



**Part 8 design statement including supporting technical information for  
former Garda Station, Ballitore, Co. Kildare**

**for Social Housing**

Project Reference: 21-091

**Design Statement**



**Prepared by:**

Architectural Services Section,  
Kildare County Council,  
Aras Chill Dara,  
Devoy Park,  
Naas,  
Co Kildare.

**Endorsed by:**

John Delaney, MRIAI.  
Senior Executive Architect



**Date of Issue:** F01 \_ 21-05-2026

## Former Garda Station, Ballitore, Co. Kildare.

### 1.0 General Site details:

- 1.1 **Address:** Former Garda Station, Barrack Road, Ballitore, Co. Kildare. R14 AK76
- 1.1.A **Land Reg Folio no.:** KE6056 - *Refer to Appendix A.*
- 1.1.B **PIR No.:** NA
- 1.1.C **OS Ref No.:** TBC
- 1.1.D **National Inventory of Architectural Heritage record:** Ref no.11822021. *Refer to Appendix B.*
- 1.1.E **KCC RPS:** Not listed.
- 1.2 **Site Location:** Ballitore is designated as a Village in the Settlement Category set out in the Kildare County Development Plan 2023-2029.

Ballitore is in South Kildare, approximately 18km from Athy and 30km from Naas. The River Greese borders the village core to the east with the TirLan industrial facility on the eastern side of the river. Ballitore performs a role as a local service centre for its environs in conjunction with the other settlements such as Crookstown, Moone and Timolin.

Ballitore is a small historic settlement which was founded in 1685 by Quakers. Physically the village is a cluster of terraced Quaker houses along two roughly perpendicular streets with a central square at the intersection. More modern local authority housing extends along the streets off the square with further local authority housing on the Timolin / Crookstown road. A private residential development is located along Abby's Row.

Given its history as a planned Quaker Village Ballitore is rich in architectural heritage and many protected structures are in the village. As a result of the historic streetscape and the architectural merit of many of the buildings, an Architectural Conservation Area has also been defined for the village.

There are no recorded archaeological sites / monuments or designated areas within the village plan boundary.

### 1.3 Site area:

1.3.A Site: 0.225 hectares / 0.55 acres

- 1.4 **Zoning:** The site is zoned **B-Existing / Infill Residential** (Kildare County Development Plan. 2023-2029) - *Refer to Appendix C.* The primary aim of this zoning is to preserve and improve residential amenity.

The purpose of the zoning is to protect and improve existing residential amenity, to provide for appropriate infill residential development and to provide for new and improved ancillary services.

#### **Uses Permitted in Principle:**

Creche/Playschool; Dwelling; Nursing Home / Retirement Village; Park/ Playground;

**Conclusion:** Dwellings are permitted under the zoning.

**1.5 Permitted density:**

The site is located within the Village Plan boundary and is zoned Existing / Infill Residential and has a permitted density of 20-35 units per ha with lower density in some cases.

As a guide for residential zonings, the permitted density levels should be in accordance with indicative levels outlined in Table 3.1 of the County Development Plan. Any proposals shall also conform to the Development Management Standards contained in Volume 1, Chapter 15 of the County Development Plan. Exceptions may be made to development management standards in infill / brownfield sites within village centres or settlement cores where the scheme is of exceptional quality and design.

**Indicative Density Level as pre table 3.1:** Edge of centre site 20-35 units per ha.

**Proposed Density:** density of 26.6 units per ha is being achieved on site.

**1.6 Flood Risk:**

The site is not subject to a site-specific Flood Risk Assessment as the proposed site is located outside the Flood Risk Assessment area identified on the Land Use Zoning Objectives Map. *Refer to Appendix C* However David Hall of the Water Services Section of KCC recommended that a site-specific Flood Risk Assessment be carried out which is appended to this Part 8 planning application.

**1.7 Archaeology:**

There are no recorded archaeological sites / monuments or designated areas within the village plan boundary.

**1.8 Conservation:**

The site is not located within an Architectural Conservation Area (ACA) Boundary. *Refer to Appendix E.*

**1.9 Record of Protected Structures:**

The existing structure on this site is not listed on Kildare's Record of Protected Structures. However, the structure is listed on the [National Inventory of Architectural Heritage \(NIAH\)](#) as a structure of **Regional** importance. *Refer to Appendix B.*

**2.0 General Analysis Site:**

**2.1 General Description:** Ballitore is designated as a Village.

The site is located within the Village settlement boundary of Ballitore along the Barracks Road (L8035) on the outer edge of the village. The site is rectangular in shape and falls towards the western side of the site. There is a vacant Garda Station which includes a sergeant dwelling on site in reasonable condition. The southern side of the site consists of a hard surface / gravel yard with grass on the remaining tree sides of the site. Boundaries to the north, east and west of the site consist of hedges and large trees with the remaining southern boundary consisting almost entirely of a 1.2m tall concrete wall.

## 2.2 **Site Access:**

Access to this site is from the Barracks Road L8035. This entrance is to be modified to allow for development of the site. Following consultation with the planning Section of KCC there are to be separate access and exit points for vehicles to the residential proposal.

## 2.3 **Existing uses:** *Refer to Appendix G – Internal and External Photos.*

The building on site is the former Garda station with living accommodation. The building is currently vacant.

## 2.4 **Adjoining uses:**

The site is surrounded on three sides by agricultural land with the exception to the western boundary where there is an agricultural access lane to land behind the site and a dwelling with associated garden just beyond. The land to the north and east of the site is zoned enterprise and employment

## 2.5 **Services and Utilities:** *Refer to Appendix I.*

2.5.A **Foul Water:** There is access to the public foul water sewer system. (Currently connected)

2.5.B **Surface Water:** There is no access to the public surface water system. All surface water to be disposed of on site.

2.5.C **Water:** There is access to public water main. (Currently connected)

2.5.D **ESB:** There is access to the ESB network. (Currently connected)

2.5.E **Tele communication:** There is access to Tele communication. (Currently disconnected)

## 2.6 **Access to Amenities and Services:** The sites is located at the outer edge of Ballitore and has access to the local shop / post office, general medical services, and has access to schools in neighbouring towns and villages.

There is a bus stop 500m from the site providing regular connections to neighbouring towns and villages. There is a soccer pitch and playground located in Millview on the Old Athy road in Ballitore.

### **3.0 Housing Need for Ballitore - June 2025**

**3.1 Population:** Ballitore has experienced a steady population increase in recent years. Ballitore and Crookstown are classified as a single settlement in the 2016 Census, and it defined the population as being 793 persons.

**3.2 Housing List Oct 2025 for Ballitore:** 75 applicants

3.2.A **One bed need:** 35

3.2.B **Two bed need:** 30

3.2.C **Three bed need:** 8

3.2.D **Four bed need:** 2

### **4.0 Planning History:**

There is no record of any planning applications on site. The existing build on site is thought to have been constructed in the early 1940's.

### **5.0 Design Rationale:**

The proposed site layout has been developed to create a cluster of homes around the retained former Garda Barracks. The site entrance and exit is framed by modifying the existing front boundary wall that face onto the road.

The proposed external finishes are limited to a palette of high quality, durable materials; wet pebble dash, cut granite and coloured corrugated iron sheeting. The approach to detailing, texture, colour and pattern will be restrained in ornamentation and embellishment to tie in with the simple, robust design forms of narrow spanned volumes with pitched roof profiles found across the village of Ballitore. Materials are used judiciously chosen to enhance the sense of identity and place in keeping with the character of the village and surrounding agricultural buildings.

The proposed scheme retains the existing former Garda Barracks. This strategy aligns with the objectives of the KCC's Development Plan 2023-2029. This 'Retro-fit First' approach means that embodied carbon remains locked in, especially when demolition of the existing structure is not required, which also presents a cost saving. The four proposed new dwellings are set back from the existing Garda Barracks to give the impression they are subservient out building to the main structure.

The existing structure is on the National Inventory of Architectural Heritage record. It is the intension of the Architectural Services Section of KCC to preserve and restore the building back to its original condition. This involves retaining /restoring all original features/elements both internal and external, while also replacing the existing PVC windows with timber sliding sash window to match the style of what was originally in place.

The sloping topography of the site has been addressed with a low retaining wall to the western boundary that terraces the landscape. The buildings are linked to the landscape with a robust cut granite plinth at the entrances similar to the existing building on site that also includes seated areas.

The buildings have been set out to passive design principles. The houses are all face south. The main living spaces face south to maximise solar gain, while utility and bathroom spaces face north. Porches provide covered thresholds at the entrances while also preventing

overheating to the living areas and create external social spaces to activate the semi-public areas.

The units have kitchen and dining spaces that are dual aspect for cross ventilation purposes and to ensure they achieve natural light throughout the day. The design has also been developed to align with the criteria set out in the rural design guide.

## **Rural Design Guide**

The Kildare Rural House Design Guide has been prepared in accordance with Objective RD O1 of the Kildare County Development Plan 2023-2029. The proposal follows the design principles set out in the guide. The following sections describe how the objectives have been incorporated into the design.

### Orientation and aspect

Environmental and sustainability considerations such as heating requirements and heat loss have been considered as described in the section above. All units are south facing taking in views of the gently sloping valley.

### Principles of passive surveillance and security considerations

All houses front onto a shared spaces with active frontages by the main living spaces. Gable ends also have windows to encourage passive supervision throughout.

### Retention

As stated in the Rural Design Guide (Development Plan, Appendix 4, Section 2.2), *'In the first instance, applicants should consider whether there are existing dwellings or buildings in the locality that can be renovated [...] to meet their housing need. Renovation of an existing rural building could provide a satisfactory solution to housing need.'*

Preliminary investigation suggests the existing house is in reasonable repair, with a sound roof structure.

### Relationship to the land

Traditional rural buildings often hug the contours of the site for shelter -the design respects and works with the existing site contours. This avoids unnecessary cutting or filling of the site. The project aims to blend sympathetically with the topography of the site and to use its slopes and existing natural features to provide a setting for the buildings. Native planting will provide additional shelter to compliment the massing of the buildings.

### Scale, Massing and Proportion

The buildings are designed to be simple in form with clear profiles that are well proportioned, restrained and well detailed. The scale and massing and materials has been broken up with gable fronts, recessed porches and entrance canopies to create a balanced composition of elements that recognise the rural nature of the context.

Architectural elements

Window openings exhibit a high solid-to-void relationship in keeping with the vernacular style of the village. Pitched, corrugated iron roofs and walls with an appropriate minimal roof edge treatment are proposed to the new buildings. Porches have been fully integrated with the buildings.

## 6.0 Design Standards:

There is no requirement for Integrated refuse stores as there is no mid-terrace units and all units have rear garden access. Visitor bicycle parking has been provided on site.

### Housing Design Standards – Unit Areas

The proposal has been brought into alignment with the department standards for unit areas.

Please refer to the attached ‘Housing Standards’ document for a detailed schedule of accommodation that illustrates compliance with aggregate living and bedroom spaces, storage

### Vehicle Parking Provision

Shared parking is proposed to all residential units. Electric Vehicle charging points will also be included to each space. Table 15.8 requires 1no. space each for units up to and including 3 bed units. This has been provided for in the site plan with an addition 4 no. visitor parking spaces, 10 parking spaces in total.

## 6.1 Key Strengths:

**6.1.A** The sites’ location and proximity to village amenities and public transport and public services.

**6.1.B** Developing the site will bring the site/building back into use and strengthen the urban fabric of Ballitore.

**6.1.C** This site has the potential to reduce the housing need waiting list in Ballitore.

**6.1.D** This development could also act as the catalyst to encourage development in the village ensuring a continued vibrancy within a tight knit community.

## 7.0 Conclusion and Recommendation:

**Conclusion:** Due to the zoning (B-Existing / Infill Residential) on the site any residential proposal will be suitable for the site.

Reviewing this site for residential use only and based on a preliminary feasibility study, 6 residential units is considered realistic. This proposal is based on the refurbishment of the existing structure into 2 units and the construction of 4 new units.



Appendix A: Land registry map

The map displays a rural area with a river on the left and a road on the right. A parcel is highlighted in red. The map includes a scale bar and a legend.

**Map Labels:** Gaeilge, BALLITORE, Burial Ground

**Map Controls:** +, -, Refresh

**Map Data:**  
XY: 679547, 696144  
Scale: 1 : 2500  
Townland: Ballitore  
Barony: Narragh And Reban East  
County: Kildare

**Property Details Panel:**

Property Details

> Back

Folio Number	KE6056
Title Level	Freehold
Plan Number	26
Property Number	3
Area of selected plans	0.26 hectares.
Number of Plans on this folio:	8
Address	Barrack Road, Ballitore, Co. Kildare, R14 AK76

Highlight All Plans

Add to Basket Create Alert

\*PRA Boundaries and Plan Area **are not conclusive**. See [Section 62\(2\) of Registration of Title Act 2006](#) and [Rule 8\(3\) of the Land Registration Rules 2012](#).

View Basket

Print Current View

Help

## Appendix B: National Inventory of Architectural Heritage listing

### Ballitore Garda Síochána Station, BALLITORE, Ballitore, KILDARE



[View on map](#)

#### Survey Data

Reg No	11822021
Rating	Regional
Categories of Special Interest	Architectural, Historical, Social
Original Use	Garda station/constabulary barracks
In Use As	Garda station/constabulary barracks
Date	1940 - 1945
Coordinates	279901, 195970

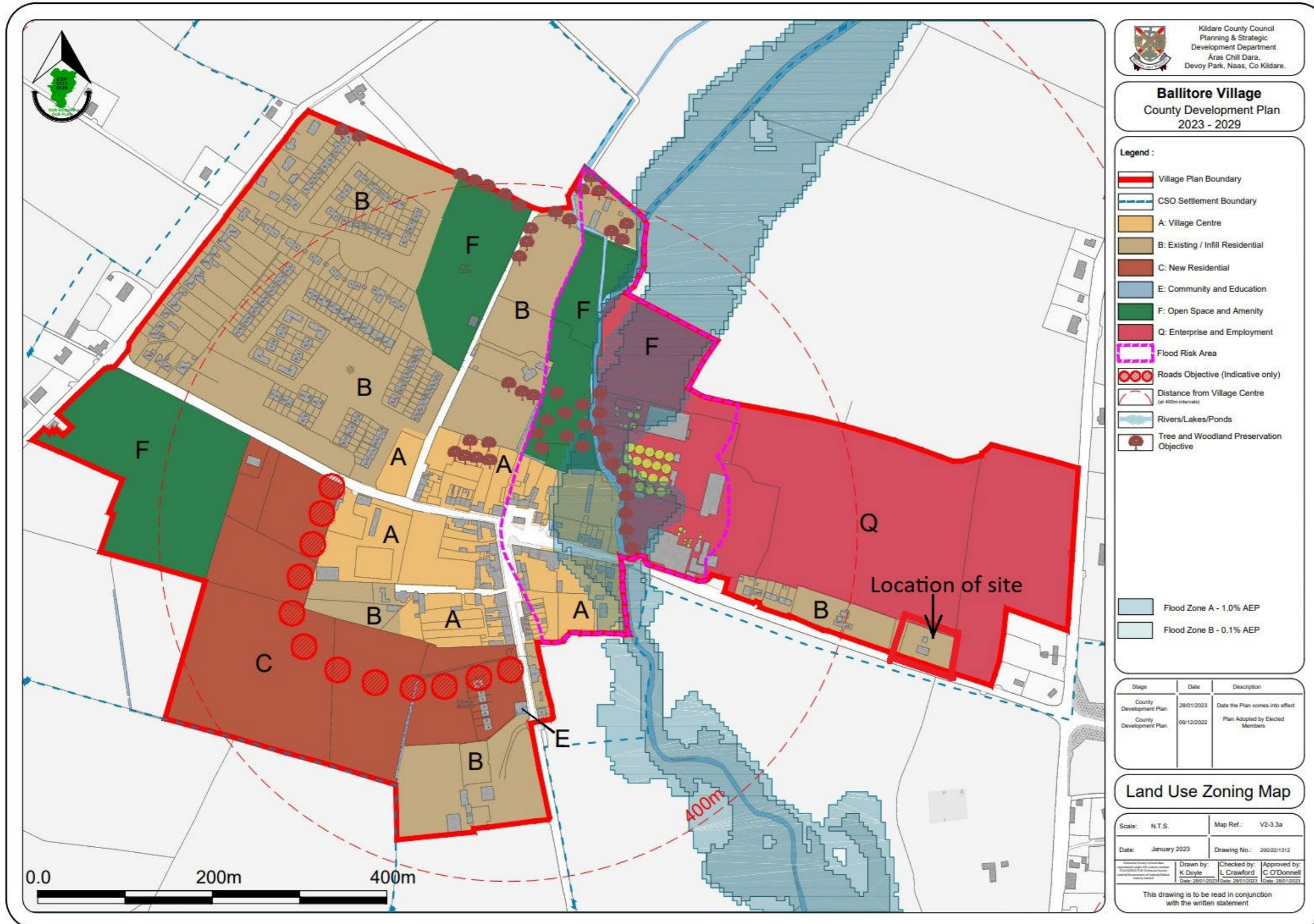
#### Description

Detached five-bay two-storey Garda Síochána Station, built 1942. Refenestrated, c.1990. Hipped roof with slate. Red clay ridge tiles. Red brick chimney stack. Overhanging sproketed timber eaves. Cast-iron rainwater goods. Roughcast walls. Painted. Square-headed window openings (in round-headed panels to ground floor). Stone sills. Replacement uPVC casement windows, c.1995. Square-headed door openings. Profiled rendered advanced doorcases. Replacement timber panelled doors, c.1960. Set back from road in own grounds. Lawns to forecourt. Rendered boundary wall to front (south) with rendered piers having iron gates.

#### Appraisal

Ballitore Garda Síochána Station, which has been well-maintained, is of considerable social and historical interest as one of the earliest purpose-built Garda Síochána stations in County Kildare. Built by the Board of Works (later the Office of Public Works) to replace outmoded Royal Irish Constabulary Barracks, the building follows a standard design comprising a symmetrically-planned block with door openings to the end bays to ground floor – the building is identical to the Garda Station at Kilcock (11802017/KD-05-02-17), which attests to a common planning source. Composed of graceful proportions the front (south) elevation is provided with subtle decoration in the form of round-headed panels to the window openings to ground floor and profiled doorcases. The station retains some of its original features and materials including a slate roof, although the replacement fenestration is not an attractive addition and the re-instatement of timber fenestration (using the extant models at Kilcock as a reference) would benefit the composition. The station forms an attractive feature on the road leading out of Ballitore to the east.

Appendix C: Kildare County Council Development Plan 2017-2023 Land Use Zoning Objectives Map

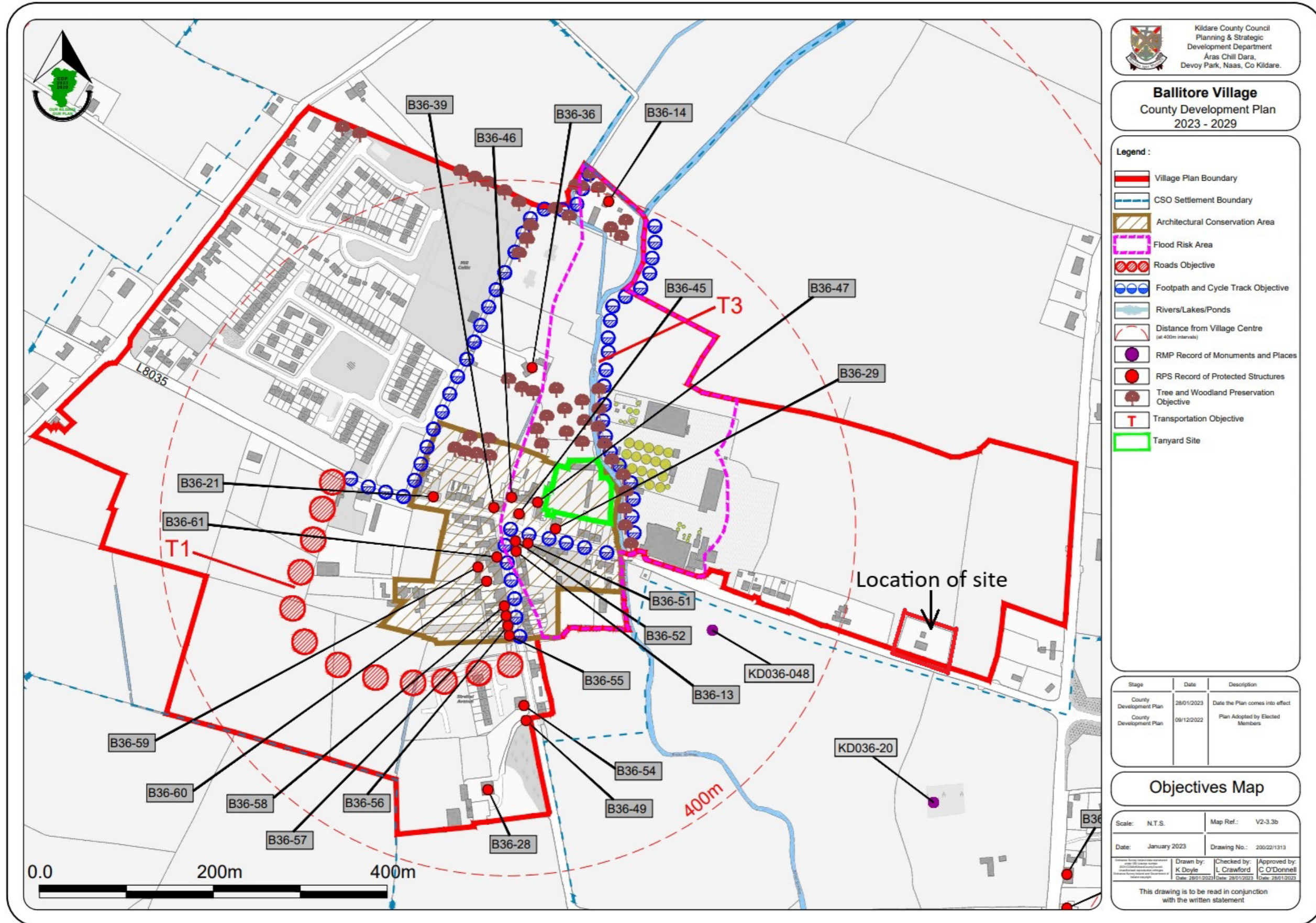


**Appendix D:** Kildare County Council Development Plan 2023-2029, Chapter 3, Table 3.1 Indicative Density Levels.

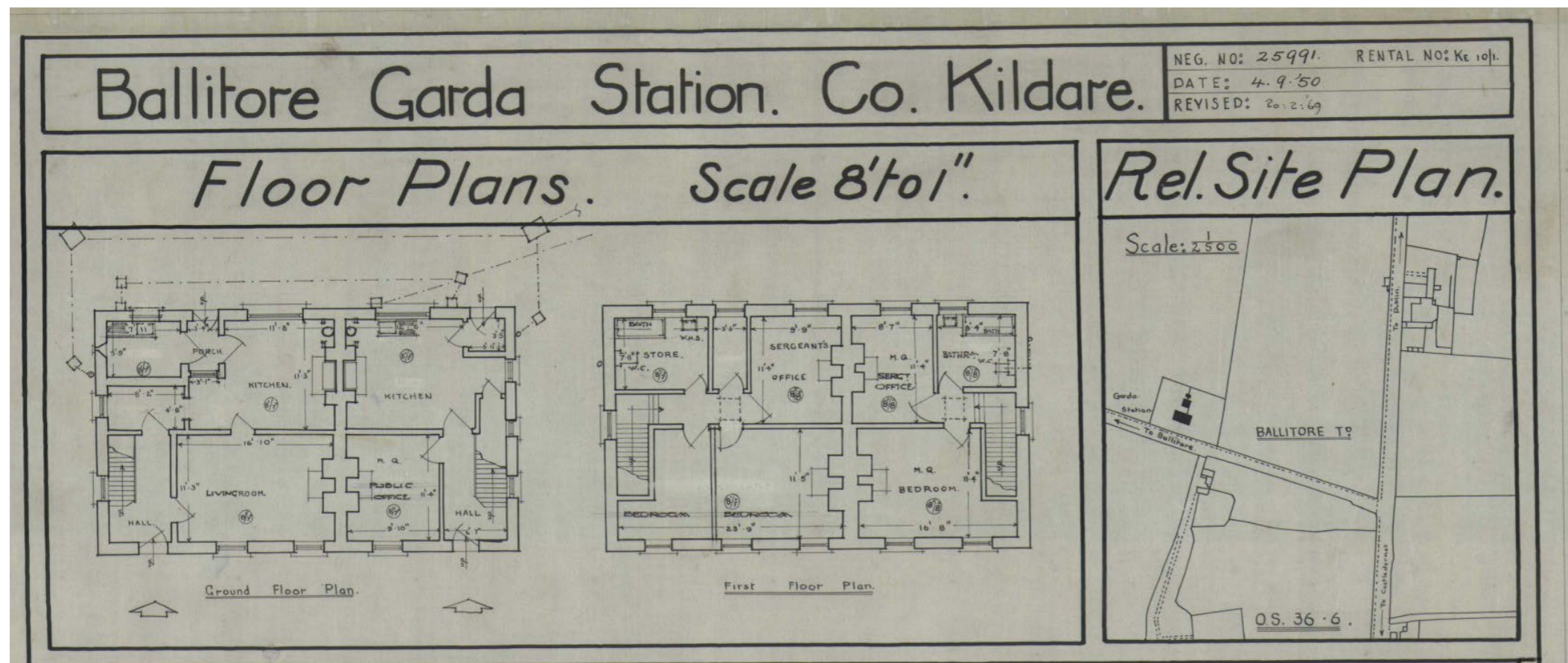
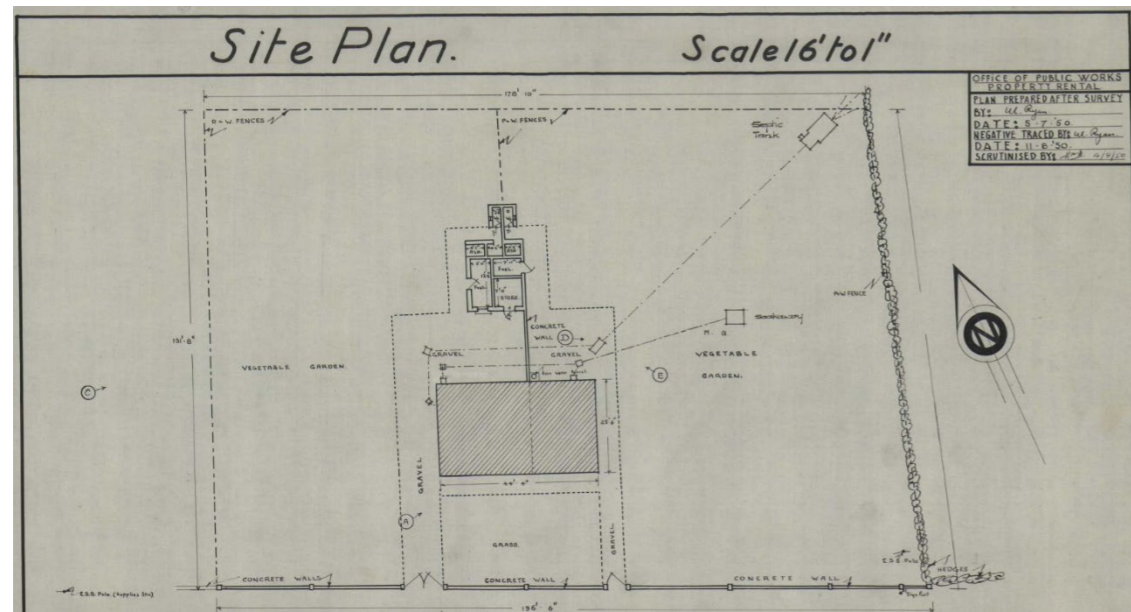
Category	Location for New Residential Development	General Density Parameters (Units per Hectare)
Larger Towns (Population > 5,000)	Town Centre & Brownfield Sites	Site Specific
	Public Transport Corridors	50 units per ha
	Inner suburban/infill	Site Specific
	Institutional Lands	35-50 units per ha
	Outer Suburban /'Greenfield'	30-50 units per ha
Smaller Towns & Villages	Centrally located sites	30-40+ units per ha
	Edge of centre sites	20-35 units per ha
	Edge of small town/village	15-20 units per ha with lower density in some cases (refer to Section 6.12 of the Guidelines)
Rural Settlements	Infill, backland and edge of centre sites within Rural Settlements	15 units per ha with lower density in some cases

**Table 3.1** - *Appropriate density levels as per the Sustainable Residential Development in Urban Areas - Guidelines for Planning Authorities, DEHLG (2009)*

Appendix E: Kildare County Council Development Plan 2023-2029 Objectives Map.



Appendix F: Existing site layout plan and plans of Ballitore Garda Station.



**Appendix G: External and Internal photos of Ballitore Garda Station.**



**Photo G1 – Existing front elevation**



**Photo G2 – Existing site access**



**Photo G3** – Existing side elevation.



**Photo G4** – Rear elevation.



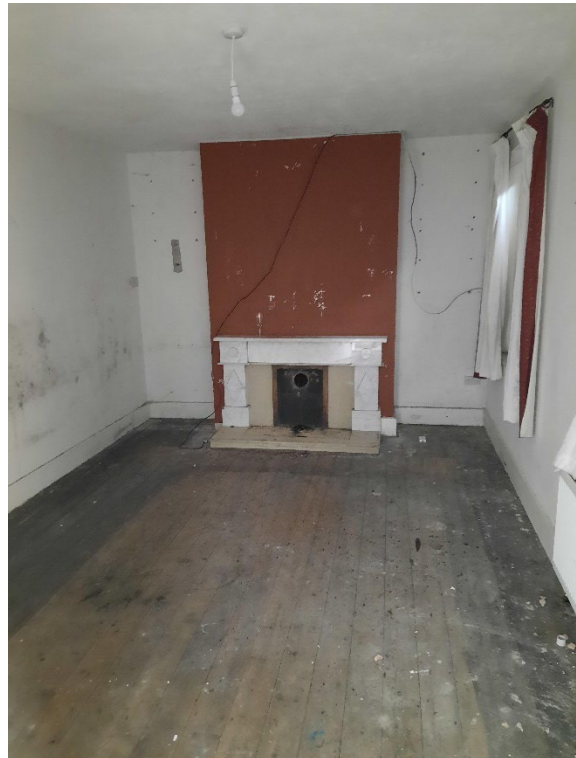
**Photo G5**– Front entrance hall



**Photo G6** – Front entrance hall



**Photo G7**– Ground floor front room



**Photo G8**– Ground floor front room



**Photo G9**– Ground floor utility room



**Photo G10**– Ground floor back room



**Photo G11**– Ground floor kitchen



**Photo G12**– Ground floor kitchen



**Photo G13** – First floor landing



**Photo G14** – First floor landing



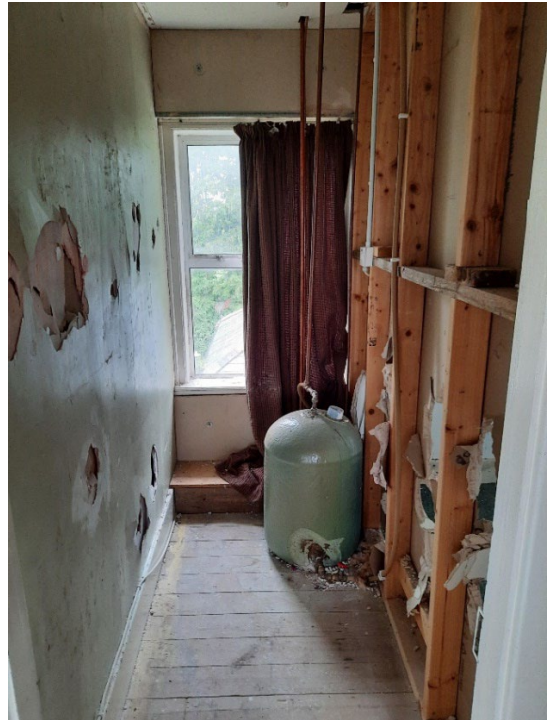
**Photo G15** – Small bedroom over stair.



**G16-** First floor small bedroom over stair



**Photo G17**– First floor small bedroom over stair



**Photo G18** – First floor hot press



**Photo G19** – First floor Bathroom



**Photo G20** – First floor rear bedroom



**Photo G21** – First floor rear bedroom



**Photo G22** – First floor front bedroom



**Photo G23** – First floor front bedroom

**Appendix I:** Garda office



**Photo G24**– Ground floor entrance hall



**Photo G25** - Ground floor storage under stairs



**Photo G26** – Ground floor front office



**Photo G27**– Ground floor rear office



**Photo G28**– First floor Landing



**Photo G29**– First floor Landing



**Photo G 30** First floor attic access



**Photo G31** – First floor bathroom



**Photo G32**– First floor bathroom



**Photo G33**– First floor front bedroom



**Photo G34**– First floor back office



**Photo G35**– First floor back office

**Appendix I: KCC GIS Map of Services – All utility capacity and locations to be confirmed with providers.**





