An aerial photograph of the Coachford village, showing a mix of residential houses, a central commercial area with larger buildings and parking, and surrounding green fields and roads.

November 2013

**Coachford**

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**Community-led  
VILLAGE DESIGN STATEMENT**



November 2013

# Coachford

## VILLAGE DESIGN STATEMENT



Comhshaoil, Pobal agus Rialtas Áitiúil  
Environment, Community and Local Government







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## 1 Introduction and background

The process of preparing the Community-led Village Design Statement (VDS) for Coachford commenced in October 2012 and this Statement was first published in September 2013.

The hard work of ACR Community Council resulted in the securing of VDS funding from West Cork Development Partnership. Following a tender process, URS were engaged to support the community in their preparation of this Village Design Statement.

The people of Coachford have generated ideas that are summarised here into a **Vision** for the village and an **Action List** with a series of **Projects**. These can be initiated within the **short, medium and long term**.

The status of a Village Design Statement is shown in the diagram to the right. A VDS is a mechanism for protecting, celebrating and enhancing local distinctiveness. It does not deal with statutory land use zonings and is separate from the Local Area Plan for Coachford prepared by Cork County Council. A submission has been made by the community to Cork County Council to include a policy in the new Development Plan supporting the output of Village Design Statements.

The vision set out in this Village Design Statement is inspirational yet realistic and achievable. The community now have a “road-map” for progressing projects in the village, a tool for engaging with state and funding agencies and a plan for realising the goals and aspirations of the people of Coachford.

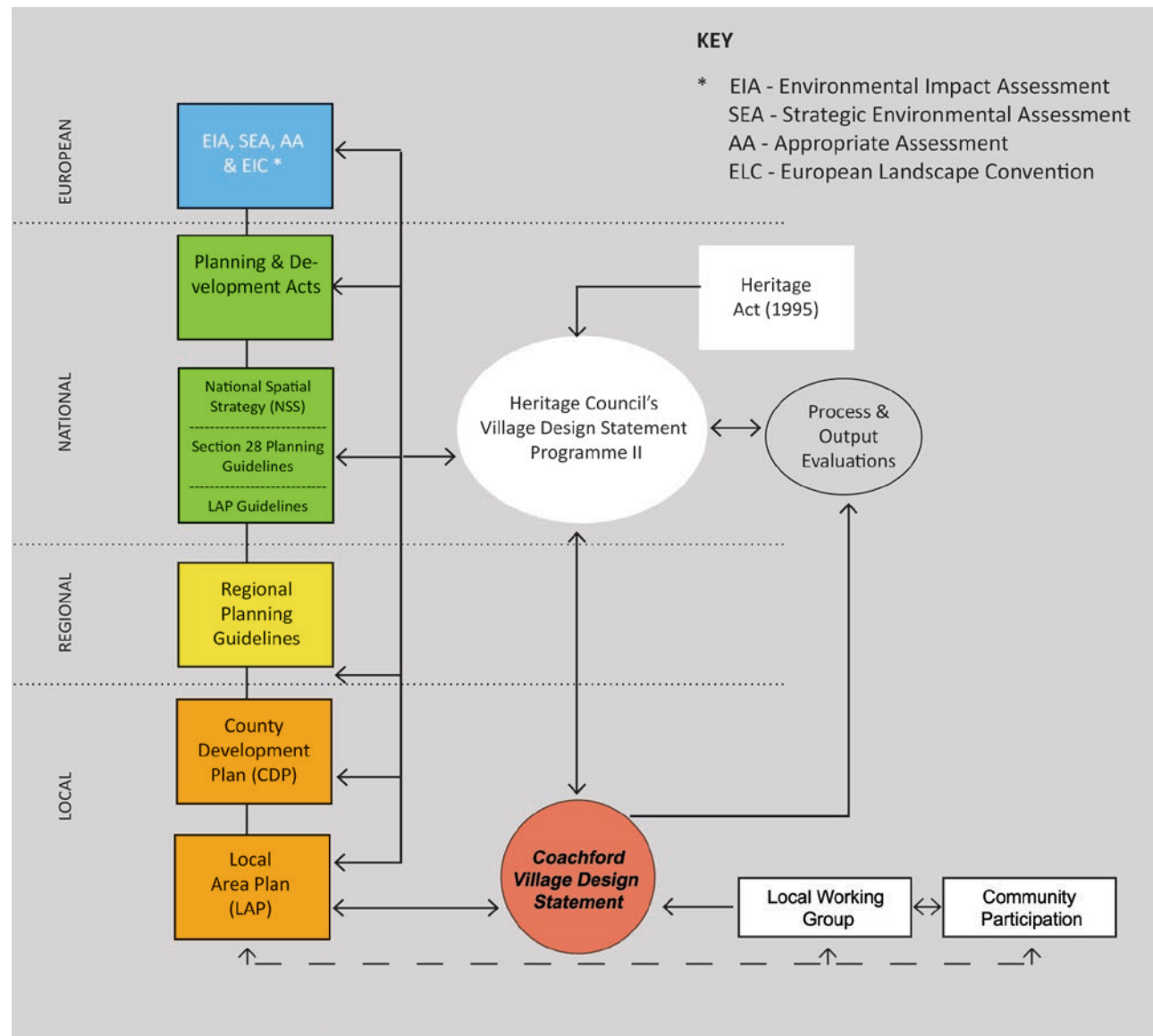


Diagram is based on the 'Community-Led Village Design Statements in Ireland, Toolkit 2012, Page 8, by The Heritage Council and Partners.

In summary, the following has been achieved by the preparation of a Village Design Statement for Coachford:

Capturing of the knowledge contained within the community and sharing of information about the village, its landscape and heritage;

Development of a useful 'tool' to ensure that the future developments and changes add to local distinctiveness and character;

A link into the planning system so that planners can use the VDS to improve the local distinctiveness of design proposals;

A summary of local opinion to assist local authority planners, architects, developers and others; and

A process which helped capacity building within the community and now provides a clear setting out of projects for future progression by the community.





## 2 The Collaborative Process

The Village Design Statement process has been based on the Toolkit developed by the Heritage Council in 2012. The community-led approach embraces a new collaborative and participative approach to village planning and design.

The collaborative process included three elements:

- A village walkabout with community representatives and URS
- Questionnaires issued to the village community
- A Community Workshop open to all held in the Coachford GAA Community Hall

The questionnaires were issued to the general Coachford community as well as specifically to Coachford National School and Coachford College.

It was considered essential to involve a wide range of people in the shaping of the Village Design Statement - people of all age groups, people who had lived in Coachford all their lives, and others who recently moved to the area. The questionnaire focused on questions relating to the following:

- What are the unique features and qualities of Coachford?
- What are the issues of concern to the community?
- What is the character of the village?

It was considered very important to gather the opinions of pupils and students of local schools. This was achieved with the kind help and support of the teachers

and school principals. The older students participated in a questionnaire which was specifically tailored from the general questionnaire. The pupils also explored the following two questions during an arts project:

- What do you like most about Coachford?
- What would you like to have in your village?

The outcome resulted in wonderfully colourful, inspirational and imaginative drawings and models. The models were photographed and shown at the workshop together with the drawings. We wish to thank the schools and everyone involved for their support in this project.

The participants at the community workshop engaged thoroughly in the marking of maps and drawings and worked through the following questions:

- What do you like about your village?
- What do you dislike about your village?
- Where is the centre of the village – Where and what is its historic core?
- How can Coachford be a healthy place for children, for older people, for everyone?
- What would you like your village to be like in twenty years time?
- What can you do to help?

The evening sparked a lively debate about the different aspects of the village, its past, the current condition and its future.

After a careful analysis of all gathered information a draft vision for the village was established. The summary of workshop outcomes and the draft village vision was presented in the form of posters by the ACR Community Council and URS to other interested members of the



communities of Coachford, Aghabullogue and Rylane as well as to relevant state agencies, which were invited to join an **Inter-Agency Group** (members listed in Appendix II). All agencies expressed support for the Village Design Statement process and output. These relationships will grow as various projects set out in this document are progressed.

In many ways, the process of developing the Community-Led Village Design Statement has been as valuable as the document itself, bringing together local people and providing a focus around which all members of the community were given the opportunity to participate. The process also provided a mechanism for engagement with Cork County Council and other stage agencies.



## COMMUNITY WORKSHOP



### Play your part in the preparation of a Village Design Statement for Coachford

The aim of the workshop is to generate ideas for the future of Coachford.

We need everybody's input to achieve a shared vision for the village.

**Tuesday, 6/11/12, 7pm**  
**Coachford GAA Community Hall**

The Village Design Statement will emerge from the ideas and knowledge of the community. It will be supported by expert input from landscape architects, road engineers, recreation and heritage consultants from URS. This project was initiated by ACR Community Council.

Programme – Workshop, 6th November 2012

Coachford - Preparation of a Village Design Statement (VDS)

7.00pm Introduction

- What is a community-led Village Design Statement?
- Overview of the collaborative and participative process
- Purpose of this evening's workshop

7.20pm Workshop

- What do you like about your village?
- What do you dislike about your village?
- Where is the centre of the village – Where and what is its historic core?
- How do we make Coachford a healthy place for children, for older people, for everyone?
- What would you like your village to be like in twenty years' time?
- What can you do to help?
- Feedback from groups

8.30pm Summary

Summary of main points of agreement and explanation of next steps

8.40pm Open discussion

9.00pm Thank you and evening close







### 3 Context and history





# Coachford Village Design Statement

Coachford (Áth an Chóiste) owes its name to once being a crossing point for horse-drawn coaches. A stream continues to flow beneath the village to this day. Coachford does not feature on the 1811 Grand Jury Map of Cork, but is mentioned in the 'Freeman's Journal' Newspaper dated 10 January 1822. Magourney was previously the name given to the locality and surroundings.

The village developed rapidly during the Great Famine (when it was a centre of relief within the mid Cork area) and in the years to follow. By 1888, the Cork & Muskerry Light Railway had a terminus at Coachford, adding to local business, accessibility and vibrancy. However, the line was closed by the end of 1934 for economic reasons. By the end of the nineteenth century, Coachford possessed a renowned Creamery, complementing its agricultural hinterland. By the 1950s, the village was the location for a Vocational School, which today is a Community College and a leading centre of educational excellence in Cork. Many other local achievements have occurred over the years, in the fields of sport, industry and community.



Coachford is situated at the junction of busy regional roads R618 and R619, within the centre of Cork County, and within an area with a rich history and heritage. The choice of shops, businesses and services rivals that offered by towns far greater in size. In addition, Coachford boasts an area of outstanding natural beauty in the Lee Valley, and lies within close proximity to the River Lee and a wealth of recreational pursuits. Having been spared 'Celtic Tiger' excesses, unlike other locations, the village also retains a strong community spirit, a sense of togetherness, and continues to evolve and grow.

## Coachford The Crossroads' of Cork





## 4 The Landscape Setting





# Coachford Village Design Statement

Coachford is set within an undulating and rural landscape with interweaving hills and valleys. The River Lee valley and reservoir is located approximately 1.5km south of the village. The village is surrounded by a patchwork of fields, bounded by broadleaved hedgerows and bands of trees. The field pattern is intersected by clusters of woodland, coniferous forestry, marginal land, a number of quarry sites and patches of scrub and gorse. Parts of the embankments of the River Lee Reservoir are flanked by bands of trees. The grounds of Glebe House and gardens, formerly the local rectory, is now part of Coachford College, provide still magnificent mature trees along its boundary and a currently unused walled garden. These features, including the close proximity to the River Lee reservoir, add to the high value of the overall landscape setting. There are several beautiful views from elevated areas within the village across the wider surrounding landscape.

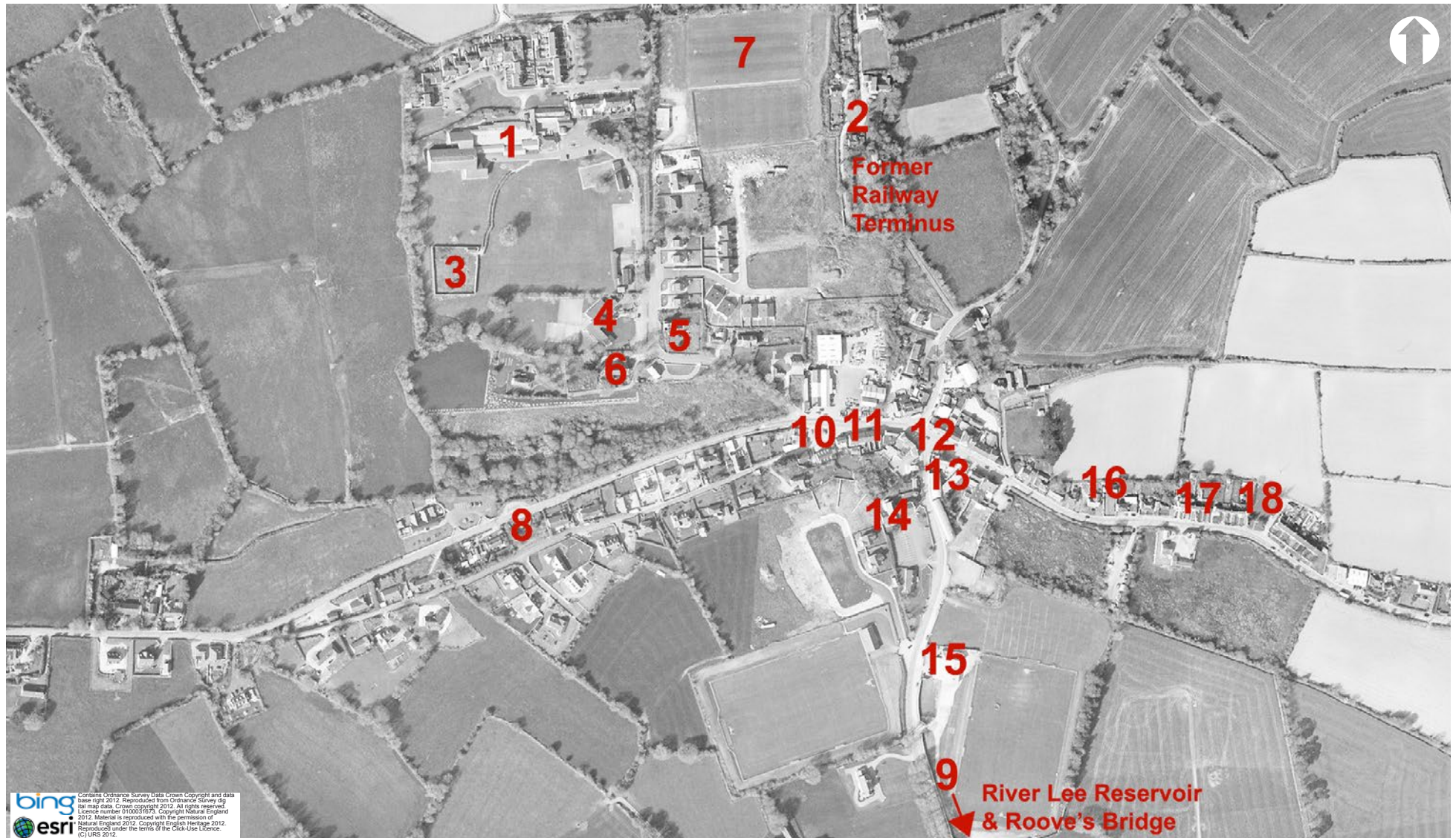
Coachford is located at the cross junction of the R618 (east-west direction) and the R619 (north-south direction) making the village an important focus point in the heart of County Cork. A number of quieter local roads lead away from the centre of the village through very attractive landscape.

'Brown's Ring' is a popular looped walk to the River Lee Reservoir via Leemount. Farran Woods and the National Rowing Centre are located along the southern shore of the River Lee Reservoir and can provide high quality leisure and sports activities and are easy accessible via Roove's Bridge in close proximity to Coachford.





## 5 The Village





# Coachford Village Design Statement



1 Coachford College



2 Former railway terminus and station



3 Walled Garden



4 Coachford National School



5 Magourney cemetery and ruined church



6 Converted Christ Church



7 Soccer pitch



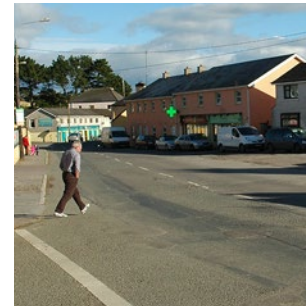
8 Our Lady of Lourdes Grotto



9 Roove's Bridge



10 The Square



11 Western side of village centre



12 Crossroads in centre of village



13 Olympic Commemorative Sculpture



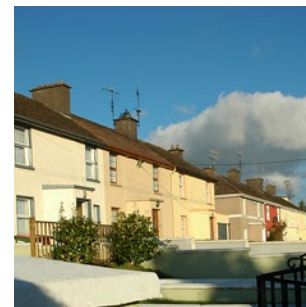
14 St. Patrick's Church



15 GAA Club & Community Hall



16 The Old Cottage



17 Cork Road



18 Millennium Park



## 6 Coachford today, an analysis

The following is a summary of the community analysis gained from the village walkabout, questionnaires and workshop. Further details are enclosed in Appendix IV.

### The people like ...

- Good community spirit
- Converted Christ Church + Graveyard
- St. Patrick's Church
- Number of young families
- Close proximity and number of services and facilities
- Absence of over-development preserving the character of the village
- Close proximity to River Lee and associated leisure opportunities
- Magourney cemetery and ruined church
- Coachford College
- Community House
- Crèche
- Credit Union
- Railway history and remaining structures around old terminus
- Dairygold plant
- Dripsey Ambush Monument near eastern entrance of village



- Existing walks: Ring Walk around Leemount, River Lee; Woods loop at Coolacullig
- Opportunities for fishing
- GAA Complex
- Garda Station
- Coachford National School
- Surrounding landscape and views from the village
- Our Lady of Lourdes Grotto
- Central location of village, close proximity to Cork, Mallow, Blarney and Macroom and being on the tourist route to Killarney
- Old derelict cottage
- Post office
- Pubs
- Soccer Club
- Walled Garden
- Millennium Park



Children and Teenagers of Coachford like ...

- GAA facilities
- Soccer Pitch
- Shops
- School
- National Rowing Centre
- Location of village
- Community
- River Lee
- Olympic Monument
- Views from village
- Church





## The community is concerned about ...

- Absence of interconnecting footpaths, leaving pedestrians and pupils to walk on roads
- Derelict Brosnan's Carpet shed
- Condition of green areas and boundaries between National School and housing estate
- Appearance of Dairygold site (south-eastern site of village at cross roads in regard to roofs, walls, gates and overall size)
- Poor sightlines when using existing road infrastructure particularly at junctions
- No traffic calming in village or designated pedestrian crossings, traffic goes too fast
- Parking on footpaths forcing people with buggies or walking aids to step on to the road
- Dull appearance of most parts of the village due to a lack of colour
- Absence of facilities for non-sporting children and teenagers
- Former public toilet site



- Size of existing road junctions in village (too big)
- Too narrow existing footpaths in some areas
- GAA parking outside designated parking facilities
- Bland wall of GAA complex along R619
- Ghost Estates opposite schools
- Insufficient sewage system
- Appearance and underutilisation of the square opposite Dairygold along the R618
- Lack of a range of sporting facilities outside soccer and GAA
- Left behind signs referring to passed events
- Insufficient welcome signs along roads at the entrances of the village
- Inaccessibility of the shores for walks along the River Lee east of Roove's Bridge on the northern river shore
- Visual appearance of County Council Yard
- Unnecessary storage of ESB timber poles at GAA complex along R619
- General litter and absence of sufficient modern bins within the village
- Lack of street furniture such as benches, bollards and cycle racks
- Poor condition of some of the existing footpaths
- Poor organisation of parking within the village
- Poor road surfaces
- Metal cover of stream beside O'Callaghans
- Road corner from main street up to the schools is major problem
- Poor appearance of road frontage along bog area
- Unsightly display of agricultural articles in centre of the village



- Grim appearance of Roove's Bridge
- Out of date NDP sign for proposed road works at R619 north of Roove's Bridge
- Rusty metal fence at the south end of GAA site
- Signage clutter and old posts at cross road junction
- The unmaintained old community hall site
- Wasteland in former railway terminus
- Poor and overgrown condition of former paths, gates and other features related to the railway history
- Disused phone box

## The people of Coachford believe that these are the future threats to the village ...

- Removal of services and closure of local shops
- Suburban style housing development which is not in keeping with the village character

# The people have the following ideas ...

## ... to improve the village

### Streetscape / Public Realm

- Repair and interconnection of footpaths throughout the village within a clearly signposted 50km/h speed limit zone
- Additional street lighting, bins and seating facilities throughout the village
- Dipped kerbs at junctions and zebra crossings to provide safe and easy access between footpaths for all people
- Implement a clear signage system within the village for vehicular traffic, access to walking routes, at heritage sites and a general map of village
- Removal of blind spot at the junction of local road with R618 leading up to the schools, including zebra crossing to provide safe access for everyone
- Cut back vegetation and rebuild walls in ditches along the roads approaching the village centre

### Community facilities

- Establishment of Café/Community centre/Youth Club as a village "hub" for the local community and tourists
- Restore the walled garden and establish community gardens (Allotments) within the site
- Establish a restaurant in the village
- Remove Brosnan's shed and clean the

site, replace with a small park or a playground

- Replace and improve existing signage within village with clear well visible signage
- Provision of a village Christmas tree

### Sportive facilities

- Reinstate the tennis courts at GAA complex

### Leisure activities

- Improve existing walkways and implement an interconnecting and well signposted walking system in the area
- Improve access along the shores of the reservoir

### General improvements

- Tidy up Council Yard entrance
- Brighten up Roove's Bridge with flowers and different colours
- Replace rusty metal fencing on south side of GAA pitch with a visually more welcoming fence
- Implement double yellow lines along GAA complex to discourage parking on footpaths
- Improve visual appearance of grey GAA walls (painting or planting of climbers)
- Tidy up vacant land (such as the old community hall site), plant trees or provide for seating facilities

### Heritage features

- Combine all village information including details on heritage features (including folklore and archaeology etc.) on a new village website
- Restore old cottage with a traditional thatched roof, white walls and red framed windows
- Include the Magourney old cemetery and the ruined church into a feature with information about the place, stories and seating facilities
- Restore old gates and pedestrian access to old railway terminus, embrace railway history

This is what Coachford would like for its older people:

- Barrier free access to all services and facilities
- Day Care Centre
- Disability parking
- Evening classes
- Green areas
- Medical centre
- Meeting / Resource Centre
- Outside exercise equipment
- Sheltered housing
- Additional street lighting
- Improved walking opportunities in the vicinity
- Wider footpaths

## ... to enhance local business

- Encourage people to support local business / services
- Discount for regulars or club-card system
- Improve friendliness to customers
- Increased business support for community projects and festivals
- Establishment of a local community bus to bring people home from the village
- Establishment of a local business directory
- Longer shop opening hours
- Socialise locally
- Retain services, i.e. Garda Station, Public Health Nurse, postal services etc.





## ... to protect the following local heritage and natural features for future generations

- Grazing land within village (bog)
- Hedgerows and ditches
- McCarthys Carrignamuck Castle
- Existing gates in the vicinity of the former railway terminus
- Old cemetery and ruined church and use as a heritage site
- Old cottage
- Large old trees in village and surroundings
- Old railway station house and former terminus
- Historic buildings in the centre of the village (enhance visual appearance of these buildings, repair and restore their original features)
- Old graveyard and converted church
- Walled Garden in the grounds of Coachford College

Get more volunteers involved

## ... to provide the following for Coachford's children

- Play-ground
- Footpaths \*
- \* Pedestrian Crossings
- School crossings
- \* Safe crossings areas
- Lightings ➔
- Traffic calming !!
- Cycle Lanes
- walking (safe)
- Youth Centre.
- Theatre.

## ... to help to improve the village

- ① Retire Pride.
- ② Positive attitude.
- ③ Communicate the values of our community e.g. Neb.
- ④ Promote our village.
- ⑤ Community Centre - ~~at the present to use maybe for~~  
use in some way and utilise  
Can we do something with the downstairs rooms.
- ⑥ How do we get people involved?
- ⑦ Create events that are inclusive.
- ⑧ Community Newsletter - Regularly.
- ⑨ Re-instate Coachford Neighbourhood.

## ... to organise more festivals and events

- Regular farmer markets
- More stage plays, dancing events and musicals to be performed in the local community hall
- Talks and reading of stories for children and adults
- Re-establishment of Community Day Games, Fancy Dress parties, children games
- River festival with boat races and swimming
- St. Patrick's Day Parade
- Community days, village barbecues





## 7 The Shared Vision

“Coachford, a **LEAFY** and **SUSTAINABLE** village at the **CROSSROADS OF CORK** with a **VIBRANT** community, **WELCOMING** all to enjoy local **SHOPS & BUSINESSES**, **CULTURE**, **HERITAGE** and **SPORTING** activities”

Having identified its distinctive features and the issues and opportunities associated with the village, we can now look to the future. What kind of place would you like Coachford to be? The exercises carried out at the community workshop resulted in the formulation of a shared vision for the village.

This **Shared Vision Statement** represents the aspirations that the people of Coachford have for their village. All future development and regeneration projects in Coachford should now seek to contribute to the realisation of this vision.



## 8 Key Ambitions

### 1 Improve the village character of Coachford

- Reduce traffic speeds
- Re-define road and pedestrian areas and improve road and parking layout
- Interconnect existing footpaths throughout the village to allow for an uninterrupted flow of pedestrian traffic
- Provide safe pedestrian crossings in relevant places
- Reduce size of cross junction and roads in village to the minimum required size to facilitate pedestrian crossings and to enhance the visual appearance of the heart of Coachford
- Provision of trees and continuous lighting along main roads
- Improve the village appearance. Make the village a brighter, more colourful and eye-catching place
- Clearly mark the entrances to the village

### 2 Address drainage and sewage system

- Implementation of a sufficiently sized and sustainable drainage system
- Development of a centralised sewage system and water treatment plant

### 3 Retain and enhance the social and economic vitality of Coachford

- Support local businesses and shop local
- Provide additional modern accommodation within the village
- Establish Coachford as a hub for visitors such as walkers, cyclists and tourists and establish a café for all generations
- Strengthen the links to the National Rowing Centre and re-connect Coachford to the River Lee Reservoir to promote it as a hub for angling and other water based activities
- Promote Coachford nationally and internationally
- Control future development and focus on sustainable growth in-keeping with the overall character of the village
- Provide a playground, village information panels, picnic areas

### 4 A great place for older people

- Development of sheltered housing
- Provision of educational classes and places to socialise
- Improve accessibility through the village

### 5 Improve and establish new connections between Coachford and its landscape environs

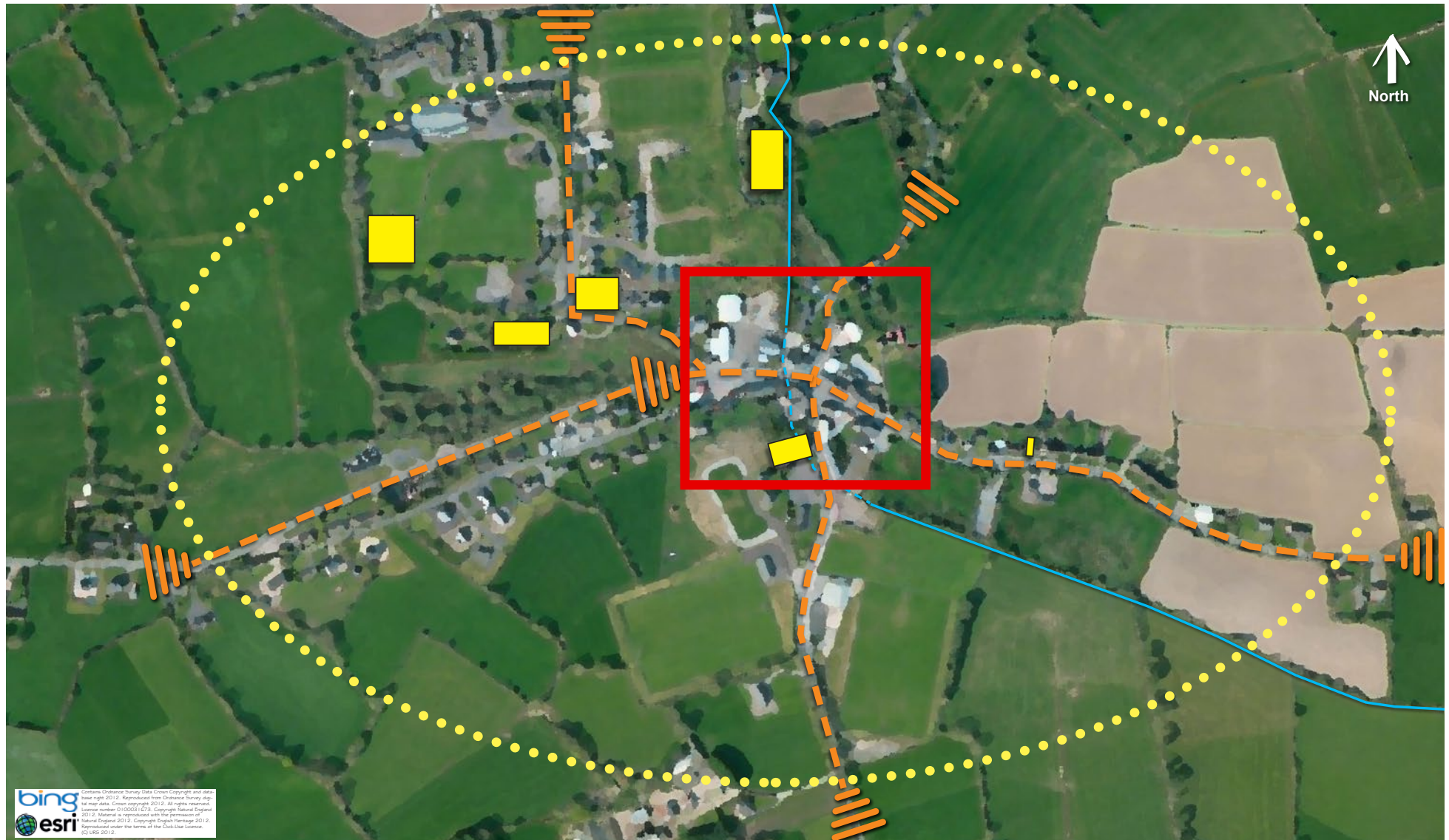
- Develop signage for 'Browne's Ring' and other looped walking routes
- Study a potential walking or cycling link between the villages of Coachford, Aghabullogue, Rylane, Dripsey and Carrigadrohid
- Pursue the development of a greenway between Coachford and Cork using the route of the former light railway
- Develop walking routes along the River Lee Reservoir and across to Farran Woods and establish the National Rowing Centre and Coachford as hubs for local leisure activities.

### 6 Celebrate our living heritage

- Development of a coordinated village signage and interpretation system
- Conserve Magourney Old Cemetery including the ruined church, tell the stories of the place and the people resting there
- Restore the old gates near the former railway terminus
- Preserve existing stone walls and ditches around the village



## 9 Village Design Concept



## The Village Heart

The heart of the village will become more leafy and colourful. It will retain its shops and increase the variety of other suitable facilities and services for the people of Coachford. A community café for all generations emerged as a possible project to progress in the heart of the village. There will be footpaths, trees, lighting, seating and organised parking. Any new developments should follow existing building lines, contribute to the streetscape and will need to take account of the flooding maps and other planning issues contained in the Cork County Council Local Area Plan.

The Local Area Plan for Coachford acknowledges serious deficiencies regarding the provision of public water and sewerage facilities. Coachford has therefore been included in the Water Services Investment Programme. Coachford has also been identified as being at risk of flooding. Further commitment and action is required to address the above issues and improve the situation of Coachford, which is essential to allow Coachford to grow and prosper. Further feasibility is required to ascertain the exact causes of the flooding. The community is progressing this issue with Cork County Council and it is important that possible solutions are progressed as soon as possible. Any flood relief interventions will take into account the landscape character in location and detailing.

## Our Landscape

Coachford is nestled within a beautiful landscape and much of the village character is determined by the relationship between built structures and the landscape. Any new interventions will respect the high quality of the surrounding landscape of Coachford.

The Millennium Park is already a very good example of the community progressing public realm projects in the village. A new playground could be established southwest of the former railway terminus. Sustainable Urban Drainage

Approaches (SuDS) will be used when open spaces are being designed.

The Village Design Statement contains some general suggestions for public realm, walks and cycleways into the surrounding landscape and these would be subject to more detailed design and feasibility as the projects progress. A signage system and improvements to the safety of walkers should be developed for the “Browne’s Ring” and other walking routes.

## Taming the road

Appropriate traffic speed is important to make a village feel more welcoming and safe to walk around. Traffic calming will take several forms – the emphasis will be on physical interventions such as

- Replacement of road edge between the traffic calming gateways and the heart of the village with planting, kerbs and paths as appropriate
- Upgrade, extension and interconnection of footpaths throughout the village.
- Street side trees and lighting

All of the above suggestions will require further detailed design and road safety audits. The phasing and prioritising of these interventions will require careful planning to ensure success.

## The River Lee Reservoir

One of the big landscape attractions close to Coachford is the River Lee Reservoir. Coachford will open up to the reservoir again, embrace its existence and appreciate the opportunities it offers for the community and visitors alike. The reservoir will be celebrated and access to the water made available where feasible through the development of walking or cycling paths. The connections between

Coachford, the National Rowing Centre and Farran Woods will be strengthened and connected via a network of walking and cycling routes as well as additional leisure and water sport activities.

All of the above suggestions will require negotiations with the National Rowing Centre, Coillte, ESB, private local land owners, other relevant authorities and would be subject to more detailed design and feasibility as the projects progress.

## Our Heritage

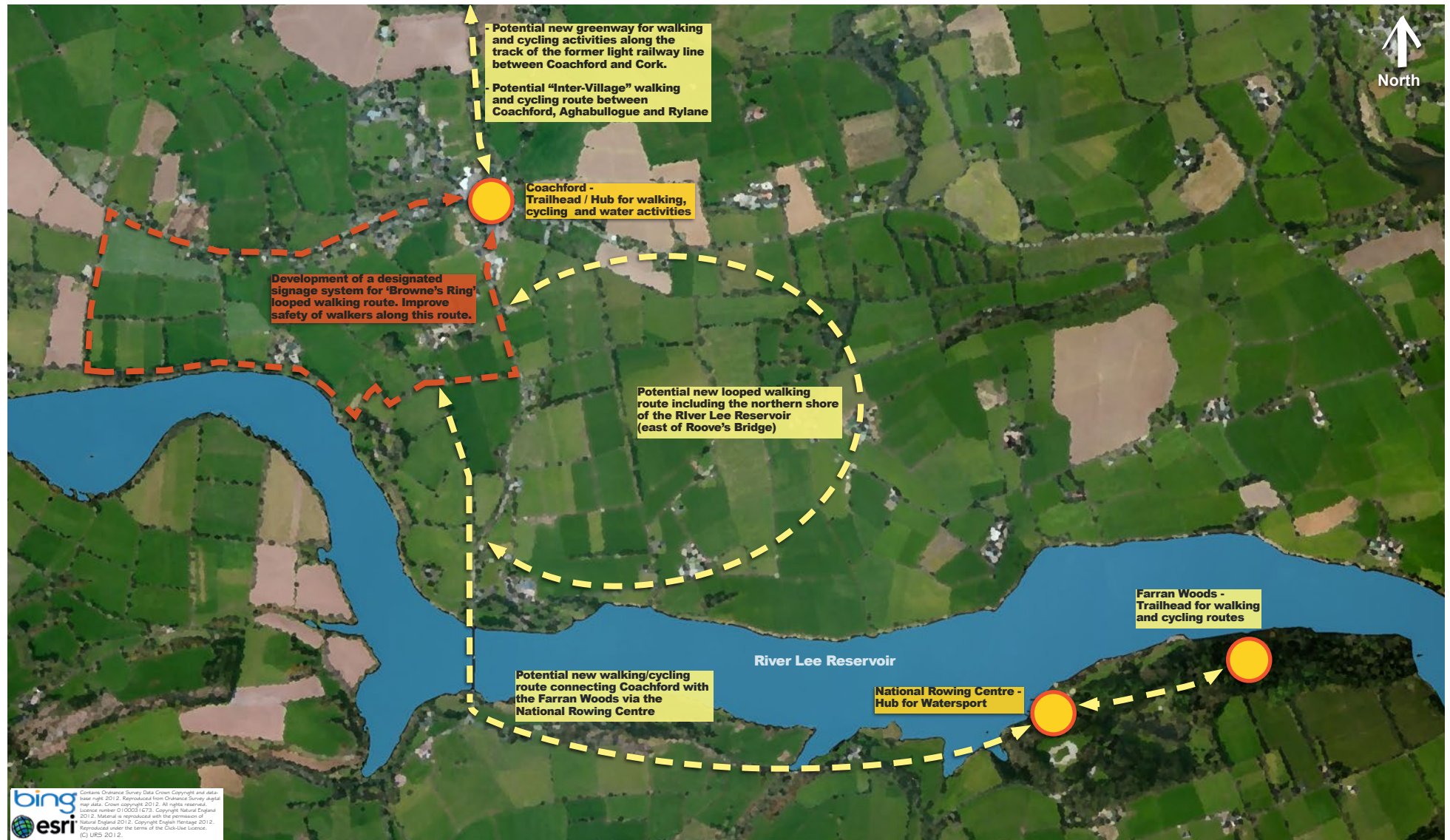
Coachford has a number of very interesting heritage features, such as the Magourney graveyard and ruined church, Christ Church, Our Lady of Lourdes grotto, a walled garden, the former railway station / terminus and ancillary structures and many more. Some of them have been in a stage of hibernation for a long time and will be woken up and brought back into community life if feasible. An integrated signage system will be installed throughout the village to guide people to important sites, explain the details and tell stories related to each site, Stories which reveal the history of Coachford and which should be retained by future generations. The signage system will be part of an overall village map, which will be available for the community and visitors.

The old railway station and terminus location and the former Cork & Muskerry light railway route can be part of a greenway between Cork and Coachford based on the model of the Great Western Greenway in County Mayo. The community of Coachford is aware that their village has not yet been included in feasibility studies for greenway development in County Cork. The community has a great interest to engage with Cork County Council to assess and develop a feasibility study for the future integration of Coachford in a national greenway network. Feasibility studies would be required to ascertain the viability of conservation and re-use projects for the various structures.



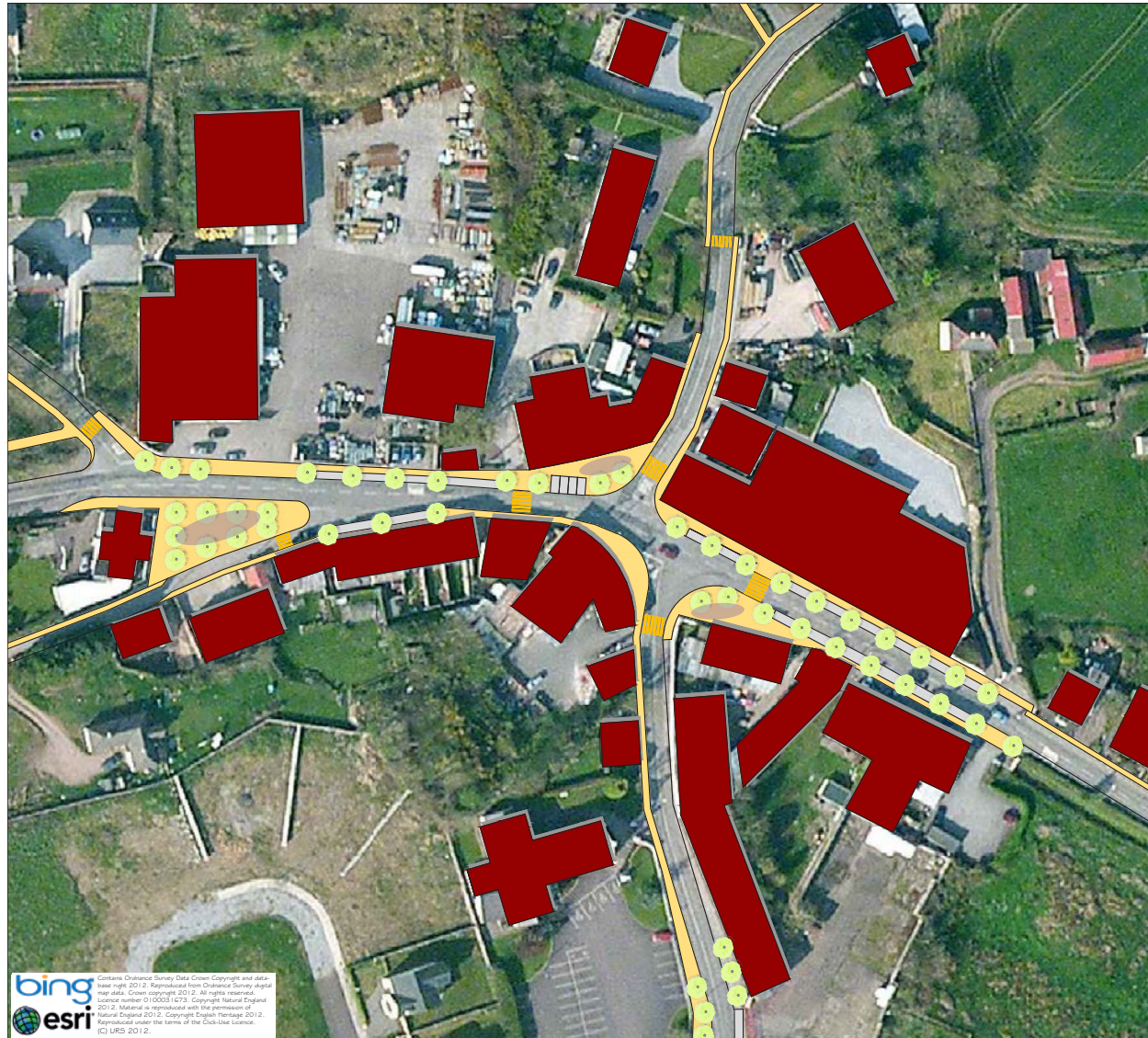
# The Village and its landscape

Vision for the existing and potential future walking and cycling network around Coachford





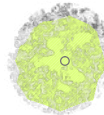





## Indicative vision for the centre of Coachford



Note - All lines are indicative and for the discussion process only

-  Existing buildings
-  Footpath and open space - village will become more cohesive if footpaths interconnect to each other
-  Potential pull-in parking
-  Pedestrian crossing - The introduction of pedestrian crossings will make the village safer for pedestrians of all generations
-  Street trees
-  Public open space with seating facilities





*View northwest of cross junction R618 / R619*

The heart of the village will be transformed by a clear separation of vehicle and pedestrian circulation. A standard road and junction size will narrow the carriageway and provide for increased pedestrian areas, car parking bays parallel along the street and safer pedestrian crossings. A new street layout, wider and interconnecting footpaths, trees, improved street lighting and seating will transform Coachford into a recognisable village and provide a better setting for the village community life and for visitors.

The phasing of road and junction alterations, traffic calming and footpath construction in the village centre will need to be carefully planned and phased for this vision to be successful.





*View northwest along the R618*







*View southeast along local road to the R618 coming from Coachford College and the National School*



Narrower carriageway, the interconnection and upgrade of footpaths, and the provision of organised and highlighted pedestrian crossings will make Coachford much safer for pedestrians of all generations as well as visually attractive.





*View west of 'The Square' located along the R618 opposite of the Dairygold Plant*

“The Square” in Coachford is currently an informal parking area, and could be much more. A clear definition between road and pedestrian areas could establish a small village square with trees, seating facilities and maybe even an art object, perhaps the Olympic commemorative sculpture? The square is part of the centre of Coachford and could become part of community life as well a visually attractive focus point when leaving or arriving into this part of the village. It would also help connect the centre with the residential areas further up the hill.





# 10 Action Plan

## What is the 'Action Plan'?

This Community-Led Village Design Statement is the starting point for a series of projects that have been identified over the course of the process. The key issues are concerned with the following:

- Re-organisation of road traffic and parking facilities
- Provision of good quality interconnecting footpaths
- Drainage Management
- Connection of village to its surrounding landscape and leisure features for the community and tourism

Other actions relate to services in the community and plans for the future of the many heritage features in the village.

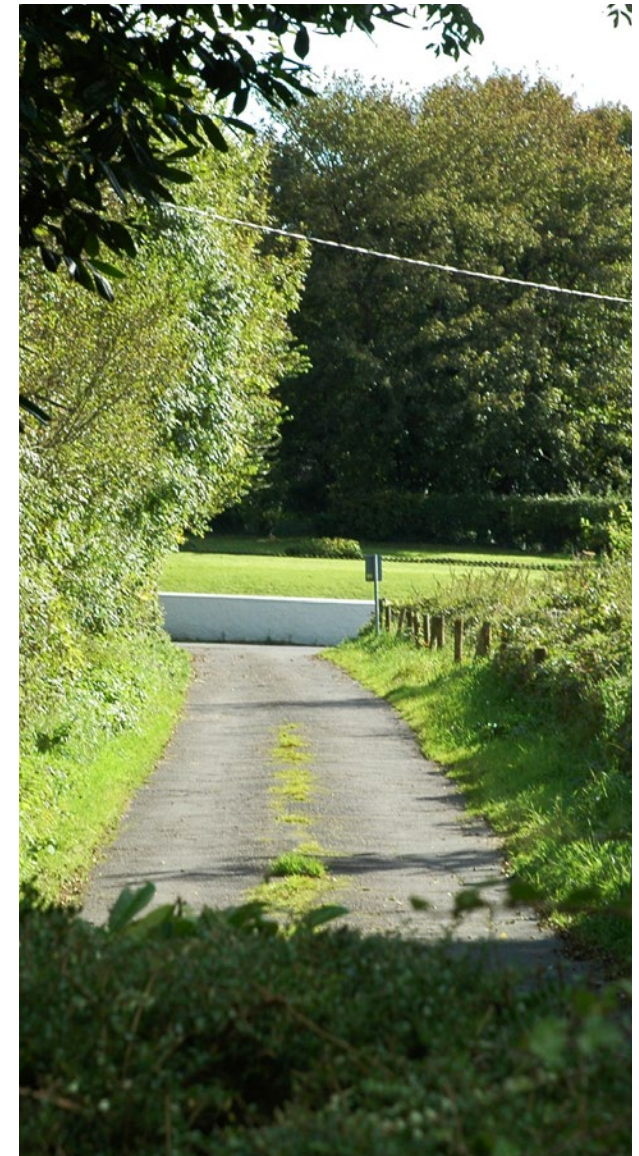
Positive change will depend on partnerships forming between the community, Cork County Council, Cork Roads Design Office, West Cork Development Partnership, private developers and government agencies such as Coillte and the Heritage Council.

Success will depend on the Village Design Project teams to progress specific actions as laid out in the Action Plan. The process has received great support from Cork County Council and this will continue as the community picks up the various actions for implementation. Specialist input may need to be sought on a voluntary or paid basis (e.g. local history, public realm design, traffic calming, drainage management).

Funding will need to be sourced for various projects. The proposed improvements to the pedestrian environment may for example be funded via roadwork budgets within

the County Council. This project in particular would require close working with agencies responsible for road safety and design. Funding may also be sourced from state agencies, or through funding programmes in local and central government, European programmes and the private sector.

The Action Plan for delivery provides an important tool by which the implementation of the VDS projects can be managed. It sets out priorities, relevant agencies for partnership and a timeframe. Some projects are easily achievable in the short term and some will require longer planning and more specialist input. The projects in the Action Plan are for the community to drive forward on their own, with input from specialist and agencies as necessary. The success of this Community-Led Village Design Statement will ultimately come from the sustained enthusiasm and commitment of the community. This document shows how much can be achieved in a short time, and sets out how much can be achieved in the future.



## Agreed Village Design Action Plan - Part 1

Concept	Project	Priority	Timeframe	Agencies responsible
<b>Welcome to Coachford</b> Arrival at our village	Develop and implement traffic calming at village entrances (R618 & R619). Entrances to be announced with integrated landscape treatment, speed limit signs (50km/h), traffic calming ahead sign and road marking (yellow bar marking). Oversized signs should be avoided. Entrance areas should be fitted with lighting, welcome signage, kerbs and trees to encourage psychological traffic calming.	H	ST	Cork Roads Design Office, Macroom Area Engineer's Office, Community
	Reposition western 50 km/h speed limit signs to a location west of St. John's Cemetery	H	MT	Cork Roads Design Office, Macroom Area Engineer's Office
<b>The Village</b> Place Making	<b>Roads:</b>			
	Develop a clear division between vehicular space and pedestrian space throughout the village. Implement improved street lighting along all footpaths throughout the village, provide for pedestrian crossings (with lowered kerbs), tree planting along footpaths within the village and parking bays including designated spaces for disabled car users.	H	ST	Cork Roads Design Office, Macroom Area Engineer's Office, Community
	Reduce road width throughout village to the minimum required within a 50km/h zone.	H	ST	Cork Roads Design Office, Macroom Area Engineer's Office, Community
	Redevelop and reduce the junction size at the cross roads (R618 & R619) within the village centre to an absolute minimum and provide for wider footpaths and pedestrian crossings to allow for safe road crossings.	H	ST	Cork Roads Design Office, Macroom Area Engineer's Office, Community
	Develop and implement the straightening of a section of the R619 (Mallow Road) approaching the village from the north.	H	MT	Cork Roads Design Office, Macroom Area Engineer's Office, Community
	Implement traffic calming in the vicinity of the GAA Club to reduce speed of cars in this area.	H	ST	Cork Roads Design Office, Macroom Area Engineer's Office, Community
	Resurfacing of public roads within Coachford Village and the locality	H	MT	Cork Roads Design Office, Macroom Area Engineer's Office
	<b>Footpaths:</b>			
	Develop and implement a new footpath along the R618 between the village centre and the cemetery passing along Our Lady of Lourdes Grotto and the Coachford Childcare Centre.	H	MT	Cork Roads Design Office, Community



## Agreed Village Design Action Plan - Part 2

Concept	Project	Priority	Timeframe	Agencies responsible
<b>The Village (continued)</b> Place Making	Develop a footpath link and pedestrian crossing between the existing footpaths coming from the village (R618) and the footpath leading along the local road to Magourney Church, Coachford National School and Coachford College.	H	ST	Cork Roads Design Office, Community
	Repair broken footpath surfaces in the centre of the village and widen all existing footpaths (where required) to the standard minimum width and lower kerbs at pedestrian crossings to allow safe access for everyone.	H	ST	Cork Roads Design Office, Community
	Develop and implement a new footpath along the R619 (Mallow Road) from the cross roads in the village centre north linking to the former (now overgrown) footpath leading to the former railway terminus.	H	ST	Cork Roads Design Office, Community
	Develop and implement a new continuous footpath between the R618 (triangular square opposite Dairygold) and the residences along the local road south of the Garda Station.	H	ST	Cork Roads Design Office, Community
	Remove metal cover on footpath beside O'Callaghans and re-instate footpath with an appropriate manhole & cover.	H	ST	Cork Roads Design Office, Community
	Develop and implement a new footpath between the Schools and Fr. Patrick Sheehan Place.	H	MT	Cork Roads Design Office, Community
	Repair broken and uneven footpath surface between the entrance to the new GAA Pitch and the road leading to old Fisheries Pier.	H	ST	Cork Roads Design Office, Community
	Create a link between Coachford Village and Roove's Bridge by development of a footpath/cycleway.	H	MT	Cork Roads Design Office, Community
	<b>General:</b>			
	Develop a village square planted with trees and seating facilities at the triangular area opposite Dairygold along the R618.	H	MT	Cork County Council, West Cork Development Partnership TÚS Scheme or Rural Social Scheme (RSS), Community
	Clean up the unmaintained former community hall site. Implement tree and shrub planting.	H	ST	Private Landowner, Community, West Cork Development Partnership TÚS Scheme or Rural Social Scheme (RSS)

## Agreed Village Design Action Plan - Part 3

Concept	Project	Priority	Timeframe	Agencies responsible
<b>The Village (continued)</b> Place Making	Replace rusty metal sheet fencing along the south side of the GAA fields with new fencing.	H	ST	GAA Club, Community, West Cork Development Partnership TÚS Scheme or Rural Social Scheme (RSS)
	Plant self clinging climbers along the GAA club concrete walls to soften their appearance.	H	MT	
	Designate parking facilities outside of the GAA Club.	H	MT	Cork Roads Design Office, GAA Club, West Cork Development Partnership TÚS Scheme or Rural Social Scheme (RSS)
	Agree colour palette and repaint buildings in the heart of the village to make it more colourful and eye-catching.	H	ST	Dulux Paint Funding, Community, Local Businesses, West Cork Development Partnership TÚS Scheme or Rural Social Scheme (RSS)
	Brighten up existing buildings in the village heart with flowers.	H	ST	Community, Local Businesses, West Cork Development Partnership TÚS Scheme or Rural Social Scheme (RSS)
	Implement street furniture, i.e. seating, cycle stands and bins.	H	ST	Cork County Council, West Cork Development Partnership TÚS Scheme or Rural Social Scheme (RSS)
	Improve visual appearance of Council Yard. Implement additional screen planting. Tidy up yard.	H	ST	Cork County Council, West Cork Development Partnership TÚS Scheme or Rural Social Scheme (RSS)
	Remove ESB timber poles left along the wall at the GAA complex.	H	ST	ESB, Cork County Council, Community, West Cork Development Partnership TÚS Scheme or Rural Social Scheme (RSS)
	Clean up area around derelict Brosnan's Carpet Shed with view to it being redeveloped following sale.	H	ST	Private Landowner, Private Investor, Community, West Cork Development Partnership TÚS Scheme or Rural Social Scheme (RSS),
	Improve the visual appearance of Roove's Bridge, i.e. paint railing in a different colour, provision of flower baskets etc.	H	ST	ESB, Cork County Council, Community, West Cork Development Partnership TÚS Scheme or Rural Social Scheme (RSS)



## Agreed Village Design Action Plan - Part 4

Concept	Project	Priority	Timeframe	Agencies responsible
<b>The Village (continued)</b> Place Making	Ensure buildings are accessible to everyone.	H	ST	Cork County Council, Local Businesses, Community, West Cork Development Partnership TÚS Scheme or Rural Social Scheme (RSS)
	Preserve and protect old trees within the village.	H	ST	Cork County Council, Community, West Cork Development Partnership TÚS Scheme or Rural Social Scheme (RSS)
	Install Warning Lights on approaches to both Schools.	H	ST	Cork County Council, Cork VEC/Coachford College, Coachford National School, West Cork Development Partnership TÚS Scheme or Rural Social Scheme (RSS)
<b>Facilities</b>	Establishment of café/tea rooms for all community generations and visitors.	H	ST	Private Investor, Community
	Continuation of regular maintenance of the Millennium Park.	H	ST	Community, TÚS
	Move Olympics 2012 Monument to a more appropriate location within the village.	H	MT	Community, Private Investor
	Establishment of sheltered accommodation for older generations.	H	MT	Private Investor, Cork County Council
	Establishment of a day care and medical centre.	H	LT	Private Investor, Cork County Council
	Development of a Tourist/Public Display and Information Centre at the Community House.	H	MT	Community House Trustees, West Cork Development, Cork County Council
	Establishment of a specialised Village Restaurant.	M	MT	Private Investor, Local Businesses
	Develop undeveloped parts of estates north of Magourney Cemetery to community spaces (Day Care Centre / sheltered housing for example).	H	MT	Private Investor, Cork County Council
	Replace and upgrade directional signage within the village.	H	ST	Cork Roads Design Office
	Provision of signage/information system within village to direct visitors to parking facilities and local amenities.	H	MT	Cork Roads Design Office, Community
	Develop a new village information board with brief history, heritage features and location information.	H	MT	Community, Cork County Council, Heritage Council, West Cork Development

**Key:** **Priority:** H - High, M - Medium, L - Low  
**Timeframe:** ST - Short term, MT - Medium Term, LT - Long Term

## Agreed Village Design Action Plan - Part 5

Concept	Project	Priority	Timeframe	Agencies responsible
<b>Facilities (continued)</b>	Develop tennis courts.	M	LT	Private Investor, Community
	Development of a new playground near or including part of former railway terminus area.	H	MT	Cork County Council, Community, WCDP
	Develop an information board regarding the railway history of Coachford at former platforms near railway terminus and integrate this area into any future walking and cycling route.	M	MT	Community, Cork County Council, Heritage Council, West Cork Development
	Identify and remove visual clutter from the heart of the village.	H	ST	Community, Local Businesses
	Establishment of a local community bus between villages and Cork city centre.	H	MT	Private Investor, Local Businesses, Cork County Council
<b>Water and Energy Management</b>	Development of a centralised sewage system and sewage treatment plant.	H	LT	Cork County Council, Office of Public Works
	Development of a small community wind farm at a suitable area in the village environs to provide a source of renewable energy for the village.	M	LT	Private Investor, ESB
	Review and upgrade of drainage system within and around the village.	H	MT	Cork County Council, Office of Public Works
<b>Living Heritage</b>	Development of a coordinated signage and interpretative system of important heritage features in the village in conjunction with walking and cycling trails.	H	MT	Heritage Council, Community, Cork County Council, West Cork Development, West Cork Development Partnership, LEADER Development Officer, Rural Recreation Officer, National Trails Office, Fáilte Ireland, Cork County Council, Coillte, ESB and private landowners
	<i>Establishment of community gardens / allotments within walled garden considering the following:</i>	H	LT	Cork VEC/Coachford College, Heritage Council, Community, Cork County Council, West Cork Development Framework
	1. Protection and restoration of walls and existing building structure within the walled garden.	H	MT	
	2. Establishment of controlled public access to walled garden (liaison with Coachford College).	H	MT	
	3. Establishment of garden plots / allotments and use of restored existing building as shed for tools etc.	H	MT	



## Agreed Village Design Action Plan - Part 6

Concept	Project	Priority	Timeframe	Agencies responsible
<b>Living Heritage (continued)</b>	Conserve and maintain existing hedgerows, stone walls and ditches along roads throughout the village.	H	ST	Community, Private landowners, Cork Roads Design Office, TÚS
	Conserve Christchurch & Magourney Old Cemeteries including the ruined church. Repair and reinstate the iron entrance gate and provide for interpretative signage as part of a local heritage trail.	H	MT	Heritage Council, Community, Cork County Council, West Cork Development Framework
	Development of Coachford into a Heritage Village.	M	LT	Heritage Council, Community, Cork County Council, West Cork Development Framework
<b>Rolling Landscapes</b> Integrate our village into its surroundings	Develop designated signage for 'Browne's Ring' looped walking/cycling route from Coachford to the River Lee via Leemount. Improve safety of walkers along this route (implement traffic calming and new footpaths as outlined in section 'the Village/Public Realm/Footpaths' above) and develop walking/cycling route areas where necessary.	H	ST	Private landowners, ESB, Cork County Council, Community
	Develop looped walking and/or cycling paths between Coachford and the River Lee to Farran Woods to strengthen the connection between Coachford, the River Lee and the National Rowing Centre.	H	MT	Private landowners, National Rowing Centre, ESB, Cork County Council, Community
	Develop a strategy to promote fishing activities and water sports in and around the River Lee with Coachford and the National Rowing Centre as the central hubs.	H	ST	Private landowners, ESB, National Rowing Centre, Cork County Council, Community
	Develop a strategy to open up walking paths along the shores of the River Lee east of Roove's Bridge and along on the northern river shore.	M	LT	Private landowners, Cork County Council, ESB, Community
	Development of interpretative signage for walking and cycling routes.	H	MT	Cork County Council, West Cork Development Framework, Community
<b>Moving closer together</b> Connection of our village to Rylane and Aghabullogue	Development of a designated cycling and walking network using the existing local road network or tracks linking Coachford with Aghabullogue and Rylane.	M	LT	Private landowners, Cork County Council, West Cork Development Framework, Community, Fáilte Ireland
	Development of a joint website for the villages of Coachford, Aghabullogue and Rylane providing information about the villages such as facilities, things to do, upcoming events, community hall bookings, local business directory and history.	H	ST	Community, Fáilte Ireland
	Promote Coachford together with neighbouring villages. Develop tourism with focus on walking, cycling, river recreation and heritage features.	H	ST	Community, Fáilte Ireland

**Key:**      **Priority:**      H - High, M - Medium, L - Low  
**Timeframe:**      ST - Short term, MT - Medium Term, LT - Long Term

## Agreed Village Design Action Plan - Part 7

Concept	Project	Priority	Timeframe	Agencies responsible
Ourselves	Actively engage in the planning of future buildings to ensure sustainable development to strengthen the heart of the village.	H	MT	Community
	Involve all groups in future planning for the Village and its environs.	H	ST	Community
	Support Local Businesses, i.e. shop local.	H	ST	Community
	Develop a local club card system or similar reward system to further encourage people to shop local.	H	MT	Local Businesses
	Increase the number and the promotion of cultural events (such as regular farmer markets, dancing events, stage plays, readings, River Lee festival with boat races and swimming, St. Patricks Day parade, village barbeques etc.). Establish a village committee to plan and oversee these events and to support existing groups planning for existing events already.	H	MT	Community
	Develop a Coachford Business Association.	H	ST	Local Businesses, Community
	Ensure co-ordination between all groups, organisations and entities in the Village and environs.	H	ST	Community Council, Local Businesses, Groups & Organisations, Community

**Key:**      **Priority:**      H - High, M - Medium, L - Low  
**Timeframe:**      ST - Short term, MT - Medium Term, LT - Long Term



# Appendix I

## Information Sources

### Planning Policy - European

- European Landscape Convention, 2004  
[http://www.coe.int/t/dg4/cultureheritage/heritage/Landscape/default\\_en.asp](http://www.coe.int/t/dg4/cultureheritage/heritage/Landscape/default_en.asp)
- Aarhus Convention, 1998, UNECE (United Nations Economic Commission for Europe)  
<http://www.unece.org/env/pp/introduction.html>

### Planning Policy - County

Cork County Development Plan 2009 - 2015  
[www.corkcoco.ie](http://www.corkcoco.ie)

### Planning Policy - Local

Macroom Electoral Area Local Area Plan 2011

### Useful contacts

Cork County Council – 021 427 6891

- Planning Department – 021 428 5900
- Heritage Officer – 021 427 6891
- Area Engineer (Macroom Area Office) – 026-41047
- The Heritage Council – 056 777 0777

West Cork Development Partnership (Clonakilty Office) – 023 883 4035

Cork Enterprise Board (South Cork) – 021 497 5281

Coillte (Macroom Office) – 026 20270 ask for Recreation & Trails officer or Park Manager & Forest Manager

Cork Roads Design Office, N71 – 021 485 8155

National Rowing Centre / Rowing Ireland - 021-7434044

URS Ireland Limited (Dublin Office) – 01 293 3200

## Appendix II

### Members of the Inter-Agency Group for the Coachford Village Design Statement

Peter Dineen	ACR Community Council
Suzanne Gunnip	Planning Department, Cork County Council
Grainne O'Mahony	Divisional Office, Cork County Council
Faughna Keohane	Area Engineer, Macroom Area Office
Connor Nelligan	Heritage Office, Cork County Council
Lisa Cashman	West Cork Development Partnership
Mary O'Brien	Coillte



## Appendix III

The **Macroom Electoral Area - Local Area Plan 2011** is the statutory planning document for Coachford.

This is what it says.....

***“The vision for the village of Coachford up to 2020 is to encourage development within the settlement boundary, consolidate the settlement as a provider of a range of important local services and to promote sympathetic development in tandem with the provision of infrastructure and services.”***

The Local Area Plan 2011 sets out some planning objectives in **Coachford**, which **has been identified as one of four key villages in the Macroom Electoral Area**. The following are some extracts from the planning objectives:

**The following are extracts of planning objectives as set out in the Local Area Plan 2011:**

- 5.4.1. ... The proposed **improvements to the public sewerage system and water supply** scheme are of **primary importance to allow for growth** within the village.
- 5.4.2. ... Once the proposed infrastructure is in place it is envisaged that the village will grow by approximately 116 new dwellings up to 2020.
- 5.4.3. ... **Consideration** may be given to the **provision of a nursing home and/or associated sheltered living units** for the elderly **on land to the south of the town....**
- 5.4.6. Some improvements to public footpaths and street lighting are necessary in the village.

**Some specific planning objectives in the current Local Area Plan for Coachford include the following:**

*Objective no. DB-01-c – Development Boundaries*

The number of **houses** in any particular group **should have regard to the character of the existing village ...** and shall **maintain the existing compact grain of the village**.

*Objective no. DB-01-g – Development Boundaries*

**Development along the Main Street** and within the core of the village shall be **designed to a high standard and reinforce the character of the street-scape**.

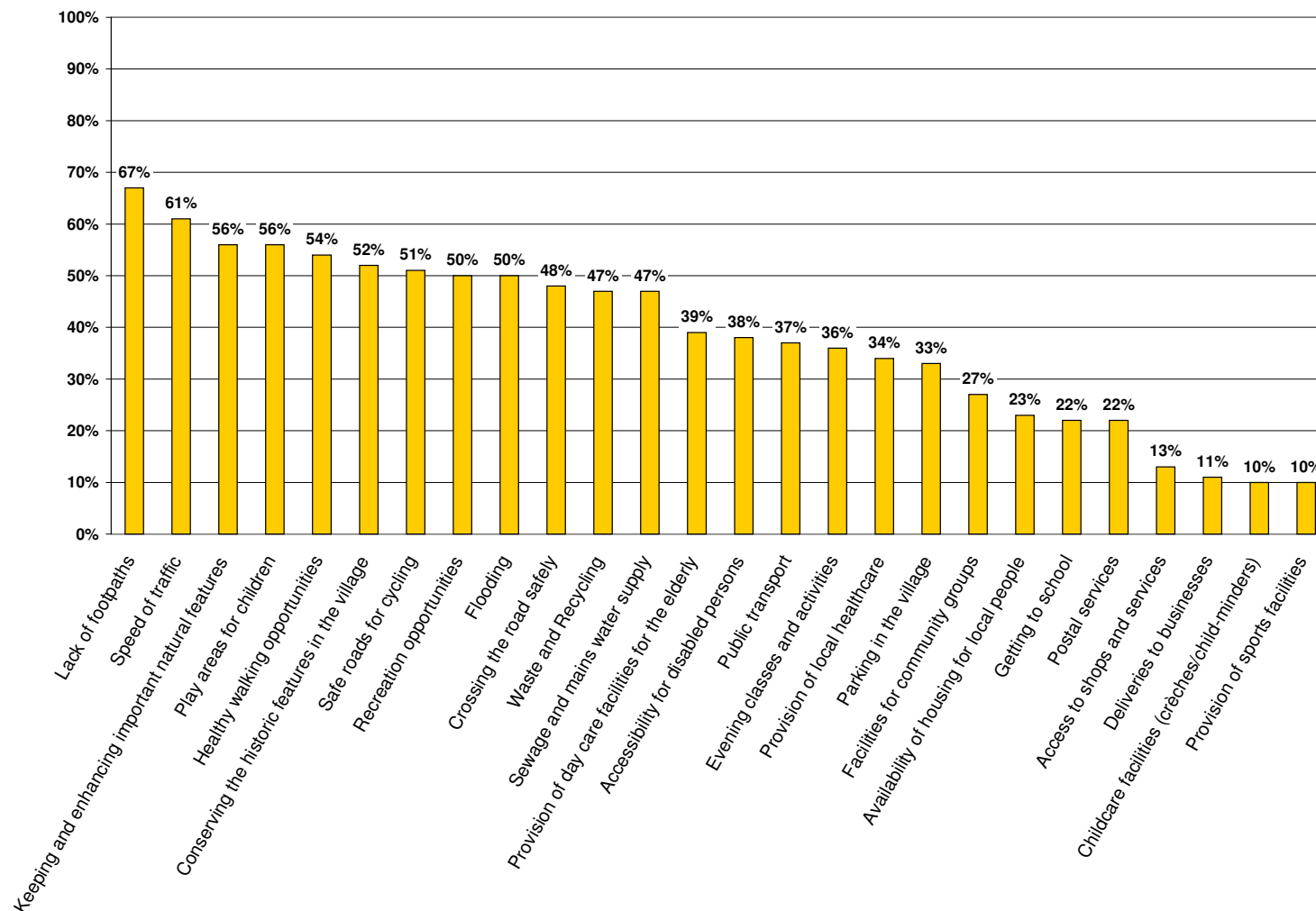
*Objective no. O-01 to O-03 – Open Space*

These objectives relate to the **retention of existing playing pitches**. **Parts** of these sites are **at risk of flooding**. Any **development proposal** on these sites will **require a flood risk assessment**.

## Appendix IV

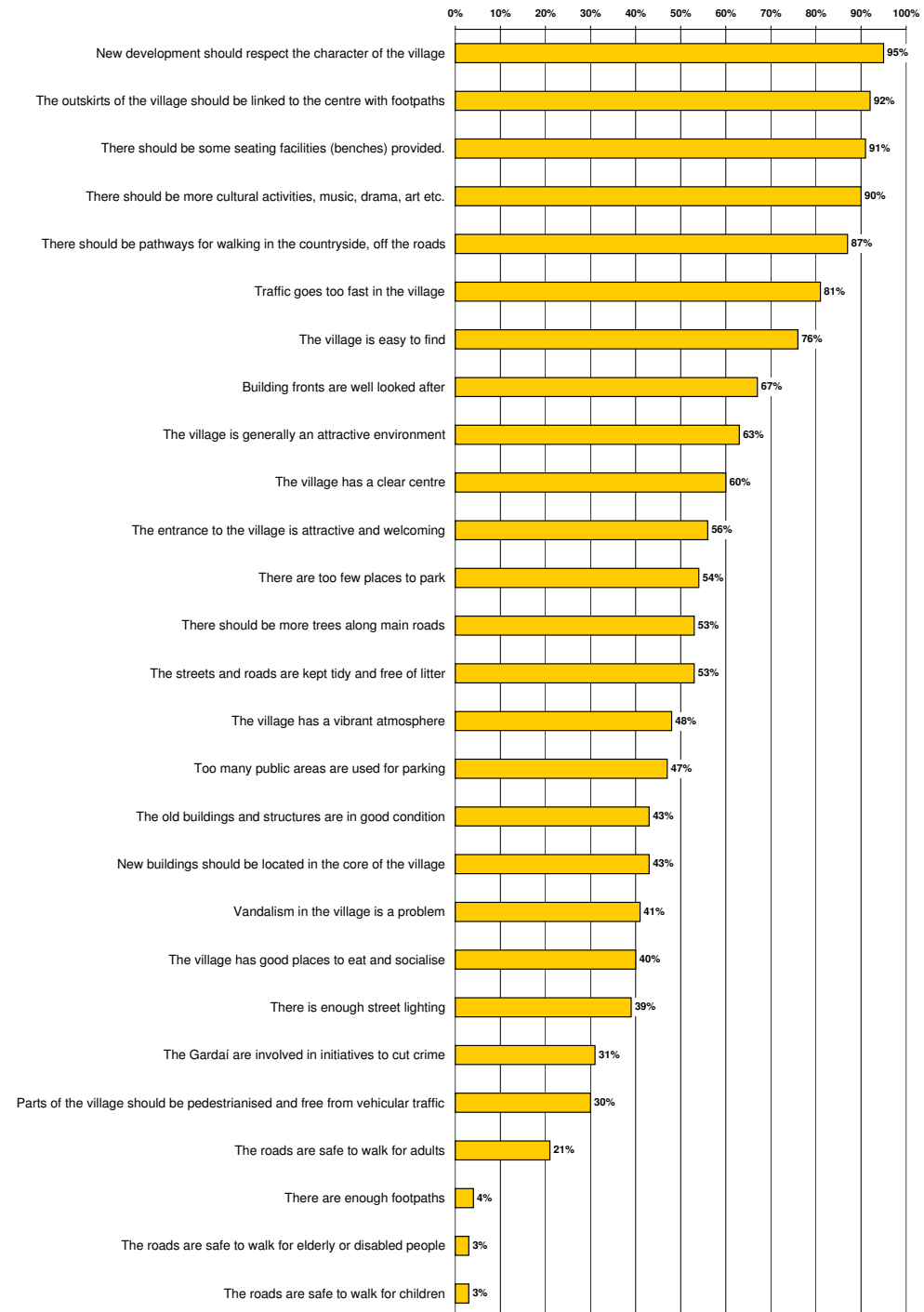
### Summary of the questionnaires completed by the Coachford community and students of Coachford College

The community of Coachford has the following main concerns ...

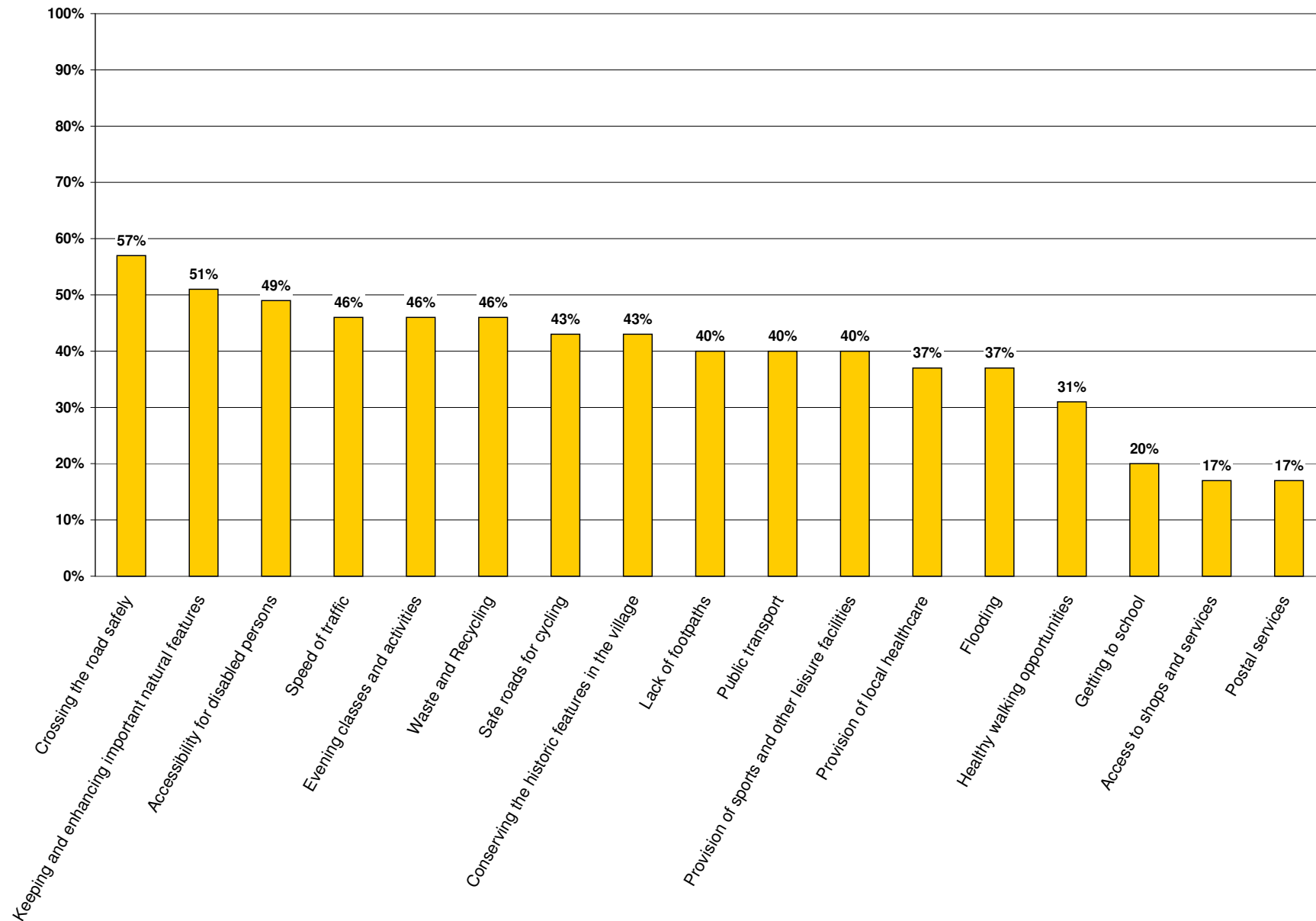




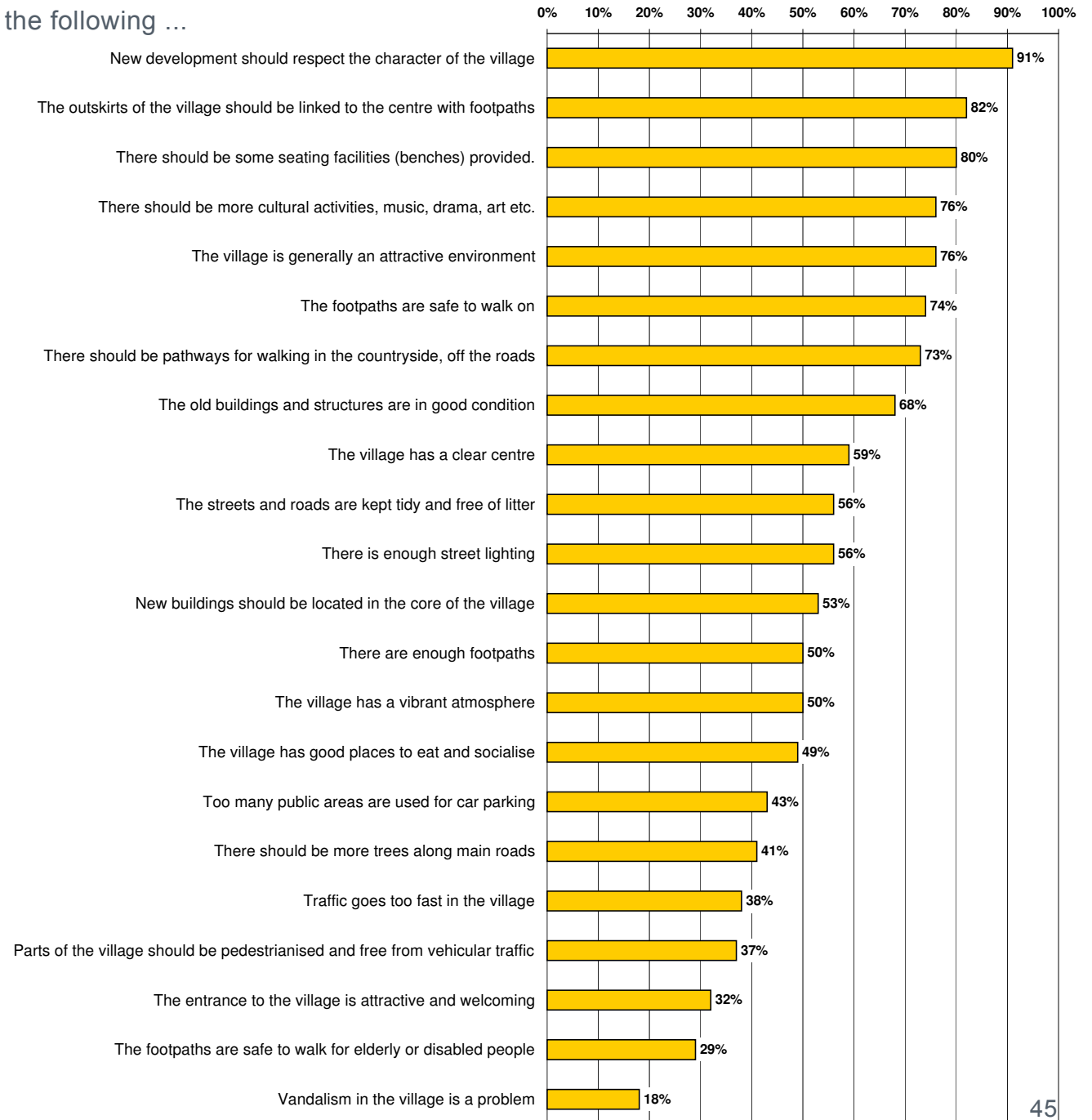
The community of Coachford agrees to the following ...



The students of Coachford College have the following main concerns ...



The students of Coachford College agree to the following ...





## Notes

# Notes



*West Cork*  
DEVELOPMENT PARTNERSHIP



Comhshaol, Pobal agus Rialtas Áitiúil  
Environment, Community and Local Government



The European Agricultural  
Fund for Rural  
Development  
Europe investing in rural  
areas



**URS**