



Inniskeen Village Public Realm Spatial Plan (DRAFT)

12th Fenruary 2021



Comhairle Contae Mhuineacháin
Monaghan County Council

the paul hogarth company

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Introduction

Inniskeen Public Realm Spatial Plan has been prepared to inform the future development of public realm in and around Inniskeen for both locals and visitors alike.

Spatial Plan Context

Inniskeen is a small village located in Co.Monaghan, it is a historic settlement rich in archaeology, landscape features and architectural character, which inspired much of Patrick Kavanagh’s early work as a writer. There are two areas of commercial activity, at the road junction at McNello’s Pub which includes a public house, a petrol station, shop, and credit union. The second commercial centre is at the former railway station cluster including Magee’s public house and shop. Community uses dominate the centre of the village including the river walk, pitch and putt course, Community Centre, National School, Church of Ireland, Round Tower, Graveyard, and the Patrick Kavanagh Centre. Residential development occurs within the village centre to the north west and principally to the west of the village.

Brief

The Project Brief was to deliver a design which enhances the architectural quality of the sensitive streetscape, provides a high-quality concept and incorporates the following principles:

- Reinvent the village as a place for people.
- Development of pedestrian linkages between the Village, Kavanagh Centre and the Monaghan Way/Railway Station.
- Designation of key urban spaces for enhancement and specific urban design proposals.
- Realisation of the potential of heritage and cultural assets for both locals and visitors.
- Provide a visual audit of the town, identifying deficits and opportunities.
- Provision of Car and Bus Parking within the village environs.

Process

The design response to the project brief required a strong architectural urban influence. This entailed a site walkover and visual survey to gather relevant information and get a feel for the overall spatial composition created by the unique landscape setting and rich built environment heritage. This was followed by detailed analysis of public realm, access, connectivity as well as signage and wayfinding components that contribute to the overall character of the village.

The rich literary heritage of Inniskeen which placename is synonymous with poet Patrick Kavanagh formed part of the desktop study. This included reference to reports ‘Patrick Kavanagh Trail’ and ‘Patrick Kavanagh Country’ which referenced how the Village Core and built form could attribute to the wider network of walking and cycling opportunities throughout Kavanagh Country and reinforce Inniskeen as a destination for visitors. A number of Stakeholders were Consulted including Inniskeen Tidy Towns and Inniskeen Enterprise Development Group which identified the active community spirit and engagement and ongoing interest in maintaining and enhancing the rich character of the village. This research and site study was used to develop the Public Realm Concept and Public Realm Spatial Plan in consultation with Monaghan County Council.



Analysis - Natural & Built Heritage



Slieve Gullion View (source Kavanagh Trail Report)



Nc Nello's

Inniskeen's is nestled within a rich natural landscape that was a source of inspiration for the acclaimed poet Patrick Kavanagh. Inniskeen village along with its landscape setting forms an integral part of Ireland's Ancient East tourism strategy.

The Village also has a rich built heritage of buildings, protected structures, monuments that come together to create the character of the village and the linear layout that creates the setting for the public realm and the village public spaces.



Patrick Kavanagh Centre

The prevalence and detailing of natural stone walling around the village subtly attributes to the village character and uniqueness of place.



River Fane bridge



COI Church



Railway Bridge

Analysis - Public Realm



Sequence of spaces through village



There are numerous informal spaces varying in size, character and functionality that sit within the urban grain of Inniskeen however, these sometimes lack definition. The spaces do not fulfil their potential as active, engaging spaces for both locals and visitors and are somewhat beginning to look tired and require investment in replacement of street furniture, hard and soft surfaces as well as enhancement of natural stone boundary treatment..

Throughout the public realm there are strong green spaces but unclear land ownership boundaries including the graveyard and play park areas as well as the river walkway route along the River Fane.



Street furniture



Widened footways from old kerb edge

There is clear community involvement in management and maintenance of the public realm that contribute to Inniskeen's character and there is a sense of pride emanating from the careful attention to detailing of the public spaces including integrated seating within the boundary walls, and planters with well maintained shrubs.

There is also a range of street furniture and surface finishes that would benefit from an integrated public realm improvements plan.



Existing green space



Analysis - Connectivity & Access



Arrival node at Kavanagh Centre



Existing pathway along riverside



Street clutter around village

Access to the village by locals and visitors is predominantly by car which places excessive demands on the existing parking infrastructure around the village. This consists of on-street and off-street parking, often leading to confused parking arrangements between parking, pickup/ drop off, shared between community and visitors.

There is currently no designated coach parking next to Patrick Kavanagh centre which would also benefit from a designated pedestrian crossing to connect the car park with the Patrick Kavanagh centre.

Connections throughout the village are hampered by narrow footpaths or no footpaths, as well as street clutter including railings, and signage cause obstructions to pedestrian flow.

The existing riverside footway right of way is yet to be confirmed which forms an integral green link along this stretch of the River Fane.



No designated footway along route from Railway St space nor across River Fane Bridge

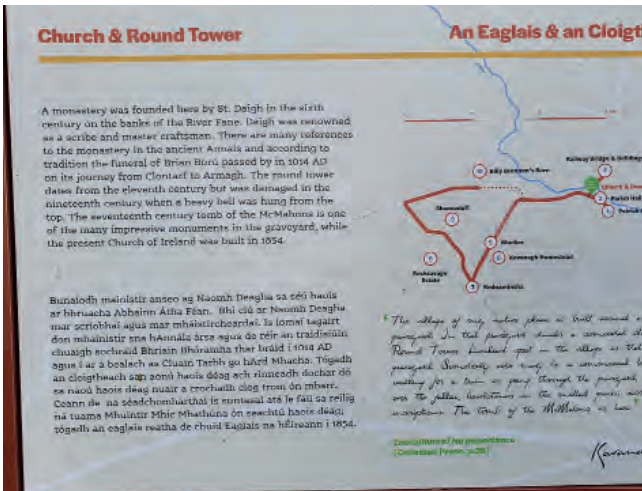
Analysis - Signage & Interpretation



Sculpture and traffic signage



Community interpretation



Kavanagh Trail route map



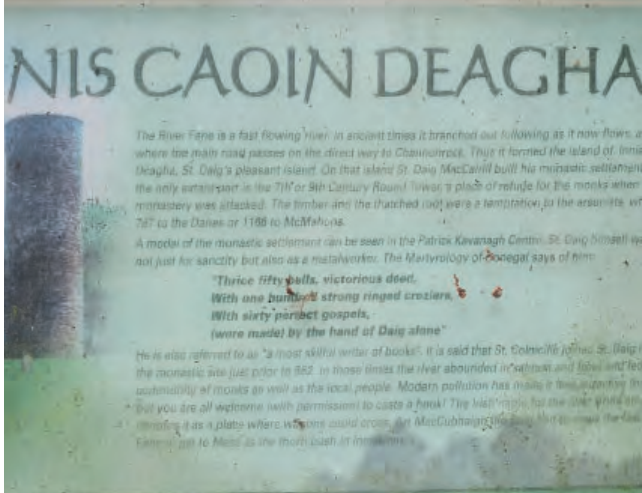
Bespoke waymarker



Kavanagh interpretative bench



Kavanagh Country signage



Kavanagh interpretative stonework

There is a varied range of signage and interpretation in and around Inniskeen ranging from vehicular road signage to sculptural monumnets, fingerpost signage, and community interventions. Signage varies in age and quality and could be better integrated into the public realm in terms of positioning and continuity of detailing.

Desktop Study & Stakeholder Consultees

Desktop Study reviewed both Kavanagh Trail Report and Kavanagh Country reports that found a number of overlapping and overarching common themes. These identified several key spaces around Inniskeen that had their own function and identity in the village, namely Inniskeen Road Junction, St.Mary's space, and Railway Station space. Each were identified as having important links to Inniskeen rich heritage, as well as to the rich literary heritage of Inniskeen, and were identified as important nodes for public realm improvements and nodes of arrival.

Stakeholders identified in the Project Brief including Inniskeen Tidy Towns and Inniskeen Enterprise Development Group were consulted and contributed valuable information to the Spatial Plan document. The findings identified how important and active the community are in creating and maintaining Inniskeen as a Tidy Town and in managing and maintaining elements of the public realm. The Stakeholders also identified how the village is both a working village for the local community, as well as a welcoming village for visitors in the Annual Village festival.

Both the desktop study as well as the Stakeholder groups further identified the importance of connections within the Inniskeen village for pedestrians and cyclists, and also connecting the outermost parts of the village with the village core, and also connections to the outer network forming parts of the Patrick Kavanagh trail.

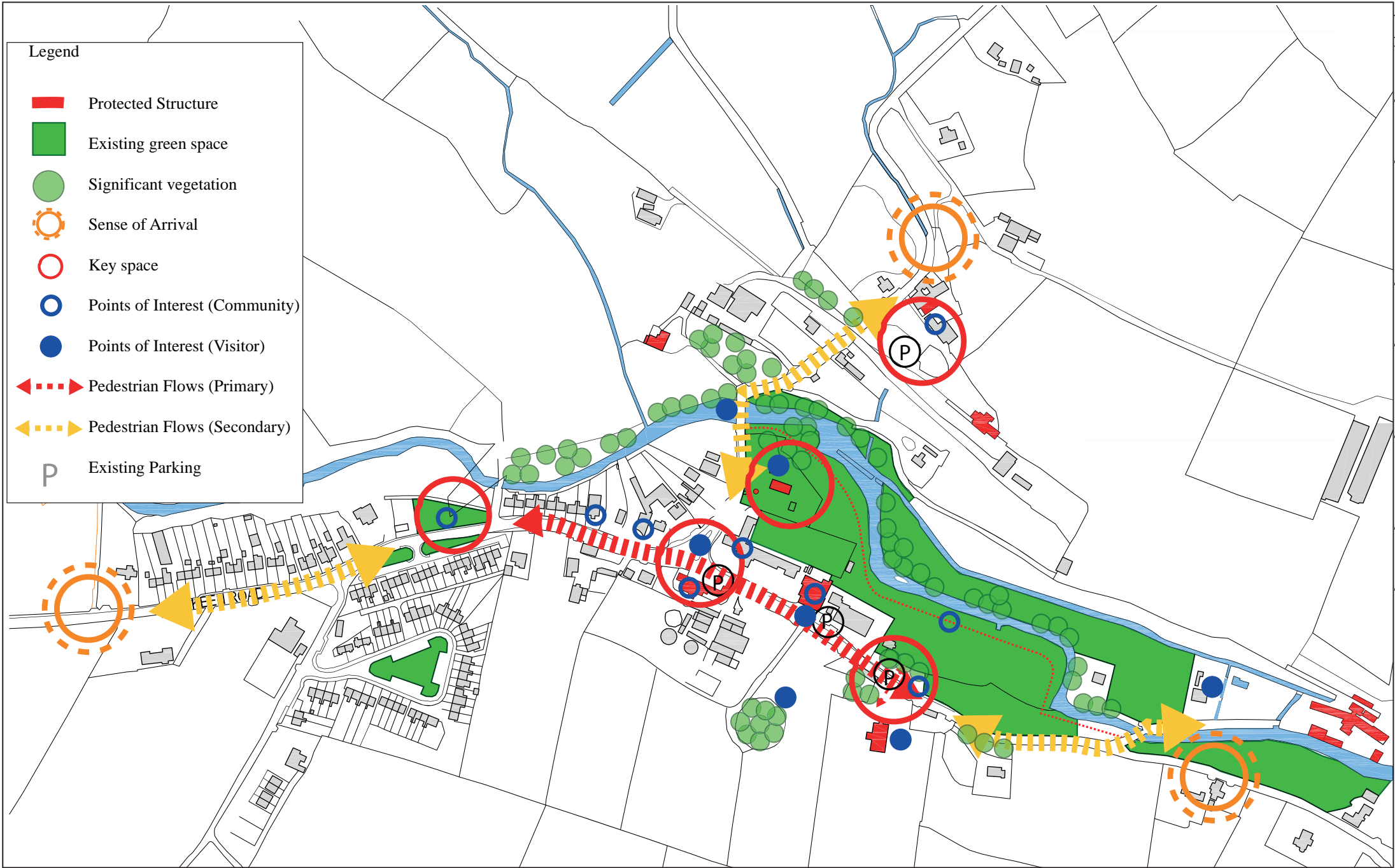


Kavanagh Trail Report



Kavanagh Country Report

Public Realm Analysis - Fitting it all together

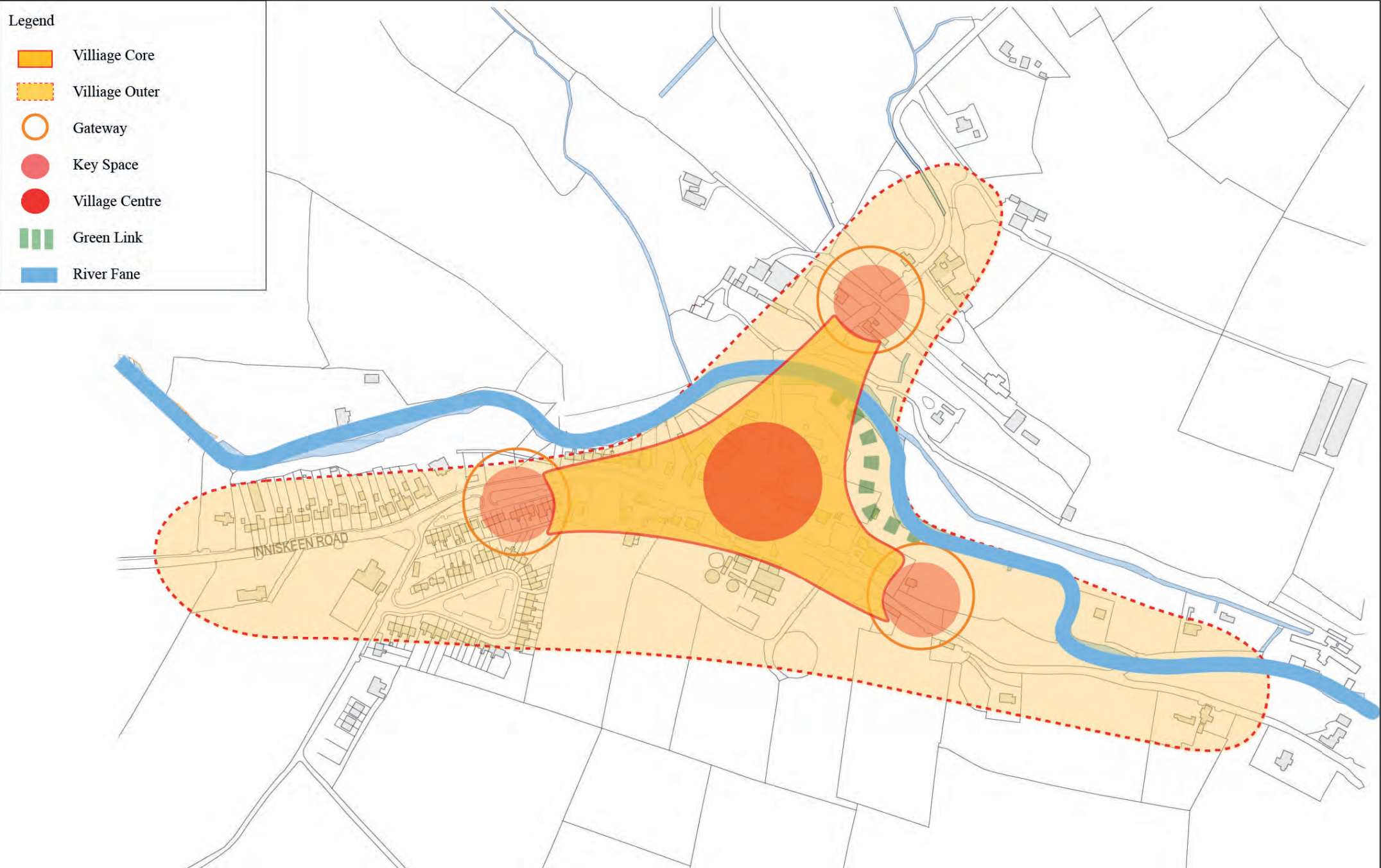


Analysis of Inniskeen public realm revealed a number of key findings:

- Village core and key spaces lack definition
- Poor pedestrian connections between key spaces and
Narrow footways with street clutter impedes pedestrian flow
- Unclear land ownership boundaries and rights of way
- Boundary treatment finishes varies in character, finishes and condition
- Sense of arrival varies around the village from community installations to council mounted signage
- Unclear designated parking areas
- Legacy of footway upgrades and kerb realignments resulting in patchwork of surface materials



Public Realm Concept



The concept proposed to clearly define the village core and improve its approaches, and to focus regeneration to deliver the highest quality improvements possible where they will have most impact for locals and visitors. The concept would connect the main village assets in a safe and enjoyable walkable network.

Inniskeen Heart of the Village was identified as a central friendly space where locals and visitors can stop and spend time. This would be the key space with the highest quality of materials and street furniture as it provides the setting for heritage assets, as well as photopoints with the central Kavanagh sculpture.

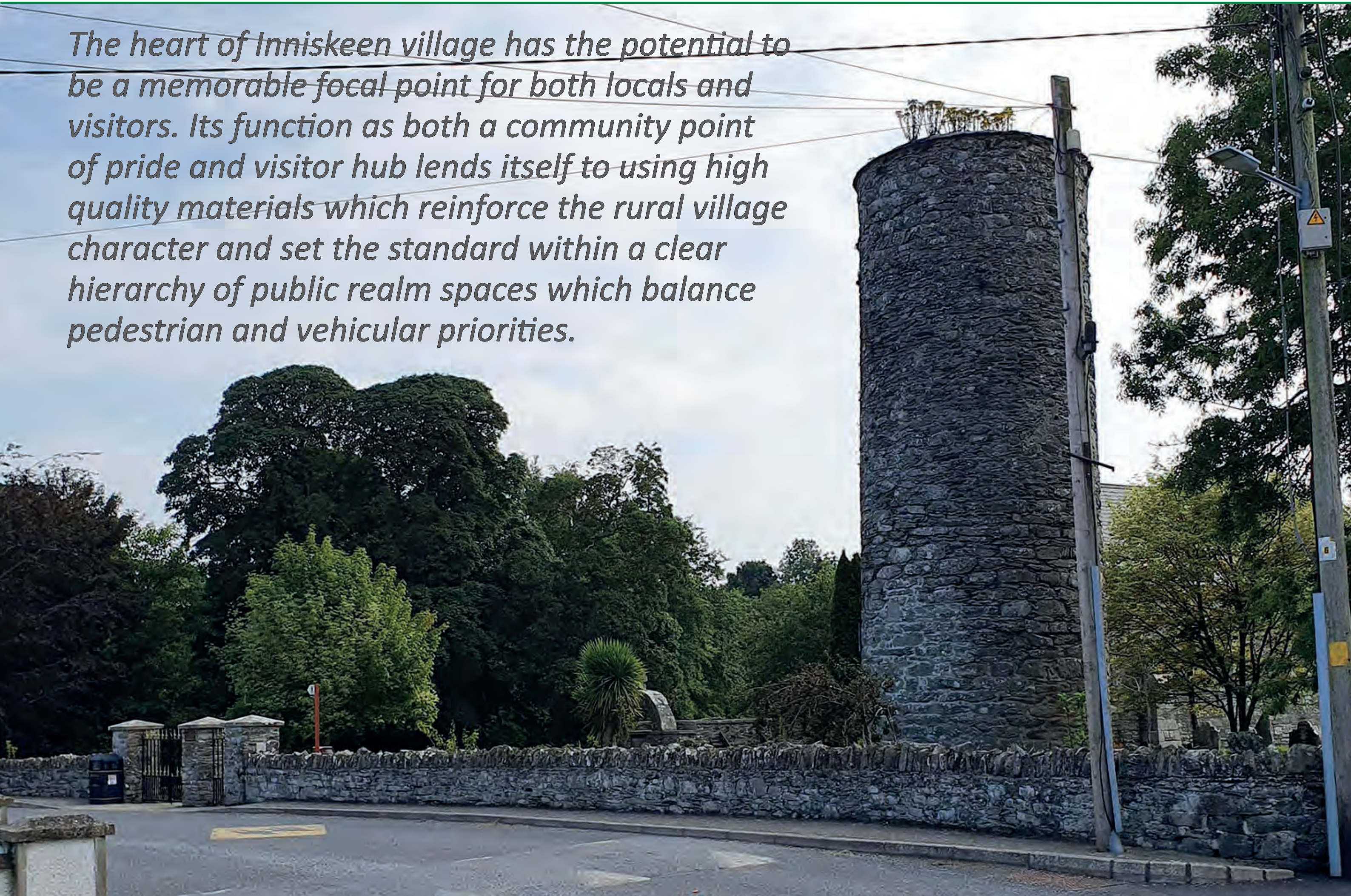
Key spaces were also identified, St Mary’s space, Railway Station space and the Playground that functioned as arrival, departure, retail, information, play and activity spaces. The use of high quality materials will create character and definition.

Gateways create a strong sense of arrival through village gateways integrated into public realm fabric and materials.

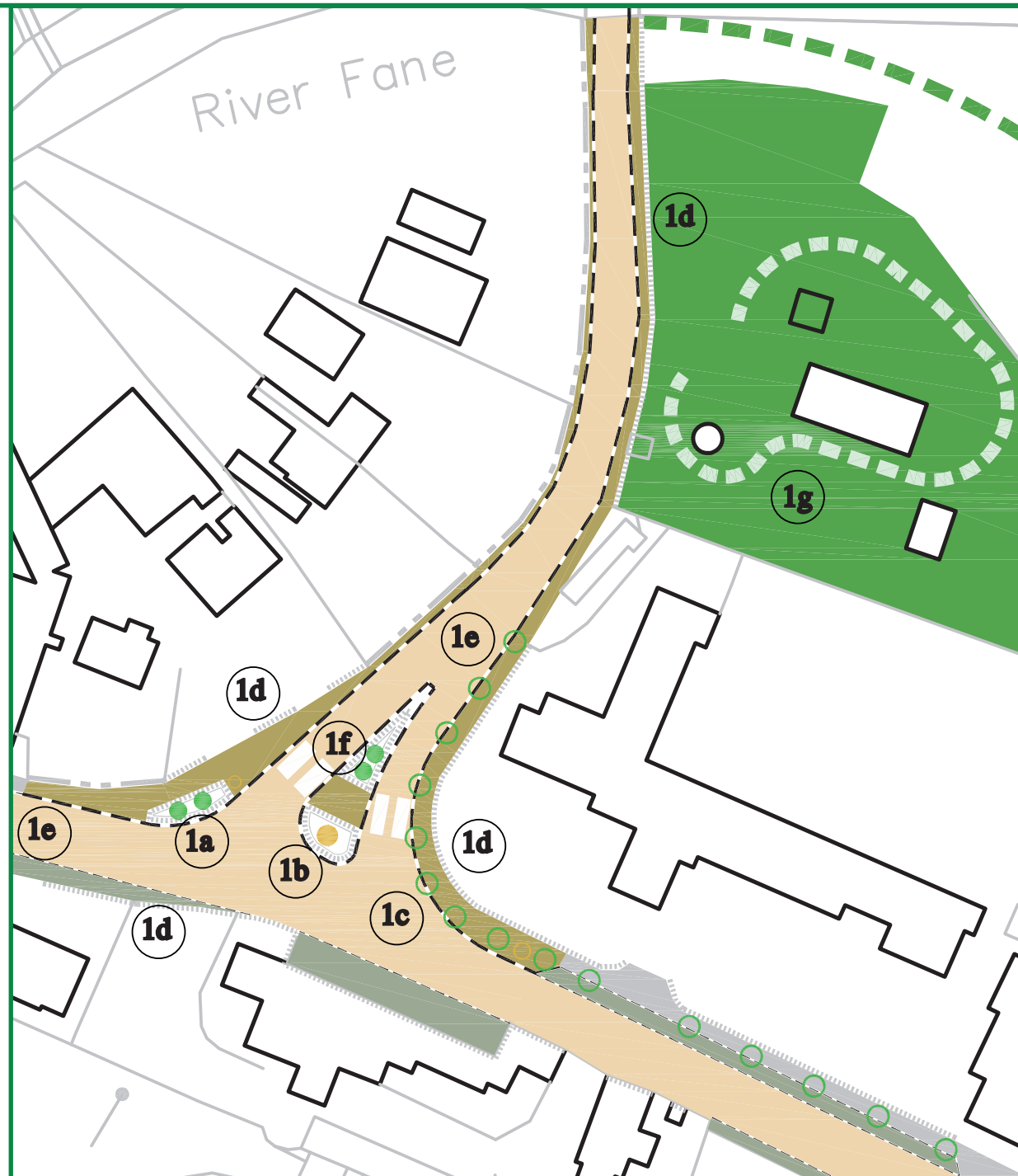
Two further areas were identified for public realm improvements: the village core, and village approaches. The village core creates a pedestrian friendly environment linking key spaces, materials upgrade, reduced street clutter, planting opportunities, and village character enhanced with boundary treatments through ongoing community management and maintenance inputs. The village approaches enhance the setting of the village edges merging into the countryside through maintenance of pedestrian connections and ongoing community management and maintenance of building frontages and boundary wall.

Key Space - Village Heart

The heart of Inniskeen village has the potential to be a memorable focal point for both locals and visitors. Its function as both a community point of pride and visitor hub lends itself to using high quality materials which reinforce the rural village character and set the standard within a clear hierarchy of public realm spaces which balance pedestrian and vehicular priorities.



Key Space - Village Heart



Objectives

Unite the tower and graveyard with the traffic island to create one sense of space

Utilise wall boundaries to unify the space and reinforce the rural village character

Projects Overview

- Reinforce village character of natural stone boundaries and introduce elements such as low planters integrated with seating and infilled with soft landscape
- Integrate monuments and sculptures into the low walls and planters
- Widen footpaths where feasible and unify the spaces with natural stone or other high quality materials and street furniture
- Focus on both local and tourist desires in the heart of this working village



Key Space - Playground

The playground area could become a more active space for children's play and activity. It could also serve as a gateway entering Inniskeen from the west and is a welcome focal point from the local community. Design interventions should enhance the setting and provide a sense of arrival as well as creating a safe and welcoming environment for all ages in the local community



Key Space - Playground



Objectives

Developing a community resource and community welcome space

An active space utilising planting and signage to define the village core

Projects Overview

- Enhancement of playground reinforcing the rural village character
- Upgrade and enhancement of existing pedestrian crossing
- Gateway feature bespoke interpretive signage or waymarker sculpture
- Enhancement of footways and pedestrian crossing

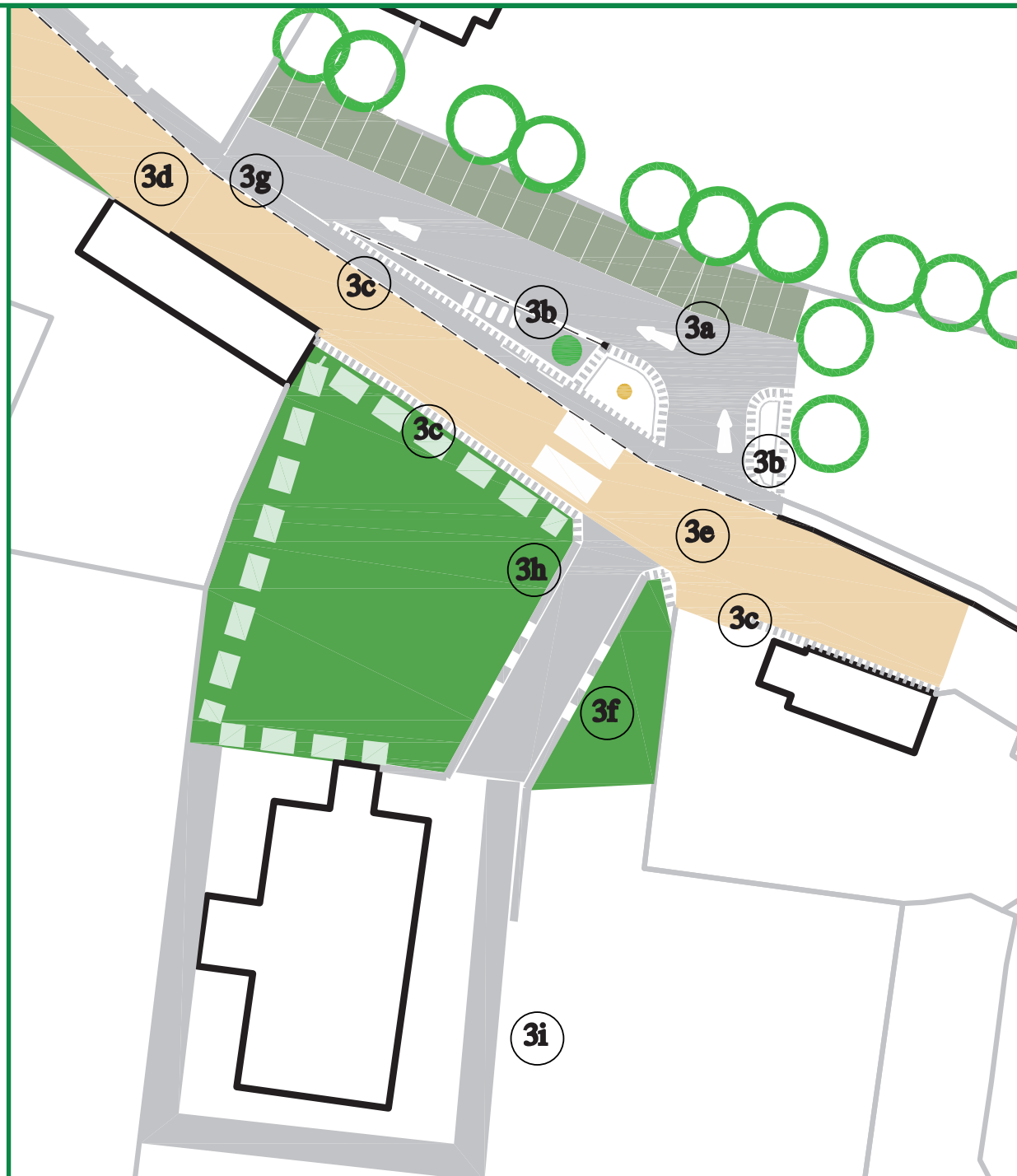


Key Space - St Mary's Space

St Mary's space can function as an arrival point to the Village centre and Patrick Kavanagh centre and serve as a gateway to Inniskeen village that provides a sense of arrival when approaching from the east, and a location to decant for the Kavanagh Centre.



Key Space - St Mary's Space



Objectives

An intuitive arrival point for visitors in car or bike to pause and orientate themselves.

Increased parking for cars and drop off option for small coaches

Increased access provision to Kavanagh Centre along with temporary events space with safe cycle connections and facilities

Projects Overview

- Reorganise existing car park and create an attractive pedestrian friendly space with planter, cycle stands and location for bespoke statue
- Bespoke interpretive signage and waymarker to signify the arrival at the Kavanagh centre and Inniskeen village
- Safe pedestrian route with proposed pedestrian crossing from car park to Patrick Kavanagh centre
- Consideration to be given to relocating community recycling bins
- Temporary Events space at KavanaghCentre



Key Space - Railway Station Space



The railway station can become a commercial and recreation space which is better connected to the core of the village. It has the resource to welcome visitors arriving by cars and buses with the old railway heritage providing short and long term potential as a visitor experience.

Key Space - Railway Station Space



Objectives

Create an arrival space building upon the rich heritage of Railway Station space

Proposed Viewpoint to create a sense of orientation and memorable experience

Resolve key parking issues in the village by providing parking and provide safe pedestrian connection into the village

Project Highlights

- Upgrade existing planter with high quality materials to provide attractive frontage
- Informal seating, waiting and picnic area
- Create viewpoint from old railway bridge with safe and attractive informal access
- Bus, coach, and car drop off and parking created by designated parking layout



Key Space - Railway Station Space



Railway Bridge

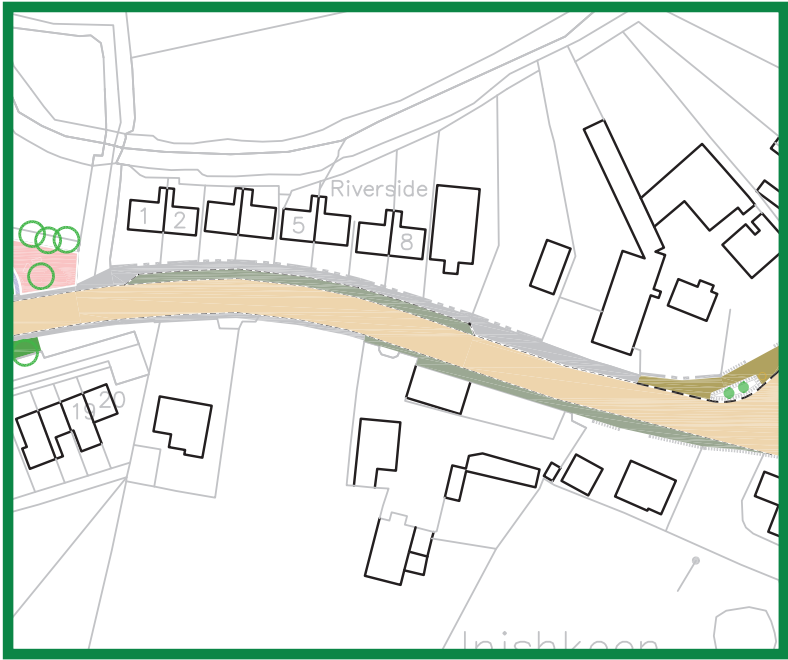
Potential Viewpoint

Railway Themed Carriage



Public Realm Connections

Connections were identified as an important part of the Public Realm Spatial Plan. They connect the key spaces and provide a safe and well maintained route for both locals and visitors. Three types of connection typologies were identified.



1. Existing hard surface of concrete and asphalt with no vegetation or tree planting. The footways are generally well maintained however investment would improve the look and feel. Boundary treatment along these routes is of a residential nature with various boundary treatments of hedgerows and rendered walls which is being carefully tended to by local residents.



2. Existing hard surfaces with semi-mature tree planting and street furniture next to Inniskeen’s civic buildings of schools and community centre. Natural stone walls form the boundary treatment along these routes. Investment in managing and maintaining these surfaces along with the natural stone walls will aesthetically enhance these connections and provide safe and accessible pedestrian routes.



3. A key connection linking the Heart of the Village with Railway Station space was identified however there is currently no footpath along this route. A designated pedestrian and cycling route connecting these two spaces would further integrate Railway Station space to the Village Heart. The connection across the River Fane bridge has also been considered and developed along with Monaghan County Council.

- Legend
- Proposed Feature kerbs - Natural Stone
 - Proposed Standard kerbs - Standard Road Kerb
 - Proposed footpath with asphalt finish and standard road kerb edge
 - Ongoing management and maintenance of surfaces and kerbs
 - Informal pathway
 - Proposed high quality natural stone setts, slabs, ‘specials’
 - Proposed footpath resurface with asphalt
 - Proposed layby resurface with asphalt
 - Proposed resin bound aggregate treatment
 - Proposed low wall 450mm high, clad natural stone
 - Manage and maintain existing stone wall
 - Manage and maintain existing rendered wall
 - Upgrade existing green open space
 - Existing mature vegetation
 - Proposed vegetation
 - Distinctive Waymarker
 - Information board and Street furniture group

Public Realm Connections - River Fane Bridge Crossing

Preferred Option



‘Bolt-on’ pedestrian bridge
Cost estimate: 150-250K

Advantages:

- Creates a footway to current road standards and specifications
- Grade and alignment separation between pedestrians and vehicles

Disadvantages:

- Complex construction methods
- Alignment is offset from pedestrian desire line
- Landing and access arrangements requires third party agreement
- Expensive and complex option
- Long term project
- Impact on views of the historic bridge

Alternate Option 2



Extend existing footpath to 1.6m wide
Cost estimate: 50K (See assumptions & exclusions below)

Advantages:

- Creates a footway to current road standards and specifications
- Standard construction methods
- Grade separation between pedestrians and vehicles
- Creates a continuation of desire line from village heart to Railway Station

Disadvantages:

- Narrows existing vehicluar roadway width which would create additional traffic management issues, pending detailed analysis of existing road bridge dimensions, traffic management analysis and risk assessment
- Likely traffic lights required causing associated costs and short delays at peak times

Assumptions & Exclusions

- Note this includes indicative cost of Traffic Lights which need further investigations by way of need and feasibility.
- This also assumes these works would be carried out as part of a further more extensive project

Alternate Option 3



At-grade road demarcations indicating pedestrian route.
Demarcations include line painting, coloured surfacing, and also additional signage.
Cost estimate: 10K (See assumptions & exclusions below)

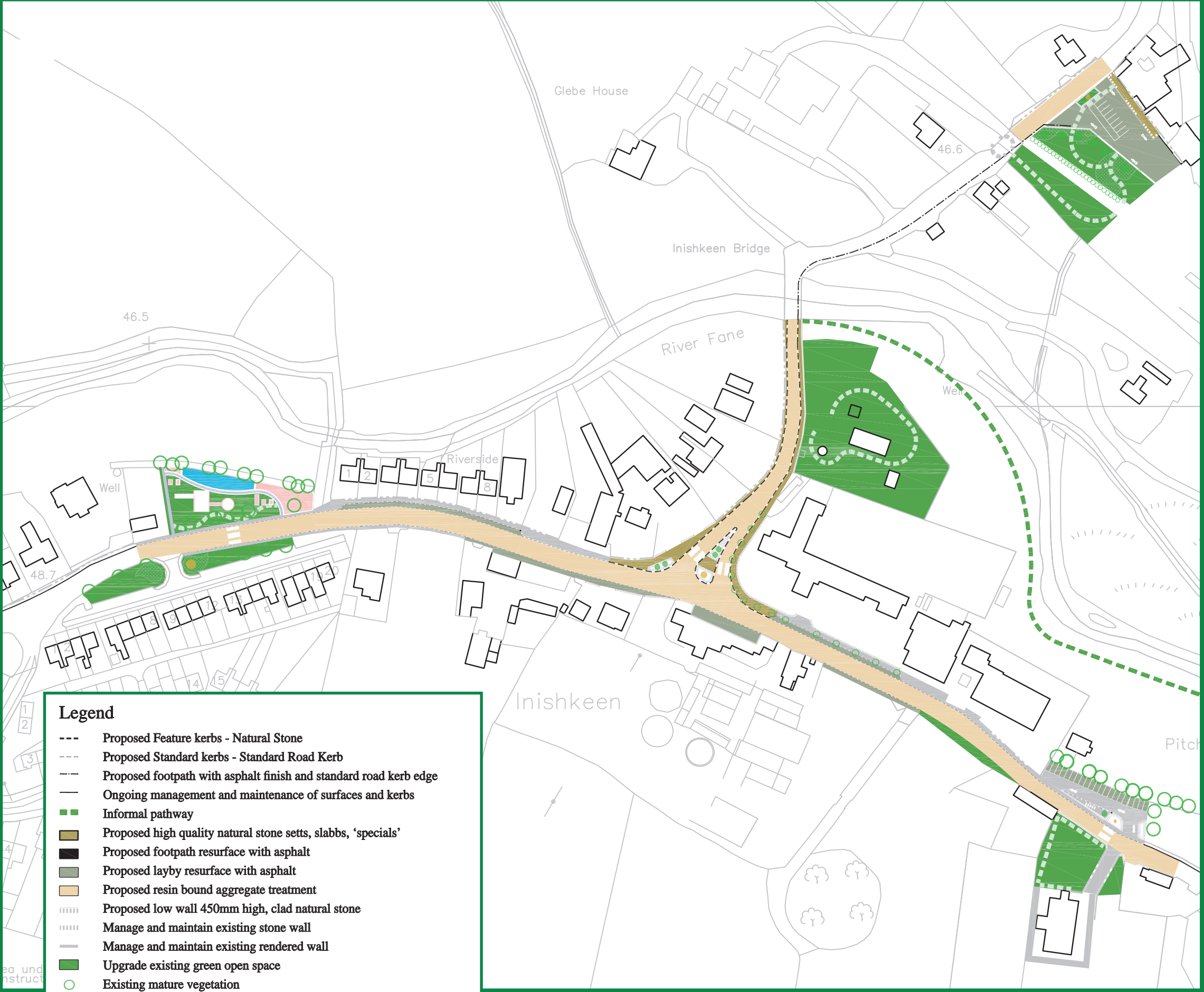
Advantages:

- Proposal works with existing traffic principles of ‘give way’ to priority vehicles
- Standard construction methods
- Creates a continuation of desire line from village heart to Railway Station
- Low cost solution
- Minimal impact on historic bridge
- Minimal impact on character of the village
- Same ‘Priority Give Way’ principle could be adopted at Old Railway Bridge

Disadvantages:

- No grade separation between pedestrians and vehicles
- Relaxation required on footpath standards
- Additional signage required in advance to warn drivers and pedestrians
- Narrows existing vehicluar roadway width requiring traffic management solution of ‘Give Way to Priority vehicles’.

Spatial Plan



Spatial Plan

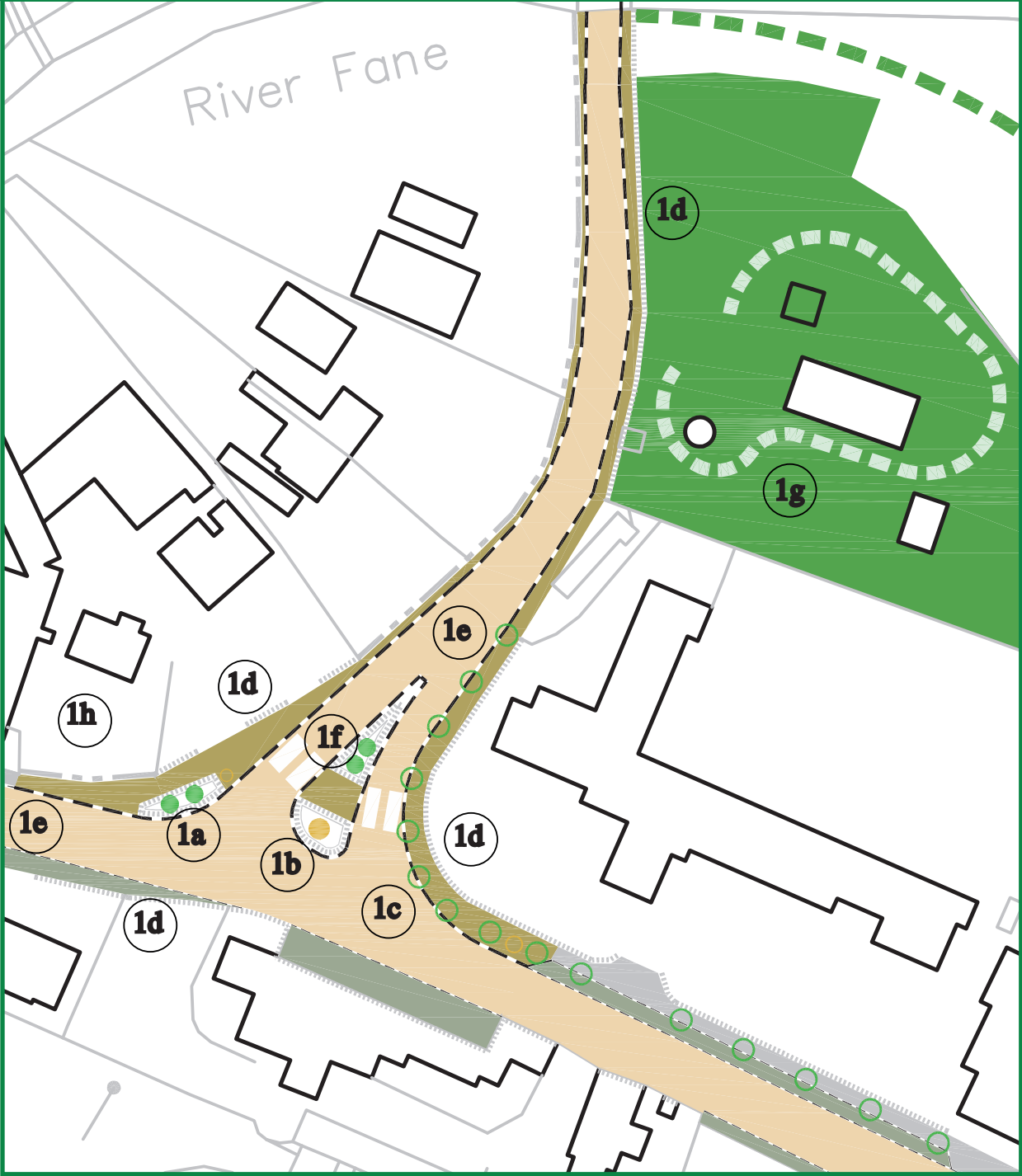
Inniskeen public realm Spatial Plan identifies opportunities to upgrade the public realm and for ongoing enhancement of public spaces for the enjoyment of locals and visitors to Inniskeen.

The Spatial Plan identifies four key spaces; Village Heart, St Mary's space, Railway Station space, and the Playground, along with interventions to enhance and improve the functionality of each space including creating pedestrian friendly spaces, active spaces, arrival nodes and places of heritage interest.

The Village Core consists of highest quality materials and seating opportunities and connects each of the key spaces. Further to the Village Core is the village approaches that enhance the setting of the village edges merging into the countryside through maintenance of pedestrian connections and ongoing community management and maintenance of building frontages and boundary wall.

Gateways consisting of a monument or sculpture relevant in character and style reflecting Inniskeen's heritage and unique urban character are positioned strategically at the edges of the Village core on the approach routes to provide a strong sense of arrival to the village.

Cost Estimate & Project Priority: Village Heart



Village Heart	Natural Stone Footpaths in village core, plus gravel loop of COI Round Tower historic graveyard	High	350000
	Planters (Construct and clad)	High	25000
	Soft Landscape (Planters - infill planting)	High	4500
	New Pedestrian Crossing	High	25000
	Street Furniture plus cycle racks	High	12000
	Village Sculpture	High	30000
	Total (includes 10% Contingency and 10% Preliminaries)		€535,800.00

Project	Description	Intervention
1a	Widen existing footway by realigning existing kerbline with proposed natural stone feature kerbs. Proposed Natural stone setts and slabs surface. Proposed low planter wall 450mm high, clad with natural stone and infilled with tree and shrub planting	Surface: Natural stone setts and slabs Kerbs: Natural stone, 250mm wide Planter: 450mm high natural stone clad, infilled with soil and planted medium density shrubs and 2 Extra Heavy Standard trees Interpretive wayfinding: Bespoke or distinctive
1b	Traffic island kerbs realigned, and propose natural stone feature kerbs. Natural stone setts and slabs surface. Proposed low planter wall 450mm high, clad with natural stone and infilled with tree and shrub planting Bespoke wayfinding or statue to be incorporated	Surface: Natural stone setts and slabs Kerbs: Natural stone, 250mm wide Planter: 450mm high natural stone clad, infilled with soil and planted medium density shrubs and tree planting Interpretive wayfinding: Bespoke or distinctive
1c	Widen existing footway by realigning existing kerbline with proposed natural stone feature kerbs. Natural stone setts and slabs surface. Existing trees retained, and existing tree guards removed and replaced with high quality tree guards and tree grilles.	Surface: Natural stone setts and slabs Kerbs: Natural stone, 250mm wide Tree Planting: Trees retained. Replace tree guards with high quality guards, and allowance made for tree grilles. Interpretive signage to be bespoke or distinctive
1d	Manage and maintain existing natural stone boundary walls through cleaning and repointing	Boundary Treatment: Manage and maintain existing natural stone boundary walls through cleaning and repointing
1e	Road surface treatment including resin bound aggregate to demarcate and establish a pedestrian friendly environment	Surface: Resin bound aggregate Line Painting: standard road grade
1f	Proposed pedestrian crossing	Line Painting: standard road grade M&E: Lighting poles and lighted caution signs
1g	Proposed informal loop pathway with seating and discrete interpretation for visitors and locals. Upgrade and enhancement of existing grass area	Surface: Resin bonded gravel pathway Soft Palette: Enhance green area through repair and reseedling of patchy grass, tidy up of existing boundary hedgerow
1h	Encourage new and upgraded boundary Walls	Manage and maintain existing rendered boundary walls through cleaning and repainting

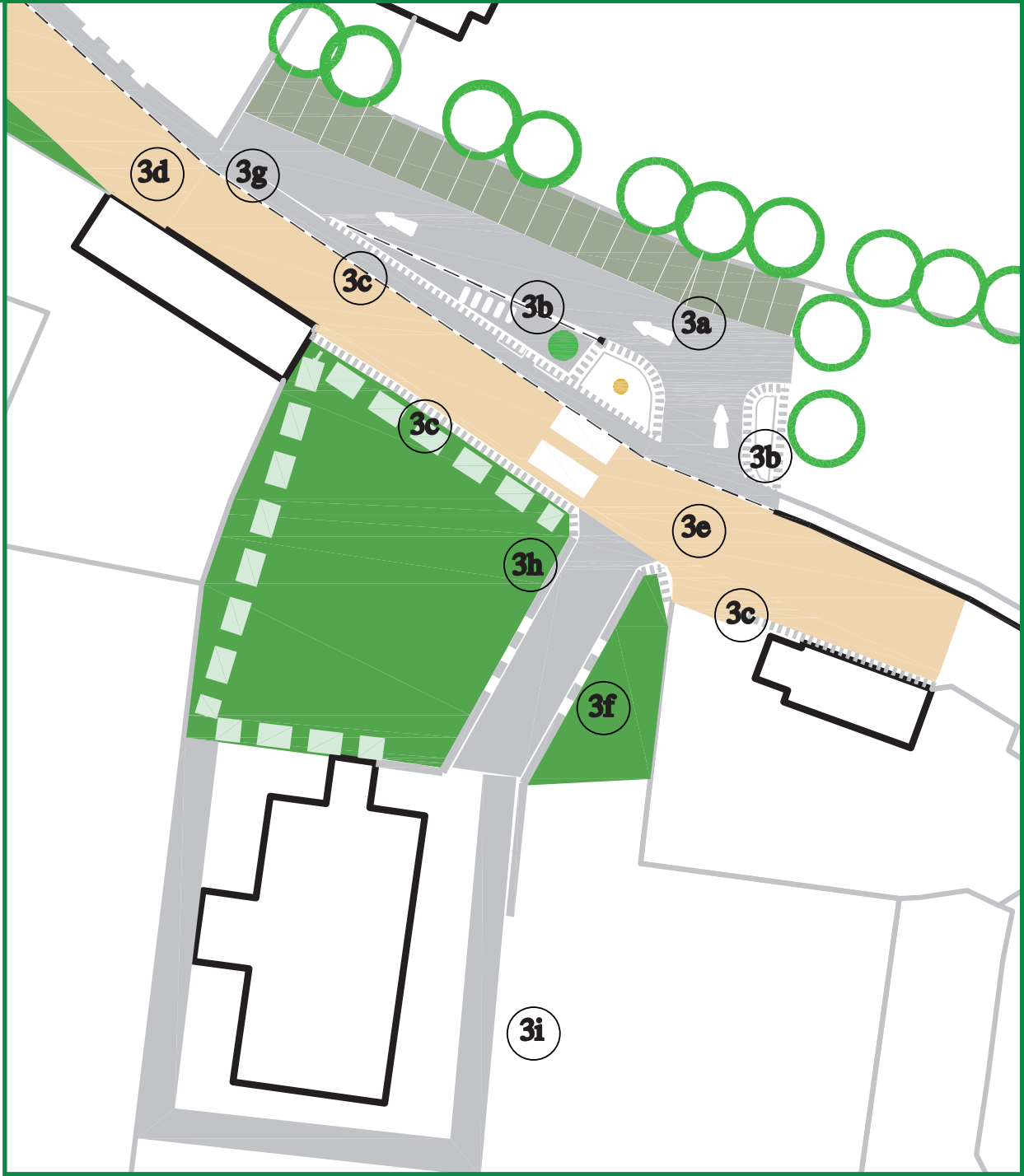
Cost Estimate & Project Priority: Playground



Playground	New footpaths (edge and surface)	Medium	35000
	Soft Landscape	Medium	6000
	New Play Equipment	Medium	56000
	New Play Safe Surfacing	Medium	85000
	Upgrade existing pedestrian crossing	Medium	12000
	Upgrade existing community green space	High	12000
	Gateway Feature	High	10000
Total (includes 10% Contingency and 10% Preliminaries)			€259,200.00

Project	Description	Intervention
2a	Enhancement of existing playground green space, with propsoed informal pathway, incorporating approx. 3-4 new play equipment pieces with a rural or farming theme	Surface: Resin bonded gravel pathway Soft Palette: Enhance green area through repair and reseeding of patchy grass Play equipment: proposed 3-4 pieces
2b	New gravel pathway	Surface: Gravel
2c	Proposed coloured play-safe surface, up to 40%, with benches and bins	Surface: Play-safe surface
2d	Manage and Maintain, and increase existing stone boundary wall and railings	Boundary Treatment: Manage and maintain existing natural stone boundary walls through cleaning and repointing. Existing railings painted
2e	Road surface treatment including resin bonded aggregate	Surface: Resin bound aggregate Line Painting: standard road grade
2f	Replace existing road kerbs with new standard road kerbs and resurface asphalt footway	Surface: Asphalt Kerbs: Standard road kerb
2g	Upgrade existing pedestrian crossing through repainting and compliant drop kerbs on footway	Line Painting: standard road grade M&E: Lighting poles and lighted caution signs
2h	Upgrade green space to the existing community maintained space through proposed bulb planting for seasonal interest, tidy up existing hedgerow, upgrade of existing street furniture, and proposed bespoke interpretive waymarker	Soft Palette: Enhance green area through repair and reseeding of patchy grass, proposed bulb drifts, tidy up of existing boundary hedgerow
	Bespoke welcome structure reflecting the rural village character consistent throughout the village	

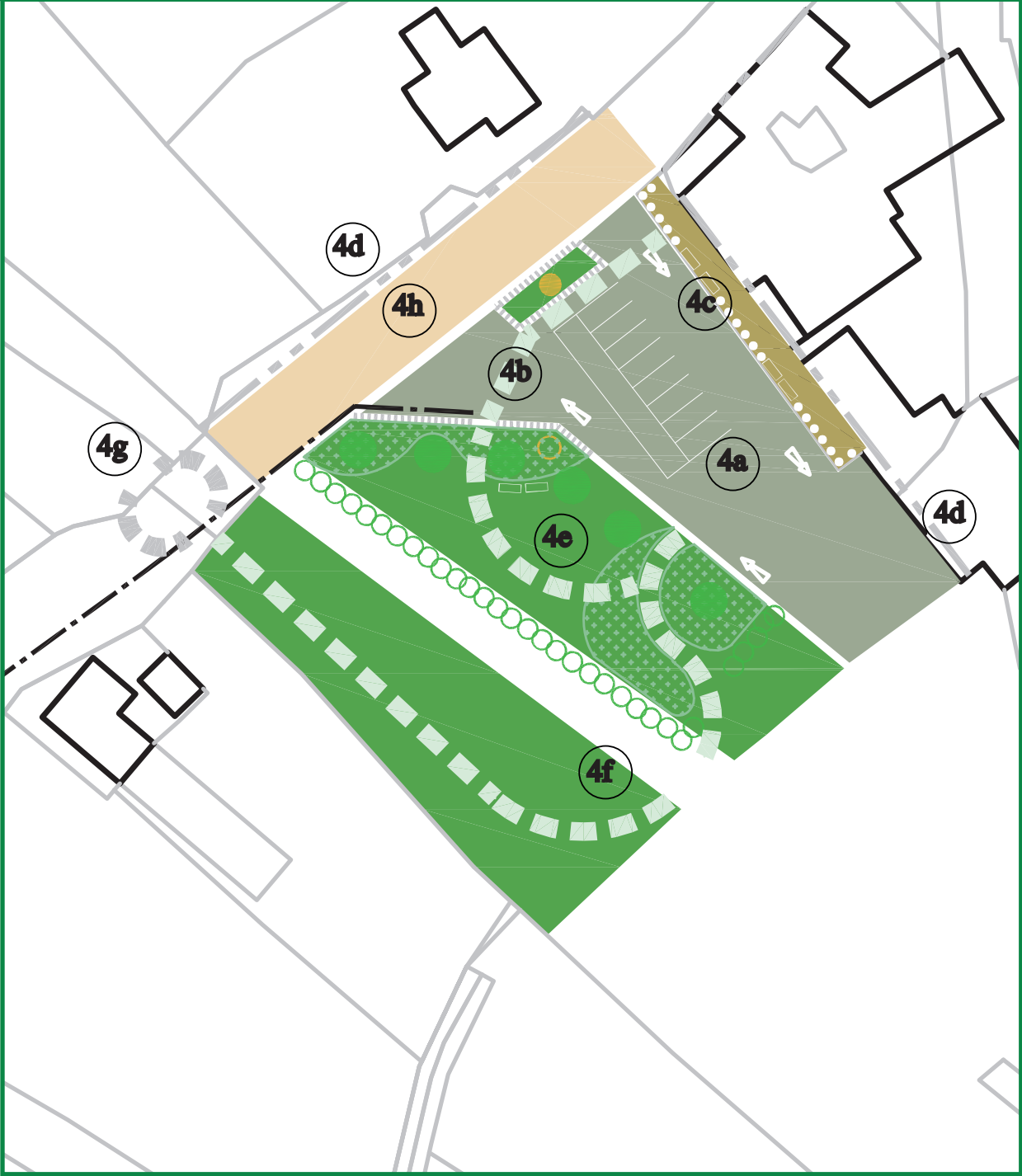
Cost Estimate & Project Priority: St Mary's Space



St Marys Space	New pedestrian grade-separated asphalt footpaths (edge and surface), and construction of new asphalt footpath to replace existing concrete footway	High	45000
	Car Park Surfacing	High	10000
	New Pedestrian Crossing	High	12000
	Soft Landscape (Planters - infill planting)	High	2000
	Planters (Construct and clad)	High	12000
	Street Furniture	High	10000
	Gateway Feature	High	10000
	Canopy at PK Centre Temp Events space (Provisional sum)	Medium	10000
	Total (includes 10% Contingency and 10% Preliminaries)		€133,200.00

Project	Description	Intervention
3a	Resurface existing car park with asphalt, with proposed painted designated car parking spaces and directional arrows, with proposed standard road kerbs around perimeter	Surface: Asphalt Kerbs: Standard road kerb Line Painting: standard road grade
3b	Proposed low planter wall 450mm high, clad with natural stone and infilled with shrub planting and a welcome sculpture, with proposed pedestrian footway delineated with raised kerbs. Cycle stands and litter bin to be incorporated. Proposed seating to match existing integrated within stone wall	Surface: Asphalt Kerbs: Standard road kerb Planter: 450mm high natural stone clad, infilled with soil and planted medium density shrubs and sculpture Street Furniture: Cycle stands, Bins Interpretive Signage: Bespoke feature Tree Planting: Feature tree, Extra Heavy Standard with tree guard and tree grille
3c	Manage and maintain existing natural stone boundary walls through cleaning and repointing	Boundary Treatment: Manage and maintain existing natural stone boundary walls through cleaning and repointing
3d	Road surface treatment including resin bound aggregate to demarcate and establish a pedestrian friendly environment	Surface: Resin bound aggregate Line Painting: standard road grade
3e	Proposed pedestrian crossing	Line Painting: standard road grade
3f	Proposed asphalt access route, with improved painted walls to enhance aesthetics	M&E: Lighting poles and lighted caution signs
3g	Replace existing road kerbs with new standard road kerbs and asphalt footway	Surface: Asphalt Boundary Treatment: Repainting and touch up of existing rendered wall
3h	Proposed accessible footpth through graveyard, pending feasibility study of route and access	Surface: Asphalt Kerbs: Standard road kerb Line Painting: standard road grade
3i	Development of temporary events space	Surface: Resin bound aggregate

Cost Estimate & Project Priority: Railway Station Space



Railway St Space	Footpaths (edge and surface)	High	60000
	Car Park Surfacing	High	135000
	Soft Landscape (Planters - infill planting)	High	2000
	Planters (Construct and clad)	High	16000
	Upgrade existing green space, reseeding etc	High	30000
	Existing ped area upgrade - outside Magees shop	High	25000
	Street Furniture, bins, benches, picnic benches, cycle stands	High	20000
	Bespoke Viewpoint feature	High	50000
	Gateway Feature	High	10000
	Total (includes 10% Contingency and 10% Preliminaries)		€417,600.00

Pro- ject	Description	Intervention
4a	Resurface existing car park with asphalt, painted designated car and coach parking spaces and directional arrows, and proposed standard road kerbs around perimeter	Surface: Asphalt Kerbs: Standard road kerb Line Painting: standard road grade
4b	Proposed planter area consisting of 450mm high natural stone clad wall, infill with topsoil and medium density planting. Proposed bespoke interpretive waymarker and 'Welcome to Inniskeen' bespoke traffic signage	Natural stone clad wall 450mm high Soft planted with medium density high quality plants Interpretive Signage: Bespoke feature Proposed 'Welcome to Inniskeen' traffic signage
4c	Access and frontage upgrades	Surface: Natural stone setts and slabs Kerbs: Natural stone, 250mm wide Street Furniture: 2 picnic benches, 2 benches, 2 bins, 20 bollards powder coated finish
4d	Enhancement and upgrade of existing painted / rendered walls	Boundary Treatment: Painted and upgrade on existing rendered wall
4e	Proposed upgrade of existing green open space including proposed tree planting, tidy up existing hedgerow, bulb drifts for seasonal interest, picnic benches, resin path on asphalt to link to shop front space, and proposed informal pathway leading to former railway track	Surface: Resin bonded gravel pathway Soft Palette: Enhance green area through repair and reseeding of patchy grass, proposed bulb drifts, tidy up of existing boundary hedgerow Tree Planting: Feature tree, Extra Heavy Standard Street Furniture: Picnic benches and approx. 2 bins
4f	Proposed extension of informal pathway and steps to gain access to proposed viewpoint over the railway bridge	Surface: Resin bonded gravel pathway Soft Palette: Enhance green area through repair and reseeding of patchy grass, proposed bulb drifts, tidy up of existing boundary hedgerow
4g	Proposed viewpoint over railway bridge	Surface: Resin bonded gravel Street Furniture: Approx. 2 Benches Interpretive Signage: Bespoke feature Existing Railings: Manage and maintain

Cost Estimate & Project Priority: Summary

Area	Activity	Priority	Budget Estimate
Village Heart	Natural Stone Footpaths in village core, plus gravel loop of COI Round Tower historic graveyard	High	35000
	Planters (Construct and clad)	High	25000
	Soft Landscape (Planters - infill planting)	High	4500
	New Pedestrian Crossing	High	25000
	Street Furniture plus cycle racks	High	12000
	Village Sculpture	High	30000
	Total (includes 10% Contingency and 10% Preliminaries)		€535,800.00
Playground	New footpaths (edge and surface)	Medium	35000
	Soft Landscape	Medium	6000
	New Play Equipment	Medium	56000
	New Play Safe Surfacing	Medium	85000
	Upgrade existing pedestrian crossing	Medium	12000
	Upgrade existing community green space	High	12000
	Gateway Feature	High	10000
	Total (includes 10% Contingency and 10% Preliminaries)		€259,200.00
St Marys Space	New pedestrian grade-separated asphalt footpaths (edge and surface), and construction of new asphalt footpath to replace existing concrete footway	High	45000
	Car Park Surfacing	High	10000
	New Pedestrian Crossing	High	12000
	Soft Landscape (Planters - infill planting)	High	2000
	Planters (Construct and clad)	High	12000
	Street Furniture	High	10000
	Gateway Feature	High	10000
	Canopy at PK Centre Temp Events space (Provisional sum)	Medium	10000
	Total (includes 10% Contingency and 10% Preliminaries)		€133,200.00

Area	Activity	Priority	Budget Estimate
Railway St Space	Footpaths (edge and surface)	High	60000
	Car Park Surfacing	High	135000
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	Planters (Construct and clad)	High	16000
	Upgrade existing green space, reseeding etc	High	30000
	Existing ped area upgrade - outside Magees shop	High	25000
	Street Furniture, bins, benches, picnic benches, cycle stands	High	20000
	Bespoke Viewpoint feature	High	50000
	Gateway Feature	High	10000
	Total (includes 10% Contingency and 10% Preliminaries)		€417,600.00
Connections	Upgrade of existing footpaths (edge and surface)	Low	400000
	Proposed Roads Surfacing (resin bonded)	Low	380000
	Resurface Parking bays (asphalt)	Low	120000
	Boundary Treatment (repointing existing stone walls, painting of rendered walls)	High	60000
	Bridge Crossing (Separate Bridge for Ped and Cyclists)	High	250000
	Total (includes 10% Contingency and 10% Preliminaries)		€1,452,000.00
Total Cost All Areas			€2,797,800.00
Total Cost	High and Medium Priority Projects		€1,717,800.00
	High Priority Projects Only		€1,473,000.00
	Low Priority Projects Only		€1,080,000.00

Public Realm Spatial Plan



Legend

- Proposed Feature kerbs - Natural Stone
- Proposed Standard kerbs - Standard Road Kerb
- Proposed footpath with asphalt finish and standard road kerb edge
- Ongoing management and maintenance of surfaces and kerbs
- Informal pathway
- Proposed high quality natural stone setts, slabbs, 'specials'
- Proposed footpath resurface with asphalt
- Proposed layby resurface with asphalt
- Proposed resin bound aggregate treatment
- ▤▤▤▤▤▤ Proposed low wall 450mm high, clad natural stone
- ▤▤▤▤▤▤ Manage and maintain existing stone wall
- ▬ Manage and maintain existing rendered wall
- Upgrade existing green open space
- Existing mature vegetation
- Proposed vegetation
- Distinctive Waymarker
- Information board and Street furniture group