



ERRILL VILLAGE PLAN

November 2018

*A Plan for a Sustainable and Vibrant
Errill Village Community - Now and
into the Future*

Errill Vision Group

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1. Context

1.1 Errill Village

The village of Errill is located in southwest County Laois, close to the Tipperary/Kilkenny border, approximately 6.5km from Rathdowney and 16km from Borris in Ossory. The village centre has developed in a linear pattern along the 4 approach roads into the village, from the central green open space in a diamond shape. There are traditional style buildings facing onto the central diamond open space area.

The Rathdowney approach road comprises the privately owned sports grounds and a long established semi-detached housing development.

Within the village centre there are a number of retail outlets and pubs, and includes a Catholic Church at its centre. Errill has a limited range of physical and social infrastructure. The village has experienced some residential growth in recent years.

There is one primary school in the village of Errill, St. Colmcille's National School, located approximately 500m from the village centre. This school including 3 no. classrooms and adjoining sports pitches. Errill Community Centre St. Bernadette's Hall can accommodate communal, education and recreational uses within the village.

The GAA fields are located to the east of the village.



Figure 1: Errill Village, Aerial View



Figure 2: Photographs of Errill Village

1.1.1 Population

The Development Plan outlines that **“County Laois was the fastest growing county in Ireland between 2006 and 2011. Strong population growth is a longstanding trend in the county. Over the last 20 years, its population growth rate has been higher than the wider midlands region or the State. Further significant growth is anticipated”**

Table 2: County Laois Population Change 2002-2011

Location	Persons 2002	Persons 2006	Persons 2011	% change 06-11
County Laois	58,774	67,059	80,559	20%
Principal Town				
Portlaoise	12,127	14,613	20,145	38%
Key Service Town				
Portarlington	2,756	4,395	5,847	33%
Service Towns				
Mountmellick	3,361	4,069	4,735	16%
Graigucullen	1,199	2,520	3,966	57%
Abbeyleix	1,383	1,568	1,827	16%
Mountrath	1,331	1,435	1,661	16%
Stradbally	1,178	1,056	1,154	9%
Local Service Towns				
Rathdowney	1,111	1,212	1,208	-0.3%
Durrow	717	811	843	4%
Town, Villages and Open Countryside				
Remainder of the County	33,611	35,380	39,176	11%

Source: CSO

Figure 3: County Development Plan Population Statistics (pg. 15)

In terms of Errill Village, for 2011 had a recorded population of 201 persons:

	2011
Errill, Errill, Co. Laois	
Population (Number)	201
Males (Number)	93
Females (Number)	108
Private households occupied (Number)	78
Private households unoccupied (Number)	16
Vacant dwellings (Number)	15
Housing stock (Number)	94
Vacancy rate (%)	16.0

Figure 4: Errill Population Statistics, CSO 2011

The population of the village and the immediate surrounding area is estimated at 1200 people.

1.1.2 Community & Business Sector

Errill has a very active Community Sector, details of which are included below. There is a very strong sense of community within Errill Village, and even though it is a small rural village, there is a very active community and voluntary sector.

1.1.3 Errill Village Stakeholders

The following is a list of the various stakeholders and community groups within this vibrant rural village:

Organisation	Discipline
Errill Vision Group	Community
Errill Community Employment Scheme	Community
Errill Tidy Towns	Community
Errill Community Hall Committee	Community
St Colmcille's National School	Educational
Errill Parents Council	Educational
Errill Pastoral Council	Community
Errill Irish County Women's Associates (ICA) Group	Community
Errill GAA Club	Sports
Errill Juvenile Club	Sports
Errill Snooker Club	Sports
2nd Battalion Scout Troop – Rathdowney	Community
Errill Scor na NÓg	Specific Interest
Errill Active Retirement Group	Specific Interest
Errill Community Alert	Community
Rathdowney/Errill Macra na Feirme	Specific Interest
Errill Drama	Specific Interest
Errill Cemetery Committee	Specific Interest

Figure 5: Errill Stakeholder Groups

1.1.4 Errill Vision Group

Errill Vision Group was set-up to represent the Community and Groups of Errill in the Development, Planning and Funding of Community Projects. It was formed to address the regeneration of Errill Village and Parish, by acting as a representative of all the diverse groups in the community. The group canvassed the community and after consultation collated the material gathered into this Village Plan to inform all further developments in the community.

The group has the Communities authorisation to seek grant aid and make all relevant formal applications. The next purpose of the group will therefore develop into a fundraising function where Errill Vision will strive to gather the finances required to make the projects proposed within this Village Plan a reality. Errill Vision continuously feed back to the community and actively seek opportunities to provide relevant updates.

1.1.5 Funding Received to date

The following funding has been applied for by Errill Vision and other community groups from 2015 to present:

Year	Grant/Awaiting Body	Works	Amount
2018	Town & Village Renewal	Urban & Biodiversity Garden & Sensory Garden	€20,000
2018	Tidy Towns LCC Federation	Tidy Towns Activities	€500
2017	Town & Village Renewal	Errill Car Park	€55,000
2015-2018	Laois County Council	Group Water Scheme	Various
2016	Irish Sports Council	Age in Opportunities- Over 50's Archive	€400

Figure 6: Grant Application Details 2015 – Present

The most recent project completed with grand aid is the upgrading of the local car park, including historical signage. Errill Vision provided 20% contributory funding to this project. This shows the Groups ability to apply, procure and deliver a public project under relevant guidelines.



Figure 7: Errill Village © Tommy Brennan Photography

1.2 Planning & Development Context

The following sections provided a review of the relevant planning and development context for Errill Village, in line with the planning hierarchy:

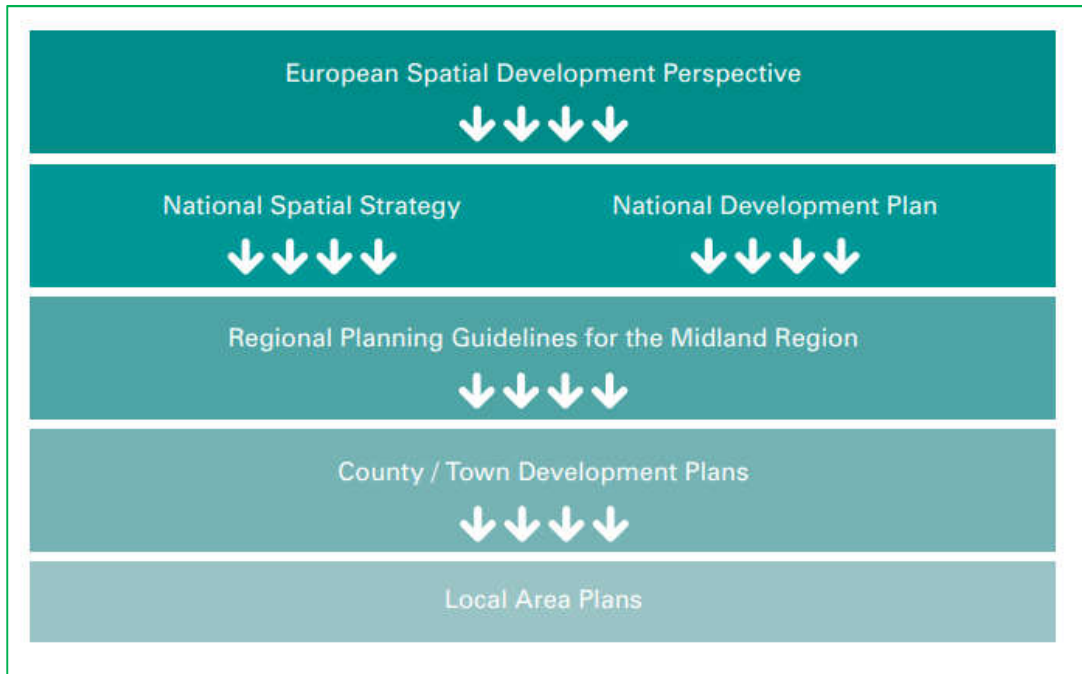


Figure 8: Planning Hierarchy

1.2.1 Regional Planning Guidelines Midlands Region 2010-2022

The Regional Planning Guidelines for the Midlands Region 2010-2022 governs all development within the region. These guidelines categorise all town and villages within the settlement strategy. The RPG’s designate all areas as within the Urban Core (Principle Towns) or Settlements and Rural Hinterland, including Key Service Towns, Local Service Towns and Other Towns, Villages and Open Countryside.

Section 4.9.2.3 Southern Development Area outlines the Settlement Hierarchy for the region as follows:

Urban Core	
Principle Town	Portlaoise
Settlements and Rural Hinterland	
Service Towns	Mountmellick, Mountrath, Abbeyleix, Stradbally, Graiguecullen
Local Service Towns	Rathdowney and Durrow
Rural Hinterland	Other Towns, Villages and Open Countryside

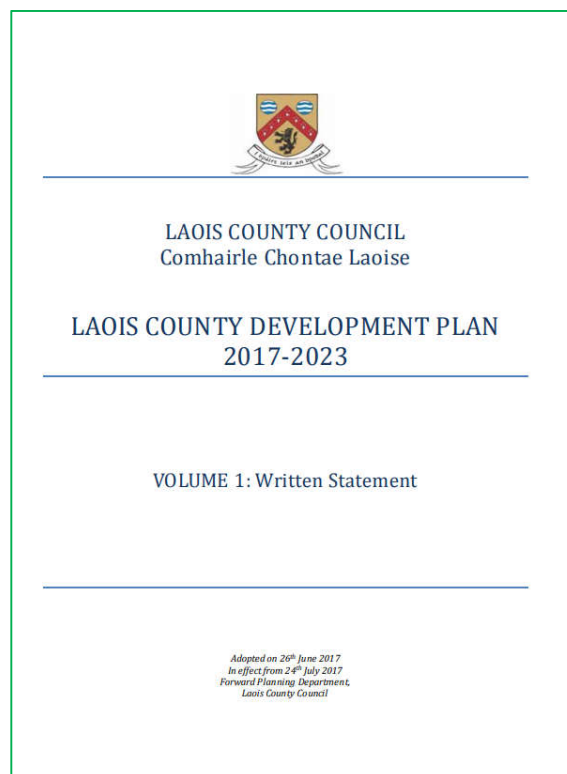
Figure9: Regional Planning Guidelines, South Development Area (pg. 78)

Errill falling within the “*Rural Hinterland - Other Towns, Villages and Open Countryside*” designation.

1.2.2 Laois County Development Plan 2017-2023

The Laois County Development Plan was adopted in July 2017, and governs all development within the County. The main purpose of the plan is to:

“set out a framework for the sustainable spatial and physical development of the County Laois while considering the conservation and protection of the built and natural environment. It also aims to carefully consider all the needs of society, its individuals and groups. Key to this is ensuring that equal opportunities are promoted under all the various themes of the plan”



In terms of the neighbouring Rathdowney, the plan notes that:

“Rathdowney has been established as a Local Service Town which provides a lower range of services and facilities for the population of the immediately surrounding hinterland. It is a focus for social interaction in the west of the county, and provides linkages to the smaller settlement nodes [such as Errill and Donaghmore] in its district...”

Within the Settlement Hierarchy of the County Development Plan Errill is a designated a Village less than 400 population: The Plan states that:

“These areas have a limited service base and are to a large extent founded on the local primary school catchment area. These villages provide opportunities for future expansion/ provision of services such as community centres, local shop, pub, petrol outlet and have the potential to attract a population seeking to live in a rural environment. Development growth should be low density, relative to the scale of the settlement, located as near as is practicable to the core area”

The Policies of the Council for these areas are:

CS37 Conserve and enhance and strengthen villages < 400 population;

CS38 Direct population growth in line with settlement strategy;

CS30 Encourage social and community uses within villages < 400 population that sustain the population;

CS4 Promote densities, relative to the scale of the settlement, located as near as is practicable to the village centre a rea having regard to Sustainable Residential Developments in Urban Areas (DEHLG, 2009) and ensure that any plan or project associated with the provision of new housing is subject to Appropriate Assessment Screening in compliance with the Habitats Directive, and subsequent assessment as required.

Volume 2 of the Plan outlined Settlement the Settlement Plans & Zoning Objectives for all of the town and villages within the county. The written objectives of the Council for the village are as follows:

Character and Built Form

ERR1 Protect the distinctive diamond shape and related green open spaces and ensure infill development or redevelopment is sympathetic in relation to building lines, roof profiles and building heights;

ERR2 Enhance the soft landscaping and provide seating to the central passive open spaces;

ERR3 Encourage the restoration or redevelopment of de relict, vacant or underused structures, as appropriate;

ERR4 Consolidation of the built environment through appropriate and sensitive infill development;

ERR5 Housing developments shall be of a density compatible with the prevailing density of the village;

Economic Development

ERR6 Support the existing commercial services such as the shop, public house, etc in Errill and facilitate their expansion subject to proper planning and sustainable development and design standards;

Infrastructure

ERR7 Improve pedestrian linkages and provide cycling linkages within the village centre and between the village centre, residential housing estates and the GAA playing fields;

ERR8 Provide disabled parking within the village centre;

ERR9 Provide incremental improvement to the existing road network.

Habitats (Natura 2000 Sites)

ERR10 Ensure that any development that has the potential to impact on the Natura 2000 site is subject to Appropriate Assessment in accordance with Article 6 of the Habitats Directive, particularly any developments that involve discharges to adjacent watercourses;

ERR11 Implement SuDS where appropriate;

ERR12 Ensure full compliance with all existing licences and with measures prescribed under the South Eastern River Basin Management Plan;

The Land Use Zoning objectives for the village are outlined as follows:

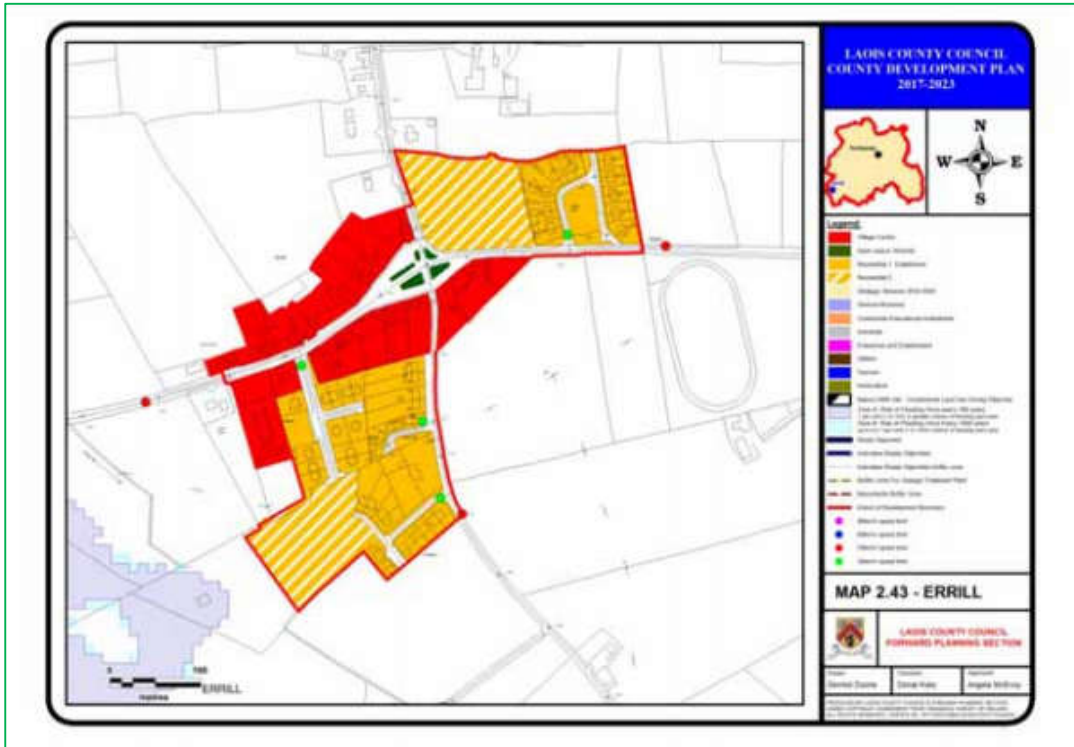


Figure 10: Errill Land Use Zoning Objectives

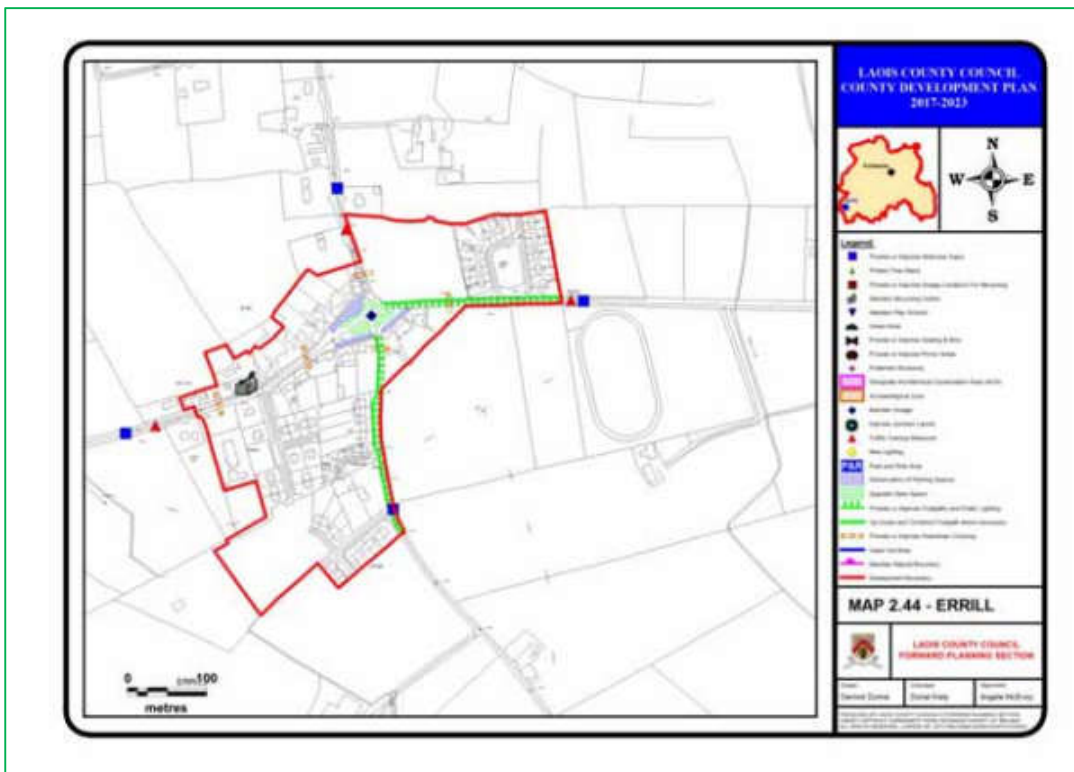


Figure 11: Errill Land Use Zoning Objectives

1.2.3 Laois County Council – Recreation, Play & Sports Strategy 2018-2022

Laois County Council are currently preparing a strategic plan for the continued development of Sport, Recreation & Play in County Laois, and has called for the contribution of all interested to inform the preparation of this plan.

Errill Vision hope to provide any required assistance on this project to Laois County Council.



1.2.4 Sustainable Energy Communities

It is the aim of Errill Vision to apply to The Sustainable Energy Authority of Ireland (SEAI) to join the dedicated 'Sustainable Energy Community' (SEC) Network. The aim of the Network is to catalyse and support a national movement of SEC's operating in various parts of the county. A Sustainable Energy Community is a community in which everyone works together to development a sustainable energy system, and aim as far as possible to be energy efficient, to use renewal energy where feasible and to develop decentralised energy supplies.



2. Errill Village Plan

2.1 Objectives

The key aim of this plan is to set out a clear strategy for the development of Errill Village into the future, building on the village's natural setting, built heritage, topography, existing services, linking it to the wider landscape and environments, in order to make it a more attractive place to live, work and visit.

As outlined above there are a range of community organisations that are very active within Errill, however there is a distinct lack of services on offer within the village. There is a limited retail offering, and limited community facilities and tourism/community focal point. This is the key area that this Village Plan wishes to address.

2.1.1 Scope & Purpose of the Plan

The Village Plan therefore includes input for all stakeholders within our community including residents, community groups and businesses.

The Plan also aims to inform an overall shared vision within the wider area, and has been developed in line with the overall objectives of Laois LCDC, Laois Partnership and other State Agencies such as Fáilte Ireland, SEAI etc.

The Plan has been drawn up to complement the Laois County Development Plan, and the plans and policies contained within same.



Figure 12: Errill Village

2.1.2 Main Objectives of the Plan

The main objectives of this Plan are therefore to:

- To establish a 'shared vision' for the future of Errill;
- To set out the policies, projects and practical guidelines on the management and enhancement of the area, with an emphasis on practical measures to maximise the enhancement of the village for all;
- To work intensively with the community to strengthen and enhance community structures;
- To consolidate the efforts of the range of stakeholders and residents of the village to draw up a single, sustainable plan for the village going forward; and
- To identify and priorities projects for the village, and funding measures for same.

2.1.3 Approach

It is felt that the most effective way to approach the implementation of this plan includes:

- Agreeing a shared vision and consensus about the future plans for the village;
- Draw on the work completed to date and seek to maximise the wider landscape, existing infrastructure and biodiversity;
- Enhancing the existing cultural, built and natural heritage;
- Encouraging a range of economic activities within the village;
- Facilitating sustainable access and movement; and
- Ensuring that the village centre is the focal point for the village as a whole.

2.1.4 Sustainable Community Structure

The aim of this plan is to enhance the village of Errill, ensuring a sustainable place for our community where they want to work and live now and into the future. As such, it is the aim of this plan to ensure that Errill Community is:

- Active
- Well Run
- Environmentally Sensitive
- Well designed and built
- Well Connected
- Thriving
- Well Services
- Fair for everyone



Figure 13: Errill Village

2.1.5 Limits of the Plan

The purpose of this plan is to provide an overarching and broad agenda for the future development of the area, covering all aspects of Errill village, from community facilities, economic development etc. It is recognised that the plans and proposals contained within the plan will have positive impacts on the village as a whole, however it is not possible to cover all broader aspects and concerns as part of this plan, and will therefore need to be dealt with in more details alongside this overall plan.

It is hoped that this Village Plan will provide a strong basis for Errill to prepare plans for the future.

2.1.6 Priorities

In adding to the above, it was evident that in order for this Village Plan to be as effective as possible, and cover the most important requirements of the village now and into the future, it was imperative to compile a priority list of projects to be addressed, based on agreement by the majority of stakeholders. Please refer to Section 3 for full details.



Figure 14: Errill Village

2.2 Public Consultation

In line with the requirements of any Village Plan, input from all stakeholders and interested parties within the community is paramount to achieve a shared vision for Errill village, where everyone feels that they have had an appropriate opportunity to both offer their input, and that this input has been considered and incorporated into the plan in a meaningful and useful way. In order to achieve a shared vision for the area, adequate consultation was paramount.

As such a consultation plan was put in place at the start of the process of compiling this Village Plan, with subsequent inception meetings and discussions taking place.

On Monday 12th March 2018 Errill Vision Group invited all within the community to participate in a public meeting to give all views and opinions on the future direction of Errill. The public meeting was the first part of a public consultation process on the development of a Village Plan for Errill.

It was the aim of the this consultation to feed directly into the Community Plan, and all within the community were encouraged to provide their input.



Figure 15: Errill Vision Group – Public Consultation Poster

Errill Vision Group invites you to:
St Bernadette's Hall, Errill
on Monday 12th March at 8pm

Dear Neighbour

Errill Vision Group invites you to participate in a public meeting to give your views and opinions on the future direction of Errill. The public meeting is the first part of a public consultation process on the development of a Community Plan for Errill.

The community plan, which is being developed by Cuddy QS will provide a masterplan for the development and funding of community projects and initiatives in the future.

This is an opportunity to have **your say** on the future of Errill.
 Therefore, everyone in the community is encouraged to attend.

For further information on the Community Plan contact Errill Vision Group by email at errillvisiongroup@gmail.com or phone Helen Campion, Secretary at [087 6679484](tel:0876679484).
 Please complete attached form with your ideas and return on the night or to our email address above. We encourage you to send in as many submissions you wish.

Kind Regards

Pat Lalor
 Chairperson Errill Vision Group

Find us on facebook @ Errill Vision Group.



This Community Plan Project is funded by Laois Partnership and Laois LCDC under the LEADER Rural Development Programme

Figure 16: Errill Vision Group – Letter to Community

Tell us your Vision for Errill, We want your views.

Your Name:


Name of Organisation you represent: _____

Please give a brief summary of your submission/idea for Errill _____
 (use extra pages as necessary) _____

Suggestion Location of Project: _____

Who would benefit from this Project: _____

Please return this form to
errillvisiongroup@gmail.com or bring to meeting
on 12th March or post to Helen Campion,
Secretary, Lisduff, Errill, Co Laois.
 Find us on facebook @ Errill Vision Group.



*This Community Plan Project is funded by Laois
 Partnership and Laois LCDC under the LEADER Rural*

Figure 17: Errill Vision Group – Public Participation Form

2.2.1 Public Call for Submissions

A public call for submissions was advertised in the local press in early March 2018, including an invitation to a public workshop which was held in St. Bernadette's Hall, Errill on Monday 12th March 2018 at 8pm. Key stakeholders and community groups were contacted by letter inviting submissions and participation in the meeting.

All relevant consultees identified within the village were contacted, and contact as made via phone, email and letter in order to record their input into the consultation process. This included;

- Statutory Agencies – Local Authority Officials, Elected Members, Service Providers
- Educational Groups – School
- Environment & Health
- Culture, Heritage & Tourism
- Local Businesses & Services
- Local Interest/Community Groups
- Individuals

And all stakeholders as outlined within Section 1.1.3 above.

It is noted that Mr. Mark Clancy and Ms. Anne Shields of Laois Partnership were in attendance at the meeting, and have also been consulted throughout the process of developing this Village Plan.

2.2.2 Public Meetings

A public meeting was held on 12th March 2018 at 8pm in St. Bernadette's Hall, Errill to identify and consider all potential projects within the village, get the views of all interested parties, with a view to making a priority list of projects to be implemented as part of this Village Plan.



Figure 18: Errill Vision Group – Photos taken on the night of the meeting

2.3 Public Participation – Key Findings

For the sake of completeness the following section includes details of all proposals (35 no. submission received in total) put forward for the development of Errill Village. These proposals will then be categories and their importance ranked, with Section 4 outlining details of the chosen proposals going forward.

2.3.1 Theme 1: Redevelopment of Errill Community Hall

One of the most prominent themes running through the 35 no. submissions received as part of the public consultation process was for the redevelopment of Errill Community Hall into a modern facility for multiple users within the community to include sport, social and recreational uses to benefit the entire community.

Suggested improvements include:

- Modern facility for use by the entire community into the future
- Including Sports, Arts, Community, Recreational, Drama, uses etc.
- Could be used for training uses, and career guidance services.
- To be used by school children during school hours due to lack of multi purposes hall within the National School, and proximity to the school for ease of access etc.
- Afternoon school club
- Youth activities including Youth Club, Discos and Dojo.

Physical Improvements suggestions including:

- Removal of pillars within the main hall area
- New central stage area
- New seating
- Imp Incorporating of meeting rooms
- Improving accessibility
- Improved kitchen and catering facilities

It is also proposed to house **Errill Snooker Club** in an improved facility. The existing building is a timber an galvanised structure and limited in size and facilities to cater for their 80 strong membership. They also offer additional activities include table tennis, rings, darts, chess,

2.3.2 Theme 2: Errill Health Centre

The redevelopment and reopening of Errill Health Centre was also listed in a number of submissions, to include:

- Redevelopment of the Health Centre as a Community Hub
- Mindfulness Support Group, incorporated within Errill Hall or HSE Medical Centre (Wellness Centre)
- HSE Centre to incorporate Wellness Centre and Youth Club
- Information point including computers, hot desking, wifi, tea and coffee making facilities etc.
- Include Community Shop, Meetings, groups, classes

2.3.3 Theme 3: Development of Improved Sports Facilities within Errill

Another of the most prominent themes running through the submissions received as part of the public consultation process was to improvement, enhance and add to the existing sports facilities within Errill. Suggestions in this regard included:

New Facilities

- Handball Ball, with lighting
- Ball Wall, with lighting

Improvements at GAA Pitch

- Improve existing GAA and Sports Facilities
- All weather Astro pitch at GAA grounds including flood lights
- Lighting at GAA pitch
- Stand for GAA Pitch
- Walking/Running Track around GAA Pitch
- Road Signs to pitch
- Fencing around GAA pitch to be upgraded
- Improvements to GAA Equipment
- Tarmac GAA Grounds
- Clubhouse

Other

- Stop nets for Errill National School GAA Pitch
- New snooker club facilities (see above)
- New Coaching Facility
- New Training Facility



Figure 19: Errill Village © Tommy Brennan Photography

2.3.4 Theme 4: Social and Recreational Facilities

The development of a **Playground** for children was a theme mentioned in a number of submissions.

The following additional suggestions were also put forward to improve and enhance social and recreational facilities available within the area:

- Get Tidy Town – back on track
- Country Market / Cottage Market
- Afterschool & Parent and Toddler Group
- Men’s Shed
- Development of Allotments – Grow it Yourself
- Makers / Craft Groups
- Community supported Agriculture Schemes (CSA)
- Craft Stalls
- Facilities for the Elderly
- Sli Na Slainte walks through the village or loop walks



Figure 20: Errill Village © Tommy Brennan Photography

2.3.5 Theme 5: Road and Access Improvements

In terms of Road and Access Improvements, the following suggestions were outlined:

- Various Road Improvements and Widening Works incorporating the castle as a tourism attraction, and a walk through Ballagh Bog
- Use of existing bog road
- Improved Signage
- Footpath from church to Gorman's Cross "the block"
- Walking Track in Bog/woods area
- Church Car Park Improvements
- Street lighting Improvements
- Footpath down to the school
- Bus Shelter
- Car Park outside school
- Parking at Rathsarn Church

2.3.6 Theme 6: Improving Tourism Facilities

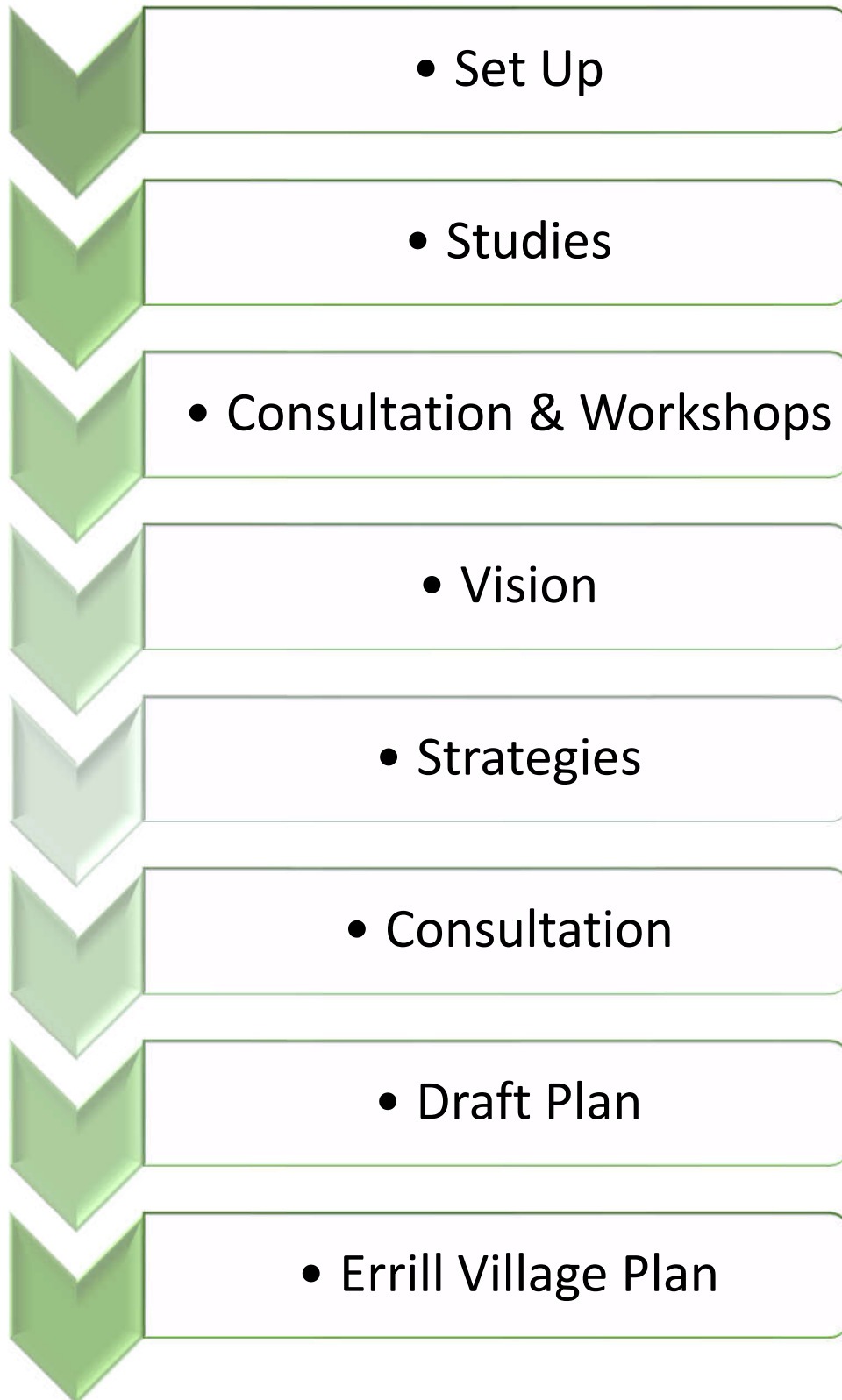
In terms of improvement Tourism facilities within the area, the following was noted:

- Improvement at Ballagh Castle and Ballagh Bog
- Development of the castle as a tourist attraction
- Walk through Ballagh Bog
- Walks on back of Laois Walks Festival
- Heritage Interpretation, Heritage Focused projects, Heritage Trail
- Publication of Local History
- Community Archive
- Visitor Facility including Outdoor Café with seating
- Incorporate some of the bog roads as part of Laois Heritage Walk Ways
- World War 1 Commemoration plaque

2.3.7 Theme 7: Other General Improvements

Finally other suggested improvements included:

- Use of vacant premises
- Phone & Broadband Improvements, Mobile Phone Signal
- Public Transport
- Christmas lights in the village
- Saturday night mass
- Walking Tours
- Removal of overhead wires in the village
- Move recycling centre and approach LCC to buy derelict buildings beside it and build new housing
- Toilet facilities at Rathsarn and Castlefleming Church
- Identify opportunity sites within the area for rezoning purposes



The following provides a summary of all of the proposals for inclusion within this Village Plan, and includes details of their ranked importance following the extensive consultation process completed:

Strategy	Category	Key Project	Rank
Community	Errill Community Hall	Full re-development of Errill Community Hall into a modern facility for use by the entire community into the future Including sports, arts, community and recreational uses Would also house Errill Snooker Club	HIGH
	Sports Facilities	New facility – Handball wall with lighting	MEDIUM
	Sports Facilities	New facility – Various Improvements to GAA Pitch	MEDIUM
	Sports Facilities	Various improvements to existing GAA Sports Pitch	MEDIUM
	Social & Recreational	After School Parent & Toddler Group	MEDIUM
	Social & Recreational	Men’s Shed	MEDIUM
	Social & Recreational	Facilities for Elderly	MEDIUM
	Social & Recreational	Tidy Towns	HIGH
	Errill Health Centre	Development of Health Centre as Community Hub to including community groups, meeting point, computer and internet access, meeting rooms	HIGH
	Other	Phone and broadband improvements	HIGH
Economy	Other	Public Transport	LOW
	Social & Recreational	Country Market / Craft Stalls	LOW
	Tourism	Development of the castle as a tourism attraction	LOW
	Tourism	Visitor facility including outdoor face	LOW
Place & Environment	Errill Health Centre	To incorporate community shop	LOW
	Social & Recreational	Allotments	LOW
	Social & Recreational	Community Supported Agriculture Scheme (CSA)	MEDIUM
	Social & Recreational	Sli na Slainte Walks	MEDIUM
	Road & Access	Various Road Improvements within Errill, including signage, footpaths, street lighting etc	MEDIUM
	Road & Access	Walking Track in bog/wood area, Walking tours	MEDIUM
	Road & Access I	Church Car Park, School Car Park, Rathsarn Church Car ark Improvements	MEDIUM
	Tourism	Improvements at Ballagh Castle and Bog	LOW
	Tourism	Walks on back of Laois Walk Festival, Walk through Ballagh Bog	MEDIUM
	Tourism	Heritage Focused , projects and interpretation, Heritage Trail, local history, WW1 plague	LOW
	Other	Reuse of vacant premises	MEDIUM
	Other	Christmas Lights	MEDIUM
	Other	Saturday night mass	LOW
	Other	Overhead wires	MEDIUM
	Other	Moving recycling facility	MEDIUM
Other	Toilet facilities at local churches	MEDIUM	
Other	Identify opportunity sites for rezoning purposes	LOW	

Figure 21: Summary of Proposals

2.4 Understanding the Place

The village of Errill is located in southwest County Laois, close to the Tipperary/Kilkenny border, approximately 6.5km from Rathdowney and 16km from Borris in Ossory. The village centre has developed in a linear pattern along the 4 approach roads into the village, from the central green open space in a diamond shape. There are traditional style buildings facing onto the central diamond open space area.



Figure 22: Errill School © Tommy Brennan Photography

2.4.1 Landscape Context & Character

Errill Village is a small rural village that has developed in a linear pattern along the 4 approach roads into the village, from the central green open space in a diamond shape. There are traditional style buildings facing onto the central diamond open space area.

The compactness of the village means the church, graveyard, school, community hall, playing field and parish land are all on the same complex, physically connected within the village centre.

2.4.2 Natural Heritage

Errill Village is a rural area with the surrounding area consisting of agricultural and forestry.

Errill was the site of an ancient monastic settlement, of which the medieval St. Kieran's Church (a national monument) is the only remnant.

Lisduff House, an old landlord's house located in Lisduff, Errill, had many English Royals holidaying at the household in its day. There was also a Lisduff Train Station in the early 1800s. The village consisted of three quarries, two of which remain very active today.

2.4.3 Land Use & Urban Form

There is one primary school in the village of Errill, St Colmcille's National School, located approximately 500m from the village centre. This school including 3 no. classrooms and adjoining sports pitches.

Errill Community Centre St. Bernadette's Hall can accommodate communal, education and recreational uses within the village.

Residential development in the area mainly consists of one off houses located in the rural hinterland serviced by individual septic tanks, together with more longstanding dwelling units.

The Rathdowney approach road comprises the privately owned sports grounds and a long established semi-detached housing development.

Services in the village include a church, national school, community hall, public houses and small number of retail outlets.

The GAA Field is of major significant to the village, and is located to the east of the village.

2.4.4 Public Open Space

Errill is a rural village surrounding mainly by forestry and grass agricultural land.

There is a central diamond open space area which forms the focal point within the village.

2.4.5 Access & Movement

The primary vehicle access to the town is via the main local road, which follows the main street in an east-west direction. The village itself is accessible and there are 4 approach roads into the village

The main parking resource for the village is located along the Main Street, by means of parallel parking. There is public car parking at Errill Church.

Pedestrian movement is also focused on the main street of the village, however footpaths do require attention.

In terms of public transport there is a Town Link and Local Link Available (Errill – Borris – Rathdowney, 3 days per week)

3 Strategy

3.1 Strategies for Errill Village Plan

It is the key aim of this plan to ensure that people want to live, work and spend their recreational time in Errill village, now and into the future. The village therefore needs to meet the needs of residents and users by provide adequate facilities, being sensitive to the surrounding environment, and improve and enhancing existing and new services and facilities.

Errill Village has the potential to be a vibrant, thriving local rural community, with a strong sense of place.

Vibrant communities are:

- Inclusive and Fair;
- Healthy and Safe;
- Aware and Invoiced; and
- Have a strong sense of identity and civic price.

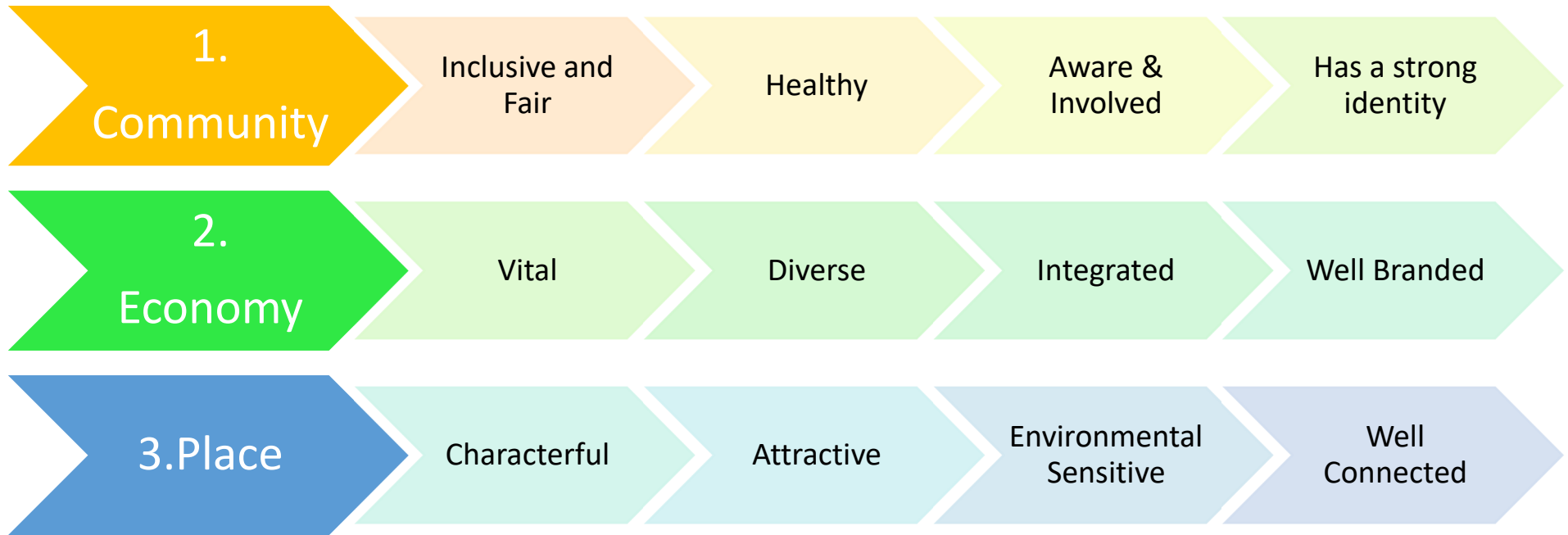
Thriving local economies are:

- Vital;
- Diverse;
- Integrated; and
- Well branded

Places with a strong sense of place and respect for the environment are:

- Characterful;
- Attractive;
- Environmental sensitive; and
- Well Connected

The Aim of this Plan is to make Errill a community with...



3.2 Priority Projects – Errill Village Plan

Following completion of the public participation process, Errill Vision Group reviewed each of the submissions received, and categorised them accordingly. A decision was then taken to focus on 3 no. Priority Projects for the life time of this plan, namely:

- **Priority Project No. 1: Redevelopment of Community Hall**
- **Priority Project No. 2: Development of Errill Health Centre as Community Hub**
- **Priority Project No. 3: Promotion & Enhancement of Errill Tidy Towns Committee**
- **Priority Project No. 4: Phone and Broadband Improvements**

3.2.1 Priority Project No. 1 – Community Hall Redevelopment

Following extensive consultation and discussions with various members of Errill Community, the project that would appear to be the most beneficial to the widest cohort of the community at large, is the redevelopment of Errill Community Hall. It is felt that this project would allow for a new and modern facility for use by the entire community for sports, arts, community and recreational uses.

As such this is the project that has been chosen as Priority No. 1. Further details are outlined within **Section 4** below which includes Sketches and Cost Plan details.

3.2.2 Priority Project No. 2 – Errill Health Centre Community Hub

Priority Project No. 2 allows for the redevelopment and reopening of Errill Health Centre to form a Community Hub for all within Errill. It is envisaged that this project would again benefit all within the community, and would accommodate a range of users, and include for meeting rooms, computers and wifi access etc. This would be available for use to a wide variety of users and groups within the community of Errill, and it is hoped would be an important and useful re-use of the health centre for the community as a whole.

An estimated cost of these refurbishment works would be c. €75,000.

3.2.3 Priority Project No. 3 – Errill Tidy Towns

The 3rd Priority Project identified following public consultation is to improve both the status of Errill Tidy Towns Group, and development of a strategy for key projects that the Tidy Towns Group will work on now and into the future. There are a number of potential projects within the area, and it is hoped with a clear strategy in place these projects will be worked on and implemented in the life of the Errill Village Plan. It is envisaged that a sub-committee is formed to initially identify and select key community projects.

The initial cost for reestablishment the Tidy Towns Action Group and analysis of appropriate projects and minor works around Errill Village is estimated at c. €10,000.

3.2.4 Priority Project No. 4 – Phone & Broadband Improvements

The final Priority Project chosen as part of the Errill Village Plan is to form an action plan to improve and enhance the phone and broadband facilities and infrastructure available to the community of Errill.

It is the aim of the Errill Vision to set up a focus group to analysis this project further and form an action plan. The estimated cost of developing this Action Plan is c. €15,000.

3.2.5 Concluding Remarks

These projects will form the overarching basis of the Errill Vision Groups determination to improve the social, community and economic infrastructure and facilities within the community of Errill. The plan will therefore be vital for the planning of a sustainable rural community, and the implementation of the chosen projects with the relevant Local Authority, stakeholders and professionals.

4 Errill Community Hall Redevelopment

The main priority project for the Errill Village Plan is the redevelopment of the Community Hall, as outlined above.

As such the following outlined the 2 main options for the development of the hall:

- **Option 1: Renovation and Extension**
- **Option 2: Demolition and New Build**

4.1 Option 1: Renovation and Extension

Option 1 includes for the demolition of a section of the existing building, construction of two new extensions and external site works.

This would involve redevelopment of the Community Hall involved the removal of sub-standard extensions located to the rear of the community hall, and replacement with new extensions to include:

- *New Meeting Room & Lobby (36.25 sq. m)*
- *Kitchenette & WC's (55.8 sq. m)*

The Gross Floor areas of the proposed Extension is 92 sq. m / 990 sq. ft.

See associated Sketch Drawing below & full Cost Plan included within Appendix 1.

2.0 COST SUMMARY - EXTENSION



92	M ²
991	Ft ²

Elemental Summary	€	€/m ²	€/ft ²
Demolition Costs	€ 6,800	€ 74	€ 7
Extension New Build Costs	€ 96,653	€ 1,050	€ 98
Site Works	€ 6,393	€ 69	€ 6
Contingency	€ 5,492	€ 60	€ 6
Preliminaries	€ 11,534	€ 125	€ 12

Total Construction Cost (Excl. VAT)	€ 126,872	€ 1,378	€ 128
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VAT @ 13.5%	€ 17,128	€ 186	€ 17
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Total Construction Cost (Incl. VAT)	€ 143,999	€ 1,564	€ 145
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Planning Application Fee	€ 331		
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Fire Certificate Application Fee	€ 267		
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DAC Application Fee	€ 500		
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Professional Fees (Incl. VAT)	€ 15,605	€ 170	€ 16
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Total Costs (Incl. VAT)	€ 160,703	€ 1,746	€ 162
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Figure 23: Errill Cost Plan – Excerpt of Extension Cost Plan

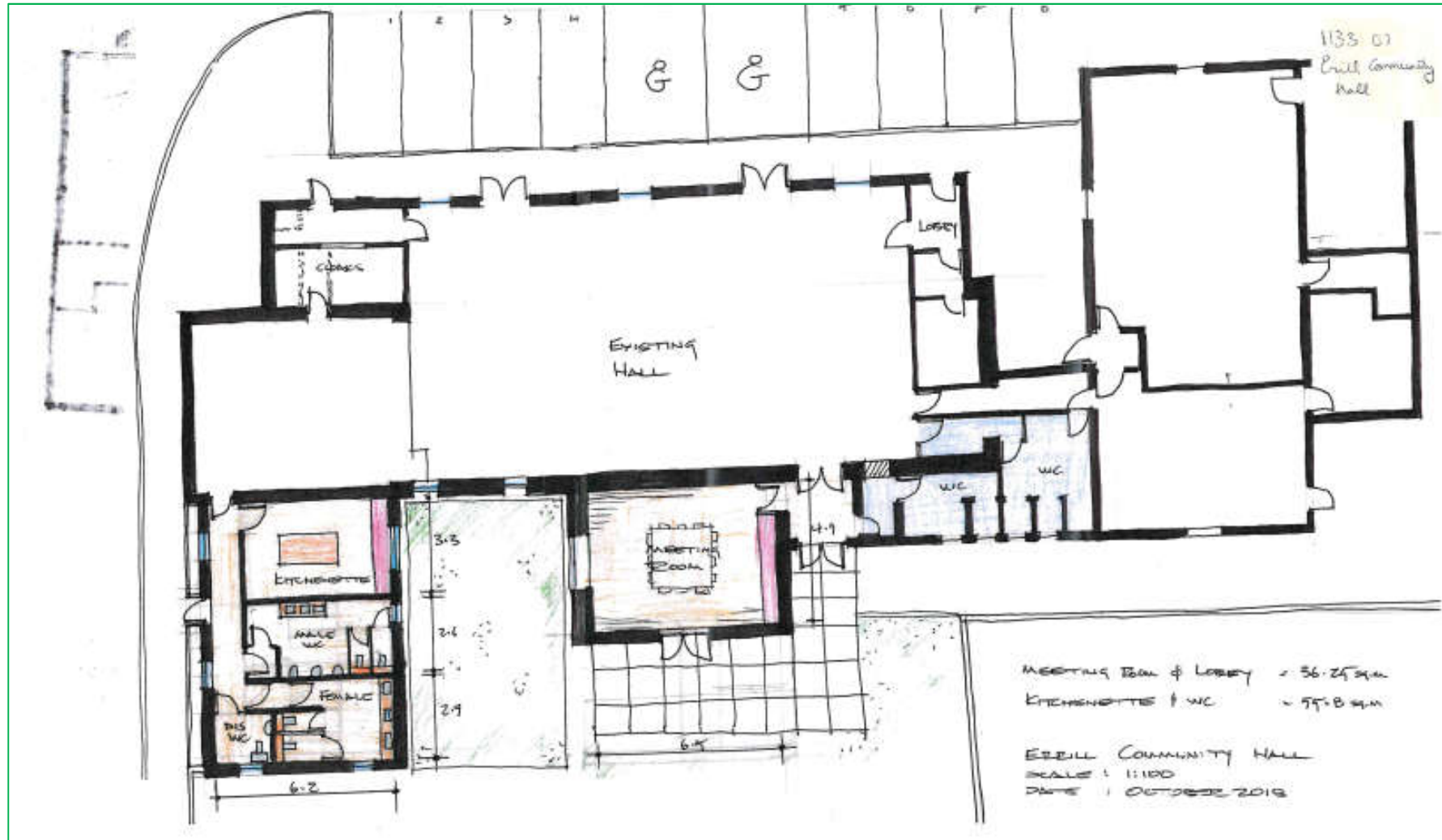


Figure 24: Proposed Extension Sketch

4.2 Option 2: New Build

Option 2 for this project would involve the demolition of the existing Community Hall Building & associated extensions, and construction of new community hall to include hall, meeting rooms, lobby, WC facilities etc.

The Gross Floor areas of the proposed New Building is 650 sq. m / 6997 sq. ft.

Associated cost are included in the below Cost Plan.

3.0 COST SUMMARY - NEW BUILD							
		GFA →	<table border="1" style="display: inline-table; vertical-align: middle;"> <tr> <td style="text-align: center;">650</td> <td style="text-align: right;">M²</td> </tr> <tr> <td style="text-align: center;">6,997</td> <td style="text-align: right;">Ft²</td> </tr> </table>	650	M ²	6,997	Ft ²
650	M ²						
6,997	Ft ²						
Elemental Summary	€	€/m ²	€/ft ²				
Demolition Costs	€ 31,400	€ 48	€ 4				
New Build Costs	€ 585,000	€ 900	€ 84				
Site Works	€ 42,250	€ 65	€ 6				
Contingency	€ 32,933	€ 51	€ 5				
Preliminaries	€ 69,158	€ 106	€ 10				
Total Construction Cost (Excl. VAT)	€ 760,741	€ 1,170	€ 109				
VAT @ 13.5%	€ 102,700	€ 158	€ 15				
Total Construction Cost (Incl. VAT)	€ 863,441	€ 1,328	€ 123				
Planning Application Fee	€ 2,340						
Fire Certificate Application Fee	€ 1,885						
DAC Application Fee	€ 500						
Professional Fees (Incl. VAT)	€ 93,571						
Total Costs (Incl. VAT)	€ 961,737	€ 1,480	€ 137				

Figure 25: Cost Plan Excerpt – Extension cost Plan

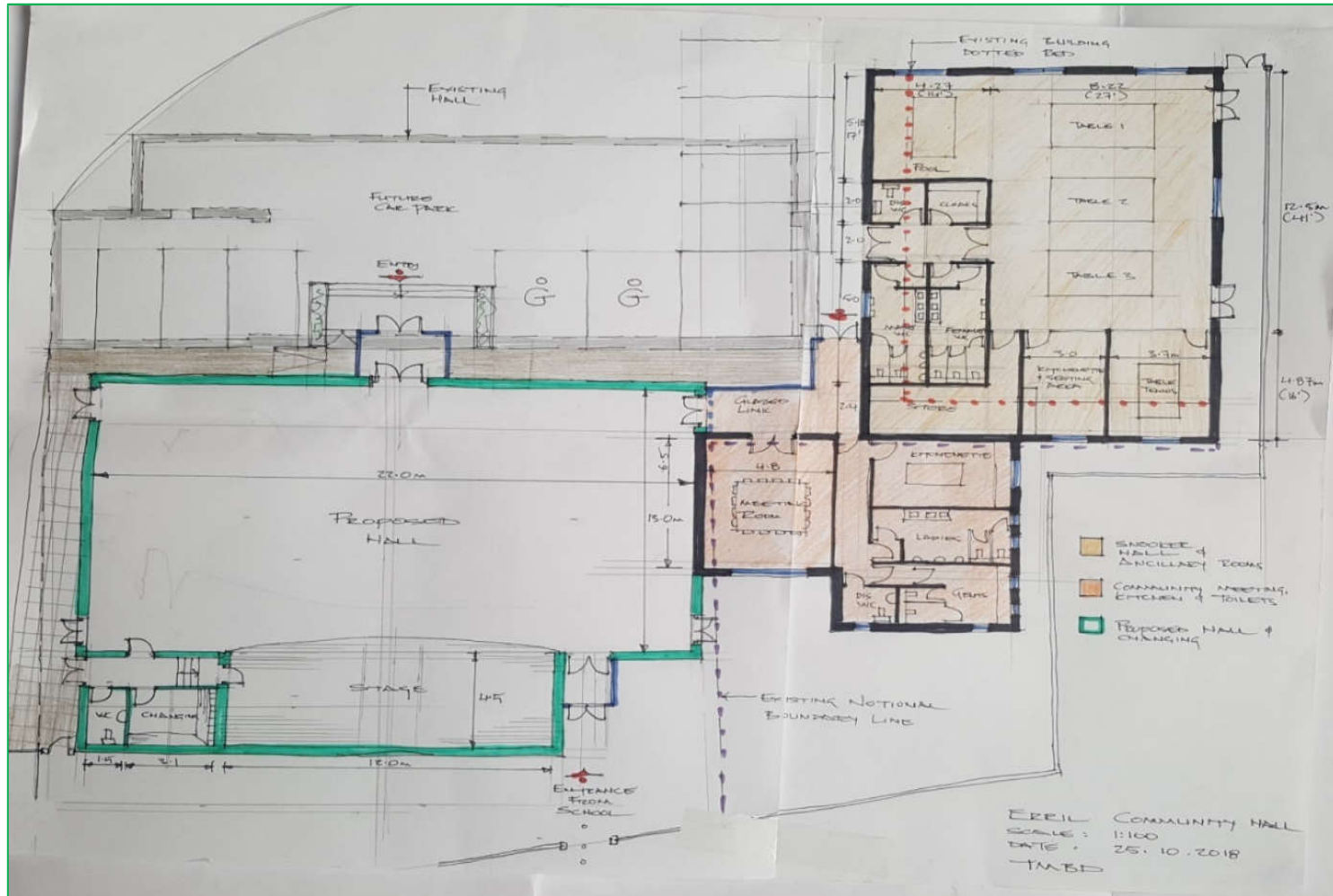


Figure 26: New Build Sketch

5 Delivery

5.1 Implementation

The following section outlines the proposed implementation processes for the Errill Village Plan.

5.1.1 Setting out roles & responsibilities

The plan is intended to coordinate community interests and as such the implementation of the plan as a whole will need to be driven by the community to a large extent, underpinned by professionals as well as political commitment, particularly for projects affecting, or affected by, the public realm. Places where high quality development has been delivered tend to share one or more of the following characteristics:

- A proactive local authority;
- A dedicated delivery organisation; and
- An influential project promoter acting within a supportive organisation.

5.1.2 Establishing Priorities

Implementing the plan in full will require substantial works and investment over the short medium and long term. This requires priorities to be established in terms of potential project costs and benefits and their likely timescales, so that delivery (and expectations) can be managed effectively

The projects selected by Errill Vision have ranked in order of importance. It is believed that the plan will set out works subject to finding and/or external finance.

The priorities identified here relate to those projects and actions described in the plan. Other priorities relating to wider objectives remain to be identified and driven by the community of Errill.

5.2 Funding Opportunities

There are a variety of funding mechanisms available to support the implementation of the plan, however they are limited in scope. Therefore full implementation will require a combination of proactive approaches including significant private investment:

- Town & Village Renewal Scheme
- Sports Capital Grant
- Tidy Town Federation
- Laois County Council
- Failte Ireland/ NDP
- Department of Environment, Communities and Local Government
- Department of Arts, Heritage and the Gaeltacht

- Heritage Council Grants Scheme
- Grants scheme for the conservation of protected structures
- Laois County Enterprise Board
- Enterprise Ireland
- Laois Partnership
- Development contributions scheme

Errill Vision will require to set up financial committees with particular relevance where public funding support is required to be matched by private and/ or community investment. Wider sustainability objectives will require a combination of 'top-down' and 'bottom up' initiatives, as they will require support of national agencies but will need to be driven by the community

5.3 Monitoring Progress

Monitoring should be undertaken by the implementation group on an annual basis and take place account of:

- The main physical, economic, social and environmental characteristics of the town centre, including the vibrancy and vitality of the main street as established by the proposed town centre health check;
- The principal purposes for which land in the area is used as established by the land-use study;
- Building and façade condition as established by the main street façade appraisal;
- Communications, transport and traffic (including accessibility by public transport) as established by the proposed access and parking study

References

DEFRA. Definition and components of sustainable communities, DEFRA, March, 2005.

EU Ministerial Informal on Sustainable Communities, UK Presidency, Office of the Deputy Prime Minister, March 2006.

Laois County Council Development Plan, 2012-2018.

Appendices

Errill Community Hall – Cost Plan

Cost Plan

Project

Errill Community Hall

Erill

Co Laois

Project No.

1133 - 07

Client

Errill Community Hall

Date

23rd October 2018

Errill Community Hall

Cost Plan

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2.0 Cost Summary - Extension	3
3.0 Cost Summary - New Build	4
Appendix A - Drawing	

Errill Community Hall

Cost Plan

1.00 COMMENTARY

1.01 Summary

The following is the budget estimate for the proposed works to Errill Community Hall, Errill, Co Laois.

The budget estimate has been prepared by CuddyQS and is based upon a sketch drawing provided by TMBD. The budget estimate is subject to review on completion of design drawings, specifications and confirmation of the extent of external works, namely hard/soft landscaping and site services.

1.02 Project Team

Client/Employer:	Errill Community Hall
Architect:	TMBD
Quantity Surveyor:	CuddyQS

1.03 Project Scope of Works

The budget estimate provides for the following scope of work:

Option A - Extension

- Demolition of a section of the existing building
- Construction of two new extensions
- External site works

Option B - New Build

- Demolition of the existing building
- Construction of a new building
- External site works

1.04 Gross Floor Area

Extension	92 M ²	990 Ft ²
New Building	650 M ²	6,997 Ft ²

Errill Community Hall

Cost Plan

1.05 Information Used

In preparation of the Budget Estimate, CuddyQS have used the following information:-
Architect's Sketch Drawing

1.06 Rates

The Cost Plan reflects current day pricing. No provision has been made for future inflation.

1.07 Procurement

The Cost Plan assumes that the project will be tendered as one Contract using competitive tendering.

1.08 Contingency

The Cost Plan includes for a Design Contingency of 5%.

1.09 Exclusions

The following items are specifically excluded from the Cost Plan:-

- Land acquisition cost.
- Planning Contributions.
- Utility Contributions; i.e. ESB, Eircom, Bord Gais etc.
- Inflation.
- Abnormal ground conditions; i.e. piling, removal of rock etc.
- Loose Furniture & Equipment
- Planning Conditions.
- Scope Changes.
- Works beyond the boundary of the site.
- Works to adjoining buildings.
- Removal of deleterious materials

Errill Community Hall

Cost Plan

2.0 COST SUMMARY - EXTENSION

	92	M2
	991	Ft2

Elemental Summary	€	€/ m ²	€/ ft2
Demolition Costs	€ 6,800	€ 74	€ 7
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Errill Community Hall

Cost Plan

3.0 COST SUMMARY - NEW BUILD

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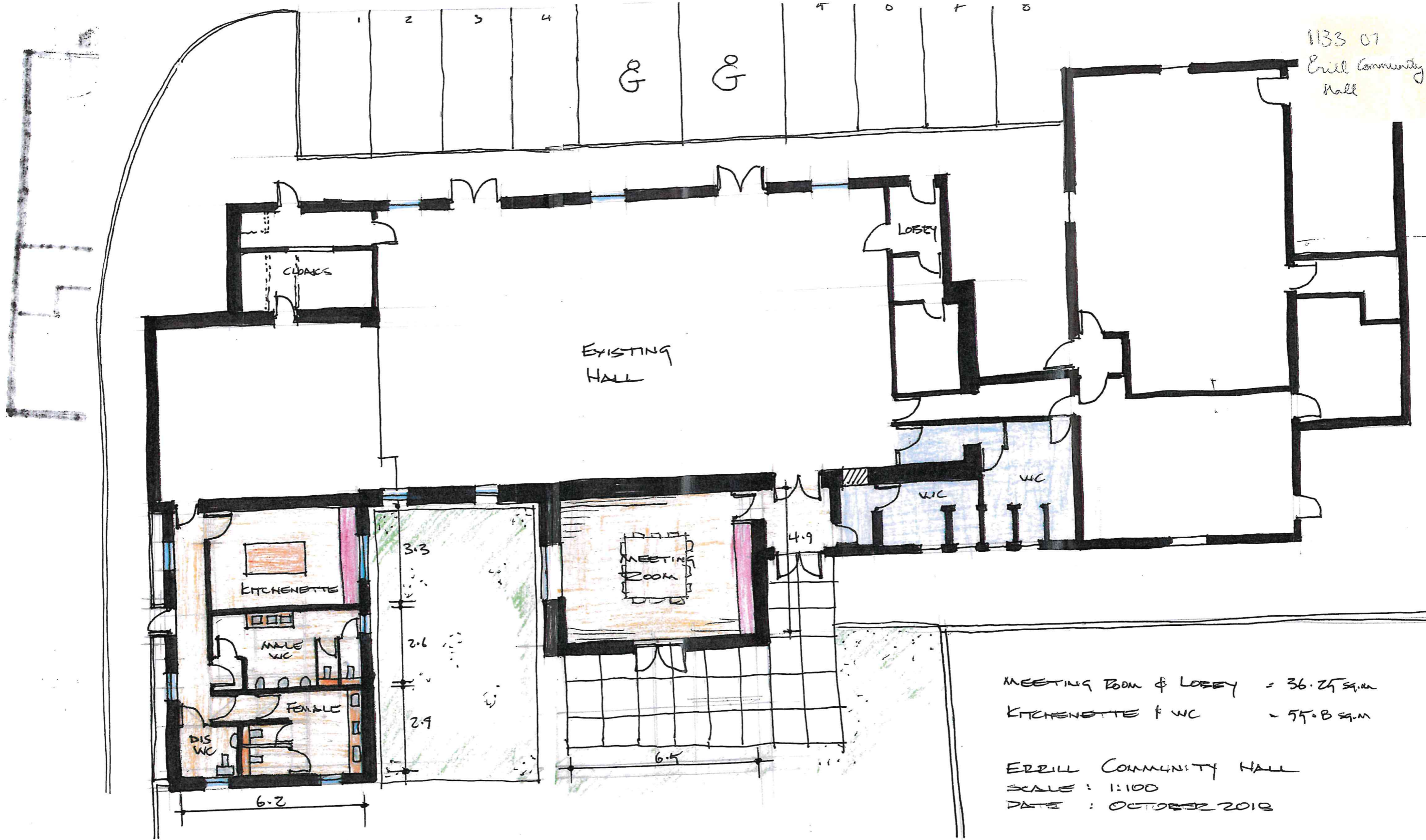
Professional Fees (Incl. VAT)	€ 93,571		
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Total Costs (Incl. VAT)	€ 961,737	€ 1,480	€ 137
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APPENDIX A

Drawing

1133 07
Erill Community
Hall



MEETING ROOM & LOBBY = 36.25 sq.m
 KITCHENETTE & WC = 55.8 sq.m

ERILL COMMUNITY HALL
 SCALE : 1:100
 DATE : OCTOBER 2018