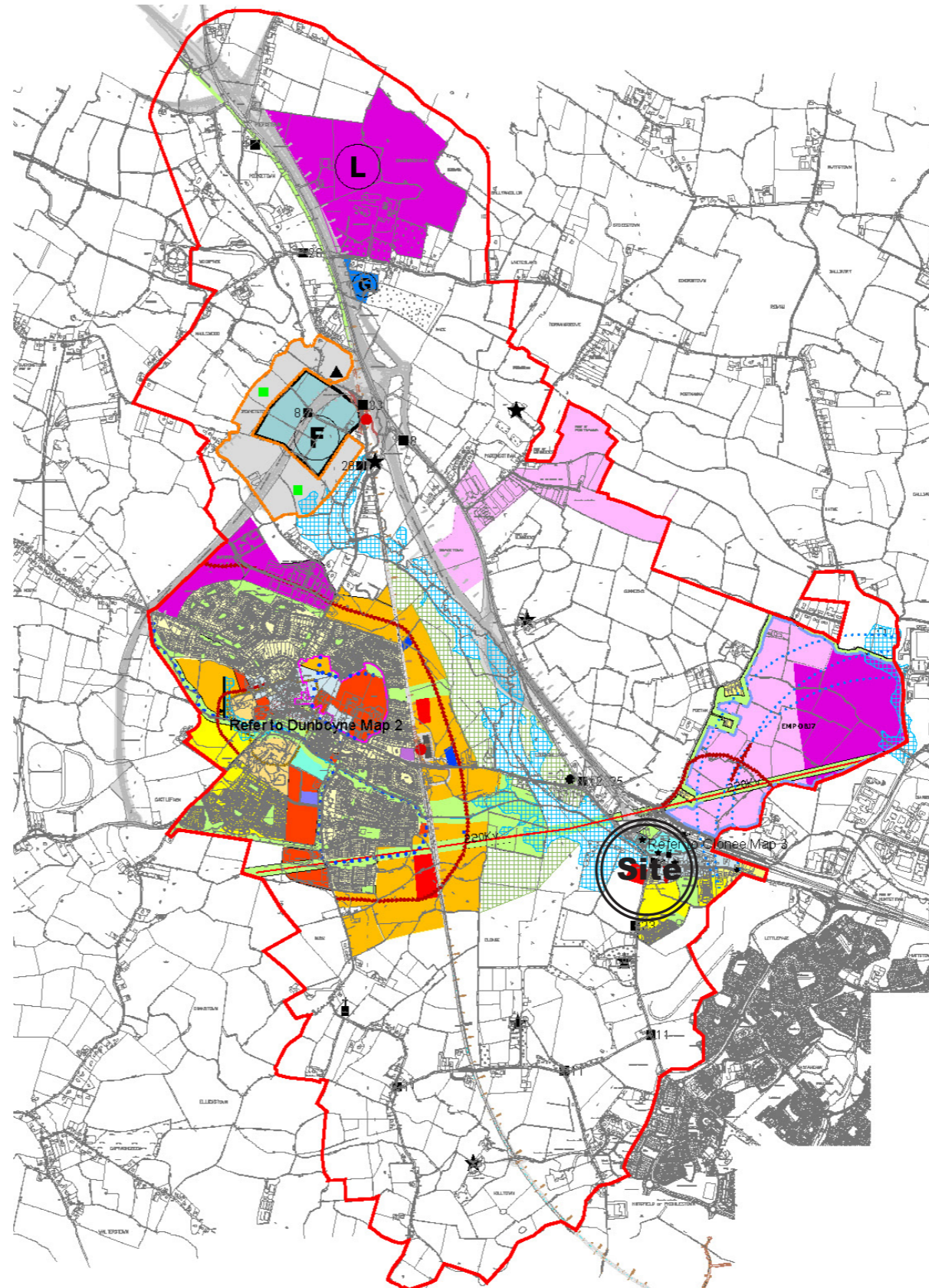
Chapter 1

Introduction

1.0 Introduction

1.1 The purpose of the Clonee Urban Design Framework Study is to articulate, at a high strategic level, how Clonee Village could evolve, and particularly how its future form and character could underpin recurring objectives in Meath County Council (MCC) Development Plans related Local Area Plan's and the current Draft Development Plan.

1.2 Predicated on framing future development in the context of the Dunboyne/ Pace/ Clonee "Corridor", MCC Development Plans (extract opposite) and related LAP's have consistently noted that the "Corridor" should not induce "sprawl". Rather, constituent settlements such as Dunboyne and Clonee are envisaged to develop as considered extensions to their historic cores evolving to be self-sustaining compact yet connected settlements. The last LAP, (and hopefully its successor) identified the development of a river park along the Tolke River, as a "corridor connector", which was also envisaged to provide sports and recreation facilities.



LAND USE ZONING OBJECTIVES

A1	To protect and enhance the amenity of developed residential communities.
A2	To provide for new residential communities and community facilities and to protect existing residential areas.
A3	To conserve and protect the character and setting of institutional complexes and heritage buildings in residential redevelopment and infill proposals in accordance with action area planning approaches.
A4	To provide for new residential communities with ancillary mixed uses to include community facilities, neighbourhood facilities and employment uses utilising higher densities in accordance with an approved Framework Plan.
B1	To protect and enhance the special physical and social character of the existing town and village centres and to provide for new and improved town centre facilities and uses.
B2	To provide for neighbourhood centre in accordance with approved action area plans and subject to the provision of necessary infrastructures.
B3	To protect, provide for and improve local and neighbourhood shopping facilities.
B4	To provide for the development of a retail warehouse park in accordance with an approved framework plan and subject to the provision of necessary physical infrastructure
C1	To provide for and facilitate mixed residential and business uses in accordance with approved urban framework plan.
E1	To provide for industrial and related uses subject to the provision of necessary infrastructure.
E2	To provide for light industrial and industrial office type employment in a high quality campus environment subject to the requirements of approved framework plans and the provision of necessary physical infrastructure.
E3	To provide for transport and related uses including the provision of park and ride facilities in association with proposed road or rail based rapid transit corridors.
F1	To provide for and improve open spaces for active and passive recreational amenities.
G1	To provide for necessary community, recreational and educational facilities.
HI	To protect the setting, character and environmental quality of areas of high natural beauty.
GB	To maintain a green belt between the development boundary and the M3.
WL	To provide for strategic employment uses predominantly for high end office development, to be developed on a phased basis, within the plan period [EMB OBJ5]

SPECIFIC OBJECTIVES

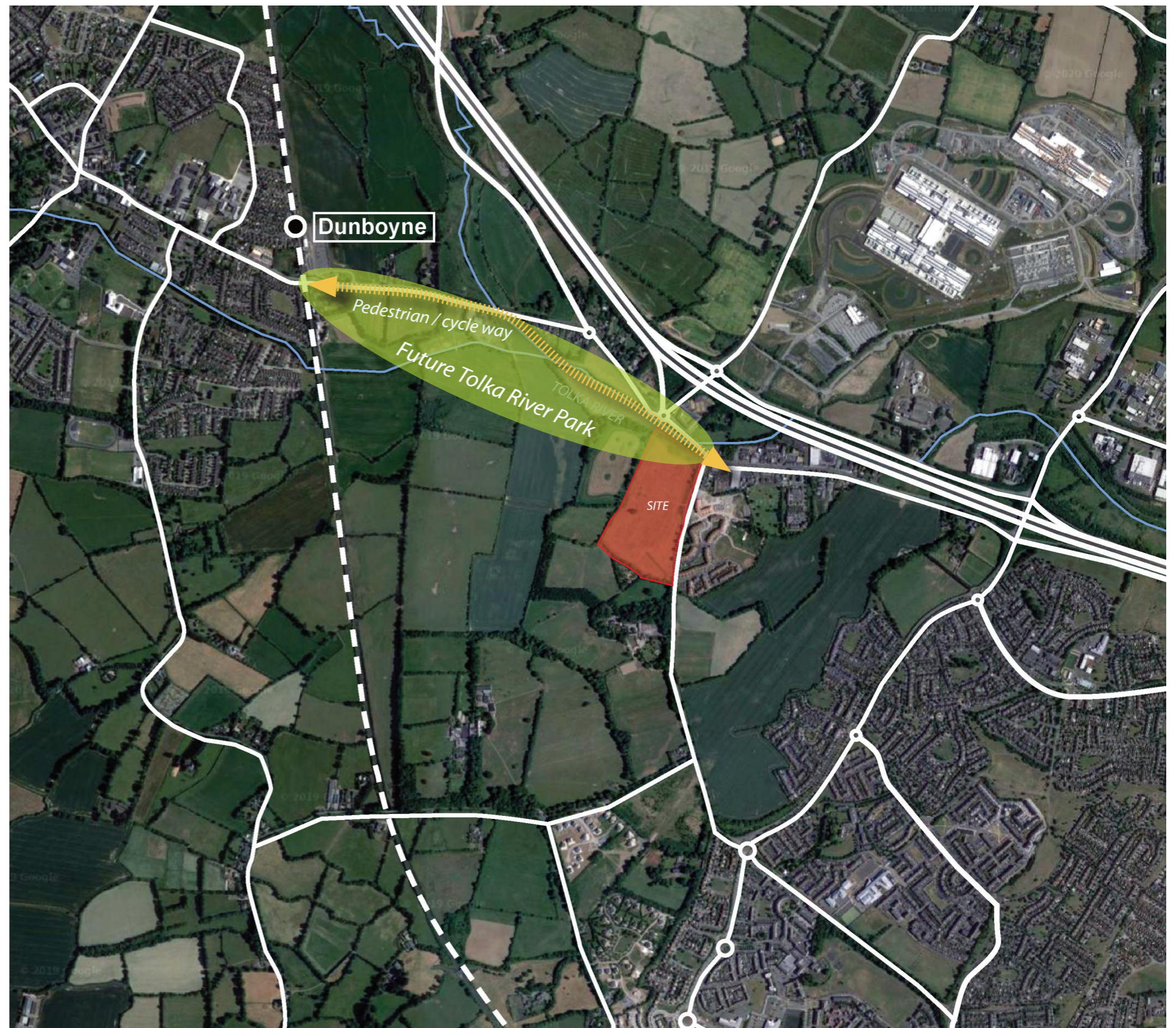
	Trees to be preserved
	Protected Structures
	Proposed graveyard
	Proposed Education Facilities
	Access points
	Tolke River Floodplan
	Roads Under Construction
	Movement Policy (See Section 5)
	Major distributor / new roads
	Pedestrian walkways / cycleways
	LAP Boundary
	Railway Station
	To facilitate Garden Centre and related development.
	To facilitate the phased development of a major town centre as designated in the Retail Strategy for the Greater Dublin Area 2008-2016 in accordance with the provisions of a future framework plan.
	EMP OBJ 3
	EMP OBJ 6
	Facilitate employment generating development in accordance with an approved Framework Plan [EMP OBJ7]
	EMP OBJ 9
	EMP OBJ 8
	Extent of Seveso Consultation Zones

1.0 Introduction

1.3 In framing a strategic urban design vision for Clonee Village this study will, it is trusted, demonstrate that the integrated development of lands abutting the western edge of the village (referred to the Keating Family lands), will contribute to its capacity to evolve as a coherent attractive and distinct place.

1.4 The “corridor” is seen as a key element of the MCC policy in respect of the future evolution of Dunboyne/ Pace/ Clonee. Underpinning this policy is the fact that its sub-region with the Dublin Metropolitan Area, contains a number of recent large employment providers such as Facebook, Kepak, Damastown, IBM affording residents a short journey to work besides facilitating homeworking. Enhanced rail and bus services facilitate and support sustainable public transport to Dublin.

A companion study, prepared by DBFL, further elaborates the transport and infrastructural framework.



1.0 Introduction

1.5 Notwithstanding disappointing population growth rates in recent years, Dunboyne has been classified as a self-sustaining growth town, while Clonee was designated a village “with a focus on infill, brownfield development, and consolidation”.

1.6 Despite evidence of development in recent decades in the village and its backlands, there is paradoxical evidence that its core is in decay, with many of its traditional and recent uses closed, in dereliction, or in solely evening/night time use. Equally, “backland” development lack coherence and legible connectivity to the Main Street.

1.7 Critically, a reimagined Clonee, could and can become a dynamic element of the “Corridor”, inducing pedestrian cycle and recreational connectivity to Dunboyne, underpinned by a critical mass of population that could sustain the economy of Clonee Village.

1.8 This study makes no claim to be definitive. However, in supporting a case for rezoning the Keating Family Lands. It will hopefully be seen and read as a considered exercise which at very least signals the urgent need to reimagine a future for Clonee as a liveable, vibrant, attractive, coherent and compact village.



1. Housing disconnected from Village core



2. Derelict Public House



3. Hard textures and surfaces dominated



4. Car parking dominating views from Backland Housing

Chapter 2

A Note on Context and History

2.0 A Note on Context and History

2.1 The two (OS) Maps (opposite) from the mid-19th century, illustrate the historical form and scale of Clonee, overlaid with its present urban form (light blue). Records show that the hamlet of Clonee was in the late 1700's a "turnpike", a part of toll payment, for roads emanating from Dublin to Navan. Its form is very much in the tradition of the "sráid-bhaile" or "street town" Irish settlements. Its name anglicized from "Cluain Aodha" the "meadow of Aodha", testifies to the historically rich farmland and mythology of this area, as does the existence of a Mill, powered by a tributary of the Tolka.

Unusually, the village contains no place or places of worship, or communal facilities such as a school or village hall. The course of the Tolka River clearly influenced its evolution. The property "Lotts" evident in early O.S. Maps, are relatively large, and can be seen to have facilitated recent developments to the rear of the Main Street. Like many Irish villages, Clonee had, until recently a number of public houses, some are now shut and derelict. Critically, it is notable that a number of recent developments are no longer trading.



Clonee Corn Mill c.1921

2.0 A Note on Context and History

The spread of metropolitan Dublin, has clearly shaped the contemporary character of the village. The M3 has severed the connection to its natural hinterland, while developments of recent decades on the Main Street, and in the village backlands, reflect contemporary housing demand in the Metropolitan Area, as the supermarkets, Aldi and Lidl, which “book-end” the Main Street.

Inevitably, vehicular traffic has intensified, and is a major contributor to the village’s “hard” character, which presents large areas of surface car parking to the gap toothed Main Street. In turn, vehicular traffic defines the character to the village gateways rendering connectivity to a potential “river park” connector to Dunboyne particularly hostile.



1. Lidl Supermarket



2. Poor conectivity to Village Main Street



3. Car Parking dominated fragmented street frontage



4. Traffic dominated Western Gateway

Chapter 3

Analysis of Urban Form and Townscape

3.0 Analysis of Urban Form and Townscape

3.1 This “high level” analysis is framed by MCC’s objectives in respect of Clonee’s future and its role in the evolution of the Dunboyne/ Pace/ Clonee Corridor, specifically in respect of its objectives relating to its capacity to be a catalyst for sustainable compact growth, and its relationship with the Dunboyne/ Pace/ Clonee Corridor.

3.2 Clonee today, presents itself as a paradox. It manifests only fragments of its historical heritage, counterpointed by bungalows within its Main Street, service stations, car dealerships and public houses with large surface areas of tarmacadam, severing streetscapes. The Main Street as previously noted is bookended by supermarkets, while also containing a significant quantum of recent development. Of particular note, is the development of a significant number of apartments in the “backlands”, village edge which offer very little evidence of integration or considered interrelationships.

3.3 While the “Pitch and Putt” club offers itself as a green oasis, public houses lie derelict while many recent enterprises appear to have ceased trading. “Takeaway” premises, dominate the food service provision and are typically shut in day light hours. There is evidence that medical and legal practitioners service the village while a recently developed crèche testifies to a demand for early child care. It also sustains a Post Office.



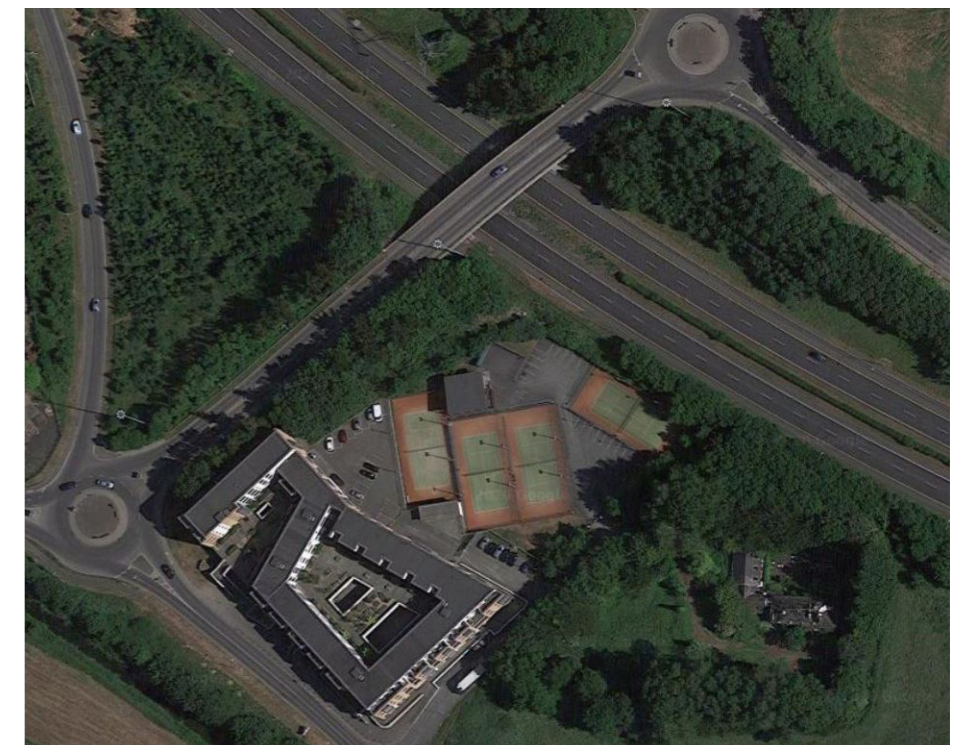
1. Daytime face of Fast Food outlet



2. Daytime face of an ethnic Restaurant- Take way



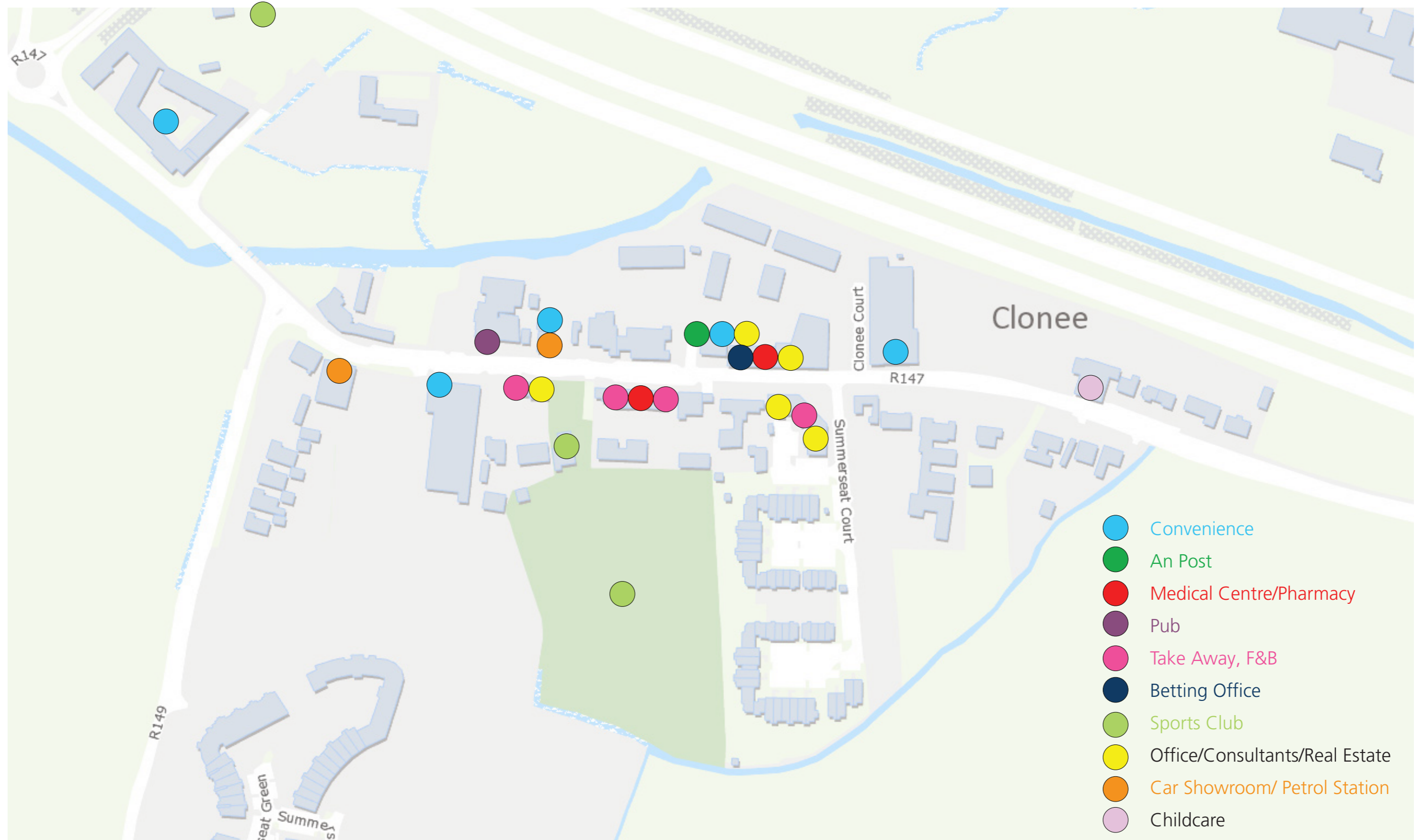
3. The Pitch and Putt Club: A rare community facility



4. The Dunboyne Tennis Club and a recent residential development

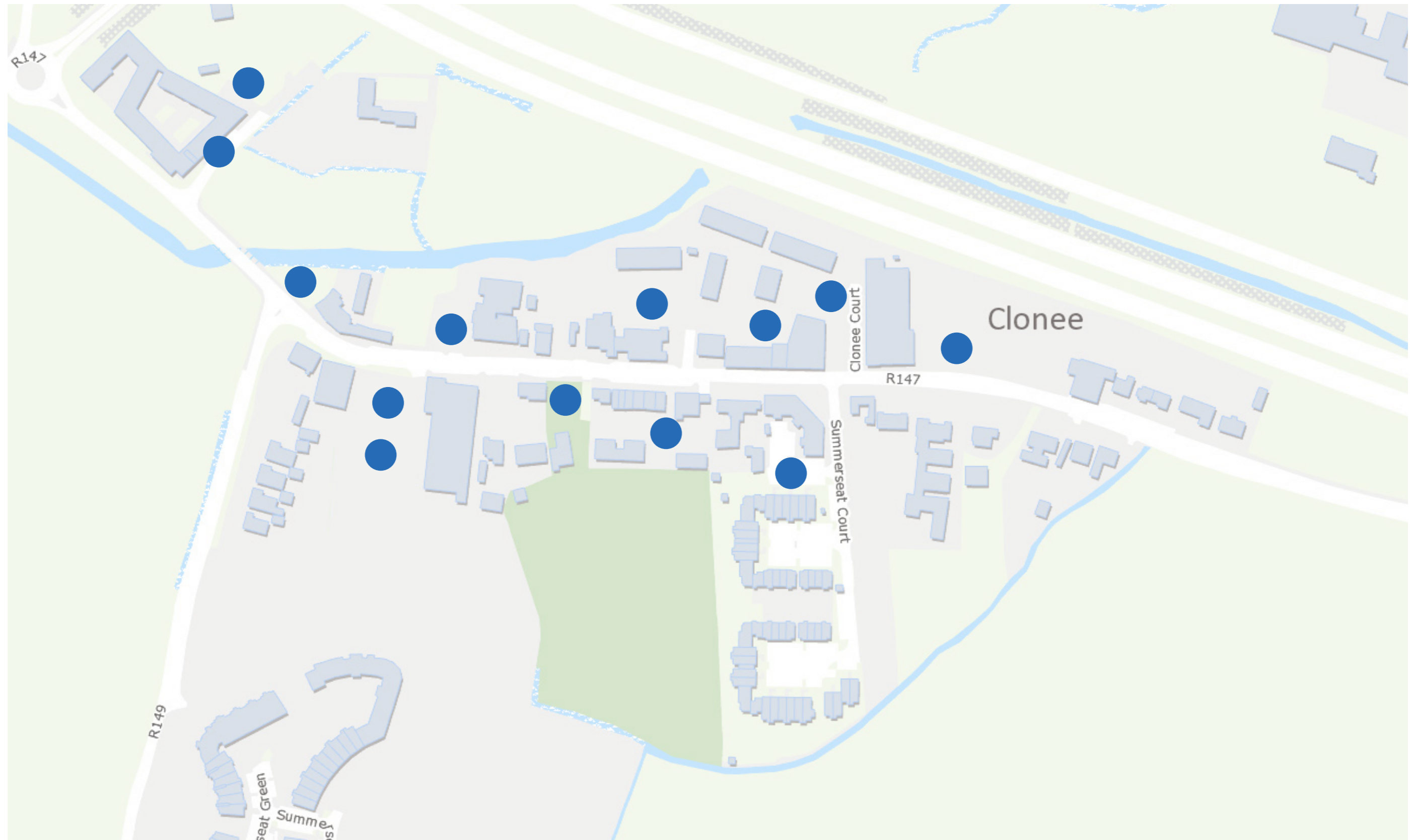
3.4 Distribution of uses/activities

An Overview Of Uses And Activities



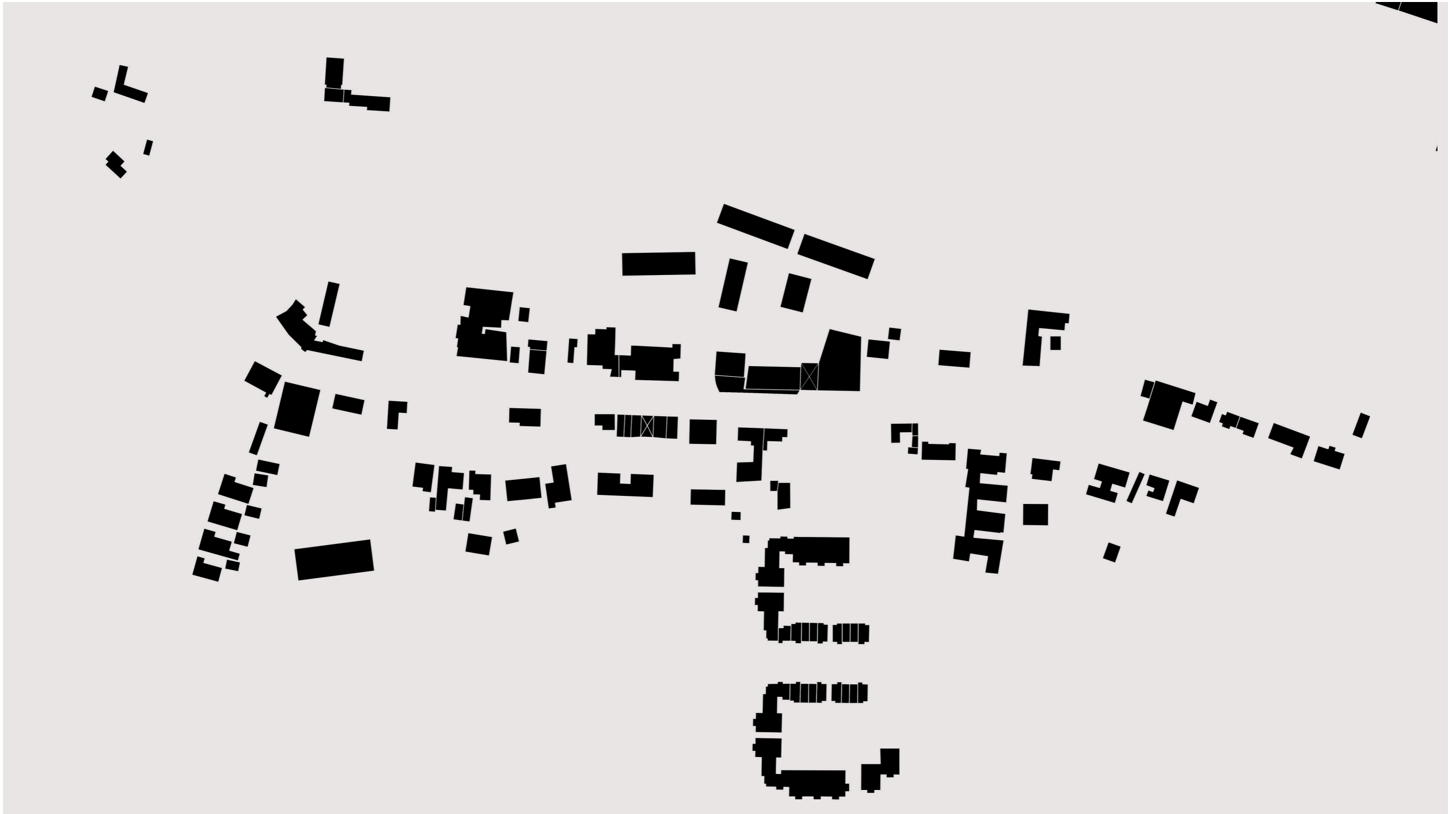
3.5 Car Parks

Off Street Car Parking Sites



3.6 Figure - Ground Map

This map shows the relationship between built and unbuilt space, illustrating the fragmented urban form of Clonee Village.



3.7 Townscape

A Cross Section of Photos of Clonee's Townscape



1. The Eastern Gateway: of recent vintage with vacant unit.



2. Streetscape uninviting to pedestrians



3. Inanimate hostile day time frontage



4. Car dealership presenting a large parking area.



5. A surviving and vibrant community oriented pub- restaurant



6. The Western Gateway: A roundabout flanked by derelict uses.

3.8 Vacant And “Opportunity” Sites

A preliminary overview of vacant sites and businesses within the village and sites which offer themselves to potentially add coherence to the “townscape”



3.9 Backland and Recent Residential Development

A cross section of views of recent residential developments.

As a general observation, recent "Backland" residential development present a fragmented face, without any compelling evidence of a legible hierarchy of realms from the public, the community to the private. Equally they present little evidence of clear inter connectivity or connectivity to the village core.

Recent backland and edge of Village developments



Chapter 4

Towards a Reimagined Clonee Village

4.0 Towards a Re-Imagined Clonee

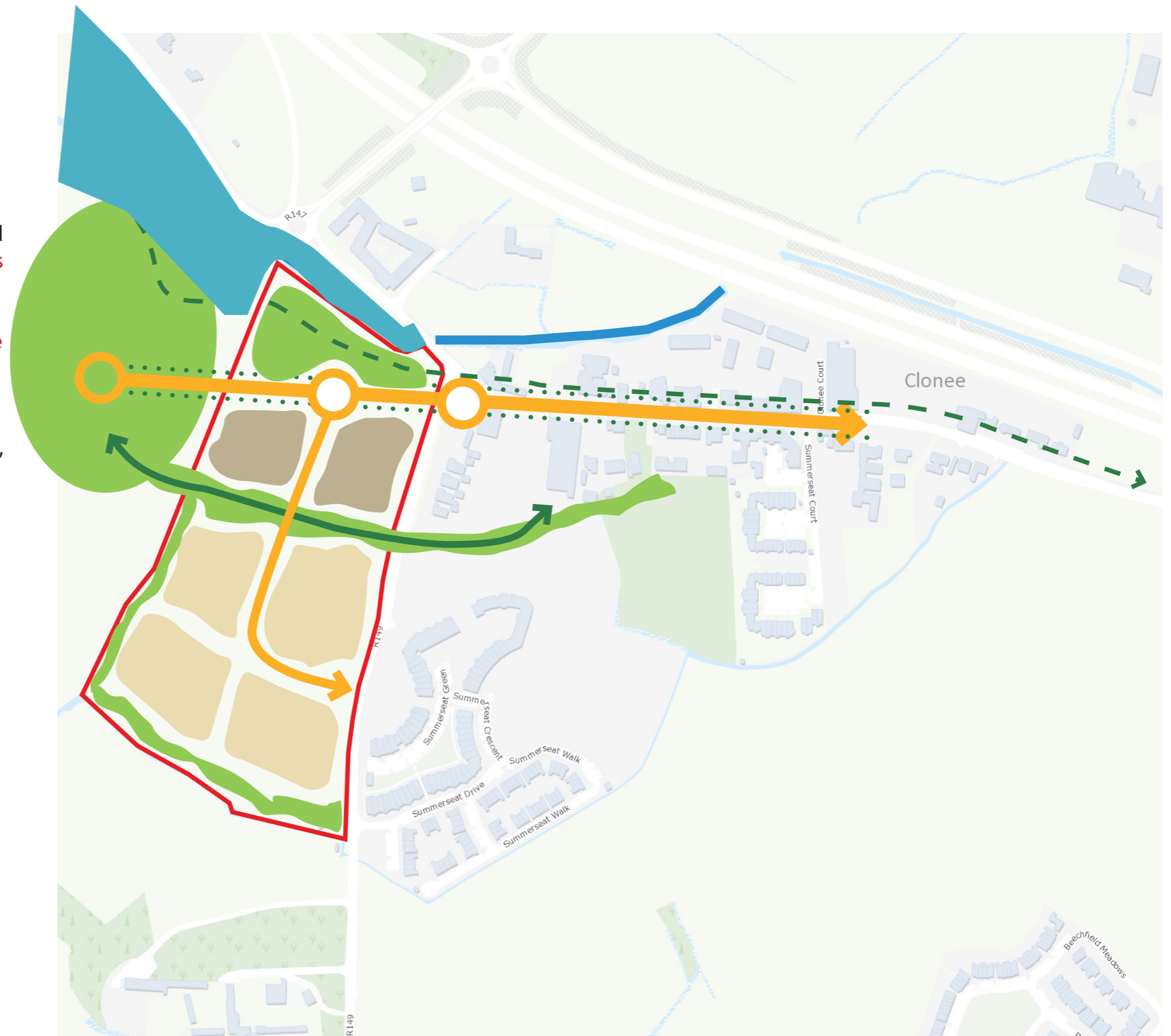
4.1 It is respectfully submitted that the foregoing analysis gives substance to a need to frame a sustainable future for Clonee, and by extension the Dunboyne/ Pace/ Clonee Corridor.

4.2 In this regard the strategic sketch (opposite) places the Keating Family Lands in its “corridor” context. We submit with conviction, that these lands should be considered as an integral part of a “reimagined Clonee.” **However, this study is predicated on the imperative to simultaneously commit to strategies which will enhance Clonee, while integrating these lands as a logical extension of the village and conduit to the Tolka River Park to Dunboyne and its related public transport infrastructure.**

4.3 Envisaged, as a dominantly residential development, with community infrastructure abutting or giving access to a future Tolka River Park, which would accommodate pedestrians and cyclists. It is envisaged that these lands could yield housing (@ 45 unit per hectare) for approx. 800-900 inhabitants, accommodating growth projections and reinforcing the economic base of the village.

4.4 The Keating Family propose to cede lands to the Norths of their property to (a) facilitate connectivity to Tolka River Park (b) accommodate a land mark community HUB building and related play and sports spaces.

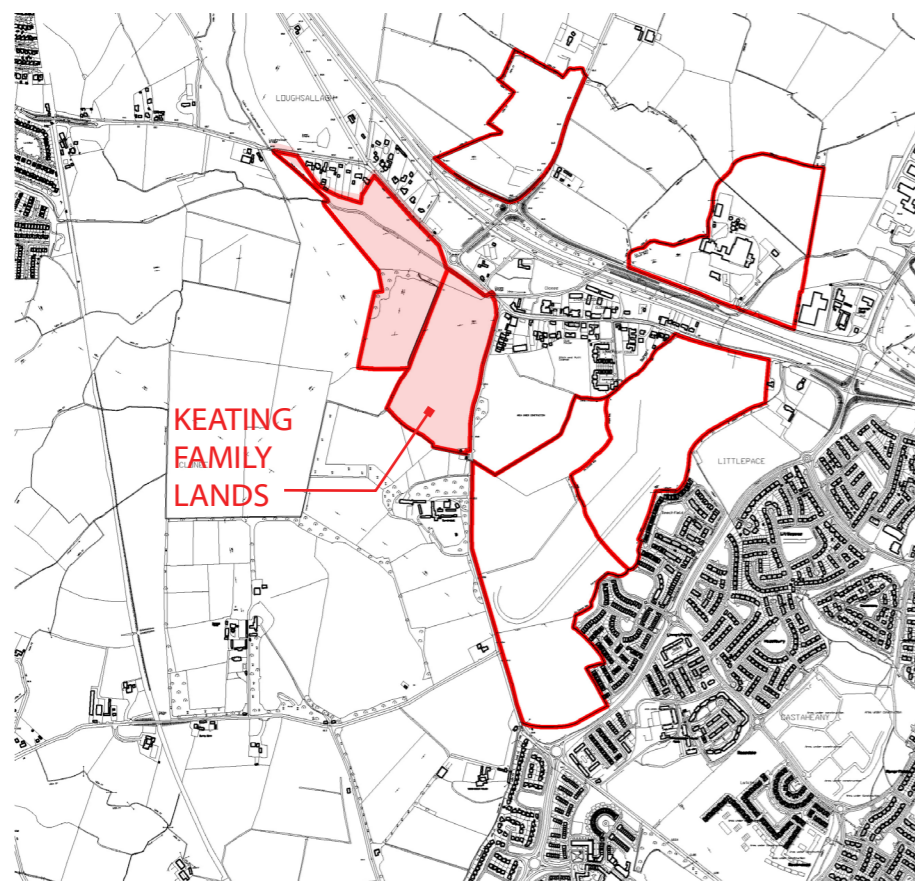
4.5 For the purposes of this study, a “reimagined” Clonee assumes the integration of these lands as sets out in strategic terms how they would be integrated with the fabric of a renewed village core.



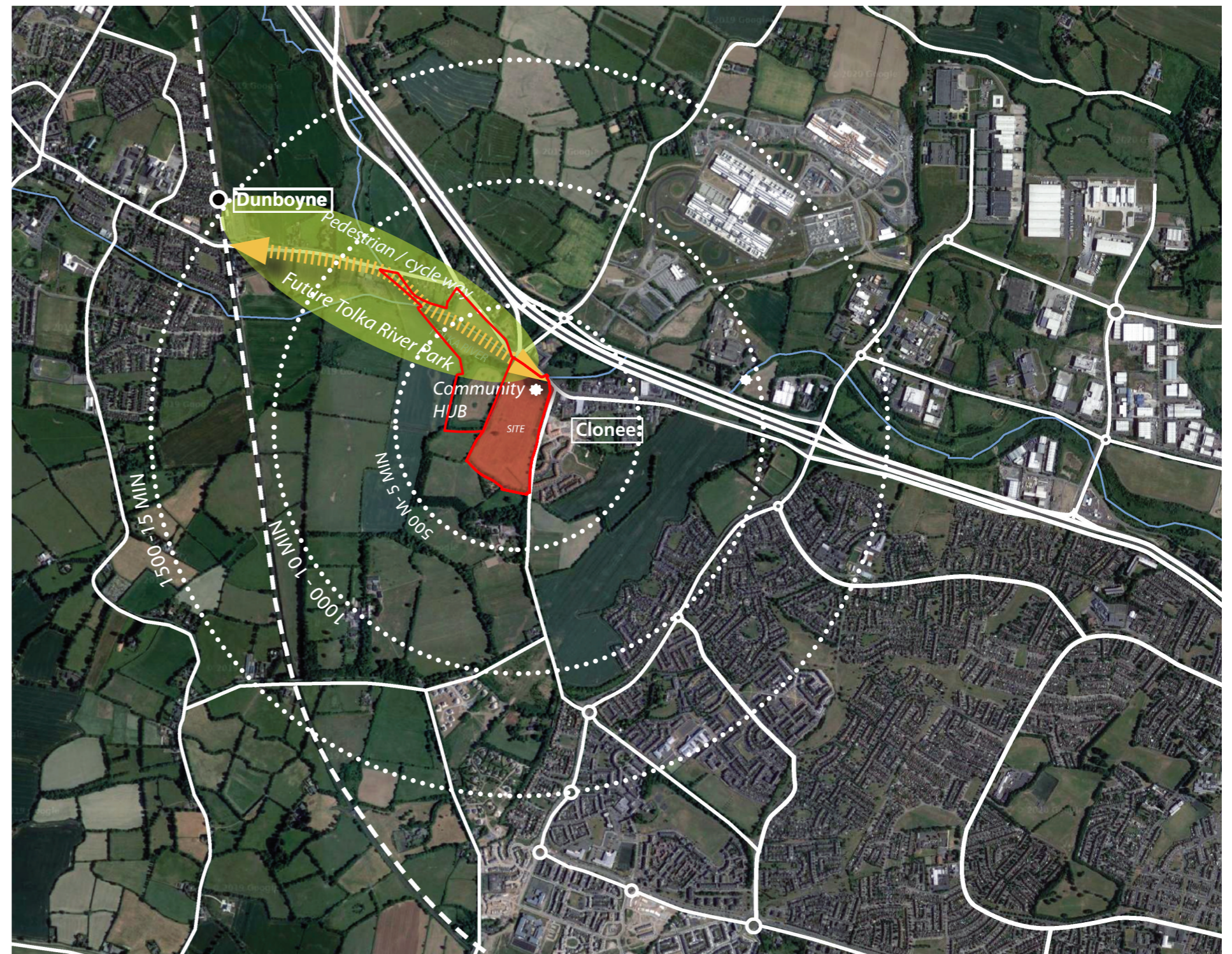
4.1 Towards a Re-Imagined Clonee:

A reimagined Clonee, showing the Keating Family Lands, their relationship with the Tolka River Park and Dunbooyne, pedestrian travel times, and a preliminary breakdown of land uses.

Red line	10.313 ha
Community use:	1.5977 ha
<hr/>	
Residential Gross	8.7155ha
25% roads	2.1788 ha
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	6.536 ha
15% open space	0.980 ha
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Residential Net	5.5561ha



Keating Family Lands



4.2 Towards a Re-Imagined Clonee

Integrated Village extension with connectivity to Dunboyne via Tolka River Park for Pedestrians and Cyclist.



4.3 Towards a Re-Imagined Clonee

Lands to the north will be central to providing access to the Tolka River Park and Dunboyne. It will also house a community "Hub". This landmark building will frame a new western gateway mediating the village and the Tolka River Park. It will also offer a much needed community focus with the potential to offer residents a broad range of facilities from teaching and meeting spaces to performance and sports spaces, both indoor and outdoor.

Proposed Landmark Community HUB



Chapter 5

Reimagining Clonee Village

5.0 Reimagining Clonee Village

5.1 In offering this “high level” urban design framework for and a reimagined Clonee, it is recognised that time, further study and resources and commitment will be required. However, the study does offer some guiding principles which could lay robust foundations for the evolution of a re-born compact and attractive village.

5.2 Guiding Strategic Principals

- Connectivity
- Green Ways
- Street Trees
- Gateways
- Traffic Calming
- Street Paving Lighting and Furniture
- Pedestrian and Cycling Network
- Street frontage infill spaces
- Infill Development

5.2 Connectivity:

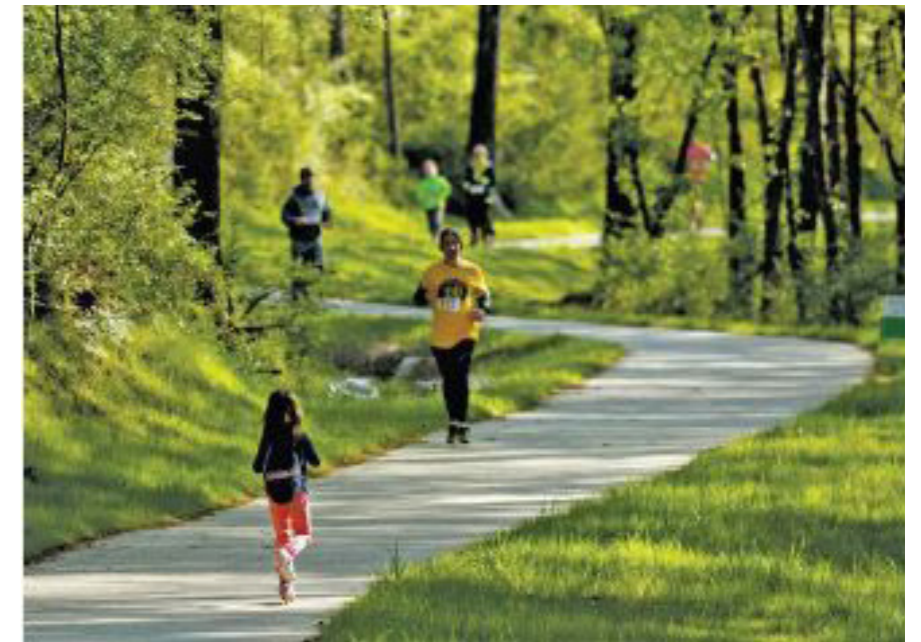
The annexed and integrated Keating Family Lands opens up the possibility of linking the village through to a future Tolka River Park and Dunboyne

*Pedestrian & Cycle
Connection to
Dunboyne*



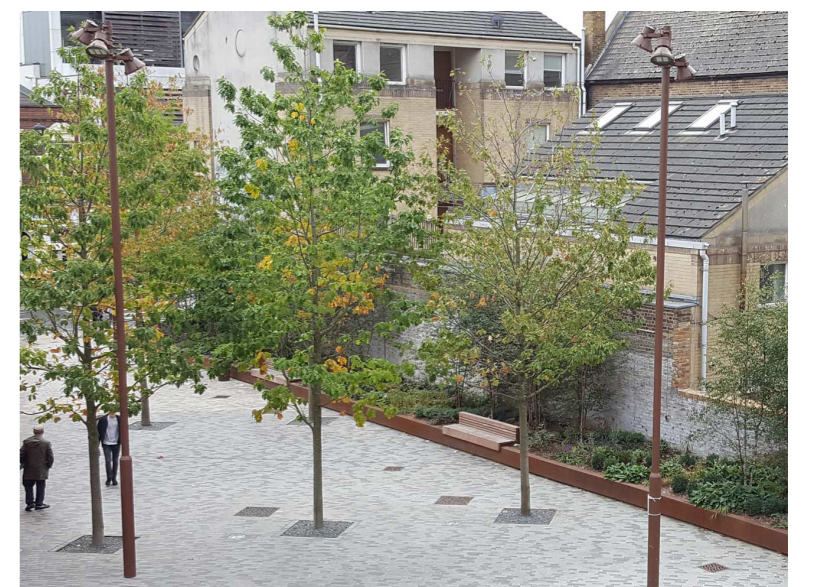
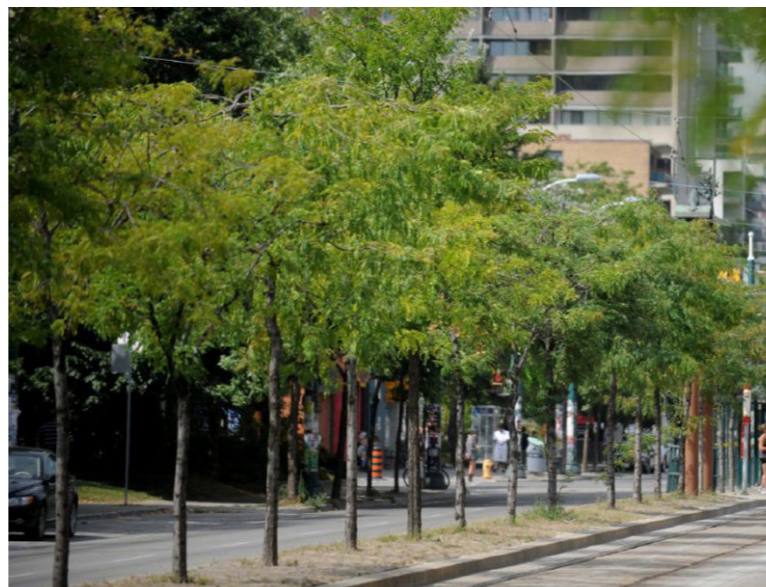
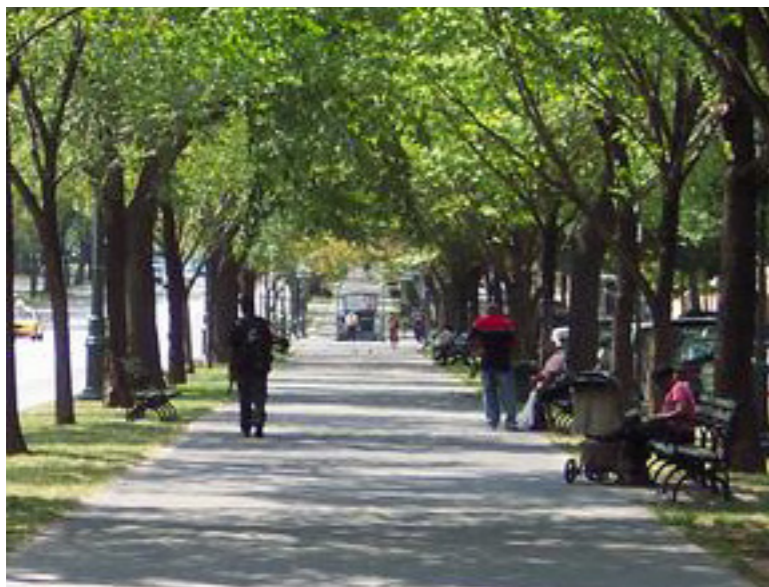
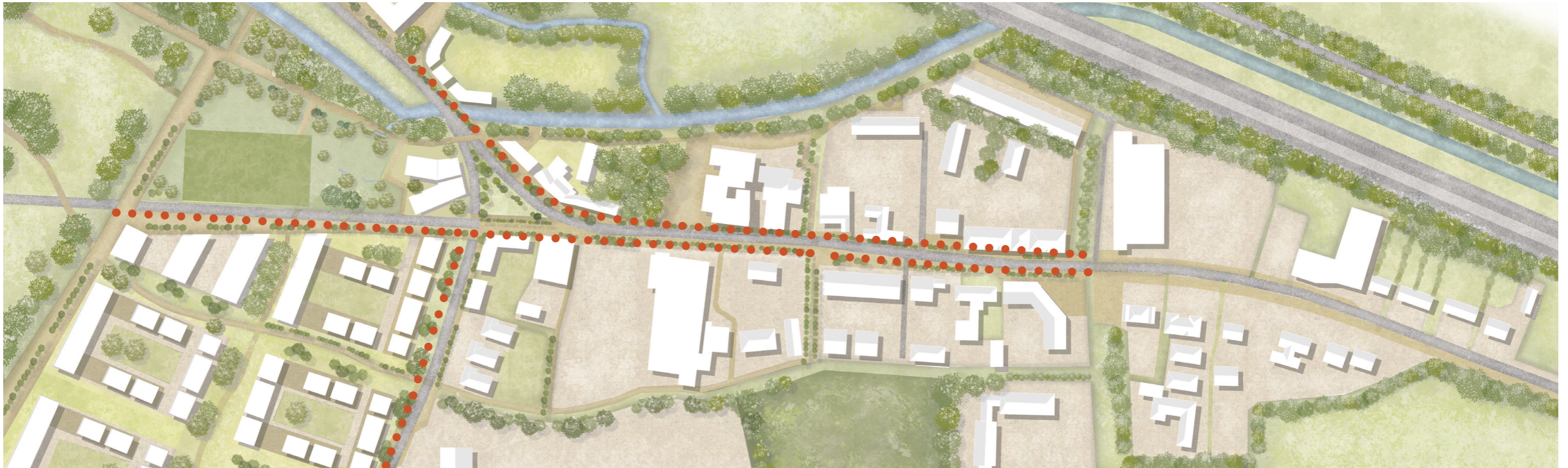
5.3 Greenways:

The annexation and integration of the Keating Family lands also facilitates the creation of a loop of southern and northern “greenways” through the village backlands, connecting to a pedestrian/cycle ways to Dunbooyne



5.4 Street Trees:

The considered planting of street trees will contribute to giving the main street a sense of order and coherence which it currently lacks.



5.5 Gateways:

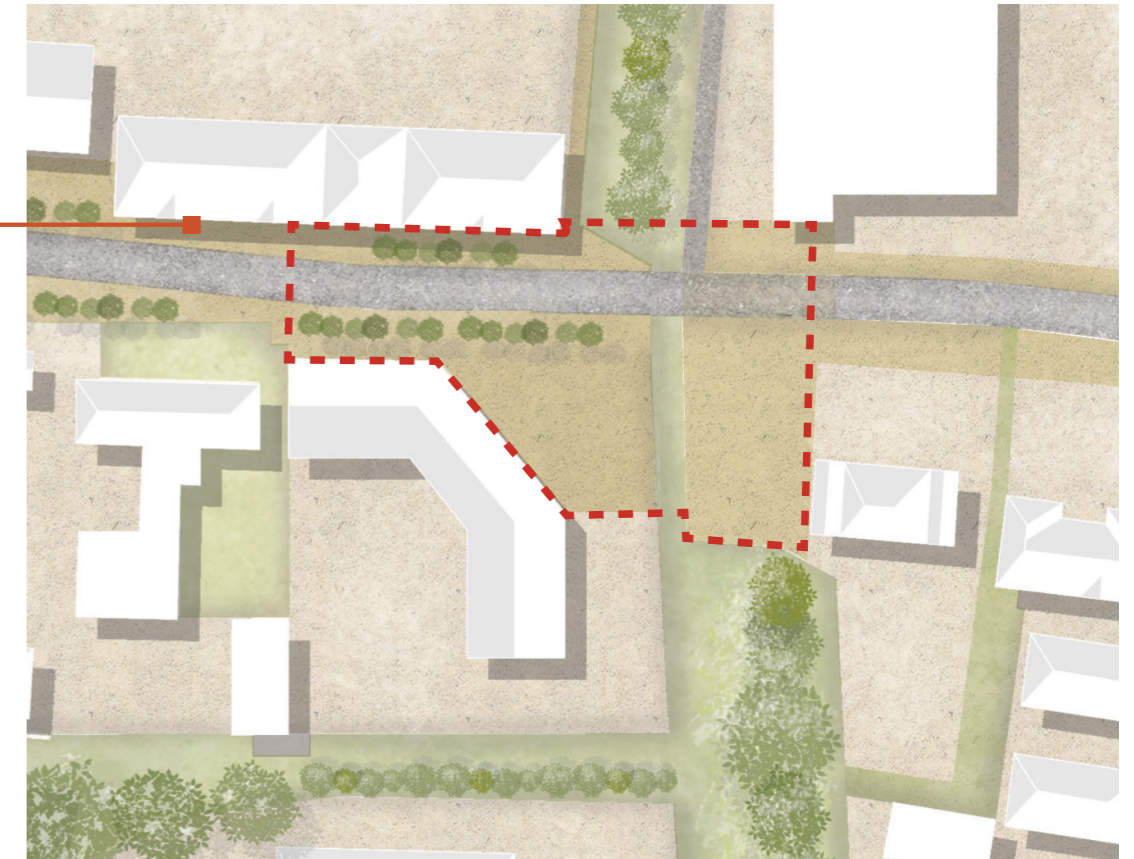
Enhancement of the experience of entering/leaving Clonee Village, with considered landscaping proposals.



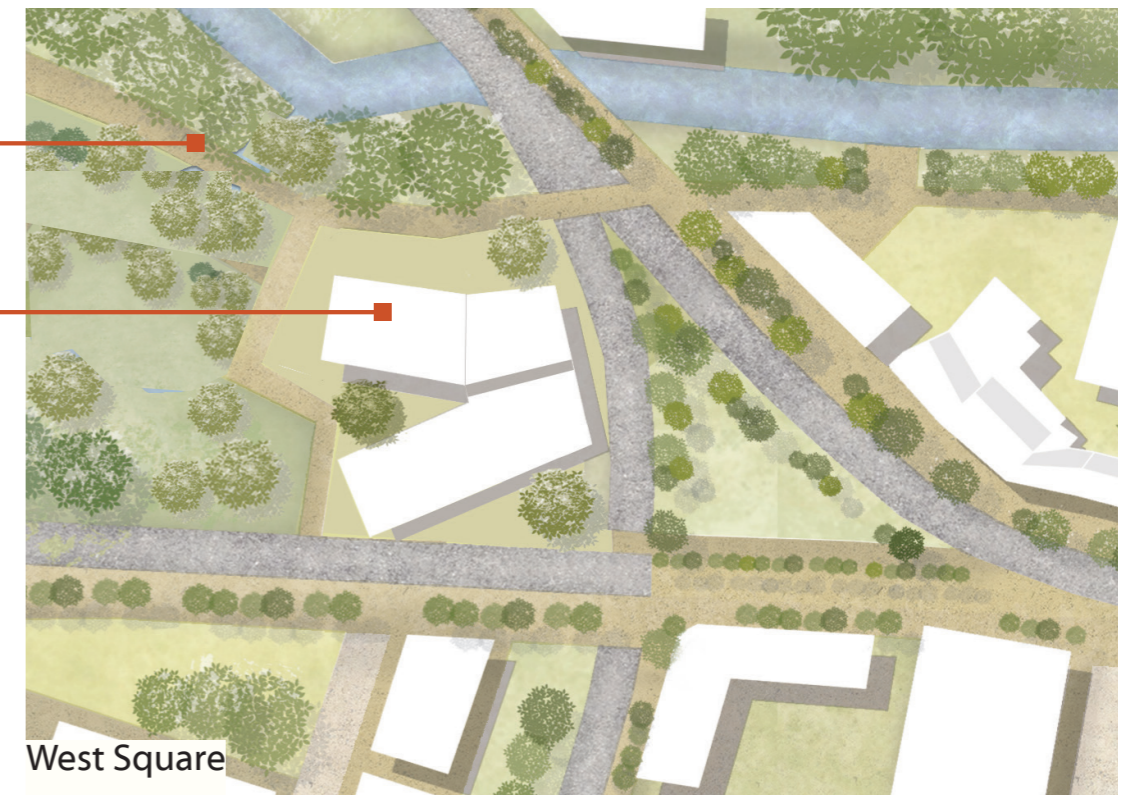
Riverside Park



Proposed Community Hub



East Square



West Square

5.6 Traffic Calming:

As policy and through design intervention, controlling traffic speed on the approaches to, and in Clonee Village will render it more attractive and safe for residents and visitors.

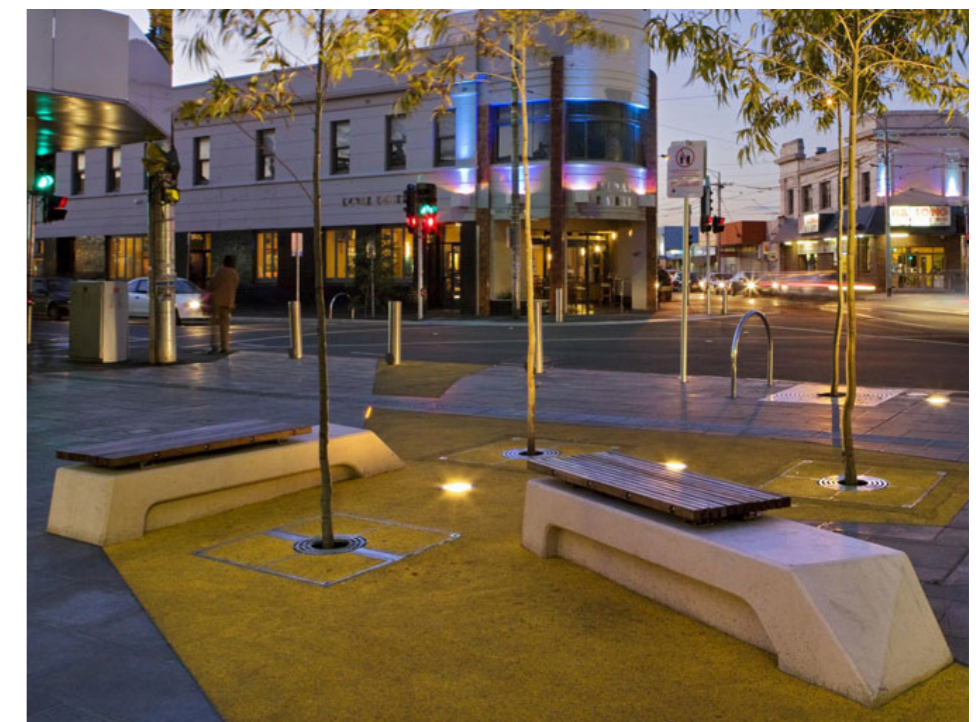
Clonakilty, County Cork, offers itself as an example of modest but effective urban design intervention.



5.7 Street Paving, Lighting and Furniture:

Prioritise the quality of the village experience for pedestrians, through considered interventions with differential paving, lighting, and street furniture.

Street lighting can enhance security, while quality paving and street furniture can reinforce place making and physical and visual permeability.



5.8 Pedestrian and Cycling Network:

Prioritise the widening of footpaths, provision of bicycle lanes and legible vehicular pull in spaces.



Cross section through - pedestrian - cycle path in a park



Dedicated cycle path.



Widened footpath and pull-in bay in Clonakilty Co. Cork

5.9 Street frontage infill spaces:

Encourage property owners to facilitate the creation of modest respite and amenity spaces on street fronting car parks.

Modest creative interventions can begin to reinstate the Village street line which is fragmented by car parks.



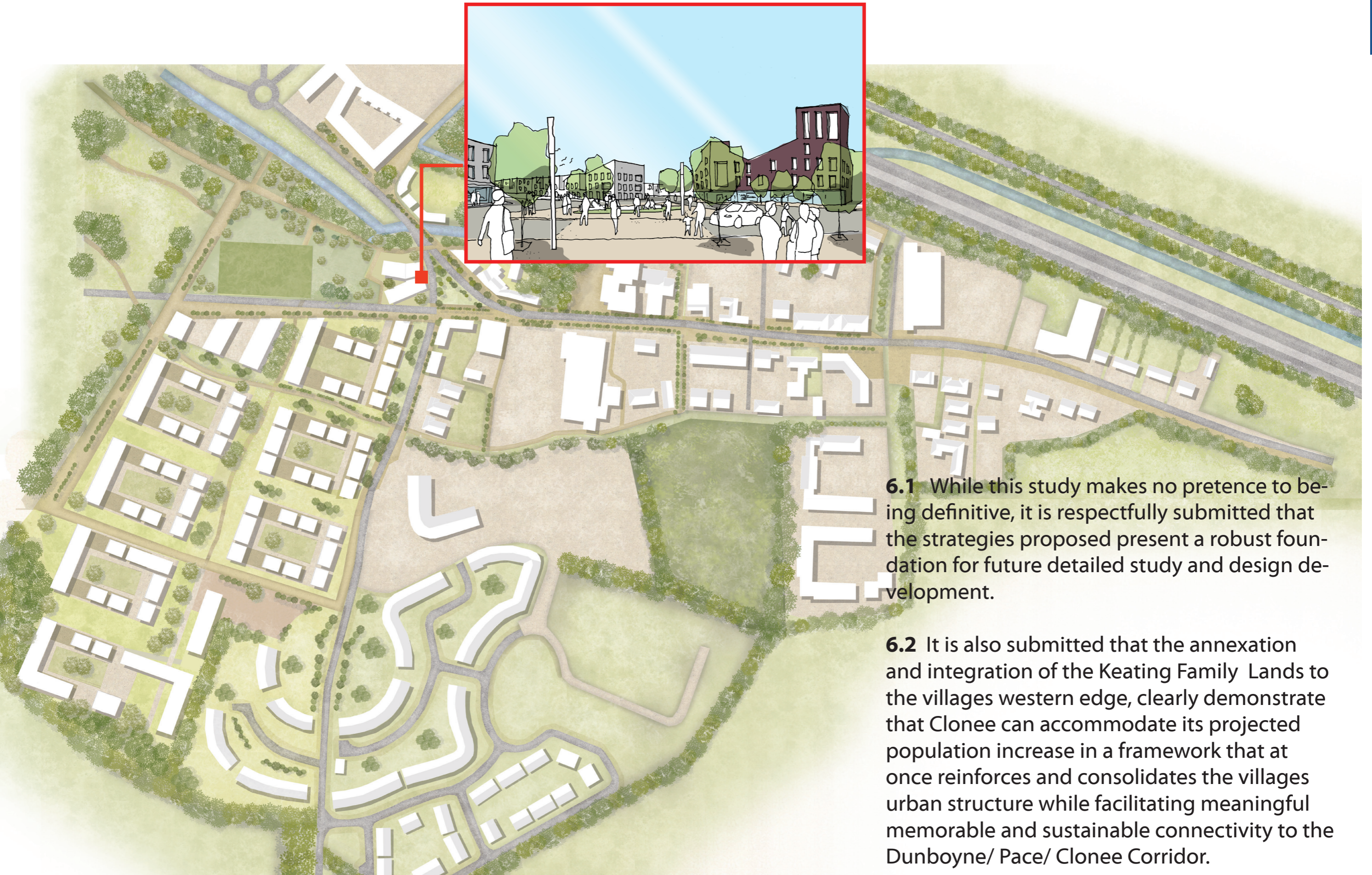
5.10 Infill Development:

This will not occur overnight, - but will be more likely in a vibrant community. There are “opportunity sites” with sub-optimal uses which could be developed to enhance streetscape and community infrastructure.



Chapter 6

Summary



6.1 While this study makes no pretence to being definitive, it is respectfully submitted that the strategies proposed present a robust foundation for future detailed study and design development.

6.2 It is also submitted that the annexation and integration of the Keating Family Lands to the villages western edge, clearly demonstrate that Clonee can accommodate its projected population increase in a framework that at once reinforces and consolidates the villages urban structure while facilitating meaningful memorable and sustainable connectivity to the Dunboyne/ Pace/ Clonee Corridor.

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