

Clarina-Ballybrown Community Council

Section 4 - Community Action Plan

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4. Proposed Action Plan

The proposed Action Plan provides a draft guide to potential activities to be carried out in the Clarina-Ballybrown area and surrounding environs. It is based on information, feedback, recommendations and suggestions provided by the:

- ⊕ Community Survey
- ⊕ Business Survey
- ⊕ Group Survey carried out by the Community Council
- ⊕ Demographic and socio-economic review of the catchment area
- ⊕ Review of community facilities in the Village and surrounding environs

The proposed actions in the Action Plan are not all designed to be carried out by the Community Council themselves, but provide a guide as to the type of activities and initiatives that could be supported in the short, medium and long-term.

Some of the proposed actions will require supporting finance from the local community, but many require little to no financial commitment.

The remainder of this Section discusses each of the proposed actions in more detail, following an initial SWOT analysis of the area.

SWOT Analysis

Strengths

- There is a very strong community spirit, as shown throughout the consultation process
- There is an acute awareness among the local community of the issues facing the locality, as well as an eagerness to address them
- The site, planning and community funding have been secured for the construction of a new Resource Centre
- There is an evident **need** and very strong **demand** for the facilities to be provided in the Resource Centre
- There is a rich local heritage in the surrounding environs

Weaknesses

- The catchment area has become dispersed, e.g. the new Village and surrounding environs
- There is some confusion as to the actual catchment area for the community
- Presently there is no focal point for community development in the area
- Visually, the Village has been negatively impacted by recent, uncompleted developments
- While community spirit remains strong, there is evident dismay over the uncompleted developments in the area

Opportunities

- The proposed Resource Centre offers the opportunity to create a focal point for community development in the area
- Broadening the catchment area into the surrounding environs will provide clarity as to the definition of the local “community” and provide the opportunity to increase community involvement
- If managed properly, the Resource Centre can be used to support new and innovative actions in the local community that have not, in the past, had the opportunity to develop
- The rich local and rural heritage in the surrounding environs offer tremendous opportunities for a range of community-based actions and activities

Threats

- A lack of funding to support the Resource Centre will stop or significantly delay the construction of the building
- If further clarity is not provided regarding the catchment area, the community may become dispersed even further; negatively impacting upon the existing strong community spirit
- If the unfinished development is not addressed in some way, it will have a significantly detrimental effect on the perception of the Village, both by residents and non-residents

Proposed Action Plan

Action Name	Description	Potential Cost	Timeframe
Resource Centre	<p>Obviously, continue work on the development of the Resource Centre.</p> <p>It is recommended that submissions to any funding agency (agencies) should be made in the near future, as allocations for funding of this nature are becoming increasingly limited. To support an application, particularly to WLR, it is important that the following is secured as soon as possible:</p> <ul style="list-style-type: none"> ⊕ An increase in local contributions towards the construction costs ⊕ Finalise legal documents regarding lease or ownership ⊕ Acquire a valuation of the land. The valuation can be used as matching funding from the local community. (If it is a lease, a valuation needs to be acquired on the market value of the lease for the entire period.) ⊕ Submit a call for tenders on a National Newspaper or on eTenders (which is free) ⊕ Assess the tenders, according to set criteria, and appoint a successful contractor ⊕ Complete the formal application form as soon as possible and submit it with the Community Development Plan. ⊕ A construction sub-committee should be formed for the duration of the construction phase 	€350,000 to €380,000	Short term

Action Name	Description	Potential Cost	Timeframe
Playground	<p>One of the most popular suggestions among respondents to the survey was for the development of a playground in Clarina Village or the environs.</p> <p>To address the issue raised by the local community, a separate Playground Committee should be formed to examine the possibility of obtaining a local site for the installation of the playground. There is no exact size of site required for a playground; they can be designed to match the requirements of the available site. However, the site will need to be:</p> <ul style="list-style-type: none"> ⊕ Within walking distance from the Village, school, church or proposed Resource Centre ⊕ On a safe walking route ⊕ Visible from the main road <p>Background work to be carried out by the Playground Committee should include:</p> <ul style="list-style-type: none"> ⊕ Identifying potential sites in the local area that match the requirements mentioned above ⊕ Contacting Limerick County Council to inform them of potential plans and enquiring about availability of possible sites ⊕ If a site is identified, visit at least 3 other community playgrounds of different types, to decide on the theme for the proposed playground, e.g. natural, wood or primary colours, etc. (This is a vital part of the design process for the local community.) ⊕ Decide on potential equipment for inclusion, for two age groups, i.e. 1-5 years and 5+ years. Sample equipment for community playground includes, e.g., e.g. swings, slides, tower play structures, cableway, etc. ⊕ Because Playgrounds are a specialised product, they tend (though not always) to be exempt from the normal requirement for open tendering, e.g. eTenders. However, at least 5 tenders must be sought from recognised suppliers. ⊕ As part of the tendering process, the suppliers will be required to provide sample designs for the Playground 	<p>The cost of a community playground can vary significantly depending on the ground works that need to be carried out onsite.</p> <p>Based on recent playground developments, approximate costs for a medium-sized community playground can vary between €100,000 to €130,000. The approximate breakdown of costs can include:</p> <ul style="list-style-type: none"> ⊕ Equipment at €30,000 ⊕ Installation at €16,000 ⊕ The remainder of the cost for preparatory ground works, landscaping and safe play material <p>Ongoing insurance costs, to be incurred by the Playground Committee, or landowner or tenant, tend to be in the region of €800.</p>	Short to medium term

Sample Community Playground (to foreground of picture)



Action Name	Description	Potential Cost	Timeframe
Clarify the catchment area	Identify and note the catchment area for the local community. This does not require the Community Council to identify areas to be left out of consultation or community development, but, rather to acknowledge the participation of the wider community in local development, i.e. beyond the Village and its immediate environs.	None	Short term
Sense of identify - Brand the area	<p>Issues relating to the sense of identity were evident from the surveys, and can also be seen from the confusion that can arise in official documents regarding the local area, e.g. the Limerick County Development Plan refers to the Village and no reference is given to the surrounding environs (including the site for the proposed Resource Centre.)</p> <p>To support the sense of identify, the Community Council should take the lead role in developing a local sense of identity, i.e. <i>what is Ballybrown/ Clarina?</i></p> <ul style="list-style-type: none"> ⊕ The Council should undertake actions to strengthen local identity by continually emphasising, through actions, newsletters, website, etc., the agreed <i>name</i> of the area, e.g., Ballybrown, Clarina, Ballybrown-Clarina ⊕ A logo should be designed for the catchment area, to be used on all newsletters, websites, funding submissions, etc. 	Minimal with the support of the local community. Small printing costs if the logo is to be used on headed notepaper.	Short term
Websites	<p>At the moment, as identified in the surveys, there are a number of websites of relevance to Clarina-Ballybrown. The different approaches among these websites to the local name and area adds to the confusion regarding the sense of identify.</p> <p>To coincide with the development of the Resource Centre as the focal point for local development, the Community Council should support the development of an online focal point, i.e. a single website for the local area, promoting local community development and linking all clubs and organisations.</p>	Minimal with the support of the local community, apart from hosting costs.	Short term
Newletters	Facilitate the use of email and SMS messaging for distributing newsletters and updates	Minimal	Short term
Name of Resource Centre	The Resource Centre should be given a name that refers to the wider catchment area, thereby promoting its use to other communities.	None	Short term

Action Name	Description	Potential Cost	Timeframe
Visual and environmental improvements	<p>Community Council to actively assist and support Tidy Towns and Green Flag efforts locally, and take lead role in addressing major local issues, e.g. unfinished developments, road calming measures, footpaths, etc., with relevant stakeholders. For example:</p> <ul style="list-style-type: none"> ⊕ In partnership with the Tidy Towns group and others, the Council could address the problem of unfinished developments by turning, with permission and some minor works, these sites, or a portion of these sites, into designated 'wildlife areas' ⊕ If not currently taking part, organise an An Taisce National Spring Clean event for residents, students, and parish groups and clubs 	Minimal with local support, e.g. bird houses to be built by local scouts, advice from birdwatch Ireland, etc.	Short to medium term
Traffic and roads	<p>The Community Council to continue to lobby to Limerick County Council regarding items identified in the local surveys, including, for example:</p> <ul style="list-style-type: none"> ⊕ Road signs on approach roads on N69 ⊕ Improve visibility of traffic lights ⊕ Improve state of minor roads surrounding village, which are unsafe for walking ⊕ Possibility of cycle path in the Village ⊕ Removing unsightly signs around village, e.g. post office ⊕ Lobby for extension of footpaths, bike paths, and lighting on local roads ⊕ Erect townland signage throughout area ⊕ Provide litter/ recycling facilities and anti-litter signs throughout town. ⊕ Establish a community composting project 	None, although the cost of townland signage would vary depending on the type required, e.g. wood, stone, etc.	Short to medium term
Youth Café	The Community Council should consult with local youth clubs, regional Foróige representatives, etc., to review the possibility of a local group or representatives forming a youth café that could rent a permanent office or meeting space with in the Resource Centre.	None, programme and funding to be sourced by other group(s)	Medium term
Public Health Nurse	Contact HSE to review possibility of the Public Health Nurse having a clinic in the Resource Centre, as opposed to Adare or Dooradoyle Health Centre.	None	Medium term

Action Name	Description	Potential Cost	Timeframe
Community Garden	<p>Review the potential for a community garden on sites within walking distance of the Village, school, church or proposed Resource Centre.</p> <p>A community garden can be described as a series of medium-sized raised beds (with optional small polytunnels) that are made available to the local community.</p> <p>Those wishing to participate on the scheme pay a fee at the start of each year and are allotted a raised bed in which to grow vegetables, fruit, etc.</p> <p>Tuition is normally provided at the start of the scheme to the participants.</p> <p>The scheme has been very popular where introduced to other communities and support for costs can be sought from funding agencies.</p>	<p>Tools and Equipment - €300 (minimum) up to €2,000 (ideal).</p> <p>Tool shed (€300/400), small polytunnel (€600/700)</p> <p>Ground Prep - Around €18/hr per operative, plus machinery hire</p> <p>Seed and Soil - allow €300/400 for soil improvement, €200/300 for seeds</p> <p>Tuition - sessions from 01 March to 31 October, 3 hours per week. Tutor rate at €40/hr, total tuition cost of €3,840 (32 weeks)</p> <p>Other factors - access to water and, possibly, electricity.</p> <p>Somewhere to shelter from the elements; e.g. an indoor classroom facility for wet days, costs for insurance;</p> <p>Total approximate cost - €4k for tuition and €3k for set up costs</p>	Short to Medium Term

Sample Community Garden



Action Name	Description	Potential Cost	Timeframe
Support community activities, with possible links to Resource Centre	<p>Support new and innovative community activities, for example:</p> <ul style="list-style-type: none"> ⊕ Fresher's Day event for those interested in joining groups/ forming new groups as suggested by survey respondents ⊕ Hold an annual <i>Meet Your Neighbour</i> social event (as suggested by the Tidy Towns Adjudicator), or hold an picnic as part of the An Taisce National Picnic Day ⊕ Ballybrown Parish Reunion event for former residents of the area, their descendents, etc. ⊕ Present lectures, educational courses, etc. using the new centre <ul style="list-style-type: none"> • Local history training courses • Field studies talks, ex. <i>Monsells of Tervoe, Masseys of Elm Park, Blessed Newman and Clarina, O'Brien's of Pubblebrian</i>, etc. (could invite descendents of local families to visit the area as part of an event). See: http://taltalesfromthetrees.blogspot.com/2011/05/eyre-massey-1719-1804-and-union-peerage.html (http://www.colinsalter.co.uk/) ⊕ Community social and cultural events as fundraisers for the new centre ⊕ Promote and support special interest weekends based in the new centre, e.g. walking, drama, traditional music, heritage, etc. ⊕ Development of marked walks, e.g. heritage trail, bike path, Slí na Sláinte (www.irishheart.ie) ⊕ Fairtrade mark certification for the Village 	<p>Low to none for majority of activities</p> <p>Low to medium for the development of marked trails</p>	Short to long term

Action Name	Description	Potential Cost	Timeframe
Local Heritage	<p>It is evident that there is a wealth of heritage in the immediate area (e.g. architecture, graveyards, ruins, etc.) though not all residents, especially those new to the area, or visitors would be aware of this.</p> <p>The Community Council should work with the Tidy Towns group, parish, school and local historians, etc. to research and document the built and natural heritage of the area and make this information available on-line and other means for the wider public. (Also, information regarding accessibility to heritage sites, etc.)</p> <ul style="list-style-type: none"> ⊕ The Council should work with stakeholders to safeguard heritage sites and, where appropriate, erect interpretative signage. Sites could possibly form the basis for a heritage walking trail ⊕ Work with local bodies to ensure access to sites of archaeological and historical importance ⊕ Produce a local guide to heritage sites ⊕ Ballybrown-Clarina heritage day with guided walks, presentations, press releases (maybe in conjunction with launch of enhanced website), vintage displays, etc. ⊕ Conduct built and natural heritage audit in conjunction with local national school and others, identifying natural habitats, scenic views, and other features not previously recorded. Tree audit of former estate parklands, e.g. Cooperhill, Tervoe, Elm Park, etc. ⊕ Erect heritage markers identifying sites of interest, e.g. former school buildings, gate lodges, locations of now demolished structures 	<p>Low to medium costs particularly for potential heritage guide, although benefit of fundraising from resulting events should support the majority of costs</p>	Short to medium term

Sample Heritage Sites¹

Elm Park

Former gate lodge to the Elm Park demesne and the now demolished residence of the Massey family, Lords Clarina from 1757-1923. No longer in use as an entrance, the gate lodge remains a significant architectural feature for the area.



General Eyre Massey, 1st Baron Clarina of Elm Park, (1719-1804) fought at Culloden, Havana, Martinique, and Niagara. He gained the rank of General in 1796, was MP for Swords 1790-1797, Governor of Limerick 1797- 1804, and was created 1st Baron Clarina of Elm Park on 28 December 1800.



Built in the early 19th century, c. 1828, Elm Park was home to successive generations of the Massey family in the 19th century. Home of the King family from 1925 until 1956, the house has since been demolished.



St. Joseph's Church

Built in 1831 and altered, to the designs of architect William Edward Corbett in 1898, the church was originally a thatched building. It remains an important architectural and historical feature in the area.



Rose Cottage

A detached two-storey house built c. 1820, Rose Cottage, despite being in 'disuse', is included in the NIAH as an example of vernacular architecture and a 'pleasing roadside feature' in the centre of Clarina village. It retains many original features such as slate roof and timber sash windows.



¹

Photo's are sourced from www.lcc.eu, NIAH, www.limerick.ie and www.thepeerage.com,

Kilkeedy Church

Now a ruin, Kilkeedy church dates from an earlier, possibly pre-reformation, period, though the tower and spire were rebuilt in 1813. The church retains carved stone features, indicative of quality craftsmanship, as well as an adjacent graveyard including a mausoleum. The complex forms an important historical feature of the area.



Vermont House

Vermont, also known as Vermount, is a country house located in Glebe, Clarina. Built in 1792 as the Glebe-house for Kilkeedy Church, it is included in the Record of Protected Structures for Co. Limerick.



Philip & James's Church

A new church was built at Kilkeedy in 1868 to replace the earlier adjacent structure. Built in the Early English fashion to the design of Irish architect James Edward Rogers. Included on the Record of Protected Structures, it is now a private residence.



Limekiln

Rubble-built limekiln, dating to c. 1820. The NIAH lists it as a 'notable surviving example of its type and serves as a reminder of the importance such structures once held within rural communities...an eye-catching feature within the landscape.'



Carrigogunnell Castle

Just north of the village is the spectacular ruin of Carrigogunnell Castle, an important stronghold of the O'Brien's. Thought to have been built in the mid 15th century, possibly on the site of an earlier structure, Carrigogunnell Castle was destroyed in 1691 after the second siege of Limerick.



Barracks and Schoolhouse

Located at the junction of the N69 and the Patrickswell road are two 19th century structures that formerly served as the local R.I.C. barracks and Clarina Schoolhouse. Presently, both are private residences.



Monsell Monument

Located in Tervoe village, the Monsell Monument is a memorial to the wife of William Monsell of Tervoe, and daughter of the second Earl of Dunraven, who died in 1855. The cross carries the inscription 'On the seventh day of January, in each year, at the foot of this cross, and alms will be given to twenty poor widows in memory of Anna Maria Monsell'.

**First Lourdes Grotto in Ireland – erected by Lord Monsell**

There is also a Lourdes Grotto in the parish that is in townland of Tervoe. Berthe de Montiguy was the second wife of William Monsell, who was given the title of Lord Emly in 1874. Lady Emly was from a French Catholic family. The grotto is believed to be the first Lourdes Grotto in the country.



This grotto is located on the lands of Copperhill Farm. It is situated in an enclosure of a wooded area of the farm and a stream runs around the grotto. There are two statues at the grotto that are placed within a specially built cave-like formation. A statue of the Sacred Heart of Jesus is above a statue of the Our Lady of Lourdes.

Cooperhill House

Located to the north of Ballybrown, Cooperhill was a two-storey country house demesne built in 1741 for the Cooper family. According to the NIAH the former 'demesne continues to play an important role in the surrounding landscape'. Now a ruin, much of the house, external structures and walled gardens remain.

