

A TOWN CENTRE FIRST PLAN FOR BAILIEBOROUGH

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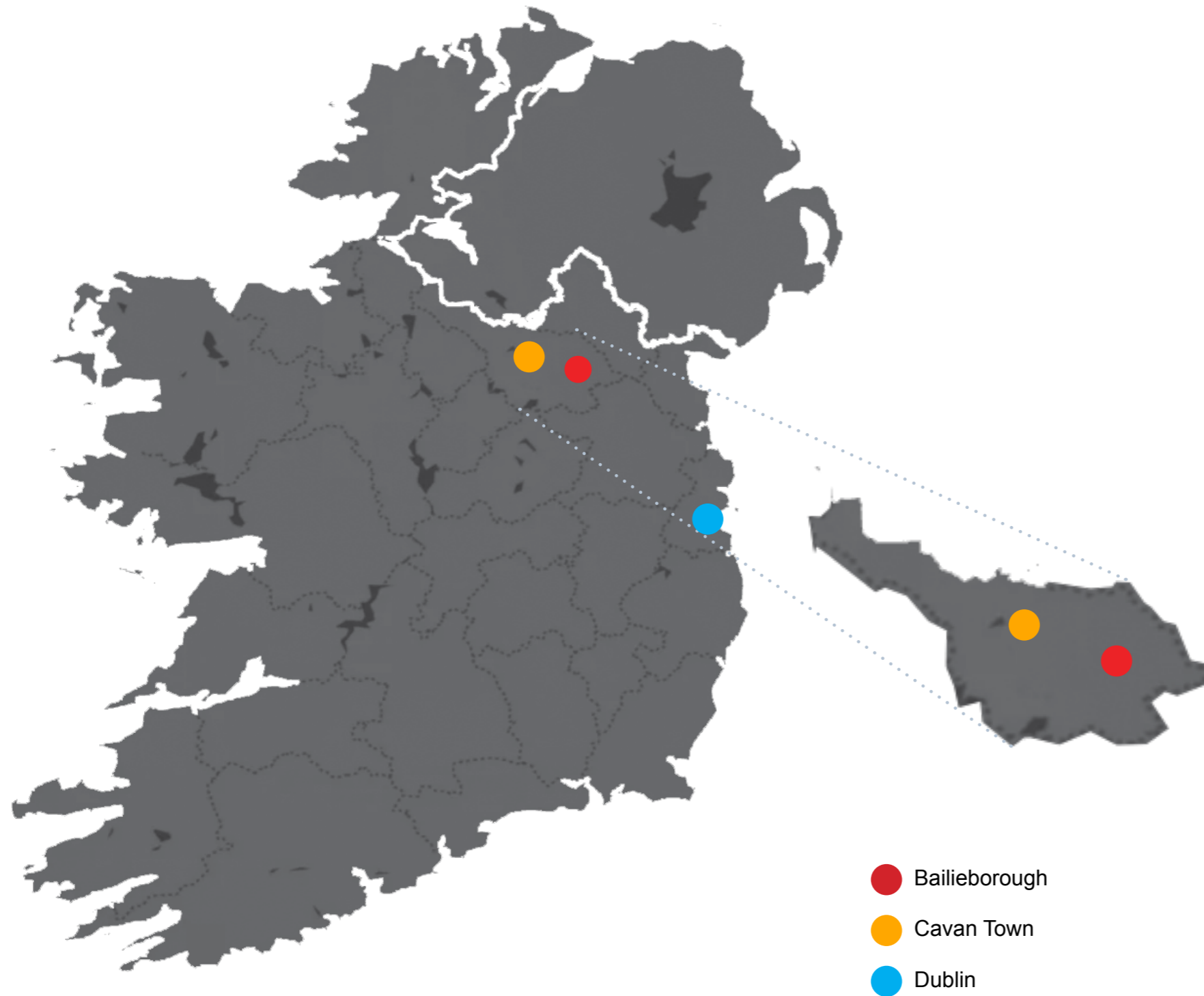
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00 INTRODUCTION



00 INTRODUCTION

0.1 Location Overview



01. Location of Bailieborough

Overview

Bailieborough is a market town in East Cavan situated on the junction of two regional roads, the R165 and the R178. The R191 also passes through the town core. Within the county these roads connect the town to Cootehill, Shercock, Kingscourt, Mullagh and Virginia. Bailieborough is located approximately 32kms from Cavan Town and 92kms from Dublin City Centre. The origins of the town can be traced back to the plantation era. The town developed into a market town mainly due to its strategic location on the regional Dundalk to Cavan route and the north south route. The Town's structure is influenced by local topography with the Town Lough dominating the east of the town. Historically Bailieborough has experienced population growth seeing a 18.4% growth in the 2006 Census, a 28.7% growth in the 2011 Census and a more modest 6% in the 2016 Census. According to the Census in 2016, the total population of Bailieborough town was 2,683.

In the Cavan County Development Plan 2022 – 2028 Bailieborough is identified as a Self-Sustaining Town in the County Settlement Hierarchy. It has experienced high levels of population growth and requires targeted levels of investment to become more self-sustaining. Bailieborough has a strong compact town core with an existing street pattern that lends itself well to further development. The retail and service function of the town is mainly confined to the town core with one major edge of core retail development. Bailieborough has a number of employment providers within the town, which includes Lakeland Dairies, Bailieborough Foods Limited and Terra Limited. The Bailieborough Business Centre on Shercock Rd. in the town helps in the creation of local enterprise in the area.

Bailieborough is one of the highest towns in Ireland, with several scenic lakes locally, and has potential as a tourism town. Castle Lake Forest Demesne on the outskirts of the town has seen considerable development in recent years. New trails, signage and a carpark have been developed. Work has recently commenced on the development of a community hub and tourism information point in Bailieborough Court-house which will become one of the key attractions in the town.

00 INTRODUCTION

0.2 A Town Centre First Plan for Bailieborough



01. Bailieborough in the Past



02. Bailieborough Today



03. Bailieborough in the Future

Town Centre First

Like many rural towns throughout the country Bailieborough has seen economic and physical decline in recent years. The preparation and implementation of the Town Centre First Plan presents a structured and project led planned approach to the rejuvenation and regeneration of the town. The Plan has been informed and led by the people of Bailieborough for the people of Bailieborough through local community and stakeholder engagement and sets out a roadmap for the development of the town for current and future generations.

Purpose

The purpose of developing this Town Centre First Plan is to create a realisable and ambitious plan that supports the sustainable regeneration and development of Bailieborough. The plan will support the development of a town centre as a viable, vibrant and attractive location for people to live, work and visit, one that will enable existing and future residents to live a sustainable, contemporary lifestyle supported by all necessary social, cultural, recreation, services and facilities.

Process

The process used to develop the Town Centre First Plan included the following:

- Assembling a design team with relevant skill sets working in a collaborative and integrated manner.
- Defining and agreeing the guiding principles for sustainable regeneration and development of Bailieborough.
- Working in cooperation and collaboration with all relevant stakeholders to develop an understanding of the physical, social, cultural and economic evolution of Bailieborough.

- Developing an understanding of the physical, cultural, social and economic uniqueness of Bailieborough today, its strengths and the challenges and opportunities it faces.
- Working in cooperation and collaboration with all stakeholders to develop an understanding of the elements that define the uniqueness of Bailieborough today and how this can be capitalised to support the regeneration of the town.
- Carrying out meaningful engagement, consultation and communication with local community and business stakeholders to facilitate their input into reimagining their town over the short medium and long term.

Outcomes: 'Our Ambition'

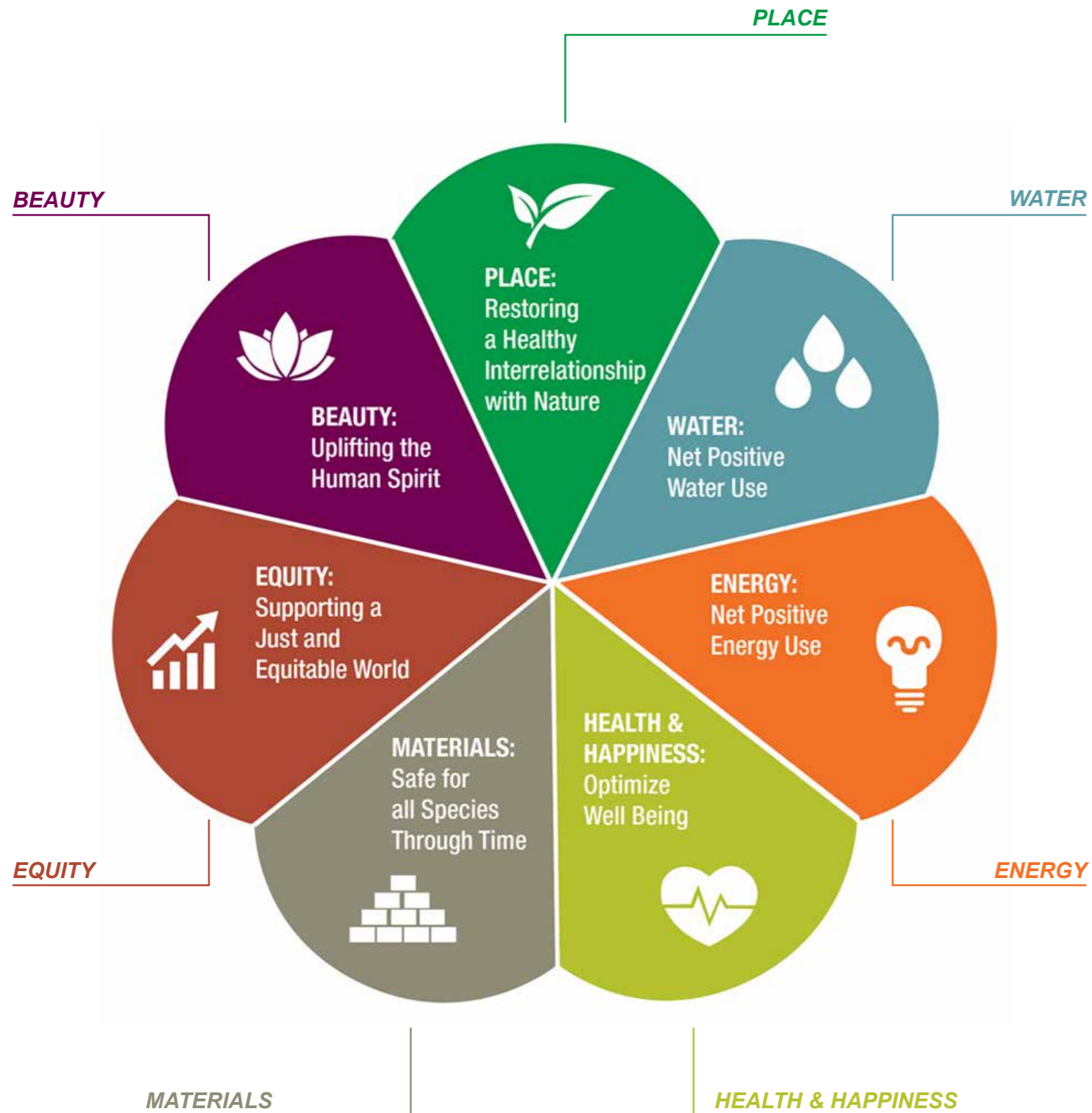
A comprehensive enabling placemaking plan for Bailieborough that is economically sustainable with realisable projects that will enable the regeneration and redevelopment of Bailieborough for current and future generations. A plan that delivers vibrancy and activity in our town centre through increased footfall and dwell time and which promotes an ethos of sustainability, caring for our environment and embracing the potential that new technology can bring.

The Plan has been developed around 9 enabling themes:

- Building vacancy, dereliction, repurposing and reuse
- Public Realm
- Economic development opportunities
- Connectivity/Accessibility and Mobility
- Digital
- Climate
- Community Recreational Facility
- Tourism/Heritage and Ecology Trail
- Community collaboration and capacity building

00 INTRODUCTION

0.3 The Guiding Principles for Sustainable Regeneration and Development of Bailieborough



Overview

The guiding principles for the masterplan have been developed in parallel with the feedback from the public consultation and survey, and the review of the key elements of the national, regional and local policy relating to sustainability, placemaking and societal well-being.

The guiding principles are summarised as the '7 petals of The Living Building Challenge promoting local action that will impact world sustainability as follows:

1. **PLACE** - Build on existing community assets, access to public transport, walkable and cyclable communities for 5 - minute towns.
2. **WATER** - Collect water from roofs, avoid requirements for pumps and chemicals, use appropriate water for drinking use water efficient appliances.
3. **ENERGY** - Reduce requirement for energy, optimize solar gain, optimize thermal mass and nature of materials. Use insulating and breathable materials. Make buildings air tight. Use energy efficient appliances and fittings. Residual energy load to come from renewable sources
4. **HEALTH & HAPPINESS** – Optimise local community projects that promote wellbeing and happiness.
5. **MATERIALS** - Reuse existing buildings. Retain as much fabric as possible. Repair rather than replace Use local materials Use low embodied carbon material. Use materials from renewable source and materials to express their time
6. **EQUITY** - Community first, bottom up ideas, meaningful consultation and communication decisions made locally, places, manage and maintain locally.
7. **BEAUTY** – how it supports our wellbeing

01. 7 Petals of The Living Building Challenge

01 VISION

01 VISION

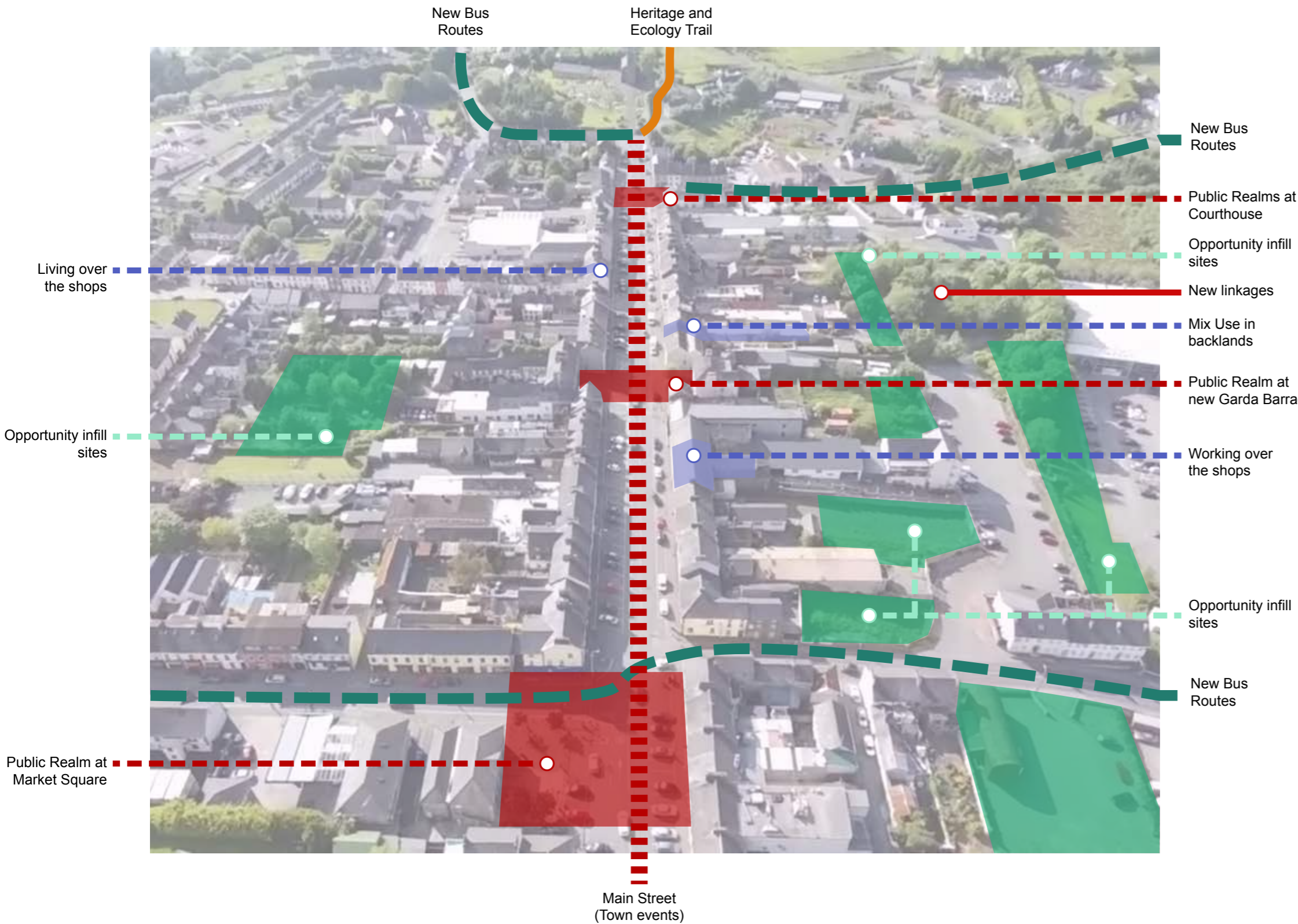
1.0 Masterplan Opportunity Sites

Overview

As part of the public consultation for the preparation of the Town Centre First Plan we invited feedback from stakeholders within the local community to hear their views on what should be included in the plan for their town. A number of projects, including the identification of opportunity sites were highlighted and have been included in the Plan. The projects range from large scale capital projects e.g. 3 key projects at the Courthouse, Market Square and Town Centre (new Garda Station and former Post Office) to smaller scale projects around digital technology and climate action (provision of water drinkers at key locations in the town). The attached map highlights the projects proposed and they are further developed in Section 4.0 of the Plan.

OPPORTUNITY SITES LEGEND

- 1. Building Vacancy Dereliction and Reuse**
 - Living over the shop case study
 - Working over the shop case study
 - New housing in backlands case study
 - Opportunity infill sites
- 2. Public Realm**
 - Courthouse
 - New Garda Station
 - Market House
- 3. Economic Development Opportunities**
 - Town Events
- 4. Connectivity/Accessibility/Mobility**
 - New Bus Routes
 - Parking
 - Pedestrian and cycling links
- 5. Digital**
- 6. Climate**
 - Water drinkers
 - EV charging points
- 7. Community Recreational Facility**
 - Opportunity for a new community and recreational facility
- 8. Tourism/Heritage/Ecology**
 - Heritage trail
 - Ecology trail



01. Masterplan Opportunity Sites Identified

02 COLLABORATION AND COMMUNICATION



02 COLLABORATION AND COMMUNICATION

2.1 Engagement Process

Bailieborough Town Centre First Masterplan Public Consultation - Have your say!

Cavan County Council is commencing the preparation of a Town Centre First Masterplan for the future development of Bailieborough.

The aim of this Masterplan is to set out a clear vision for the future direction of the town's physical, economic, environmental, social and cultural development. When completed, the plan will be used to seek funding and attract investment into the town.

We want to ensure that the Masterplan meets the aspirations of the whole community, and we would like to meet with all stakeholders within the local community to hear your views on what should be included in the Masterplan for your town.

A public consultation on the Masterplan will take place in the Bailie Hotel, Main Street Bailieborough on Tuesday, 30th May from 7.30pm - 9.30pm

Everyone is welcome to attend.

Queries in respect of the consultation should be directed to cbrady@cavancoco.ie



 Comhairle Contae an Chabháin
Cavan County Council
  Rialtas Áitiúil Éireann
Local Government Ireland

01. Public Consultation Advert

3D VIEWS



Main Street 3D View From Market Square Towards Church of Ireland
 Main Street 3D View From Church of Ireland Towards Market Square
 Main Street 3D View From Post Office Towards Church of Ireland
 Main Street 3D View From Post Office Towards Market Square
 Main Street 3D View From Bailieborough Courthouse Towards Church of Ireland

We welcome your suggestions and feedback - Please complete feedback form

Bailieborough Town Centre First Public Consultation

 Cooney Architects
 Cavan
 Rialtas Áitiúil Éireann
 An Roinn Forbartha Tuaithe agus Pobail
 Tionscadal Éireann
 Project Ireland 2040

01. Public Consultation Board - 3D Views

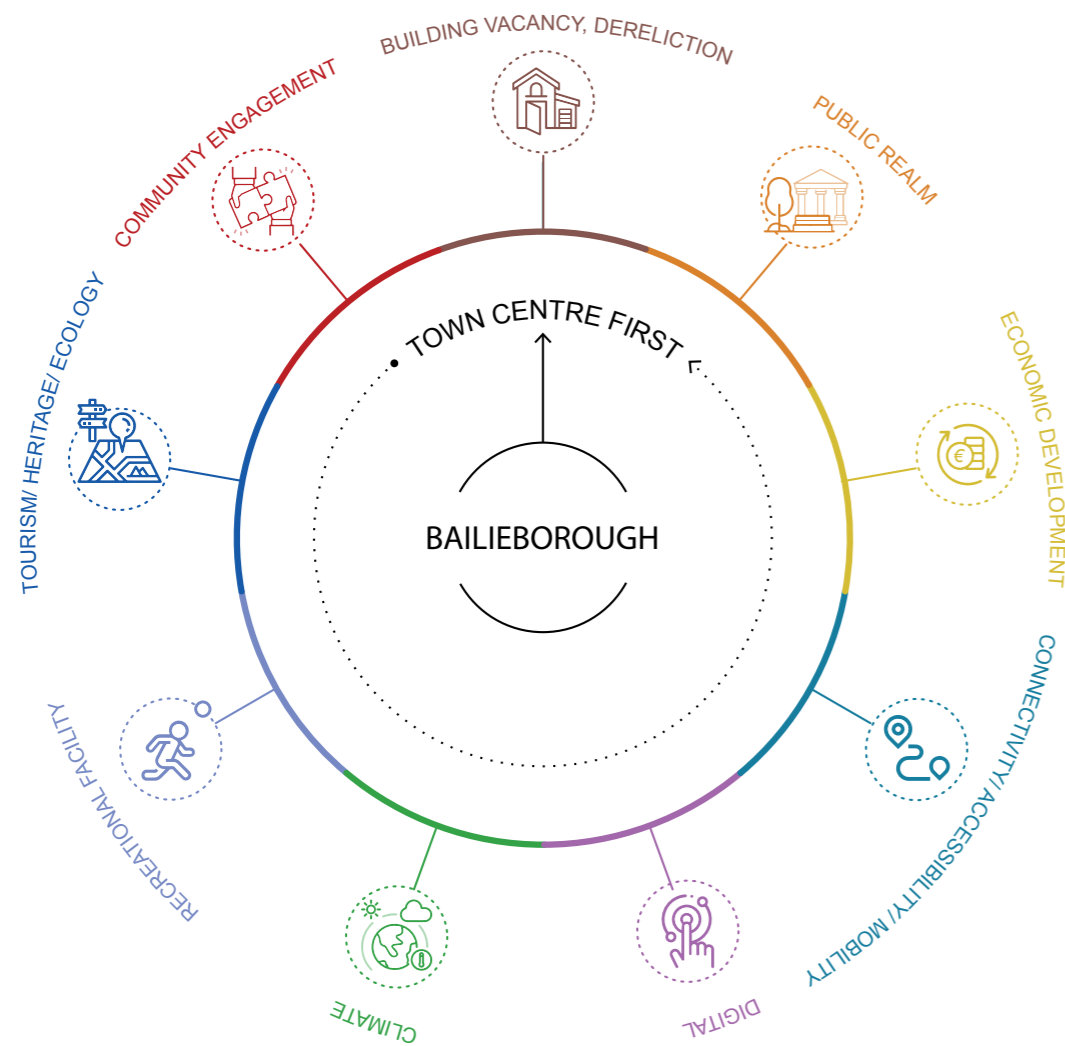
Collaboration and Communication

Key to the successful development of the Town Centre First Plan was to ensure community stakeholder engagement and buy in at all stages as well as engagement with internal local authority stakeholders.

- Initial public consultation session in May 2023, with 85 people in attendance. The purpose of this initial engagement was to hear from local residents, businesses and community groups to get their views on the current issues and opportunities within the town and to get their input into the future development of the town. A social media and radio campaign were run to promote the public consultation event.
- An information flyer on the Town Centre First initiative was prepared and distributed around the town.
- Information boards prepared as part of the public consultation were on public display in Bailieborough Library for 6 weeks following the consultation.
- An online survey was conducted following on from the initial May public consultation to get more specific feedback on issues such as Town Centre Living, parking, accessibility and mobility, public realm throughout the town as well. Some 90 responses were received in response to the questionnaire (See appendix A which details survey questionnaire)
- A series of one to one meetings were also held with stakeholders within the town including individual businesses, community groups etc.
- Consultation was held with members of Cavan County Councils cross departmental working groups to sense check the project proposals.
- A further public consultation event (community drop in session) in respect of the Draft Town Centre First Plan was held on August 16th and further observations/submissions invited up to August 28th.
- Having reflected on the feedback received the Town Centre First Plan was reviewed and updated to incorporate additional feedback with the final plan completed by September 6th.

02 COLLABORATION AND COMMUNICATION

2.2 Public Consultation Outcome



01 Key issues and opportunities raised during the Public Consultation

Overview

Feedback from the public consultation and survey was reviewed by the project team and it became clear that 9 key areas were emerging as the priority issues and opportunities for the Town:

1. Building Vacancy Dereliction and Reuse;

- Vacancy and Dereliction within the town must be addressed.
- Explore opportunities around Town Centre/Over Shop living and reuse of vacant commercial units
- Consider opportunities for backland and infill sites for both the provision of housing and to open up opportunities around permeability/accessibility throughout the town – particularly accessing Main Street.

2. Public Realm ;

- Three key projects have been identified within the town: Courthouse, Market Square and Square on Main Street including new Garda Station and former Post Office
- Need for more public amenities and seating throughout the town and where possible these should be weatherproof.
- Undergrounding of cables/wires – particularly on Main Street
- Traffic Issues at Kingscourt Road and Barrack Street need to be addressed.

3. Economic Development Opportunities;

- Potential to develop an Enterprise Hub/Park for the town to generate employment and support existing local industry.
- Develop additional remote working space.
- Promotion of the Tourism offering in the area including Castle Lake and Town Lake – potential to develop Tourism accommodation within the town

4. Connectivity/Accessibility/Mobility;

- Town very poorly served by public transport - a range of bus routes, proper bus stops and time tables required Kingscourt Road and Barrack Street Junction needs to be addressed.

- Footpaths while wide enough are in need of main tenance and repair.
- Additional Disabled Parking and Pedestrian Crossings required
- Carparking
 - Need to develop additional carpark in the town with improved linkages and permeability to main street.
 - Additional Disabled Parking and Pedestrian \ Crossings required

5. Digital;

- Build awareness of the potential of digital technologies in the town for economic, societal, and environmental good
- Provide a local digital innovation space for remote/co-working and community activities.
- Develop the digital skills, and innovation capacity of local enterprises.
- Promote digital literacy for all through formal and informal learning in the community.

6. Climate;

- Develop a biodiversity/ecology Trail for the town
- Provision EV Charging, Water drinkers
- Develop a new pocket park

7. Community Recreational Facility;

- Develop a recreational facility to accommodate the needs of the wider community

8. Tourism/Heritage/Ecology;

- Development of a Heritage Trail within and around the town.
- Pocket Parks

9. Capacity Building and Community Engagement;

- Support capacity building and collaboration among various groups and stakeholders within the town
 - create more synergies and promotion of services and activities available within the town - particularly with regards to activities for younger people.

03 UNDERSTANDING THE PLACE



03 UNDERSTANDING THE PLACE

3.0 Introduction



Bailieborough has a rich and complicated tradition of settlement and evolution over many centuries

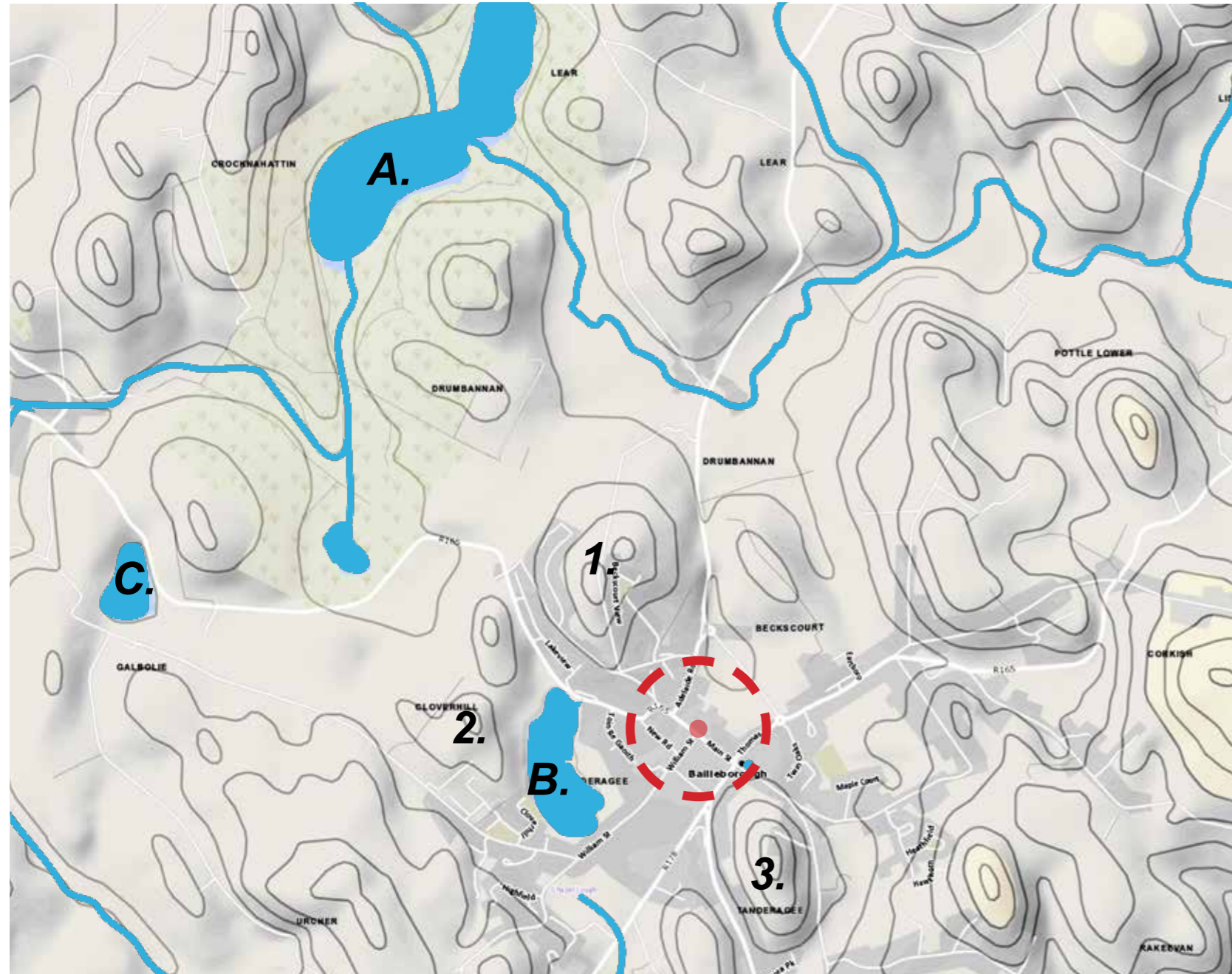
It's unique physical, social, cultural and economic evolution has resulted in a unique place with a multitude of strengths. It is important that we understand this rich and complicated tradition and allow it inform the future development and evolution of this special place

Today this unique physical, social, cultural and economic evolution presents numerous opportunities for the current generation to further enhance and develop Bailieborough as a vibrant, sustainable, viable, attractive location for people to live work and visit. In a sustainable community supported by all necessary social cultural recreation services and facilities

01 Bailieborough Fair Day, 1963. Extracts from "It Really Did Happen – The changes in farming since the 1940's" by Alan McElwaine.

3.1 UNDERSTANDING THE PHYSICAL EVOLUTION

3.1.1 Topography, Rivers and Ecology



01 Map of Bailieborough Hills and Lakes



02 Bailieborough from above



03 Castle Lake



04 Main rivers in Ireland

Overview

The landscape of east Cavan is a drumlin landscape. The landscape consists of a series of low Hills acting as a watershed for small streams and rivers leading to ponds and lakes.




The central core of Bailieborough consists of Main Street gently sloping northwest from the current Market Square to the church of Ireland.

Roads and streets leading to and from the town followed the contours of these low-lying hills, avoiding the small lakes with bridges crossing the numerous streams.

This layout responds to its unique location and the contours provide a unique sense of place, where all vistas looking towards Main Street are terminated by buildings and vistas outwards from Main Street are terminated by landscape features.

Civic buildings are located in pride of place, infill street buildings are narrow fronted offering numerous opportunities for engagement at ground floor level by shops with the street frontage marketplace. Traditionally the long narrow backyards and gardens supported the economic activity of the marketplace on the streets. This layout creates a unique local microclimate where the street and building layouts offer opportunities for passive solar gain, sheltered sunny outdoor spaces and opportunities to provide living over the shop or working over the shop accommodation dual aspect onto streets and backyards, and opportunities to reimagine the backyards as vibrant living working cultural and service basis.

BAILIEBOROUGH HILLS AND LAKES MAP LEGEND

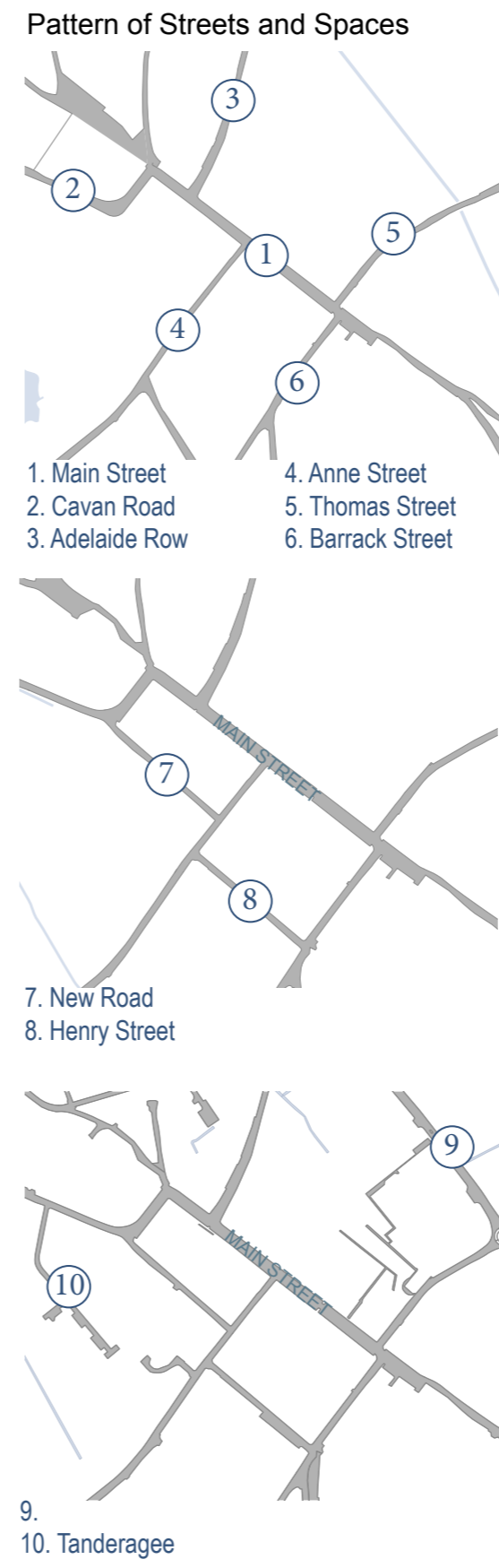
-  Bailieborough Location
-  Contours
-  Water
- 1. Beckscourt View
- 2. Clover hill
- 3. Tanderagee
- A. Castle Lough
- B. Bailieborough Lough
- C. Galbolie Lough

3.1 UNDERSTANDING THE PHYSICAL EVOLUTION

3.1.2 The Pattern of Buildings and the Pattern of Streets and spaces



Bailieborough 1778



Overview

The Town Centre First Policy approach recognises that heritage led regeneration ‘..can support and make best use of already existing resources’. The central core of Bailieborough has a strong spatial quality consisting of streets and squares. The regeneration of the central core of Bailieborough should respect and reinforce these spatial qualities, enhance facilities for pedestrians and cyclists and create the optimum balance of parking, vehicular movement and public realm.

The Central Statistics Office (CSO) recored 29% of people travelling by car for a journey of less than 2km in the National Travel Surevy 2019, while the Bailieborough public consultation survey recorded 83% of people travelling to the town by car.

As considered in the Town Centre First Policy, the streets were layed out and developed for private vehicle movement, the primary mode of transport. The long term goal for Bailieborough is developing primary transport routes supporting the pedestrians and cyclists, creating a more sustainable mobility in the town, as advocated in a meeting on the 26th of June 2023 with the Active Travel Team in Cavan County Council. Section 4.0 of this masterplan identifies opportunities on how to create this modal shift.

3.1 UNDERSTANDING THE PHYSICAL EVOLUTION

3.1.3 The Pattern of Buildings and the Pattern of Streets and Spaces



Bailieborough Church Of Ireland - 1880-1900



Main Street - 1880-1900



Market House between 1880-1900



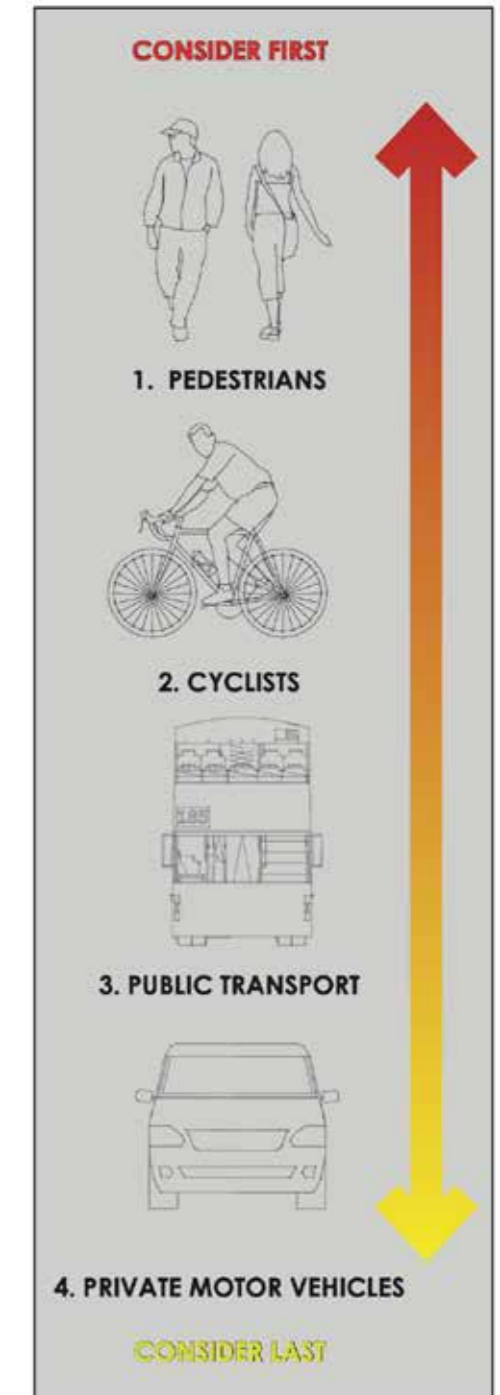
Bailieborough Church Of Ireland - Current



Main Street - Current



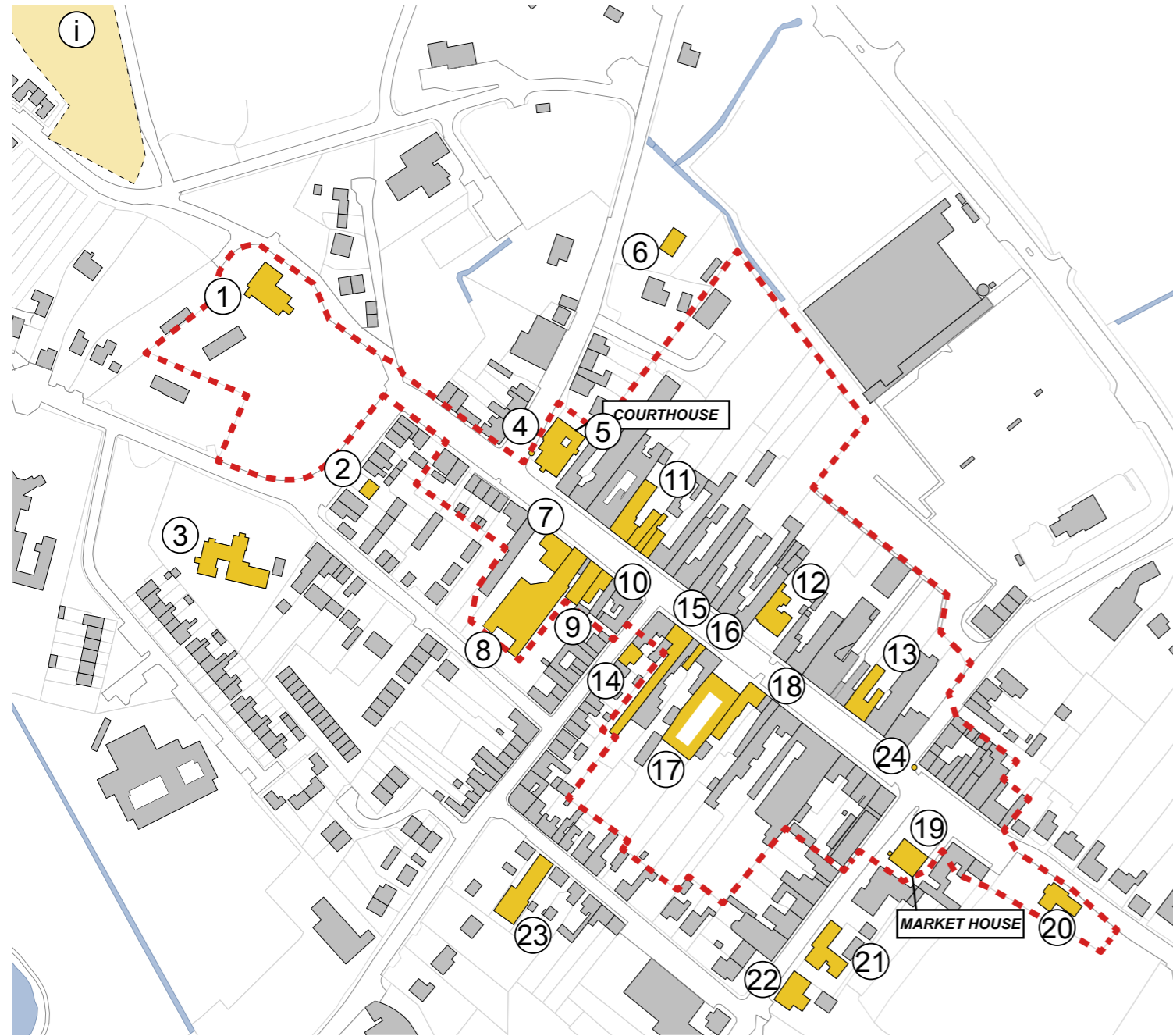
Market House - Current



DMURS extract

3.1 UNDERSTANDING THE PHYSICAL EVOLUTION

3.1.4 Protected Structures and Architectural Conservation Area



PROTECTED STRUCTURES LEGEND

--- Architectural Conservation Area (ACA)

■ Protected Structures

1. Church of Ireland
2. Detached House
3. Model National School
4. Water Hydrant, Adelaide Row
5. Courthouse and Bridewell
6. Arts & Cultural Centre
7. Bank of Ireland
8. SuperValu
9. Sandi Modes
10. Bailie Stores
11. Finegas
12. National Irish Bank
13. O'Reilly Shoes
14. F. Mc Donald, William St.
15. D. Jameson, The Medical Hall
16. What Knot (Nikita)
17. B. O'Reilly
18. End of Terrace House
19. Market House / Library
20. Masonic Hall
21. Garda Station
22. House Barrack St.
23. Excel Cinema, Henry St.
24. Water Hydrant, Thomas St. - Main St.
25. King's Cottage, Chapel Road

Overview

The Cavan County Development Plan 2022 - 2028 includes for a substantial segment of the central core of Bailieborough as an Architectural Conservation Area (ACA). An ACA is made up of historic streets and terraces in town centres, as well as historic residential roads, in order to preserve civic identity and architectural character in the area. There are 25 protected structures within, and adjacent to the Architectural Conservation Area of Bailieborough.

Traditionally there has been a lack of awareness of the opportunities that this rich architectural heritage provides. Protected structures and associated architectural conservation objectives can be seen as limiting.

The Town Centre First Plan identifies a number of case studies at section 4.0 that demonstrate how perceived limitations of redeveloping or reusing historical/protected structures can be overcome and illustrate the opportunities presented for proper sustainable reuse of existing structures in a cost-effective manner. There are various financial and advisory supports available to encourage their sustainable regeneration resulting in viable, vibrant and attractive locations for people to live work and visit, within a short walking distance of all necessary social, cultural and recreational services and facilities.

By proactively tackling vacancy and dereliction in our town centres and returning vacant and derelict properties into residential and commercial use, this not alone supports reuse and repurposing of vacant buildings but provides an opportunity to increase the energy efficiency of older/historic buildings while offering a solution to both the housing crises and the climate crises by promoting sustainable and compact urban living in our town centres.

01 Map of Bailieborough's Protected Structures and Architectural Conservation Area (ACA)



19. Library, Market Square



20. Masonic Hall



25. King's Cottage, Chapel

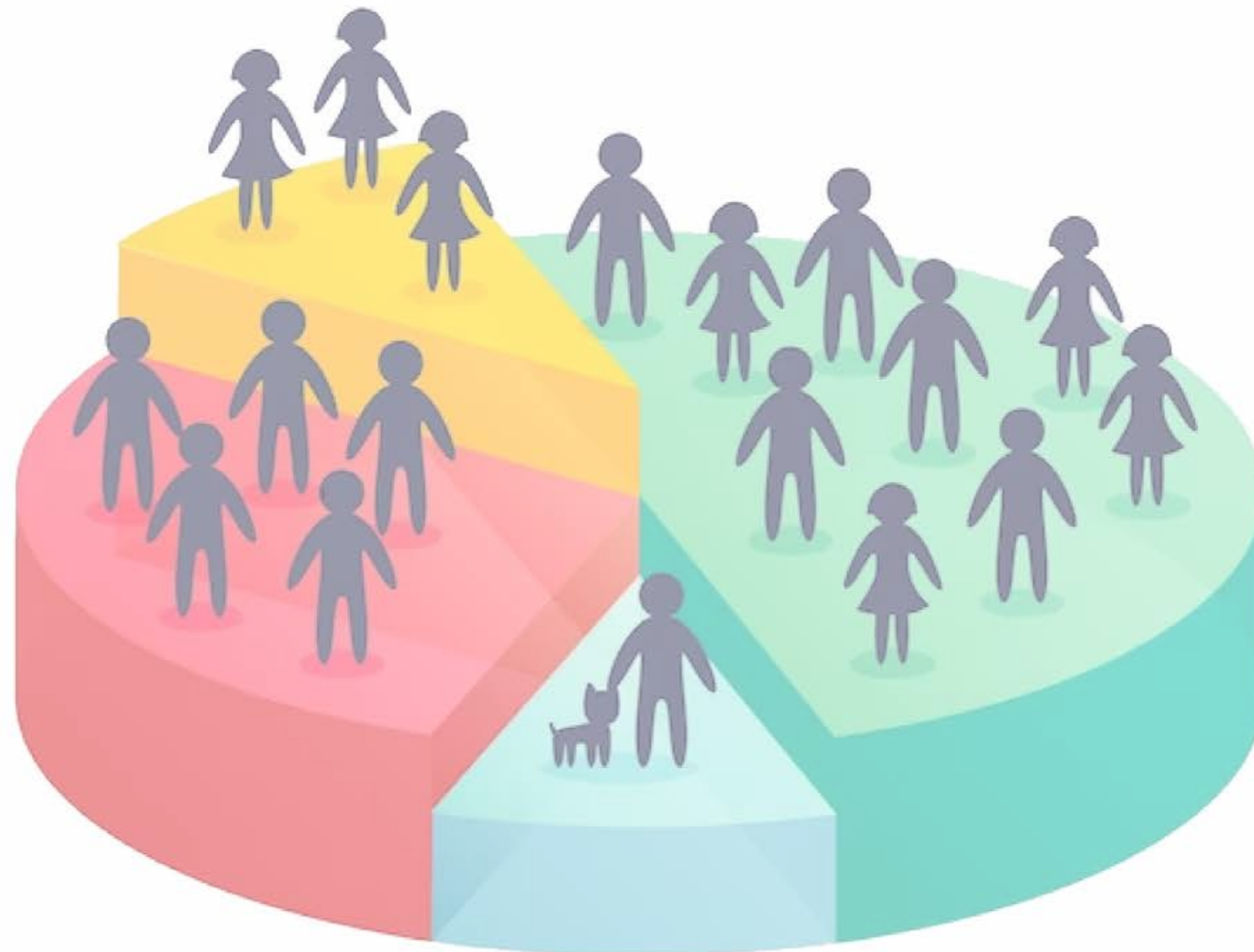


i. The First Church of Ireland of Bailieborough

3.2 UNDERSTANDING THE PLACE

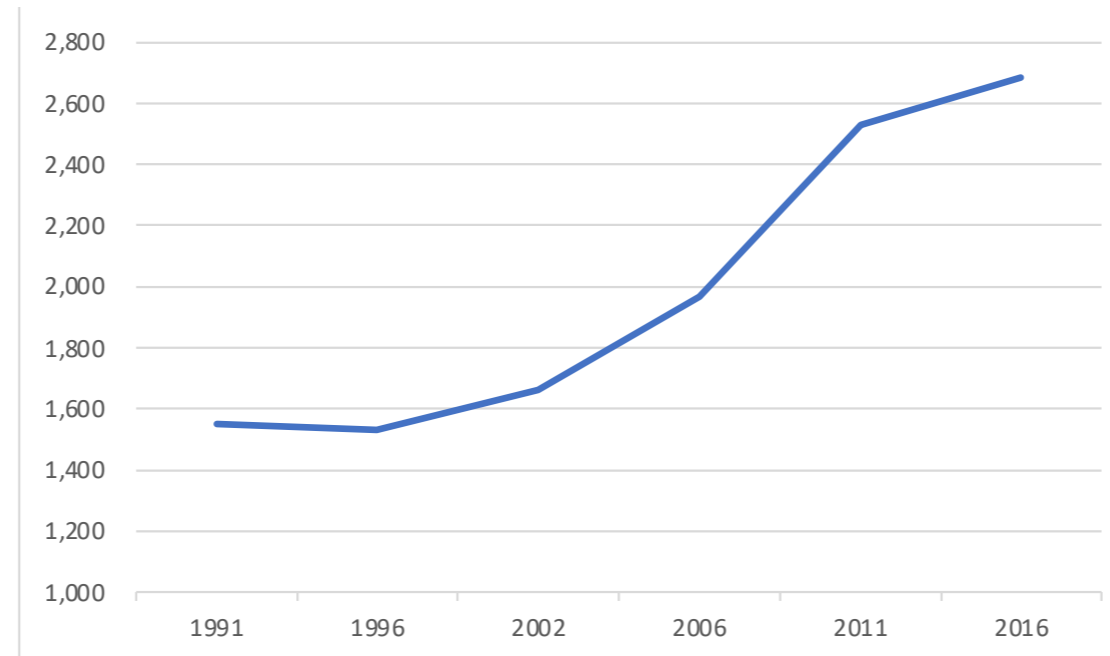
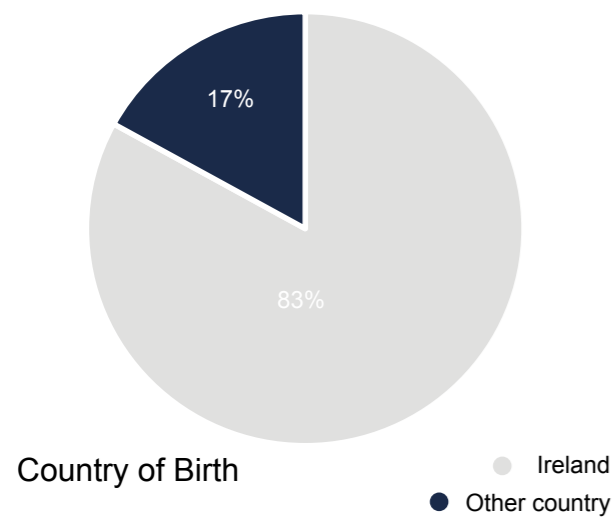
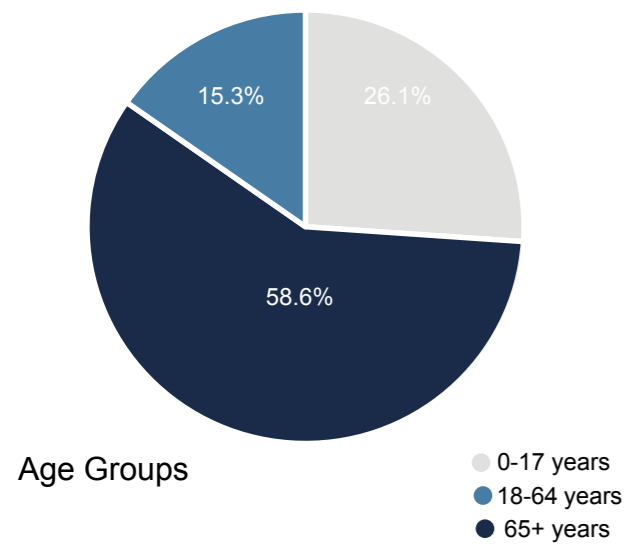
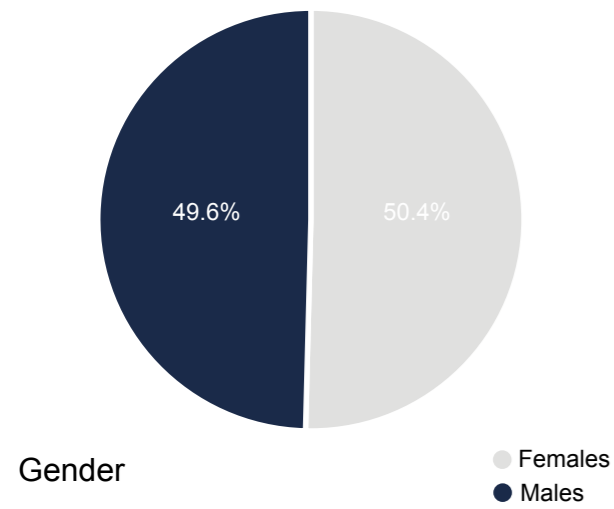
Understanding the Social Demographic of the Town

Baron

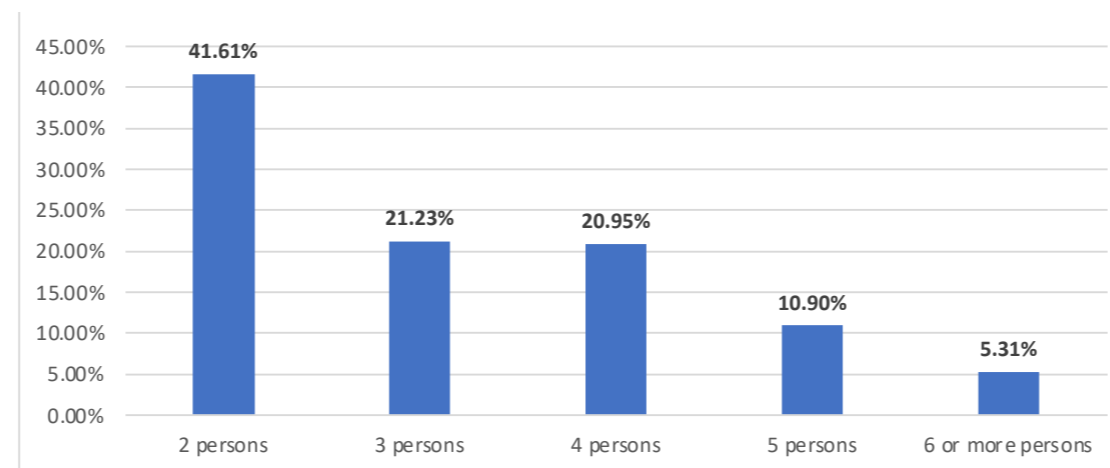


3.2 UNDERSTANDING THE PLACE

Understanding the Social Demographic of the Town



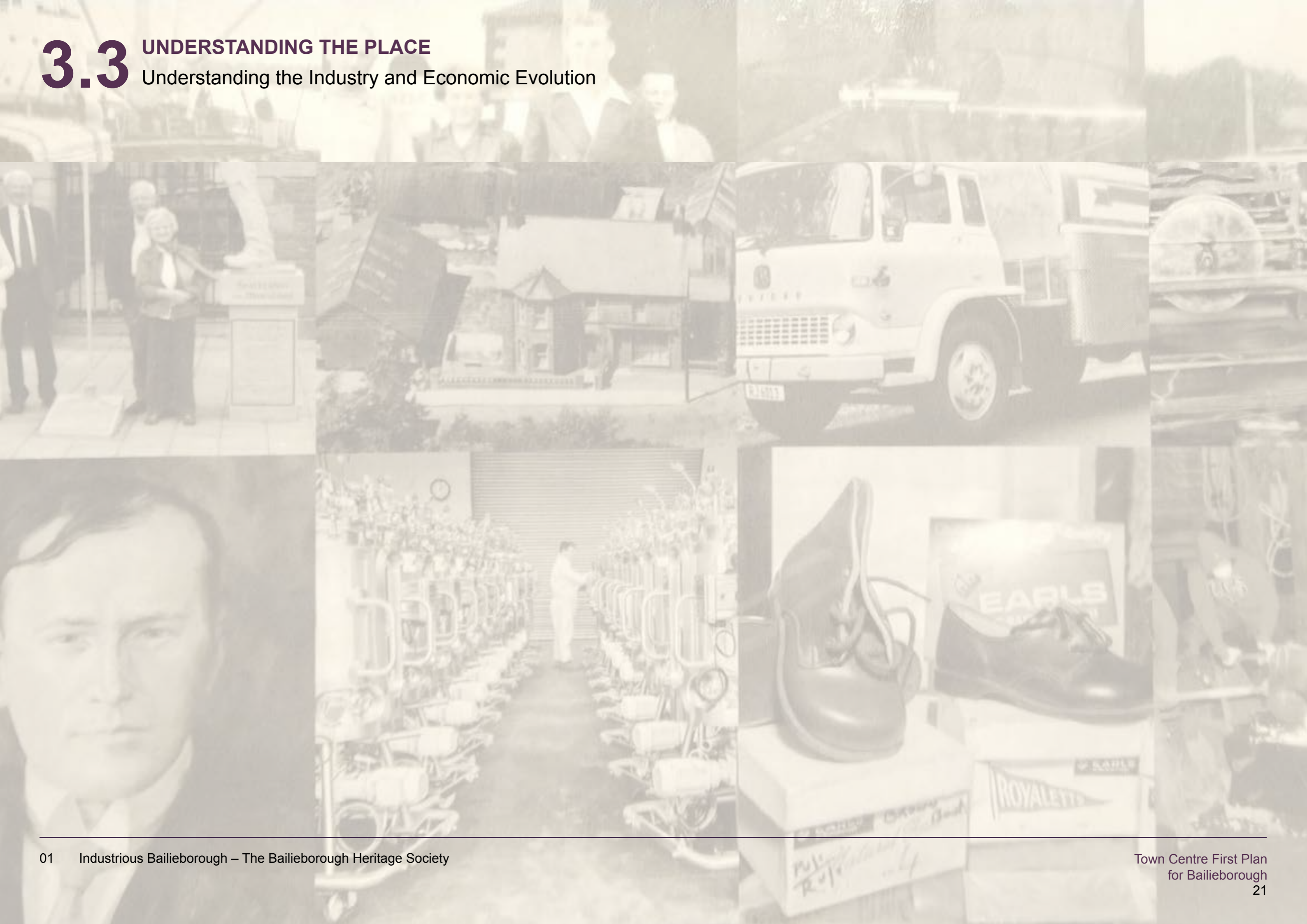
Population of Bailieborough from 1991 to 2016 (Census) - Citypopulation.de



Family Sizes Living in Bailieborough in 2016 - Citypopulation.de

3.3 UNDERSTANDING THE PLACE

Understanding the Industry and Economic Evolution



3.3 UNDERSTANDING THE PLACE

Understanding the Industry and Economic Evolution



01 Bailieborough Market Day



02 Main Street Bailieborough 1990



03 Bailieborough Woollen Mills



04 Bailieborough Workhouse 1895



05 Stainless Steel Fabrication



06 Lakeland Dairies

Overview

Bailieborough is a plantation town, from 1610 to 1922, it was an administration and market town serving the local hinterland.

From the 1920's to the 1970s Bailieborough had a rich industrious, and commercial heritage.

Major industries including flax and linen, corn and grain & milling, butter making, an egg depot, a boot factory, and sawmill, served the local hinterland and further afield.

Smaller service industries occupied many of the backyards as recorded by the Bailieborough Heritage Society publication "Industrious Bailieborough".

From the 1970s to today many of the traditional industries ceased trading and new industries including food processing, bath and shower factory, stainless steel fabrication, and box factory were developed .

It became fashionable for business owners who traditionally lived over the shop to move out of the central core of the town and leave upper floors vacant are used for storage or short-term rental accommodation.

Ground floor shops were reasonably prosperous, see section 3.4 for current town vacancy.

Service industries moved out of the central core of the town or ceased to trade leaving large tracts of Brownfield sites Vacant in deterioration. See section 4.0 showing opportunity sites and case studies that seek to demonstrate how upper floors can be reused, backyards can be regenerated, public realm including enhanced linkages and spaces to encourage dwell time that could lead to the enhancement of the town centre of Bailieborough as a vibrant beautiful cultural social and economic town centre.

Summary of industry and economic evolution of Bailieborough;

1610 William Bailie a native of Aye in Scotland, was given 1000 acres of land in Toneregie in the Barony of Clankee, the land was given to him under certain conditions. Within two years he undertook to erect a house and bawne for himself, build houses for his tenants and collect rents from them.

1613 William Bailie had constructed a castle.

1626 The town had houses built of wood and covered with straw thatch.

1814 William Young of the East India trading company purchased the town and he laid out the current Main Street with new houses and businesses built of solid stone which later rooms.

1817-1833 The courthouse and market house were redeveloped

1834 Riot at which 34 people died on a fair day

1841 The Bailieborough Workhouse is constructed to provide famine relief.

1880s - 1920s Bailieborough appears to have been a relatively prosperous And ministrative and market town.

1920s - 1970 Bailieborough had a rich industrious, and commercial heritages

1970s to current Traditional industries ceased to trade, new industries developed on the outskirts of the town, traditional service industries in backyards ceased to trade I moved to the edges, upper floors deteriorate and large tracts of yards and Back-lands become vacant

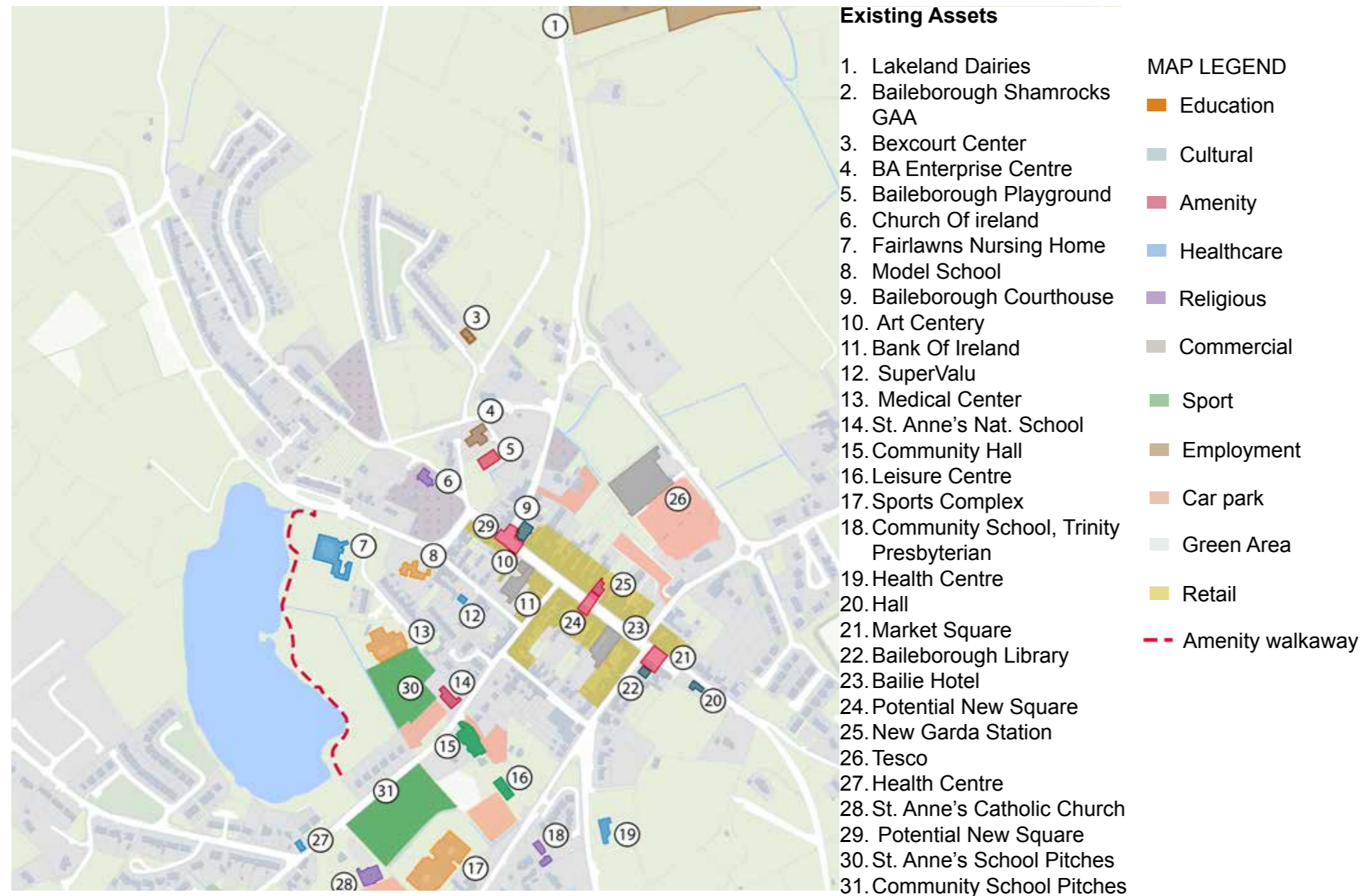
3.4 UNDERSTANDING THE PLACE

Available Places of Recreation, Amenities and Facilities



3.4 UNDERSTANDING THE PLACE

Available Places of Recreation, Amenities and Facilities



01 Map of Existing Assets in Bailieborough



02 Bailieborough Courthouse



03 Bailieborough Swimming Pool



04. Library

Overview

The Town Centre First policy aims to create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, while also functioning as the service, social, cultural and recreational hub for the local community". A key element to this is ensuring that the right mix of economic, social, cultural, and recreational amenities and facilities are available to the town.

Prior to the public consultation an audit of existing assets was carried out which identified existing amenities within and adjacent to the town see map 01. At the consultation participants were invited to identify key services (commercial or otherwise) that are missing in the town – these included a range of retail/commercial assets as well as a number of other social and economic assets – see table 1.0 below:

As part of the enabling actions in the Town Centre First Plan for Bailieborough we have identified a number of projects; see Section 3.0 which address the gaps in services/amenities.

Gaps in Key Services as Identified at Public Consultation on Town Centre First Plan:

- Eateries/Restaurants
- Retail - clothes and footwear
- Local Transport
- Public Toilets
- Craft Shop
- Laundrette
- Artisan shop - food and crafts
- General entertainment for all age groups - discos, dances etc
- Taxi Service
- Place for young people to 'hang out'.
- Community meeting hub
- Homestore/hardware store
- Car repair
- Community Choir
- Business Hub/Centre
- Green Tourism initiatives
- Co Workspace
- White goods/electrical goods

4.0 DEFINING AND ENABLING THE PLACE



OPPORTUNITY SITES LEGEND

1. **Building Vacancy Dereliction and Reuse**
 - 1A Living over the shop case study
 - 1B Working over the shop case study
 - 1C New housing in backlands case study
 - 1D Opportunity infill sites
2. **Public Realm**
 - 2A Courthouse
 - 2B New Garda Station
 - 2C Market House
3. **Economic Development Opportunities**
 - Town Events
4. **Connectivity/Accessibility/Mobility**
 - 4A New Bus Stop Opportunity Sites
 - 4B Parking
 - Pedestrian and cycling links
 - Vehicular, Pedestrian and cycling links
6. **Climate**
 - 6A Water drinkers
 - 6B EV charging points
7. **Community Recreational Facility**
 - Opportunity for a new community and recreational facility
8. **Tourism/Heritage/Ecology**
 - Heritage trail
 - Ecology trail

DEFINING AND ENABLING THE PLACE

4.0 SWOT Analysis

STRENGTHS

Economic

- Local major Industries with almost full employment
- Industry anchored in the locality founded on strong agricultural supply chain
- Reasonable range of local economic services- See section 3.4 Figure 1
- Shop occupancy and vacancy at ground floor within national norms

Social

- Good range of local community services and facilities including some services not normally available in towns of this size. See section 3.4 Figure 1
- Numerous committed voluntary and community organisations - see section 02 Engagement process
- Three number progressive primary schools and secondary school

Heritage

- Unique cultural heritage from the foundation of town in 1610.
- Multi layered multi-cultural heritage

Cultural

- Range of local cultural facilities and organisations including Library, proposed cultural centre, close proximity to Virginia Theatre, local voluntary drama group, heritage association, poetry and literary society.

Health And well-being

- Range of local recreation and sporting facilities , swimming and leisure centre, outdoor recreation trails, indoor exercise and sport facilities
- Range of healthy food alternatives available
- 2 medical practices and Health Centre

Place making

- Compact cohesive formal town core with clearly defined urban space

Uniqueness

- The combination of strong economic foundations, range of social and community facilities, rich cultural heritage and clear defined Auburn core make Bailieborough a unique Community.

CHALLENGES AND OPPORTUNITIES

Economic

- Major industries are subject to international markets
- Bailieborough has achieved a reasonable critical mass of facilities serving a substantial local regional population.
- The town faces competition from other larger adjacent towns with a greater critical mass of retail and services.
- Local retail challenges from online shopping.
- Limited dining, socialising, outdoor and indoor visitor attraction facilities for visitors.
- Substantial visitor numbers coming to the region but not visiting Bailieborough.
- Visually poor vehicular traffic dominated public realm with narrow footpaths and limited biodiversity.
- Very limited pedestrian and cycling linkages.

Heritage

- The town centre is located in an Architectural Conservation Area with 25 Protected Structures. Most people are not aware of this heritage and many see this as a disadvantage rather than an opportunity.
- The existing heritage trail could be enhanced with additional places of interest, improved interactive interpretation and signage.

Facilities

- During the public consultation process ‘ gap analysis’ identified 18 ‘ missing assets’

Connectivity Regional and Local

- During the public consultation process opportunities to provide regular public transport services to local and regional towns at times that facilitate local need were identified.
- At research and analysis stage we established that there is one designated pedestrian linkage within the town centre and this is seen as unsafe and visually poor, all other pedestrian and cycling linkages run alongside roadways and streets.

Health And well-being

- We live during a biodiversity crisis, many of the traditional ‘ biodiversity corridors’ are not continuous.
- Enhanced heritage and ecology trails linking existing heritage and ecology assets at the town centre to the Town Lake and Castle Lake Forest

Sustainability

- A clearly defined sustainability model for the town based on the 7 petals of Living Building Challenge and UN Sustainable Development Goals could become a demonstration

model for other towns of how the principal of acting locally and thinking globally can be implemented in small regional towns.

Place making

- Clonakilty and similar initiatives have demonstrated how towns like Bailieborough that already have clearly defined urban spaces can be reimagined as quality public realm spaces accommodation pedestrians, cyclists and motor vehicles in a proper balance.
- Vacancy at ground level on streets is limited, however there are opportunities to improve the quality of materials and finishes on shopfronts taking cues from existing traditional shopfronts without resorting to pastiche.
- Addressing vacancy at upper floors on streets and Vacancy back-lands presents possibly the most potentially transformative action for the town. People living and working over shops and in former back yards linked by a network of pedestrian and cycling priority, beautiful, safe, sheltered mews laneways would result in a town centre that is viable, vibrant, attractive location for people to live work and visit. Locals and visitors would come to recognise Bailieborough as a beautiful, unique place to live a sustainable lifestyle in coexistence with nature, supported by all necessary social cultural recreational and service’s needs.

THREATS

- Global warming
- Climate change
- Biodiversity crisis
- Lack of appreciation or awareness of opportunities presented by town centres to provide sustainable communities addressing climate challenges
- Dispersed isolated residences relying on carbon powered transport
- Poor connectivity
- Reliance on the car as the primary mode of transport
- Health challenges, sedentary lifestyles, unhealthy food
- Lack of appreciation of the unique cultural and social heritage and the opportunities they present
- Globalisation of manufacturing, retail, services resulting in small local unique brands and services being unable to compete
- Migration of services and facilities to larger centres

4.1 DEFINING AND ENABLING THE PLACE

4.1 Building Vacancy, Dereliction & Re-use

DEFINING AND ENABLING THE PLACE

4.1 Land Use and Vacancy



01 Map of Vacancy in Bailieborough Today

Overview

The map represents the current properties in use and vacant properties in Bailieborough. (Surveyed 14th of August 2023)

To retain footfall and consistent flow of movement for the purposes of economy and the atmosphere of a lively town a sufficient amount of services and shops need to be provided. Currently there is a vacancy issue which needs to be addressed in the town core, only 55.5% of the buildings are completely occupied. On the ground floor only we have mapped a total of 90 properties, 16 of which are vacant so on a percentage basis 17% of the town is vacant.

Recommendations / Opportunities

The vacancy rate of the upper floors presents an opportunity to develop a vibrant “lived in” and “worked in” town centre with increased footfall and dwell time, thus enhancing social, cultural and economic opportunities.

MAP LEGEND

MAP LEGEND	Aprox. No. Buildings
Property in use/occupied	50
Ground Floor Occupied Upper Floors Vacant	24
Ground Floor Vacant Upper Floors Occupied	2
Property vacant	14
Total	90

DEFINING AND ENABLING THE PLACE

4.1 Building Vacancy, Dereliction & Re-use - Overview



01 Bailieborough Library Before



02 Bailieborough Library After



03 Bailieborough Main Street - Before Painting Scheme



04 Bailieborough Main Street - After Painting Scheme



05 Bailieborough Courthouse Before



06 Bailieborough Courthouse After

Introduction

Challenges

Section 3.4 identifies the changes that have happened in Bailieborough since the 1970s resulting in building vacancy and dereliction and the associated adverse effects on social cultural community and economic vibrancy.

Opportunities

This section of the Town Centre First Plan identifies a number of enabling projects that will regenerate and rejuvenate Bailieborough as a sustainable town and community, acting locally to facilitate people to live, work, socialise and visit and supported by all necessary social, cultural, recreational, services and facilities:

Bailieborough Town Centre First Enabling Projects:

1. Building vacancy, dereliction – including 3 case studies; living over the shop, working over the shop and back lands reuse and redevelopment.
2. Public Realm
3. Economic development opportunities
4. Connectivity/Accessibility and Mobility
5. Digital
6. Climate
7. Community Recreational Facility
8. Tourism/Heritage and Ecology Trail
9. Community collaboration and capacity building

Relevant Policy and Needs for Projects

The Town Centre First Policy, which stems from 'Our Rural Future', sets out the framework for the development of Town Centre First Plans. The ambition of Town Centre First is to build strong towns that provide the variety of services and opportunities to local businesses and communities alike. While many of our rural towns are plagued by vacancy and dereliction the targeted intervention of the Town Regeneration Plans presents an opportunity to reverse such decline through the repurposing and adaptation of older buildings. This in turn opens up new opportunities for the provision of much needed accommodation and housing as well as opportunities for new business,

new ways of working and enhanced community engagement.

Bailieborough, as an historic town with much of the town core within an 'Area of Architectural Conservation' is perceived to have an additional layer of complexity for building adaptation and reuse, however the case studies as outlined in section 4.1 demonstrate the feasibility of these projects.

Every town is unique and Bailieborough has its own characteristics that sets it apart from other towns. The Town Centre First Plan will build on these attributes to create a sense of place through consistent public realm, improved accessibility, and permeability while future proofing the town through a range of Digital and Climate Action projects, all the while supporting and enabling the local community to build upon its economic, social, tourism and recreational offering.

Realising the Projects

4.1 Building Vacancy, Dereliction & Re-use:

Vacant and derelict properties impact on the vitality and attractiveness of our towns and the public consultation and survey completed in preparation of the Town Centre First plan indicated that this was a key concern of the local community and businesses in Bailieborough. Fewer people are choosing to live in town centres and the closure of many family businesses has seen not alone vacancy on ground floor but also over the shop living is in decline with more people choosing to live on the outskirts of town.

As highlighted in the County Development Plan 2022-2028 'Bailieborough has a high rate of vacancy for a town within the self-sustaining town category but has a relatively large amount of convenience floorspace provided by a relatively small number of retailers. The town has a large number of independent retailers selling comparison goods. Proposals for additional commercial space should be mindful of the growing levels of vacancy in the town centre and the fact that Bailieborough has the highest level of retail vacancy in the county in 2016. New retail offering should be located in the town centre.

DEFINING AND ENABLING THE PLACE

4.1 Building Vacancy, Dereliction & Re-use - Overview



01 Map of Case Study Sites and Infill Opportunity Sites

Overview

One of the challenges in reversing this hollowing out of town centres is trying to encourage people to live in town centres and to address the perceived challenges in adapting older buildings to the demands of modern living and doing business.

Case Studies Projects to Act as a Catalyst

Regeneration is the process of bringing social, cultural, economic and environmental life back into an area resulting in high quality life for its inhabitants and visitors. Regeneration encourages and supports sustainable businesses and future investment from private sector and public sector alike.

For many people the prospect of taking on a large scale town centre redevelopment -residential or commercial can prove daunting. The case studies in section 4.1, included as part of the Town Centre First Plan provides an easy 'guide to' undertaking such a project and highlights the potential of reuse and redevelopment of vacant properties and backlands.

The adjacent map details the location of 3 demonstrator projects/case studies that detail the potential of redevelopment reuse of vacant properties and backlands within the town core.

- 4.1.1 Living over the shop. Demonstration project.
- 4.1.2 Working over the shop demonstration project.
- 4.1.3 Residential regeneration of Back lands of future opportunity infill sites.

The final report will include the projecting costings associated with the redevelopment and schedule of works.

The restoration of one or more historic buildings act as a catalyst for the regeneration of a significant wider area.

¹Our Rural Future outlines a vision to support the regeneration and development of rural towns and villages to contribute to local and national economic recovery; Our Rural Future - Rural Development Policy 2021-2025

DEFINING AND ENABLING THE PLACE

4.1.1 Building Vacancy, Dereliction & Re-use - Case Study 1: Living Over the Shop

Front Access - Dual Aspect



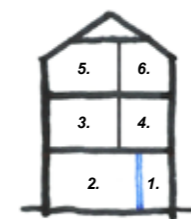
Existing Elevation



Proposed Elevation

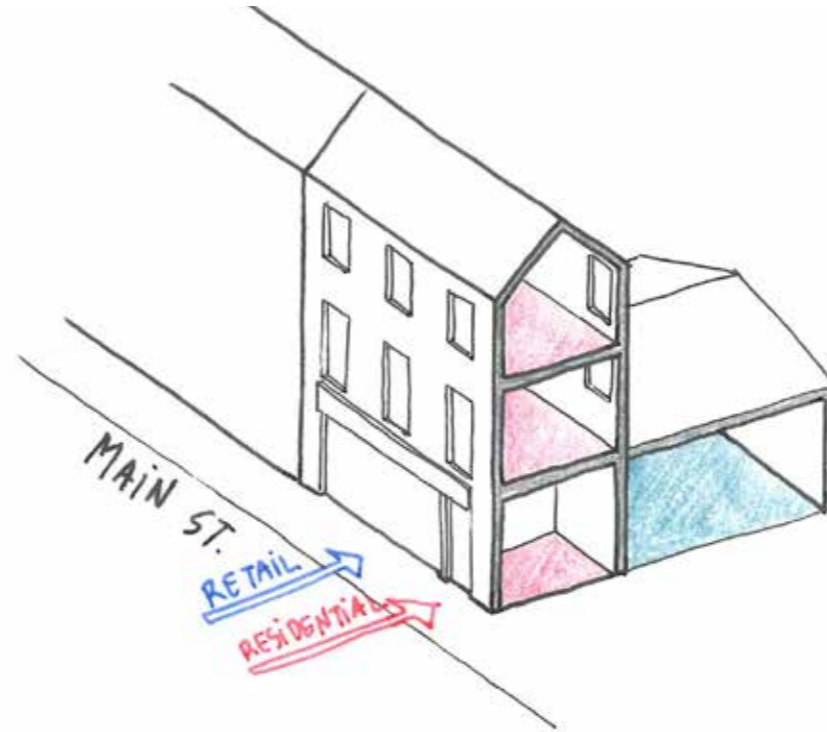


Existing Section



Proposed Section

- 1. Retail
- 2. Entrance Hall
- 3. Master Bedroom
- 4. Bedroom 1
- 5. Kitchen / Living / Dining
- 6. WC



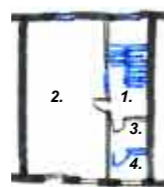
Proposed Axonometric

■ Residential

■ Retail



Existing Second Floor Plan

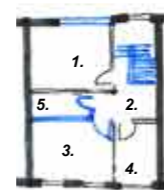


Proposed Second Floor Plan

- 1. Landing
- 2. Kitchen / Living / Dining
- 3. Storage
- 4. WC



Existing First Floor Plan

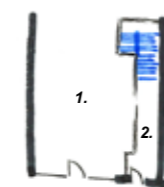


Proposed First Floor Plan

- 1. Bedroom 1
- 2. Landing
- 3. Master Bedroom
- 4. Bedroom 2
- 5. Bathroom



Existing Ground Floor Plan



Proposed Ground Floor Plan

- 1. Retail
- 2. Entrance Hall

Overview

This case study project is for a two storey maisonette located over a shop on Main Street with access only from the street. Natural light and vistas to the street and rear yard.

Schedule of Work

1. Substructure/structure – no works.
2. New stud walls to form rooms.
3. Lime plaster repairs – insulated plasterboard/skim to external walls.
4. Allowance for repairs to existing floor structure.
5. 2nr new timber stairs.
6. Allowance to replace windows.
7. New internal joinery all painted.
8. Plasterboard and skim to ceilings on 1st & 2nd floor.
9. Allowance for fireproofing ground floor retail from 1st floor.
10. Wall tiling to bathroom areas and paint all internal walls.
11. Laminate timber floor to apartment floors, floor tiling to bathrooms, acoustic soundproofing to 1st floor.
12. Paint ceilings.
13. Allowances for sundry roof repairs.
14. Allowance for plumbing and electrical installations.
15. Allowance for kitchen, kitchen appliances, wardrobes and sanitary goods.
16. See Section 3.1.4 indicating the Architectural Conservation Area and protected structures, all works to be carried out in accordance with best conservation practice and heritage guidelines in co-operation with the local heritage officer, where appropriate.

DEFINING AND ENABLING THE PLACE

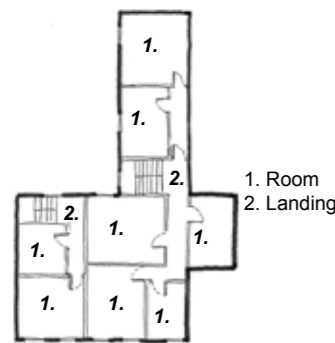
4.1.2 Building Vacancy, Dereliction & Re-use - Case Study 2: Working Over the Shop



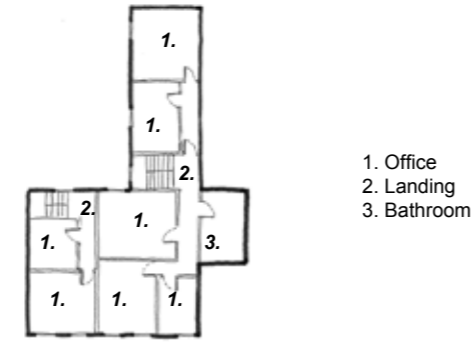
Existing Elevation



Proposed Elevation

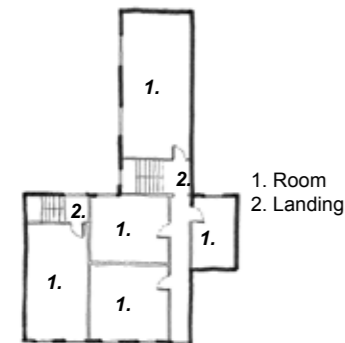


Existing Second Floor Plan

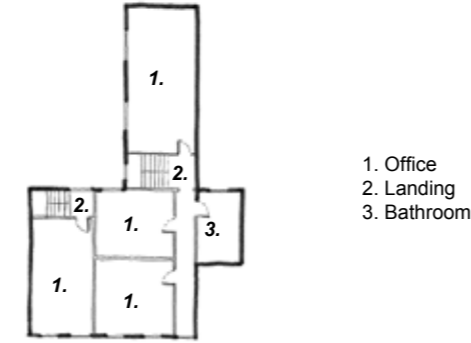


Proposed Second Floor Plan

- 1. Office
- 2. Landing
- 3. Bathroom



Existing First Floor Plan



Proposed First Floor Plan

- 1. Office
- 2. Landing
- 3. Bathroom

- 1. Retail
- 2. Entrance Hall
- 3. Toilet
- 4. Room

- 1. Retail
- 2. Entrance Hall
- 3. Toilet

Overview

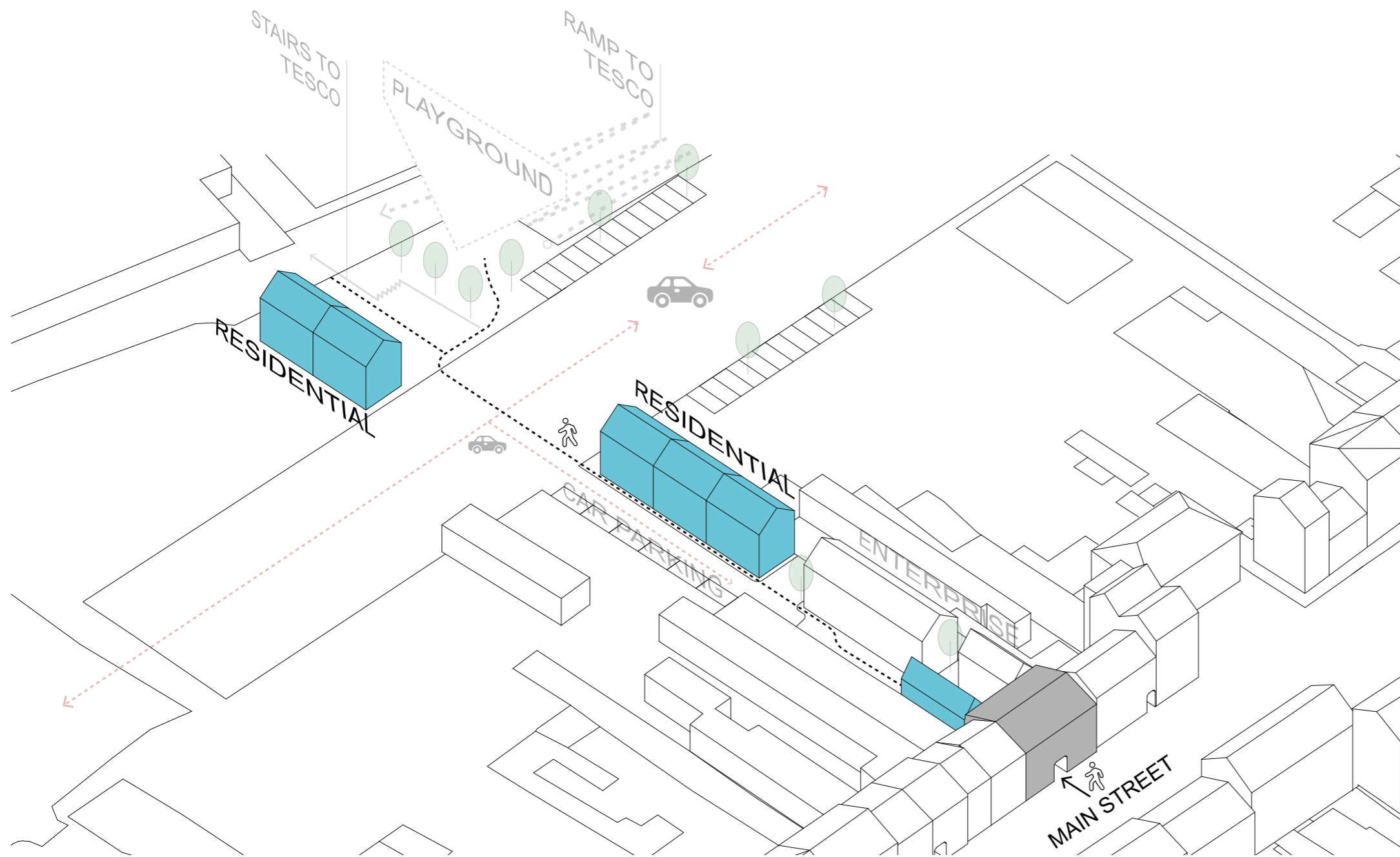
This case study demonstration project is for a two storey offices and remote working spaces located over two shops on Main Street with access from the street and an archway. Natural light and dual aspect to the street and rear yard.

Schedule of Work

1. Substructure/structure – no works.
2. Assumed existing internal partitions are retained and limited works required.
3. Lime plaster repairs. No other works to external/perimeter walls included.
4. Allowance for repairs to existing floor structure and 5floor boards replaced.
5. New timber stairs.
6. Allowance to replace windows.
7. Allowance to upgrade internal joinery.
8. Ceilings to 1st & 2nd floor are retained with minimal works required.
9. Allowance for fireproofing ground floor retail from 1st floor.
10. Wall tiling to toilet areas and paint all internal walls.
11. Carpet to office areas, floor tiling to toilets, acoustic soundproofing to 1st floor.
12. Paint ceilings.
13. Allowances for sundry roof repairs.
14. Allowance for plumbing and electrical installations (extent and budget for these works would need to be confirmed by service consultant – potential knock on effect on finishes if full M&E required – full area repairs are not included)
15. Allowance for kitchenette and sanitary goods
16. See Section 3.1.4 indicating the Architectural Conservation Area and protected structures, all works to be carried out in accordance with best conservation practice and heritage guidelines in co-operation with the local heritage officer, where appropriate.

DEFINING AND ENABLING THE PLACE

4.1.3 Building Vacancy, Dereliction & Re-use - Case Study 3: New housing in backlands



Overview

This case study demonstrates how a mixed-use, urban, infill project in a long narrow yard, can accommodate limited car access, pedestrian, safety-by-design and universally accessible links from Main Street to Tesco.

Shops on the ground floor front on to the street with residential in the existing building above the shop, offices, remote working in a re-purposed building in the rear yard and existing/new build houses.

Schedule of Work

1. Newly constructed 2 bed own-door units approx. 90m² (Ground Internal Floor Area) each unit including limited site development works.
2. 2 bed to meet all current regulations and government standards.
3. BER: A Rated.
4. Dual Aspect where possible.

ARTISTIC IMPRESSION LEGEND

- Residential Opportunity Sites
- Entrance Building facing Main Street

01 Artistic Impression



02 Existing Photo



03 Existing Photo - Before



04 Artistic Impression - After



05 Project Example - Steps



06 Project Example - Ramp

4.2 DEFINING AND ENABLING THE PLACE

Public Realm

DEFINING AND ENABLING THE PLACE

4.2 Public Realm - Overview



01 Map of Public Realm Opportunity Sites

Introduction

Town Centre First policy recognises that successful places are characterised by an attractive public realm (streets, spaces and parks) that is designed to invite people to meet, mingle and dwell³. Bailieborough is no different to many medium sized rural towns with a considerable decline in its public realm.

Streets and public realm were formerly used as market-places with shared access for pedestrians, bicycles, horses and carts. 84% of available public realm space is now occupied by moving or parked vehicles. Cyclists share the roads with lorries and cars. There are no public transport set down areas. Footpaths are narrow on the sunny side of the streets and do not provide for passing, viewing into shopfronts or sitting out spaces. Opportunities for enhanced ecology are limited to hanging baskets. Spaces in front of public buildings, The Courthouse, the former Post Office and The Market Square are mostly used for car parking with limited provision for pedestrian crossing and traffic calming.

In developing public realm for the town, the aim is to maximise the opportunities presented by existing features within the town. The plan promotes the development of public realm that is safe, easy to access, provides for the community in terms of seating, activities and supports the needs of people with limited mobility or with a disability. The plan also promotes sustainable development through a number of digital and climate related proposals.

Opportunities

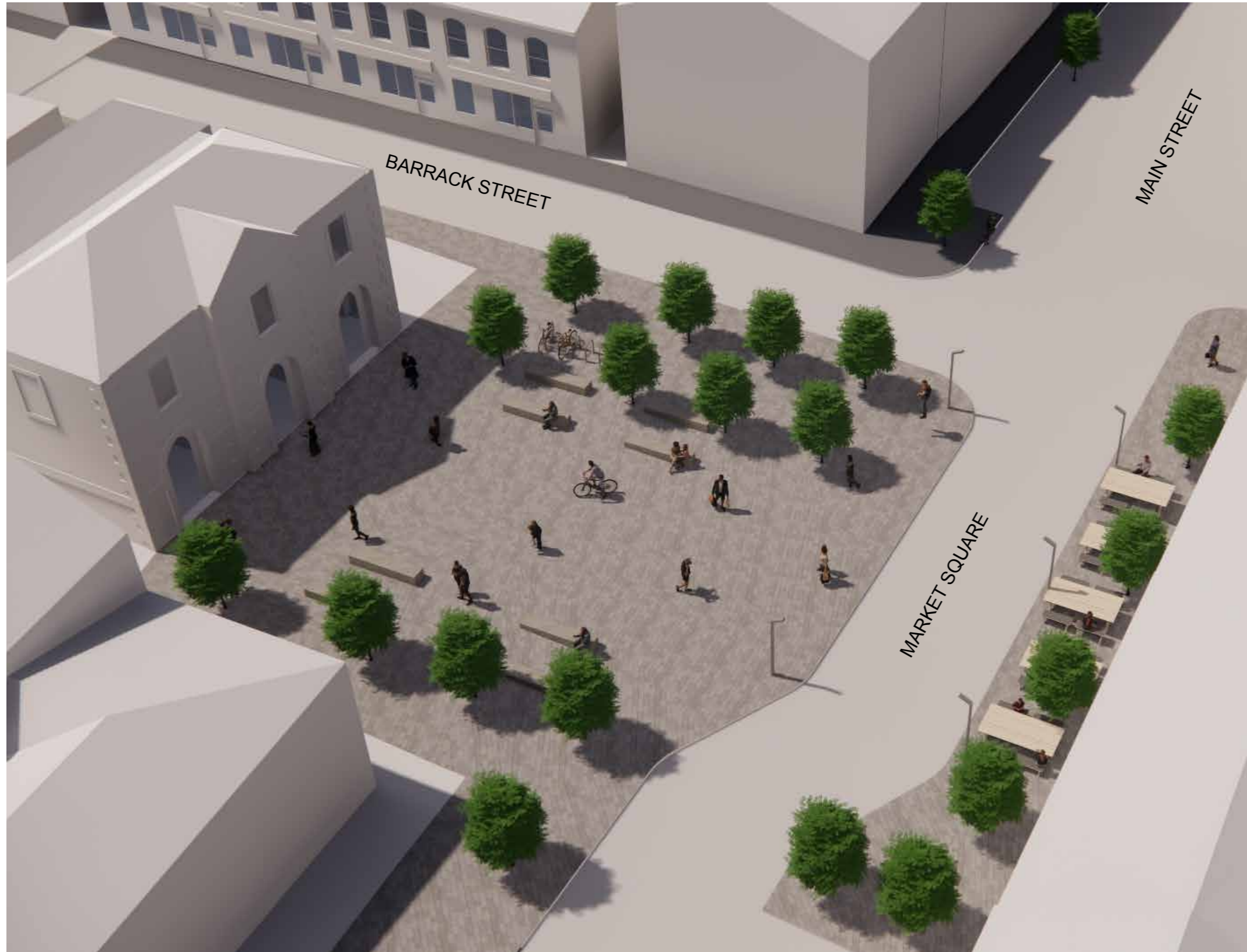
The Town Centre First Plan has identified the following Public Realm Projects to be developed over the short, medium and long term:

1. Provision of paved, traffic calmed civic squares in front of public buildings, with reduced car parking, pedestrian friendly crossing points, priority for pedestrians, cycle parking, public transport in places at the following locations:
 - The Market House
 - The Market Square
 - The former Post Office and
2. Opportunities for a future medium to long-term provision of wider footpaths on the sunny side of the streets with more generous provision for passing, viewing into shopfronts or sitting out spaces, and opportunities for enhanced ecology with redesigned signage and public utilities.

³Town Centre First – A Policy Approach for Irish Towns

DEFINING AND ENABLING THE PLACE

4.2.1 Public Realm - Market Square & Thomas Street Junction



01 Artistic Impression of Market Square Public Realm

Overview

Located at the western side of the town at the confluence of Main Street, Thomas Street and Barrack Street this has been identified as one of the most challenging locations within the town, with this junction highlighted as one of the priority projects for consideration as part of the Town Centre First Plan. This element of the plan however focuses on the public realm outside the Market House/ Public Library.

Challenges

The main challenges here have been identified as:

- Traffic movements to and from Barrack Street to Thomas Street and Main Street conflicting with traffic movements to and from Market Square, Institute Road and Main Street
- Substantial car parking at Market Square
- Over provision of 'street furniture' and signage outside the public building

Opportunities

Despite the challenging location of the Market House at a busy junction a number of opportunities for redevelopment at this location have been identified including the following:

- Phased provision of paved, traffic calmed civic square.
- Reduced car parking,
- Pedestrian friendly crossing points,
- Sitting out spaces on the sunny areas,
- Priority for pedestrians,
- Cycle parking
- Opportunities for enhanced ecology
- Redesigned signage and public utilities

This layout is subject to a detailed traffic study to address the challenges presented by traffic movements as set out above.

DEFINING AND ENABLING THE PLACE

4.2.2 Public Realm - Bailieborough Courthouse , Main Street & Shercock Road



Overview

The second public realm project relates to the former Courthouse and Bridewell which is situated at the confluence of Main Street and Adelaide Road. Significant redevelopment works have been carried out on the building, transforming the former Courthouse into a community and cultural hub. The allocation of some €1.4million in funding under the Rural Regeneration and Development fund will see the further development including a visitor centre, museum, cultural and exhibition spaces. The visitor centre will be the first Plantation Museum in Ireland, telling the story of Bailieborough and the surrounding area. Coupled with the internal redevelopment of the Courthouse, the Town Centre First Plan has identified the potential of providing an enhanced public realm space at the Former Courthouse and Bridewell.

Challenges

The main challenges here have been identified as:

- Traffic movements to and from main Street to Shercock Road
- Substantial car parking at Main Street and Shercock Road
- Level differences at boundary of Shercock Road and Former Courthouse

Opportunities

Opportunities for redevelopment at this location have been identified including the following:

- Provision of paved, traffic calmed civic square at The Former Courthouse
- Reduced car parking
- Pedestrian friendly crossing points,
- Sitting out spaces on the sunny areas,
- Priority for pedestrians,
- Cycle parking
- Opportunities for enhanced ecology
- Redesigned signage and public utilities

01 Artistic Impression of Bailieborough Courthouse Public Realm

DEFINING AND ENABLING THE PLACE

4.2.3 Public Realm - New Garda Station & Former Post Office



01 Artistic Impression of New Garda Station Public Realm

Overview

The third public realm project is located in the historic town square in the centre of Main Street at the former Post Office/O'Reilly Shop and the new Garda Station. With both buildings set back from the main street the additional public space fronting on to the Main Street lend themselves ideally to the development of a town centre public realm project.

The OPW and Gardaí acquired the former National Irish Bank building on Main Street in 2018 with a view to renovating it for use as the new station. The 3rd public realm project in the Town Centre First Plan for Bailieborough includes the continuation of the public realm plans for the new Garda Station, across main street and into the square directly facing at the former post office.

Challenges

The main challenges have been identified as:

- Car parking is prioritised over pedestrian and cycling, which reduces the possibilities for outdoor dining and congregation
- Cars moving at speed along the Main Street hinders the sensation of a single square instead of two different spaces

Opportunities

Opportunities for redevelopment at this location have been identified including the following:

- Provision of paved, traffic calmed civic square at The Former Post Office and New Garda Station,
- Reduced car parking ,
- Pedestrian friendly crossing points,
- Sitting out spaces,
- Priority for pedestrians,
- Cycle parking,
- Opportunities for enhanced ecology and biodiversity,
- Link to proposed ecological corridors
- Unified front spaces of The Former Post Office and New Garda Station

DEFINING AND ENABLING THE PLACE

4.2.4 Public Realm Improvements



01 Baillieborough Main Street
- Existing barriers



02 Westport biodiversity



03 Baillieborough Main Street
- Existing pole and cables



04 Virginia Public Realm



05 Biodiversity garden at Barrack Street,
Carlow



06 Baillieborough Main Street
- After underground cables and
repaving the footpath

Overview

The public Realm of Main Street and side streets is visually cluttered with cables, inappropriate signage, street furniture and signage blocking footpaths.

The pavements were renewed in the 1990s with reconstituted brick paviors that have deteriorated, are uneven and there are limited universal access crossing points.

The recently completed Public Realm in Virginia demonstrate the economic, social, and cultural benefits of underground services, Main Street pedestrian friendly paving, enhances biodiversity resulting in increased dwell times and pride of place.

4.3 DEFINING AND ENABLING THE PLACE

Economic Development Opportunities

DEFINING AND ENABLING THE PLACE

4.3 Economic Development Opportunities - Overview



01 Artistic Impression of Town Events at Main Street Bailieborough

Introduction

Bailieborough has a strong compact town core with an existing street pattern that lends itself well to further development. The retail and service function of the town is mainly confined to the town core with one major edge of core retail development. Bailieborough has a number of employment providers within the town, which includes Lakeland Dairies, Bailieborough Foods Limited and Terra Limited. The Bailieborough Business Centre on Shercock Rd. in the town helps in the creation of local enterprise in the area.

Feedback from the public consultation and survey highlighted a number of economic challenges facing the town. These are not unique to Bailieborough and while some can be addressed through the Town Centre First Plan many of them are outside the scope of the plan but nonetheless have impacted on the economic development and capacity of the town:

Challenges;

- Loss of services, AIB, NIB
- Loss of Council Offices and Courthouse
- Cost of doing business has doubled in the last 20 years: Wages, ESB, Rates, Water, PPI Insurance.
- Competition and online shopping: small shops now competing with multimillion euro business where the model is high volume and low margins.
- Since the 1970's onwards, there has been a steady decline in economic activity within the town centre. Business owners have moved out of the town, leaving the upper floors vacant, traditional industries and services have moved out of the backlands of business properties leaving those yards overgrown and derelict.

The consensus from both the public consultation and survey feedback indicated that Town Centre will only thrive if we have strong local employment, industry, tourism, and services as well as increased town core activity and footfall.

Opportunities

Town Core Projects which have been identified at section 4.0

- Re-using upper floors for working over the shop.
- Redevelopment of vacant sites to provide employment facilities.
- Improved public realm and parking provision to increase dwell time and to support the development of local markets and festivals.
- Improved pedestrian facilities and linkages.

Local enablers of enhanced economic activity:

- Development of enterprise space/lands to enable the development and expansion of local industry - there are considerable opportunities to link in with larger local enterprises e.g. Lakeland Dairies and capacity to provide support services to larger local and regional industries.
- Regional Garda Offices – increased footfall and demand for services within the town
- Courthouse Project and Castle Lake Development have the potential to generate significant increase in Tourism numbers and the demand for supporting services within and around the Town.

The Town Centre First Plan will support economic development for Bailieborough through the following:

1. A feasibility study for the development of Enterprise Space (including remote working space) for the town.
2. Work in conjunction with the Local Enterprise Office to encourage the uptake of supports for retailers and small and micro enterprises in the town.
3. Working with property owners and start-up's and micro enterprises explore the possibility of developing pop-up shops within the town.
4. Develop a calendar of events such as Christmas Markets and Shop Local campaigns to encourage increased footfall to the town.

4.4 DEFINING AND ENABLING THE PLACE

Connectivity, Accessibility and Mobility - Overview

DEFINING AND ENABLING THE PLACE

4.4 Connectivity, Accessibility and Mobility - Overview



01 Map of Existing Links in Bailieborough



02 Pavement at Barrack Street



03 Pavement at Thomas Street



04 Pavement at Henry Street



05 Pavement at Main Street

Introduction

Three of the key factors that support increased footfall to, and dwell time within town centres include the following:

- Connectivity to; by private and public transport, bike and on foot.
- Accessibility within; sufficient parking and strong permeability and linkages to key services and car-parking.
- Mobility around; good footpath infrastructure, dished kerbing, pedestrian crossings
- Connectivity: the map shown on this page details the existing linkages to and within the town and. The town is well serviced by a road network linking Bailieborough to a number of local and regional towns including Cavan, Cootehill, Kingscourt, Sherrock, Virginia and Kells.

There are a limited number of bus routes servicing the town, however these services are due to be expanded in the coming months (See section 4.4.1)

There are currently no cycle lanes/routes to or within the town along with an absence of supporting infrastructure – bicycle stands within the town core.

Mobility

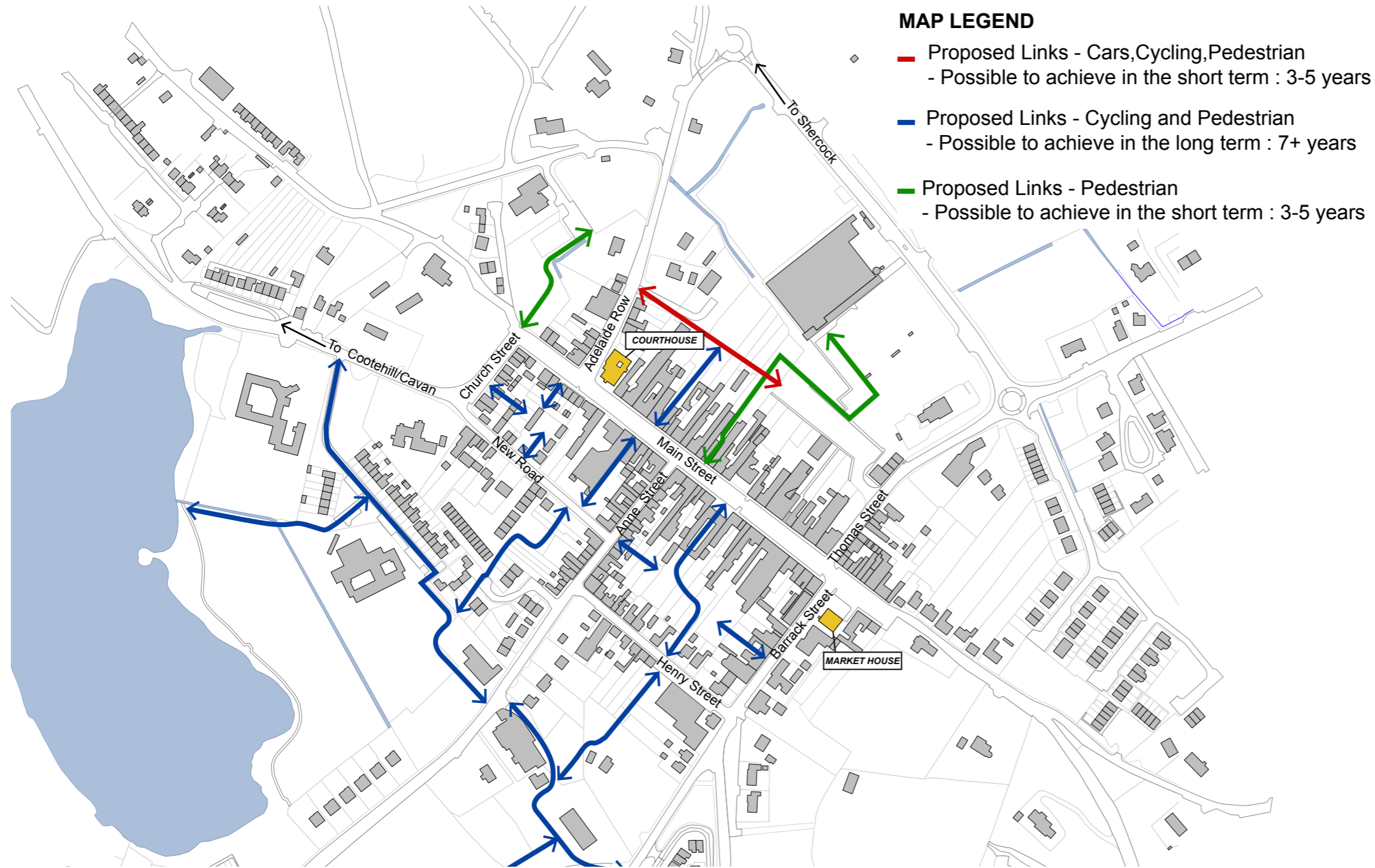
The town core is well serviced with footpaths. Remedial works are required on many of these as paving has become uneven and can impede mobility around the town.

There is also scope for upgrading a number of footpaths on approach roads/streets including Adelaide Road and Barrack Street.

Public consultation also highlighted the need for additional dished kerbing and provision of pedestrian crossings within the town. Improvements to these key mobility enablers will facilitate ease of movement within the town for young and old alike and in particular for those with disability and mobility issues. Dished curbing and pedestrian crossings will be provided for as part of the public realm projects identified in section 4.2.

DEFINING AND ENABLING THE PLACE

4.4 Connectivity, Accessibility and Mobility - Overview



01 Map of Desirable/Possible Links in Bailieborough Subject to Future Consultation



02 Existing Alley



03 Proposed Alleyway



04 Existing Bike Parking



05 Existing Pedestrian Crossing

Accessibility

The linear nature of the town means that retail and services are spread out along the towns main street and perpendicular to main street. While there is adequate car parking provision on main street there is very limited access/permeability to the existing carpark to the rear of main street and this is currently accessed by two main routes – vehicular access via Thomas Street or via a small narrow alleyway on the upper end of main street. This does not encourage use of this carpark, which would in turn remove longer term carparking on Main Street.

Linkages from main street carpark to Tesco is also very limited (via steep, narrow steps) and this does not support permeability or access by foot between Tesco and Main Street.

There is also a pedestrian route linking xxx to the Town Lake.

Notwithstanding the above the Town Centre First Plan presents the opportunity to highlight where additional connectivity and accessibility could be developed within the town thereby improving mobility and permeability within and throughout the town:

The Town Centre First Plan will support improved connectivity, accessibility, and mobility for Bailieborough through the following:

1. Working with the Local Authority and local stakeholders in supporting and developing Active Travel Schemes and other funding schemes that will enhance accessibility and mobility throughout the town through the provision of improved footpaths, pedestrian crossings, dished kerbing and development of projects that will support cycling and walking to and throughout the town.
2. Work collaboratively with private landowners in identifying dedicated linkages for cyclists and pedestrians that would provide increased permeability to the town core, encourage walking and cycling and encourage more access to and dwell time within the town.

DEFINING AND ENABLING THE PLACE

4.4.1 Connectivity, Accessibility & Mobility - New Bus Routes and Bus Stop Opportunities



01 Map of New Bus Routes and Bus Stop Opportunities

Overview

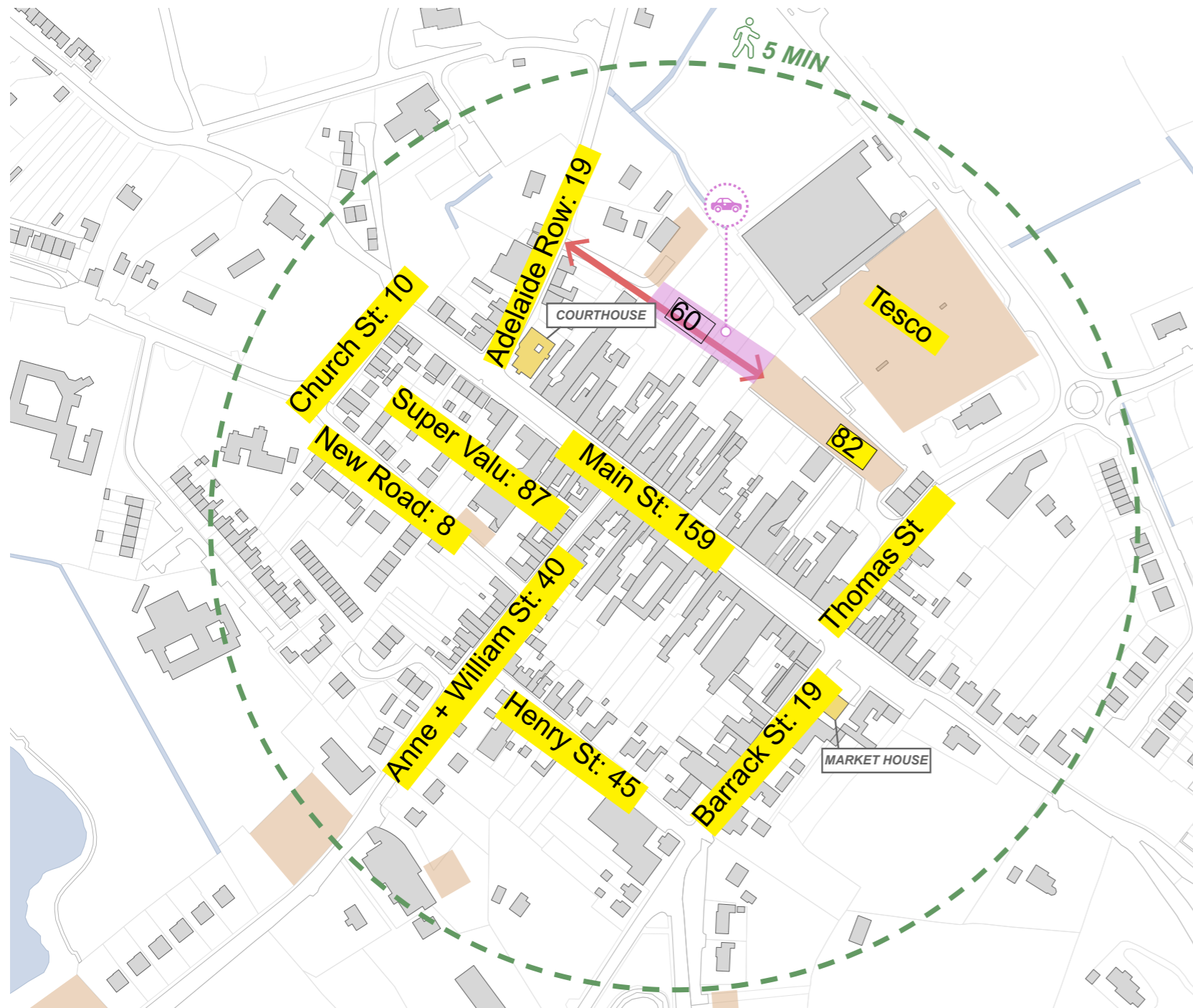
In preparation of the Town Centre First Plan for Bailieborough one of the key challenges identified was the availability of public transport currently servicing the town. This had a very negative impact on the town and the need for additional routes in particular servicing Dublin and Cavan has been identified.

A number of new routes servicing the town are due to become operational in the short and medium term.

It is intended that the additional bus routes will continue to be serviced by the existing bus stop however as part of the Town Centre First Plan it is proposed that when the additional routes are operational that a review be carried out as to the suitability of the current location and if necessary alternative locations will be considered. The provision of supporting infrastructure such as signage, bus shelters etc will also be considered. This will be done in collaboration with Transport Infrastructure Ireland, Cavan County Council and local stakeholders, businesses etc.

BAILIEBOROUGH TODAY

4.4.2 Existing and Proposed Car Parking



01 Map of Existing and Proposed Car Parking in Bailieborough



02 Tesco Car Park



03 Main Street Parking



04 Thomas Street Parking

MAP LEGEND

Total no. of car parking spaces within a 5 minute walk from Main Street, excluding Tesco;

Barrack Street	19
Thomas Street	82
Main Street & Market Square	159
Super Valu	87
New Road	8
Church Street	10
Henry Street	45
Adelaide Row	19
Anne & William Street	40
Total Spaces	469
<i>(excluding Tesco Car Parking)</i>	

- Existing car parks in Bailieborough
- New car park opportunity site

Overview

There are currently 469 car parking spaces within a 5 minute walking distance from Main Street, Bailieborough, excluding the spaces at Tesco car park.

The carparking provided compares favorably with car parking in similar sized towns.

Even with the high number of spaces available, the public consultation car parking survey recorded 73% in favour of additional car parking requirements within the town.

There are substantial car parks at the rear of Main Street; Thomas Street car park and the funeral home car park to facilitate smaller shops and services.

Opportunities

Feedback from the survey carried out indicated that 71% of people parked for less than 1 hour on the Main Street. Notwithstanding this, feedback from the public consultation and survey indicated that it was difficult to access parking on the main street and that additional parking was required. A 'duration of stay' study for cars parked on Main Street is required to better understand this anomaly. This would provide detail in respect of the 'longer stay' vehicles (who? and why?) and present proposals for alternative parking arrangements for such vehicles, thereby freeing up car parking spaces for shorter term parking within the town centre. Further details in respect of proposals to develop new Carpark are outlined in section 4.4 - Connectivity, Accessibility & Mobility - Proposed New Car Park

- Creation of approximately 60 number of additional car parking spaces to the rear of Main Street and enhanced permeability and linkages on to main street

Challenges

- Lands are not in ownership of Cavan Co Council, aim is to work in collaboration with the respective landowners to develop this key project within the town core.

BAILIEBOROUGH TODAY

4.4.2 Existing and Proposed Car Parking



01 Artistic Impression of New Proposed Car Parking - Plan View



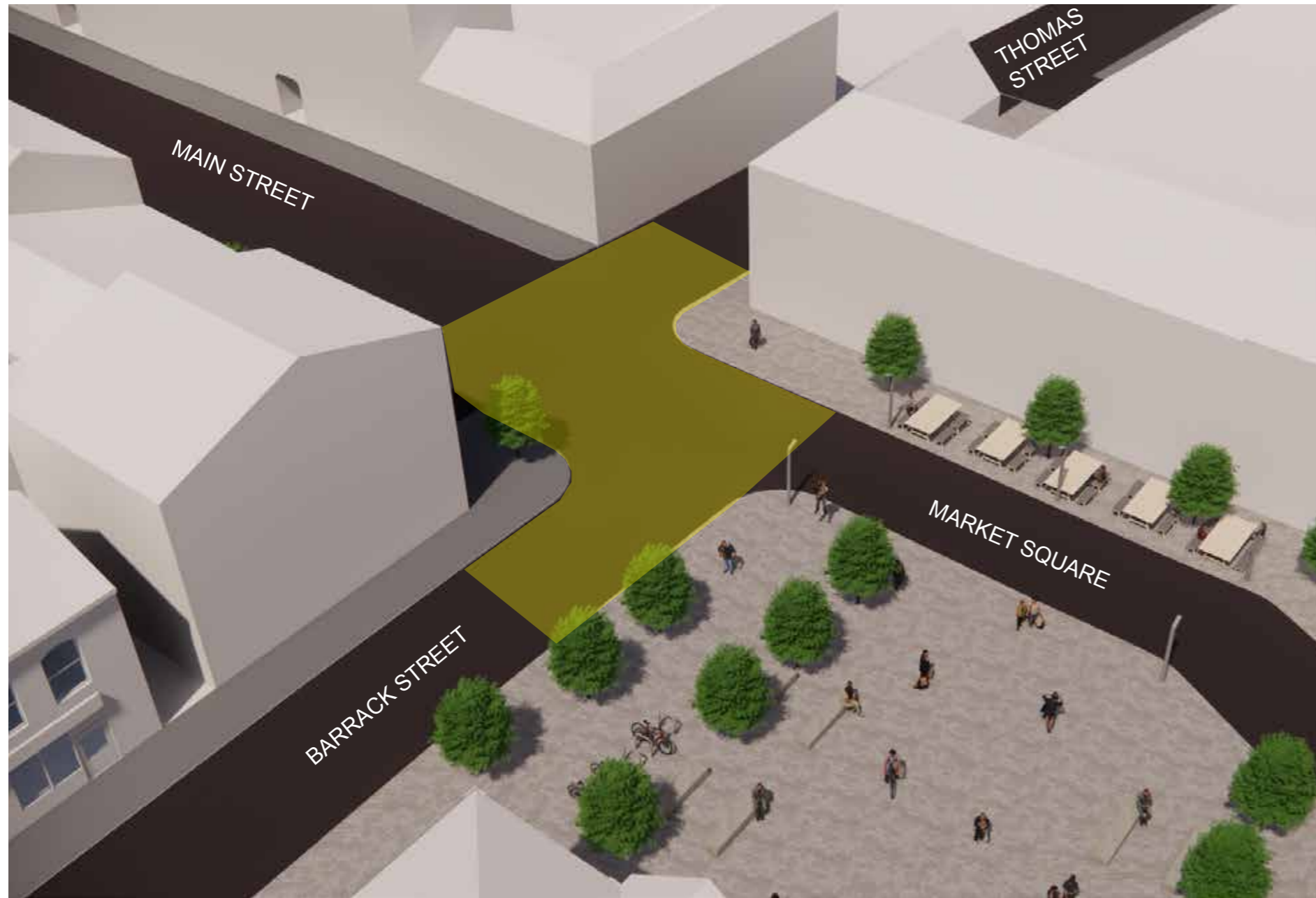
02 Artistic Impression of New Proposed Car Parking - Aerial



03 Artistic Impression of New Proposed Car Parking - New Link

BAILIEBOROUGH TODAY

4.4.3 Thomas Street Junction



01 Artistic Impression of Junction at Thomas Street

Indicates Area to be Addressed

Overview

The Thomas street junction poses numerous opportunities and challenges, some of which were raised at the public consultation. The process outlined below, can be used to overcome these issues:

Challenges

- Lorries coming from Barrack Street to Thomas Street impact on traffic coming up from Thomas Street.
- Traffic from Market Square crossing over Barrack Street, Thomas Street access.
- Traffic from Main Street moving towards Market Square, Thomas Street and Barrack Street.

Opportunities

Opportunities for redevelopment at this location have been identified including the following:

- Make traffic flow safer
- Provide enhanced facilities for pedestrians and crossing points.

The Process

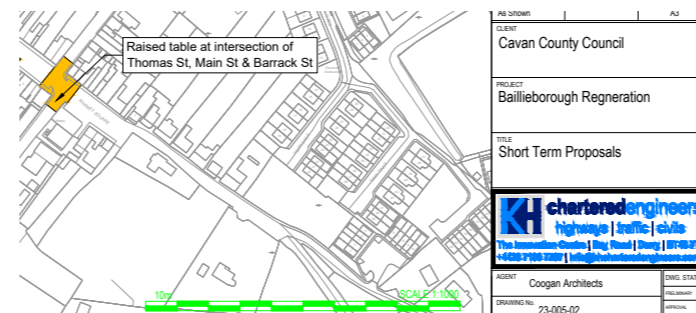
- Carry out a detailed topographical survey of the area.
- Carry out tracking analysis on truck and all vehicular movements
- Prepare sketch options to address and overcome the issue.
- Agree a preferred sketch option.
- Merge the findings and proposals with the public realm design.
- Secure funding as appropriate.



02 Existing Aerial View



03 Existing Junction View



04 Road Engineers Drawing

4.5 DEFINING AND ENABLING THE PLACE

Digital and Remote Working

DEFINING AND ENABLING THE PLACE

4.5 Digital and Remote Working

The Town Centre First Plan will support Digital Transformation and Remote Working in Bailieborough through the following:

Strategy	Initiative	Key Partners	Potential Funding
Encourage bottom-up digital accountability in the town	<ul style="list-style-type: none"> Bailieborough Digital Forum Bailieborough Digital Town Award Working Group Digital Champion Programme 	<ul style="list-style-type: none"> Town Team Local businesses Local citizens 	<ul style="list-style-type: none"> TCF Ireland Funds 'Heart of the Community' Grant
Build awareness of the potential of digital technologies in digital towns for economic, societal, and environmental good	<ul style="list-style-type: none"> Bailieborough Living Lab and Connectivity Corridor Box of Things – Traffic and Environmental Assessment Digital kiosk/Way finder Smart Pavement / Energy Floor Open Data Smart bench Bailieborough Youth Leader Challenge Young Scientist Young Economist Young Environmentalist 	<ul style="list-style-type: none"> Library School Community Hub European Network of Living Labs 	<ul style="list-style-type: none"> DRCD Digital Innovation Programme Horizon Europe CINEA LIFE Faillte Ireland Small Grants Scheme Environmental Protection Agency SFI Discovery National Lottery SEAI Community Grants ESB Brighter Future Community Grants Coca-Cola Fund Community Support Arts Council Arts in the Community Climate Action Community Gain Funds
Provide a local digital innovation space for remote/co-working and community activities	<ul style="list-style-type: none"> Community Hub (Digital) Maker Space 	<ul style="list-style-type: none"> Community Hub 	<ul style="list-style-type: none"> SFI Discovery National Lottery
Develop the digital sophistication and skills, and innovation capacity of local enterprises and civil society	<ul style="list-style-type: none"> Targeted cohort-based action-oriented training Targeted firm-based innovation funding 	<ul style="list-style-type: none"> Enterprise Ireland LEO CMETB DCU Digital Towns Initiative 	<ul style="list-style-type: none"> Erasmus + KA2 Innovation Vouchers LEO/EI Digitalisation Grants
Promote digital literacy for all local citizens through formal and informal learning in the community	<ul style="list-style-type: none"> Intergenerational buddy projects CoderDojo 	<ul style="list-style-type: none"> Library Community School Community Hub 	<ul style="list-style-type: none"> ALDI Community Grants Programme Vodafone Foundation (Hi Ireland) Community Foundation Ireland ESB Brighter Future Community Grants Coca-Cola Fund Community Support
Attract workers and visitors to Bailieborough through smart tourism	<ul style="list-style-type: none"> Updated Bailieborough website Digital kiosk/way finder QR Code Tourism and Heritage Trails Local digital content initiative 	<ul style="list-style-type: none"> Town Team Local businesses Community School 	<ul style="list-style-type: none"> Faillte Ireland Small Grants Scheme Heritage Council

Overview

Digital transformation is changing the way we live, work and do business. Embracing the digital transformation provides the opportunity to utilise technology to enhance the experience of living and working in towns, and to integrate digital technology into daily commercial and social life.

Covid 19 has completely changed how people work with the shift to remote and hybrid working and in response to this change in working practices, town centres can become attractive places for workers to live or engage in connected working spaces, particularly in repurposed/redeveloped premises. This change is being supported and enabled by Making Remote Work, the National Remote Working Strategy, which was published in December 2020.⁴

At public consultation and analysis stage there was a mixed response to the questionnaire relating to spaces for employment, digital and remote working. Further consultation indicated that office space and remote working could be accommodated by the private sector on upper floors of existing buildings. Existing buildings would need to be adapted to provide universal access and achieve fire compliance and acoustic performance while retaining their historic fabric. As part of the feasibility study for the development of Enterprise Space for the town as outlined at xxx an analysis of the demand for and type of remote working space will be completed, and a number of recommendations provided in respect of same.

The Department of Rural and Community Development commissioned DCU and .IE to conduct a digital town readiness assessment on Bailieborough as part of the Town Centre First Initiative 2021. The purpose of the study was to:

- Help understand their current digital town readiness and digital competitiveness.
- Compare their town against Irish and international benchmarks.
- Stimulate stakeholder engagement on digitalisation.

The participating towns, including Bailieborough were assessed across seven key areas:

1. Infrastructure for Digital Connectivity
2. The Digital Economy and Digital Business
3. Digital Public Services
4. Digital Education
5. Digital Technologies and Civil Society
6. Digital Tourism
7. Governance of Digital Town Initiatives

The report indicated that while Bailieborough scored reasonably well across the 7 assessment areas there was room for significant improvement particularly with regards to the Digital Economy and Digital Business, Digital Tourism and Governance of Digital Towns.

A number of key projects to be implemented through the Town Centre First Plan have been identified. These projects will drive the development of digital society and economy in Bailieborough. The projects will seek to:

- Build awareness of the potential of digital technologies in digital towns for economic, societal, and environmental good.
- Provide a local digital innovation space for remote/co-working and community activities.
- Develop the digital skills, and innovation capacity of local enterprises.
- Promote digital literacy for all local citizens through formal and informal learning in the community.
- Attract workers and visitors to Bailieborough through smart tourism.
- Establish Bailieborough as a Digital Town Lighthouse project.

A number of key projects to be implemented through the Town Centre First Plan have been identified. These projects will drive the development of digital society and economy in Bailieborough. The projects will help to build the local digital capacity including skills, competencies, attitudes, infrastructure and resources that enable people to work, live and learn in a world that is increasingly digital and will support the town to become more competitive, resilient, and sustainable.

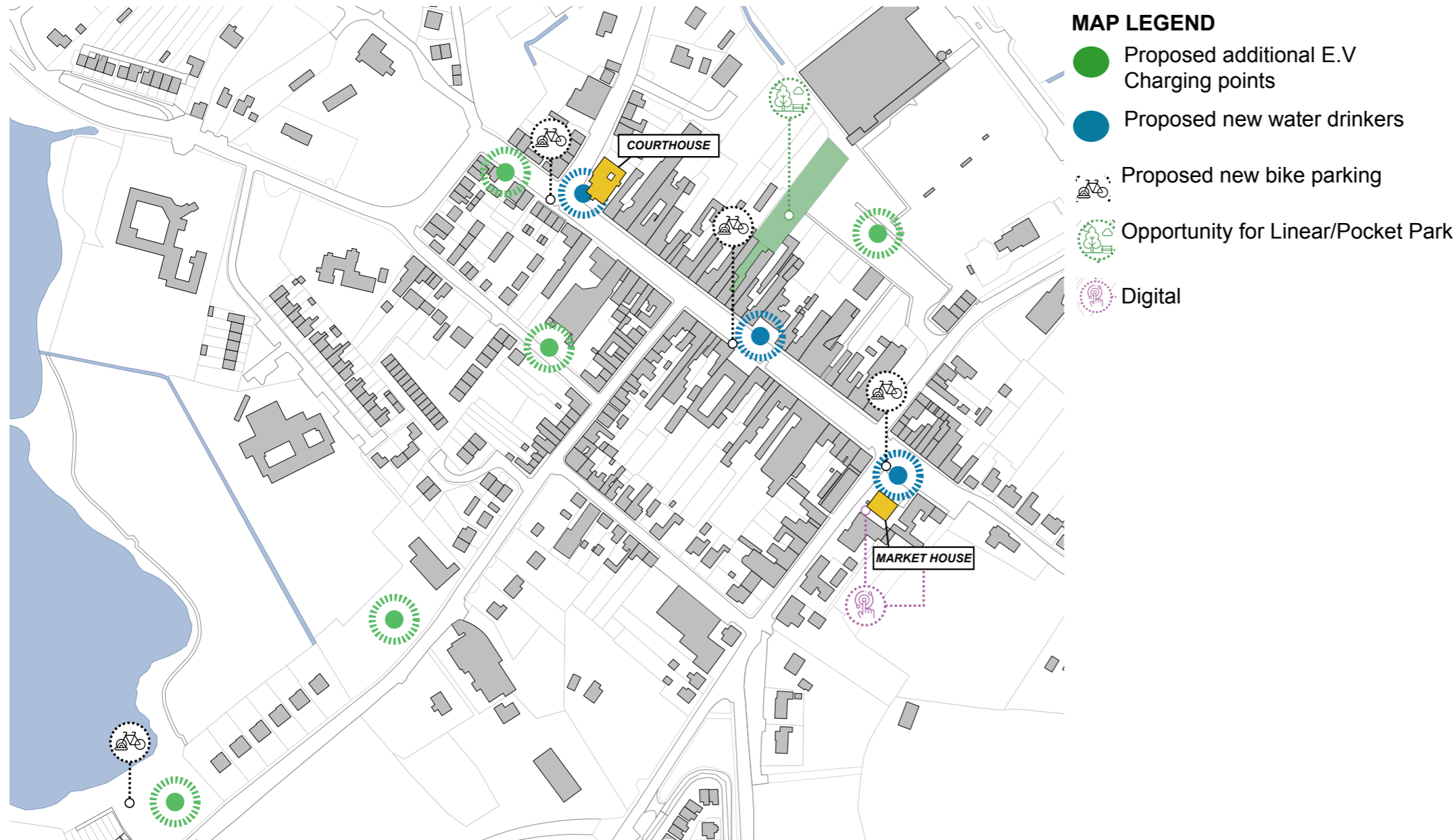
⁴Making Remote Work, National Remote Working Strategy

4.6 DEFINING AND ENABLING THE PLACE

Climate

DEFINING AND ENABLING THE PLACE

4.6.1 Climate



01 Map Indicating Possible Opportunity Site for EV Charging Points, Water Drinkers, Pocket Park and Bike Parking



02 Pocket Park Reference Image
Quartier des Inventeurs



03 Water Drinkers Reference Image



04 Bike Parking Reference Image

Overview

Towns have a key role to play in supporting the transition to low carbon and creating a greener society. Many rural towns, including Bailieborough have a high dependency on car usage and many town centre buildings lie vacant, which could otherwise be made more sustainable through adaptive reuse.

The Town Centre First Plan provides an opportunity to take a proactive approach to Climate Change and to ensure that sustainability and decarbonisation become an integral part of our Town Centre Regeneration projects.

Challenges

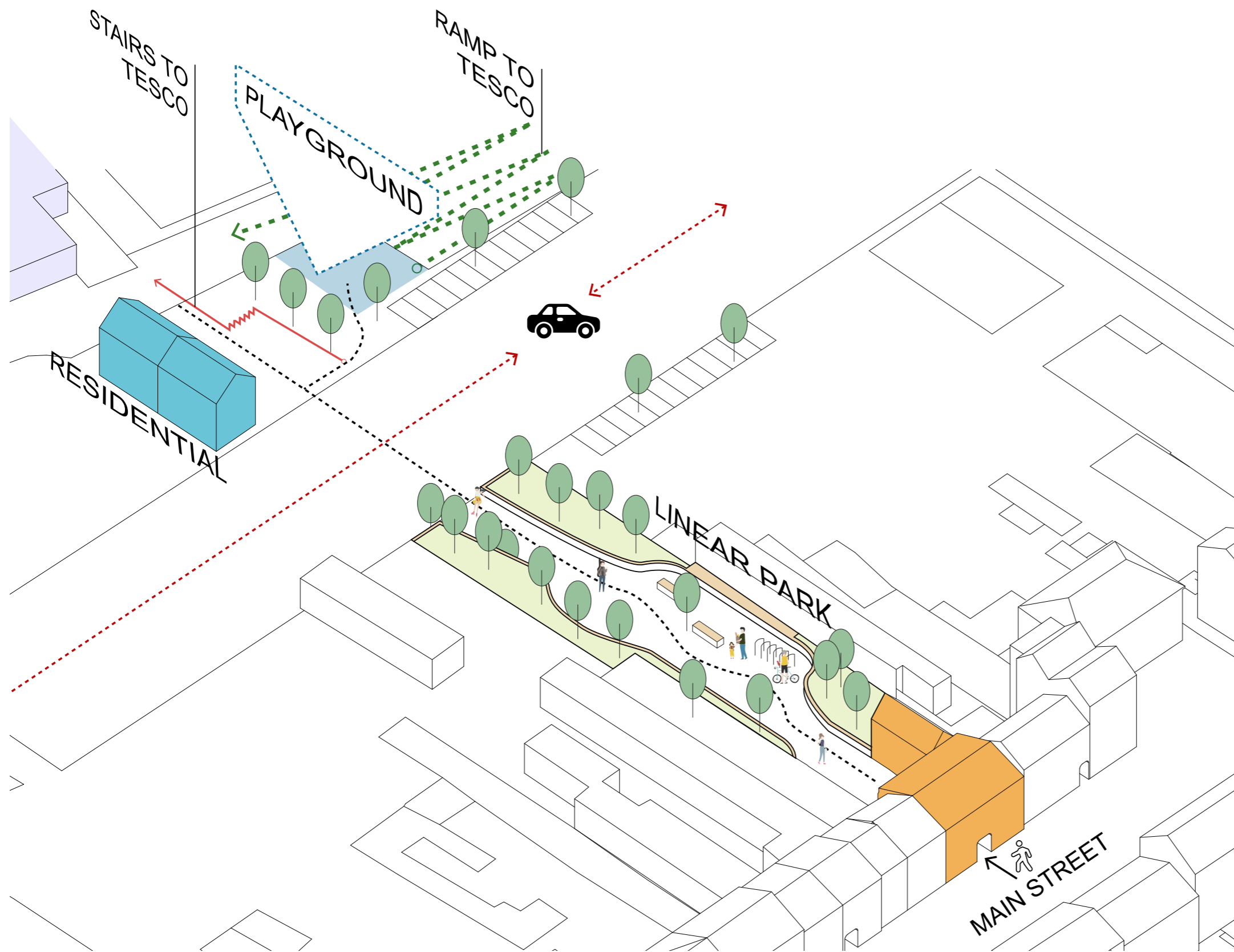
- High car dependency for access to and mobility throughout the town centre
- Absence of quality pedestrian and cycling linkages.
- Continued vacancy and dereliction within our towns and perceived additional challenges of retrofitting and repurposing these buildings.

Opportunities

- Highlight and promote initiatives that support the sustainable and adaptive reuse of buildings within the Town Core – see case study 4.1
- As part of the provision of public realm include climate friendly initiatives such as water drinkers, to reduce reliance of plastics, EV charge points as well as small scale biodiversity projects and pocket parks within the town core see proposals for Linear/Pocket Park outlined at 4.6.2
- Implement initiatives that support the reduction on car dependence – improved pedestrian and cycling access throughout the town.
- Develop a biodiversity and ecology trail for the town
- Use Digital Technology to highlight issues such as air pollution and promote awareness through schools and intergenerational projects.

DEFINING AND ENABLING THE PLACE

4.6.2 Climate - Proposed Linear/Pocket Park



01 Artistic Impression of Proposed Pocket Park

Challenges

At public consultation and analysis stages we have identified mixed response to questionnaire relating to spaces for community facilities including hard paved public realm and pocket parks

The existing walkways at the Town lake are remote from the town core, have limited opportunities for future enhancement

Opportunities

We have identified an opportunity to carry out a detailed needs analysis for a pocket park within the town core. At public consultation stage it was suggested that part of the Town and Country site could be used for a pocket park or that ;and adjacent to the Thomas Street car park would be suitable for a pocket park and a playground

Rational for project selection

To provide a quiet safe overlooked green space within the town core as a facility for existing and future residents, people with limited mobility, families, shoppers, visitors to rest and chat and for children to play.

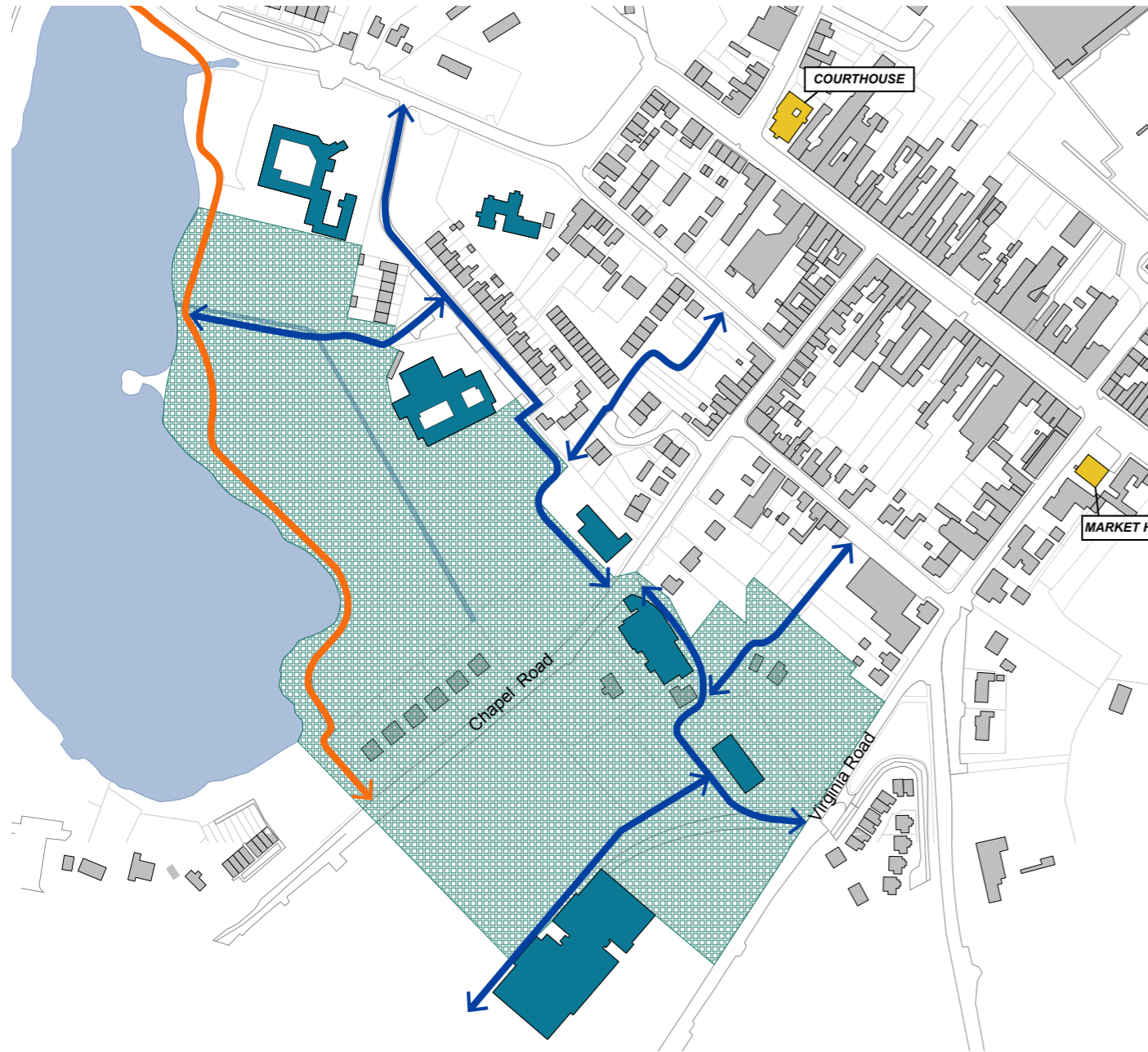
4.7 DEFINING AND ENABLING THE PLACE

Community Recreational Facility



DEFINING AND ENABLING THE PLACE

4.7.1 Community Recreational Facility



01 Map Indicating Possible Opportunity Sites for a Community and Recreational Facility

 Proposed opportunity site for a community recreational facility



02 Thomastown Recreational Amenity



03 Thomastown Recreational Amenity

Overview

Section 3.4 details the range of recreational and amenity facilities within and adjacent to the town core. For a town of its size Bailieborough is well serviced by a broad range of services.

During the public consultation and analysis stages for the Town Centre First Plan there was a mixed response to questioning in relating to community and recreational facilities.

There are multiple facilities for people who play sport including all weather and outdoor facilities for soccer, and GAA as well as the provision of the swimming pool.

Other facilities include the multipurpose space over the Library, the multipurpose space at the Courthouse, Church Halls and facilities made available by the four schools the town. These are available in terms of providing space to facilitate non-sporting relating activities.

Challenges

Feedback during the consultation stage of the plan indicates that there are gaps in the provision of the following facilities and amenities servicing the town:

- Indoor facilities for arts, social and cultural events, dance and drama, snooker etc
- Availability of recreational and non-mainstream sporting facilities such as basketball, tennis, skatepark etc.

Opportunities

Notwithstanding the fact that Bailieborough is already well serviced through a broad range of amenities and activities, through the Town Centre First Plan it is proposed to carry out a detailed needs analysis study to identify the extent and type additional needs for:

1. Indoor facilities such as arts, dance, drama, snook-

- er and other cultural events.
2. Larger scale outdoor sport and recreation facilities such as basketball, tennis, skatepark etc.

In reviewing the feasibility of such projects it is essential that their proposed location is complementary to and consistent with the ambition of Town Centre First and that the focus is on the reuse/ redevelopment of existing infrastructure and where development is proposed for outside the town core that key linkages and access to the town core is an integral part of site selection and future development.

In keeping with the ambition as outlined above a possible 'opportunity location' has been identified for the development of an outdoor multipurpose recreational facility see adjacent map.

The Town Centre First Plan will support the development of additional Recreational and Amenity Facilities in Bailieborough through the following:

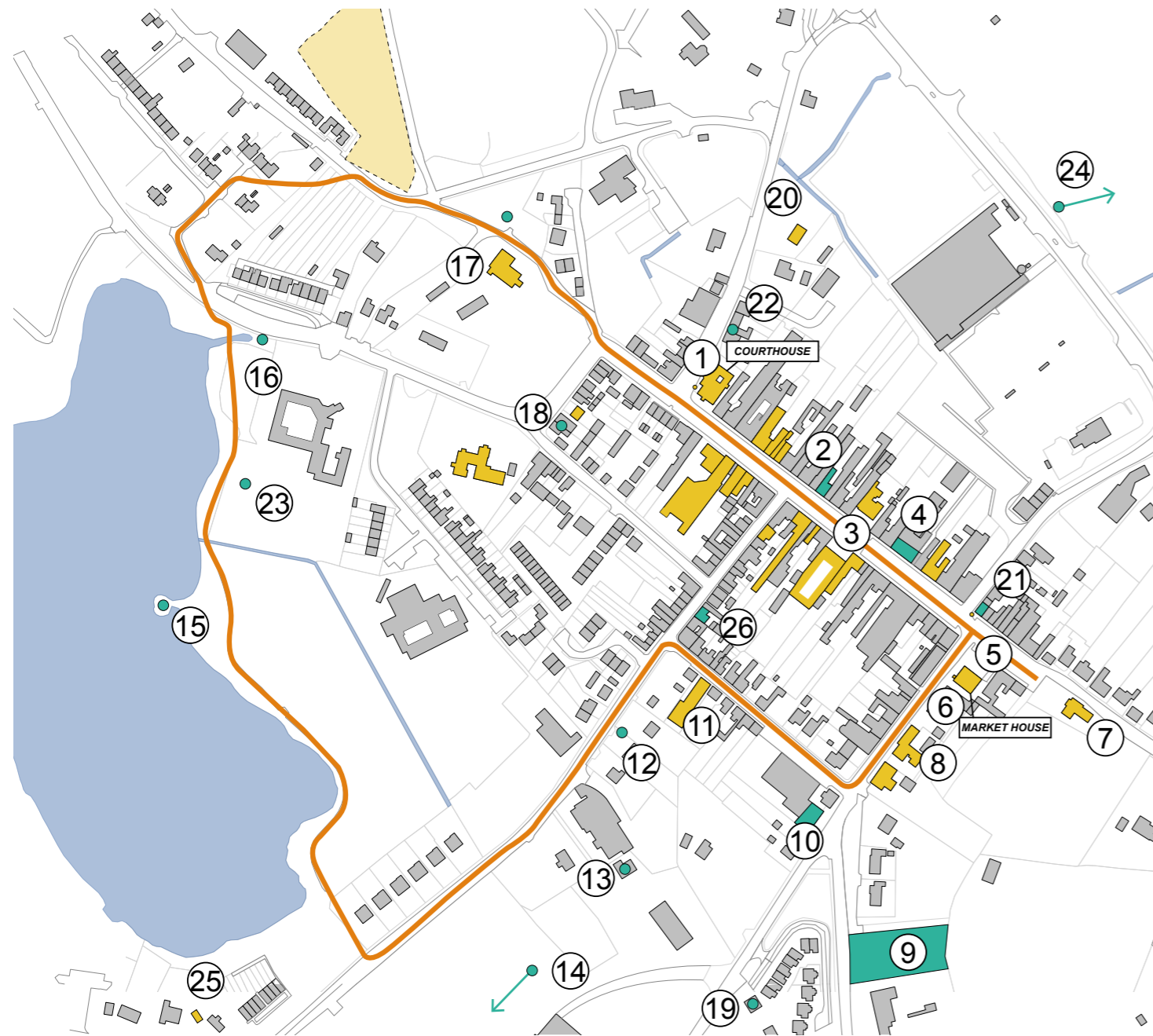
- Carry out an analysis of existing recreational and amenities within the town as well as a review of how they are promoted and how collaboration takes place across the various 'service providers'.
- Carry out a detailed needs analysis to identify the extent and type additional needs for the town.
- Work with local stakeholders and landowners to identify potential suitable locations for the development of a multipurpose facility for the town.
- Develop a short, medium and long term plan for the development of a multipurpose facility for the town to include design, funding streams as well as operational considerations.

4.8 DEFINING AND ENABLING THE PLACE

Tourism, Heritage & Ecology

4.8 DEFINING AND ENABLING THE PLACE

Tourism, Heritage & Ecology



MAP LEGEND

- Heritage Trail
 - Protected Structures
 - Heritage sites
1. Courthouse and Bridewell
 2. Henry James Homeplace
 3. Post Office Square
 4. Former T.M. Farrelly Building

5. Market Square
6. Library former Market House
7. Masonic Hall
8. Garda Barracks
9. Site of Model Farm
10. War of Independence Links
11. Former Cinema
12. Tom McIntyre Homeplace
13. Former Presentation Sister Convent
14. Church
15. Viewing point
16. Route to former Bailieborough Castle

17. F. McDonald, William St.
18. Church
19. Church
20. Wesleyan Chapel
21. Former Revenue Police Barracks
22. Alexander Greenlaw Hamilton Homeplace
23. Site of The Workhouse
24. Becksourt House former barracks
25. Kings Cottage
26. Former Irish National League Meeting Place

Overview

The Town Centre First Policy recognises the importance of realising the existing cultural and heritage assets of place and many Irish towns, including Bailieborough and are enriched with many protected structures, recorded monuments and archaeological heritage.

These heritage assets can be part of the fabric of the town itself (a large part of the Main Street in Bailieborough is within an Architectural Conservation Area), Old Market House, Former Courthouse and Bridewell or can be located in the towns hinterland. There are considerable benefits to be gained from the sustainable management and conservation of our urban built heritage.

The Town of Bailieborough is greatly enhanced by the proximity of two local lakes: Town Lake and Castle Lake. Both offer considerable recreational potential to the town and recent developments at both locations have resulted in increased footfall. During the public consultation on the Town Centre First Plan, it was highlighted that there was a need for greater synergies between the lakes and the town core.

Challenges:

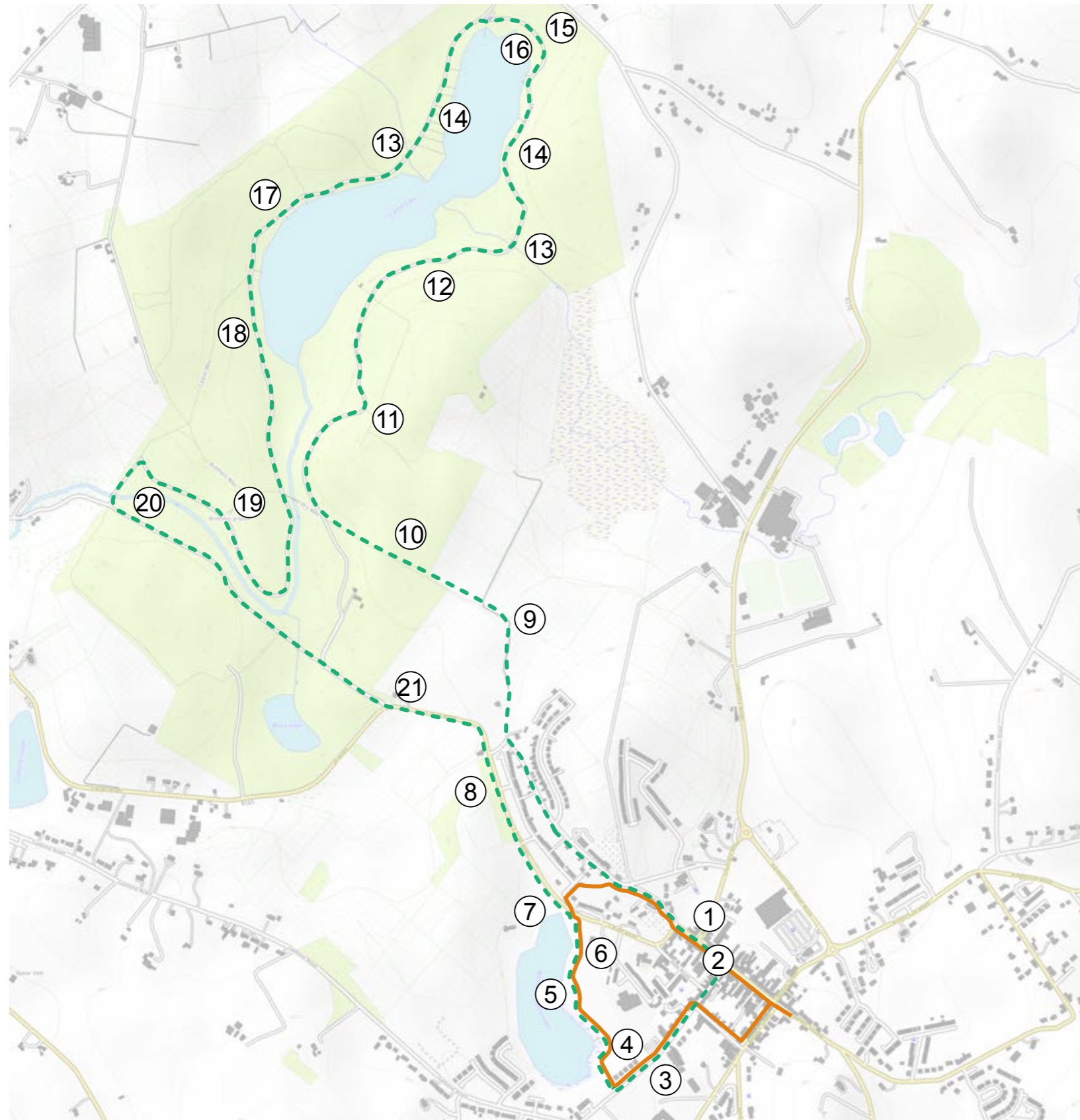
- Previous studies carried out for the proposed visitor facilities at the former Courthouse and Bridewell have shown that there are a substantial number of visitors 'culturally curious and great escapers' who come to this region but do not visit Bailieborough.
- Despite the increase in footfall to both Town Lake and Castle Lake this did not translate to increased footfall to the town core.

Opportunities:

- Map 01 details the potential for the development of a Heritage Trail in and around Bailieborough Town with the creation a trail head that would complement the proposed visitor facilities at the former Courthouse and Bridewell, provide signage and plaques on buildings and sites of heritage interest and to provide a self-guided app.
- In tying in with both the Climate Action and Tourism ambitions of the plan, the Town Centre First Plan has identified an opportunity to develop an ecology trail and biodiversity corridors which ties in with both Castle Lake and Town Lake
- By creating a trail head within the town, it will promote increased footfall to the town and the other enabling projects outlined as part of the Town Centre First Plan, enhanced public realm, improved mobility and accessibility etc will encourage increased dwell time and economic activity within the town.
- There is also an opportunity for the town of Bailieborough to become a Gateway to Tourism in East Cavan, working in collaboration with adjacent towns in the east of the county to develop a network and package of tourism based activities that could act as a draw to the area, increasing footfall and the demand for retail and tourism related services in the town.

4.8 DEFINING AND ENABLING THE PLACE

Tourism, Heritage & Ecology



MAP LEGEND

..... Proposed Ecological Trail

— Proposed Heritage Trail

1. Courthouse and Bridewell
2. Urban Ecology
3. Hedgerow along roads
4. Lake edge
5. Cranog
6. Wetlands
7. Wild play
8. Rewilding
9. Agriculture
10. Commercial forestry
11. Pat's seat
12. Brothers grave
13. River bridge
14. Fishing stand
15. Seating and Coffee
16. Canoeing and Kayaking
17. Ice House
18. Rebel Hill
19. Former Castle
20. Mill Race
21. Car park

The Town Centre First Plan will support the development of:

- A Tourism and Heritage Trail around the town that will link in with the Courthouse and Bridewell redevelopment project to encourage increased visitor numbers to the town, increased dwell time and spend within the town core.
- An ecology trail and biodiversity corridor which ties in with both Castle Lake and Town Lake
- Support and promote opportunities for tourism service providers – B&B's recreational and amenity providers to engage with and leverage supports from Failte Ireland and Cavan County Councils Tourism Office.
- Increased awareness among the local community of the rich heritage and cultural fabric of the town.
- Encourage increased outdoor physical activity and improve health and wellbeing while instilling a sense of civic pride in the town's rich heritage and history.

01 Map Indicating Possible Trails

4.9 DEFINING AND ENABLING THE PLACE

Capacity Building and Community Engagement

4.9 DEFINING AND ENABLING THE PLACE

Capacity Building and Community Engagement

Overview

The Town Centre First Plan for Bailieborough has been developed in consultation with the local community and business stakeholders. The plan sets out a range of short medium and long term projects which will be delivered by the local community and business stakeholders through the Town Team in conjunction with Cavan County Council and other relevant public agencies and bodies. As with many rural towns and communities the development and implementation of projects is dependent on local volunteers and community development groups.

During the preparation of the Town Centre First Plan, it was noted that the implementation of the new Plan presented an opportunity to rejuvenate community engagement through the following:

- Capacity building and collaboration among various groups within the Town
- Creating more synergies and collaboration around availability and use of all services.
- 'Recruitment' of more volunteers.
- Sporting/ Community/Arts events for the Town to bring all groups together.
- Initiating a Healthy Communities programme
- The development of intergenerational projects between the local schools and the older peoples forum.

The Town Team:

A Town Team will be put in place to work alongside the Town Regeneration Officer to lead out the implementation of the Town Centre First Plan.

The Town Team will be made up of local residents businesspeople, community representatives and other local stakeholders. They will have in-depth local knowledge of the local community and they will work together as a group to develop plans, projects and initiatives that will make their town a better place to live work, visit and invest in. As projects develop smaller working group with additional expertise may be established to drive project development.

Town Teams will also be supported to build their capacity and capability so they can work effectively to deliver positive outcomes for their town and so that ultimately they will become the drivers and leaders of the projects as set out in the Town Centre First Plan.

The Town Centre First Plan will support the development of the Town Team by:

- Identifying the training and supports they require over the short medium and long term to build their capacity to enable them to become the drivers and leaders of the projects as set out in the Town Centre First Plan.

