

## **An Introduction To The Village**

*By Gregg Allen Sustainable Projects Ireland Ltd*

[gregg@thevillage.ie](mailto:gregg@thevillage.ie)

[www.thevillage.ie](http://www.thevillage.ie)



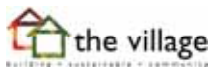
“To create and manage a sustainable village in Ireland. The Village will serve as a model for sustainable living into the 21st century and will serve as an education, enterprise research and service resource for all.

*“ The transition to sustainable development has been identified as the most important global transformation since the agricultural and industrial revolutions. The growth model of the 20th century, characterised by increases in the use of energy and raw materials and leading to over-exploitation of scarce environmental resources, cannot be sustained indefinitely into the 21st Century”*

**Department Of Environment**

**“Sustainable Development – A strategy for Ireland 1997”**

## 'The Village' – Structure



Sustainable Projects Ireland Ltd. is a company limited by guarantee

Charitable Status

Memorandum & Articles of Association

Membership Agreement

## The Village - An introduction

- People led
- Sustainable Development
- Low Carbon
- Renewable Energy



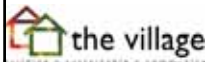
## Key Elements of suitable site

- South facing land
- Sustainable Transport Link
- Adjoining an existing village
- Stream
- Within commuting distance of urban settlements

# The Village - Cloughjordan



- Historic Town
- Well Positioned
- Railway
- Excellent Opportunity



# The Estate





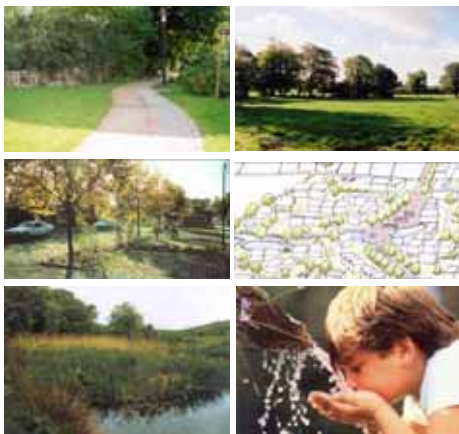
# CLOUGHJORDAN SETTLEMENT PLAN

## DRAFT COUNTY PLAN FOR NORTH TIPPERARY

- **New Village Extension**
- It is an objective of this Plan to provide for the planned expansion of the village. A Master Plan will be prepared for lands to the north of the town that provides for the following:
  1. Expansion of the village centre.
  2. New **mixed-residential** development with a variety of housing sizes and tenures.
  3. A **sustainable community**, the design of which conforms to the neighbourhood concept as set out in Policy HSG 1.
  4. A **network of amenity spaces** in accordance with polices in Section 4.8.2 in the text.
  5. Full use of **sustainable urban drainage systems**.



## What we are providing



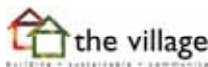
Fully Serviced sites with

- Outline PP
- Greenways AND roads
- Water & sewerage
- District Heating
- Broadband & telecoms
- Electricity

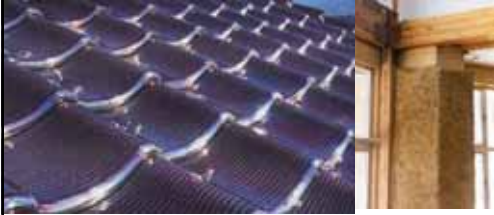
Allotments & common land

Community - & community buildings

REAL QUALITY OF LIFE!



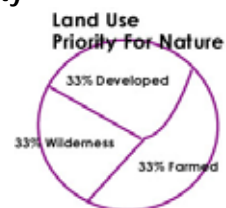
# Ecological Charter



- Sets guidelines for the proposed development & affects all future operations buildings & land uses.
- Sets clear targets for design and construction of houses
- Targets for common land use and management
- Defines “best practice” technologies within the settlement.
- All members must adhere to the eco-logical charter.



- 33% Developed
- 33% Farmed
- 33% Reserved (wildlife woodland etc)
- Solar Access
- Walkability
- Ecology
- Density
- Greenness
- Quietness
- Energy Efficient
- Community



# The development



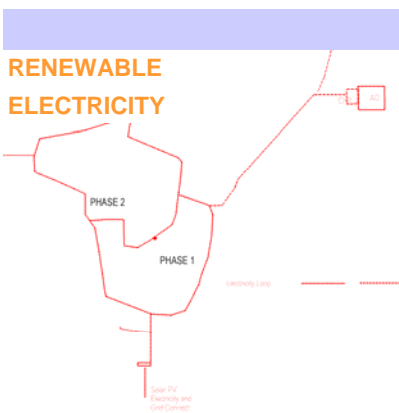
## 100% RENEWABLE ENERGY

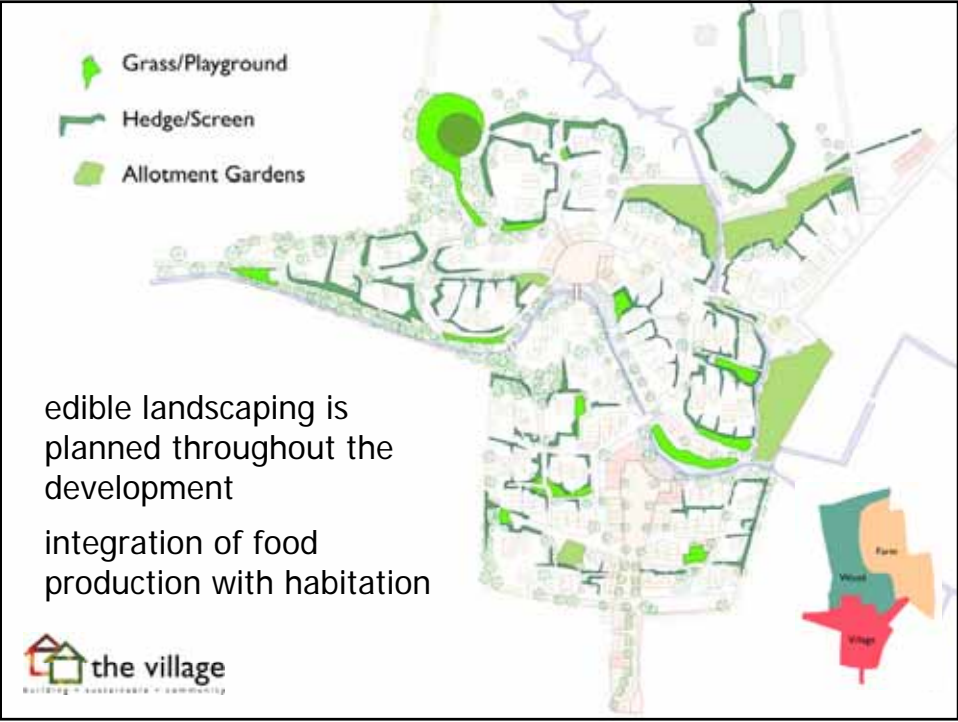
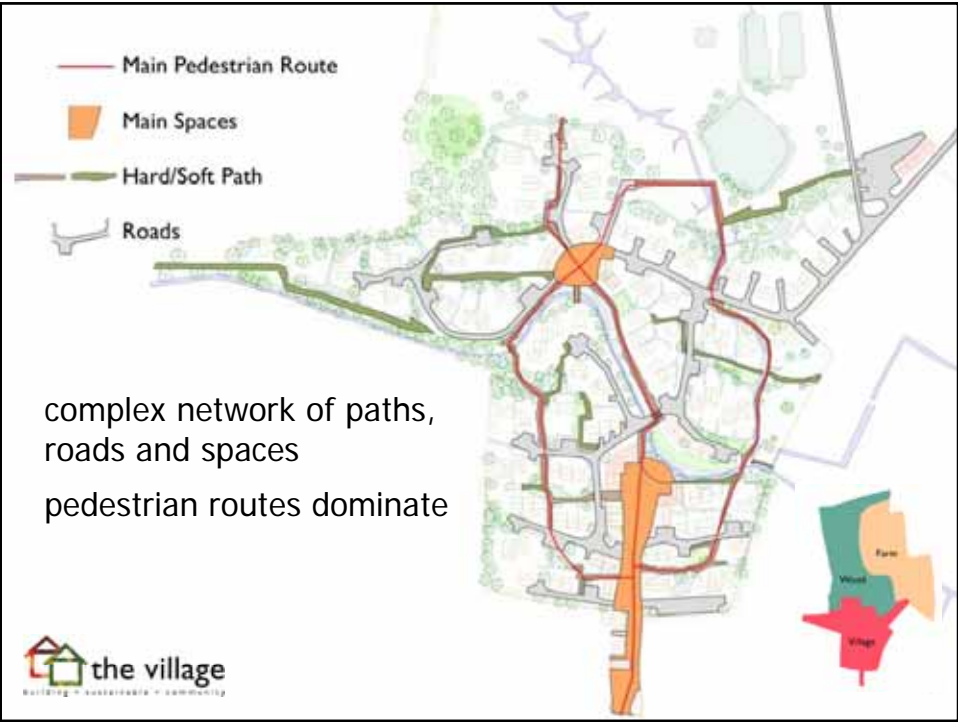
### Electricity:-

- Off-site wind at first
- On-site renewable later
- Distributed micro-gen?

### Heat:-

- Passive-solar house design
- District heating:
  - centralized solar panels
  - two wood-chip boilers



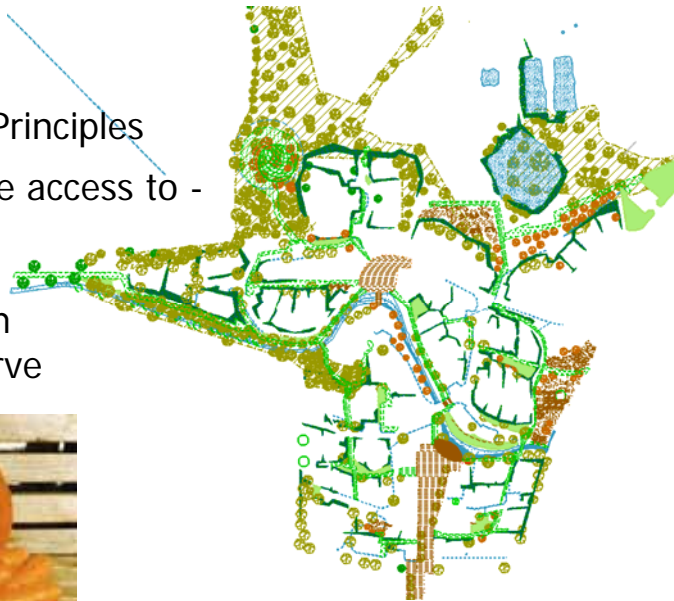


# Food

## Permaculture Principles

All Homes have access to -

- Commons
- Allotments
- Organic Farm
- Nature Reserve

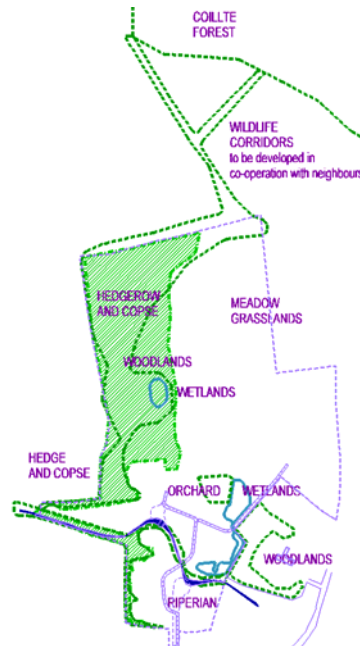


# Bio-Diversity


- Nature Reserves
- Wildlife Corridors
- Tolerance

Species to include: -

Herb Layer	Hawthorn
Rosemary Sage	Holly
Chives	Stackthorn
Horse Radish	Whitethorn
Echinacea	Ash
Garlic	Birch
Comfrey	Willow
Shrub Layer	Ash
Raspberries	Alder
Gooseberries	Oak
	Holly






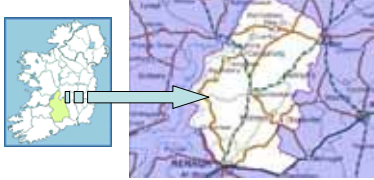


Sustainable Energy for the Rural Village Environment

- The SERVE Community:
  - Is located in rural Ireland
  - Has a total population of 10,000
  - Uses Oil as its main fuel (2005 figures) - 75%
  - Has limited use of renewable energy (2005 figures): 1% Total Energy; 6% Heat Energy
  - Has approx. 4,000 dwellings (60% constructed pre 1981)

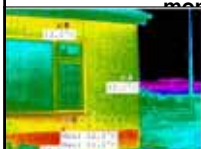


[www.servecommunity.ie](http://www.servecommunity.ie)  
Seamus Hoyne, Project Coordinator  
shoyne@tippinst.ie



## Our Objectives and Impacts

- Reduce the energy consumption in **500 existing buildings** by improving their energy performance through **insulation and heating control measures**
  - Reduce energy consumption on average by 40% in existing dwellings
- Develop a **eco-village with 132 houses** in CloghJordan which showcases energy efficient design and is supplied by **renewable energy district heating system**
  - Houses to have energy consumption below 100 kWh/m<sup>2</sup>/year
  - 500m<sup>2</sup> solar array and 1MW biomass district heating system
- Increase the use of renewable energy technologies through **supporting the installation of renewable energy heating systems** and demonstrating the use of electricity from **micro wind**.
  - **Increasing the use of renewable energy by 100%** in the buildings targeted.
    - reduction of **330 tonnes of CO<sub>2</sub>** emissions per annum
- Utilise technical and socio-economic expertise from European Partners to **monitor performance and impacts** in the region and to disseminate the results widely.
  - **Detailed energy monitoring of over 200 buildings**
  - Potential implementation of Smart Metering – with National program



## Building a Local Economy

- Enterprise Ireland Funding €450,000
- Community Supported Agriculture
- Oxpark Construction Ltd.
- Cultivate Living & Learning Centre
- Acorn Energy Consultancy
- Mendes 'Go-Car' Ltd (CarSharing)
- Mementomori Event Management Ltd.

ELEVATED IMAGE





**Sustainable Projects Ireland Ltd,**  
Main Street,  
Cloughjordan,  
Co Tipperary.  
Phone: 0505-42833  
Email: [sales@thevillage.ie](mailto:sales@thevillage.ie)  
Web: [www.thevillage.ie](http://www.thevillage.ie)