

# ROSCREA TOWN CENTRE FIRST REPORT

JUNE 2023



Comhairle Contae Thiobraid Árann  
Tipperary County Council



Lár Bailte ar dTús  
Town Centre First



An Roinn Forbartha  
Tuaithe agus Pobail  
Department of Rural and  
Community Development





Cover Image: Artist's Impression of a future Roscrea

PROJECT TEAM:

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Urban Design / Architecture



Urban Design / Placemaking / Engineering



Public Engagement / Planning








Project Management / Quantity Surveying

Any proposals described in the Town Centre First Plan are conceptual and high-level, maps and images of potential scenarios are illustrative, and each will require detailed study and collaboration by the relevant parties and stakeholders for further development. The project was prepared by the consultant team for Tipperary County Council in accordance with the client's brief and instructions, it is not proposed to address the circumstances of any particular individual or entity.



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Read our public consultation report, planning baseline, public realm strategy and case studies report online on the Roscrea Town Centre First Webpage:  
<https://tipperarycoco.ie/roscreatowncentrefirstplan>





# Message from the Town Champion

It's a nice feeling to be helping create a little piece of history, and that's precisely what is happening in Roscrea through the Town Centre First plan.

Roscrea was amongst just twenty-six towns across Ireland and the only town in Tipperary to be selected in February 2022 to participate in Ireland's inaugural nationwide Town Centre First policy initiative.

A Town Team was formed in January 2023 and committed itself to delivering a town centre plan. The new plan hopes to capitalise on the momentum and success generated by the Roscrea Enhancement Committee over the past decade. I was delighted to be a part of that committee and hope to build on what was achieved and what was learned from that experience to help benefit the new plan and the new Town Team.

Even though it is still in its infancy, the Town Team has demonstrated lots of energy and leadership. A primary goal for the Town Team was to ensure that we had as much public consultation and stakeholder engagement as possible as we sought to navigate our way through the strategic planning process. This was achieved and through the support of the public engagement forums, the Local Authority and the Town Team members, we are confident that we have helped deliver a plan that will revitalise, regenerate, reenergise and breathe new life into our town centre.

Several exciting projects have been identified for immediate review and, if delivered upon, will undoubtedly help deliver on the vision for Roscrea that the Town Team, with the community's support, have captured in this plan. While the main projects in the plan have a town centre focus, the Town Team is also positioning itself to have the agility and flexibility to initiate or support any project that we feel will benefit the town and its environs.

This new plan is ambitious, it is aspirational and with hard work and commitment it is achievable. What I believe sets it apart from any other plan for the town over the past quarter of a century or more is that the Town Team has insisted that only projects with a real chance of obtaining funding be included as part of the new plan. Our new Town Team is not interested in raising false hopes. We are motivated on delivering achievable and sustainable projects for the benefit and advancement of Roscrea.

With the support of the local community and in collaboration with stakeholders such as Tipperary County Council, the OPW, and the public and private sector we know we can deliver.

Ni neart go cur le cheile.

Brian Mac An Rí  
Bealtaine 2023



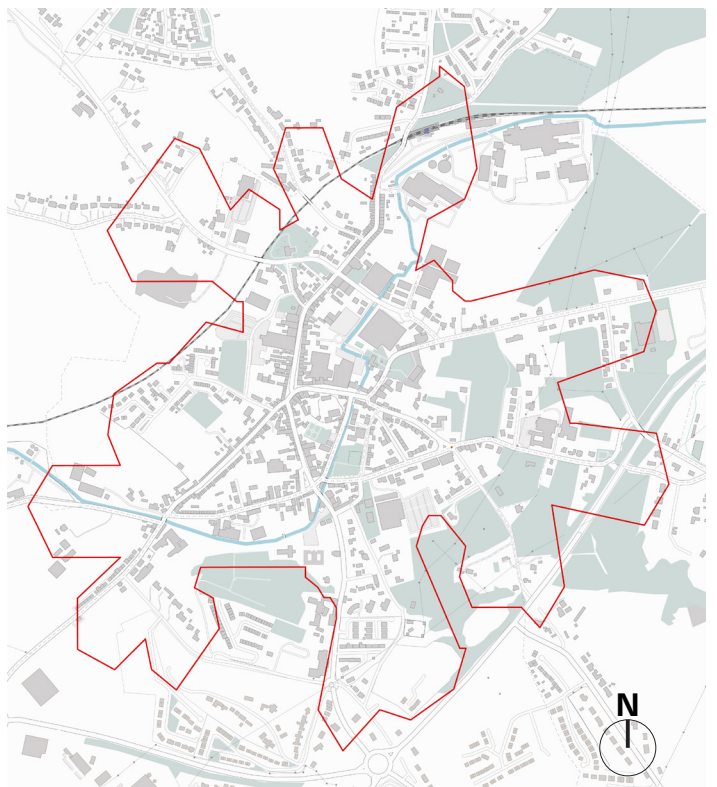


# Introduction

This Town Centre First (TCF) Plan aims to map out potential development and establish a vision for Roscrea's future. It has a focus on tackling dereliction and vacant properties and making the town centre a more attractive place to live, work, socialise and run a business. This initiative aims to help re-imagine and revitalise rural communities as part of the National Town Centre First Policy.

The design team have been working with the Town Team and the Council's Town Regeneration Officer to establish an emerging vision for Roscrea Town Centre and a list of potential projects. The design team have also undertaken a number of online and in-person consultations with the public to better understand the issues on the ground.

The study area for this project is defined as by a 10-minute walking distance from the town centre, illustrated below.



Map of Roscrea with Study Area Outlined in red



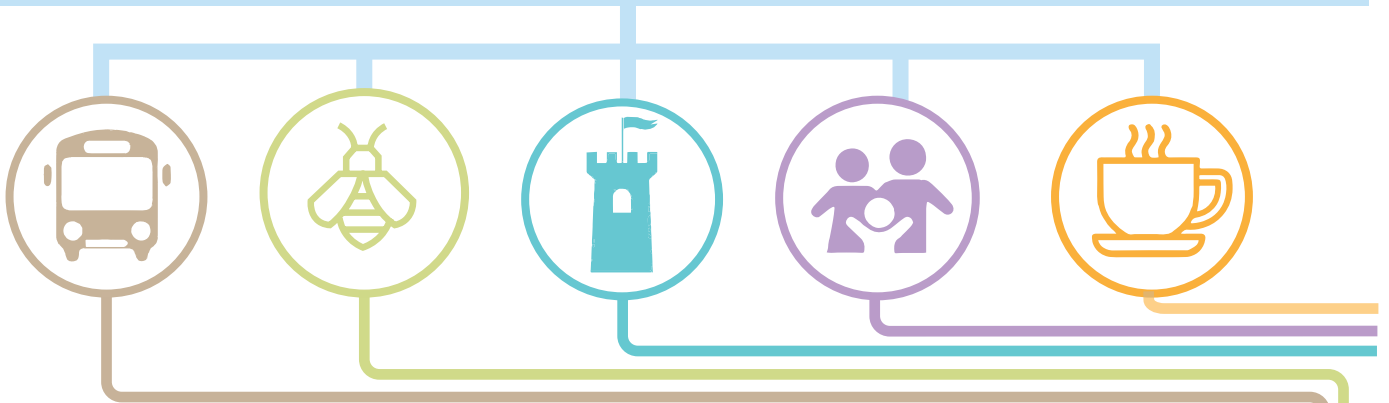


# Executive Summary



## 1. What is the guiding vision for the future of Roscrea?

A unified Roscrea will use its strengths - its people, buildings, infrastructure and natural environment - to create a vibrant, caring and prosperous market town.



## 2. What objectives underpin this vision?

### **Movement and Connections**

- Improve the accessibility and quality of the pedestrian and cycling environment in Roscrea.
- Enhance Roscrea's laneways through planting, public realm, lighting and art.
- Manage the movement network through the town centre to create a safer, more pleasant retail and pedestrian experience, and also create a better vehicular experience.
- Adjust the parking provision and management in Roscrea town centre to make use of existing parking capacity, which is underused, and gain back space in key areas to drive footfall and community.
- Increase road safety through simplifying vehicle movements.

### **Nature and Landscape**

- Assist Roscrea in its development as a climate-resilient, sustainable town.
- Improve the public realm and civic spaces of Roscrea to be accessible, pedestrian-friendly and bio-diverse.
- Protect the vistas of Roscrea's natural environment and built heritage.
- Strengthen the green and blue infrastructure network of Roscrea to connect to a regional network of rivers, lakes and natural heritage.
- Define a palette of high-quality materials and street furniture to be used in public realm improvements throughout the town.

## Land-Use & Economy

- Protect Roscrea's service and retail economy, but help diversify the town through other uses.
- Tackle vacancy and dereliction to make Roscrea a better place to do business.
- Encourage footfall in the urban core to increase activity in smaller shops and businesses.
- Identify opportunities to bring greater employment into the Town Centre as opposed to solely on the edges of the Town Area.
- Re-establish and encourage town centre living.
- Strengthen connectivity between large retail units and Main Street through upgrades to streetscape and public realm.
- Consider opportunities to develop the tourism and accommodation offering of the town centre.

## Social Community & Culture

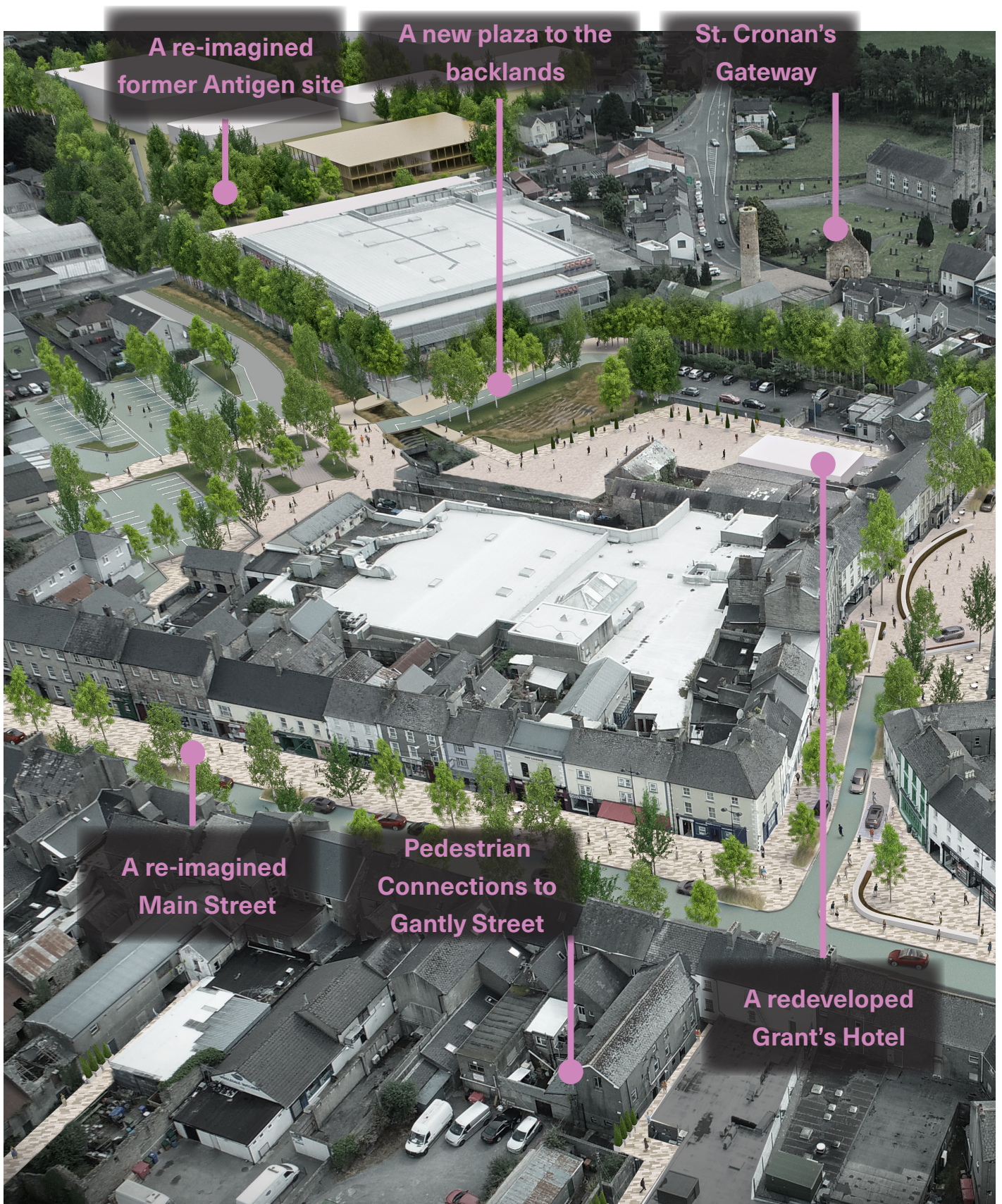
- Protect Roscrea's existing social, community and arts infrastructure and help diversify the town through new and expanded services.
- Increase footfall and vibrancy in the Town Centre.
- Support the development of Roscrea as a 10-minute town.
- Support the concept of Roscrea Castle, Damer House and Demense becoming a 'hero product' per the TCDP and expand out the opportunity presented by this important tourism asset by considering complementary projects such as the redevelopment of vacant sites for accommodation purposes.
- Expand the recreation offer to include more activities that will support the evening and night time economy in Roscrea.
- Encourage the adaptive re-use and redevelopment of town centre buildings to host community events and services.

## Built Form

- Prioritise in-fill and refurbishment opportunities for the urban core, to densify and repair the existing town fabric, while simultaneously protecting and enhancing Roscrea's rich built heritage.
- Look at a variety of housing solutions to diversify the housing stock in Roscrea and cater for a broader range of people. Moving away from just detached or semi-detached 3-4 beds to provide apartments, age-friendly housing, affordable housing, key-worker accommodation etc.
- Identify opportunities to 'repair' streetscapes with appropriately-scaled interventions and considered thresholds to the street.
- Identify opportunities to tackle dereliction through re-use of existing buildings and targeted public realm interventions.
- Enhance Roscrea's streetscapes with placemaking initiatives, public lighting upgrades and CCTV, where appropriate.

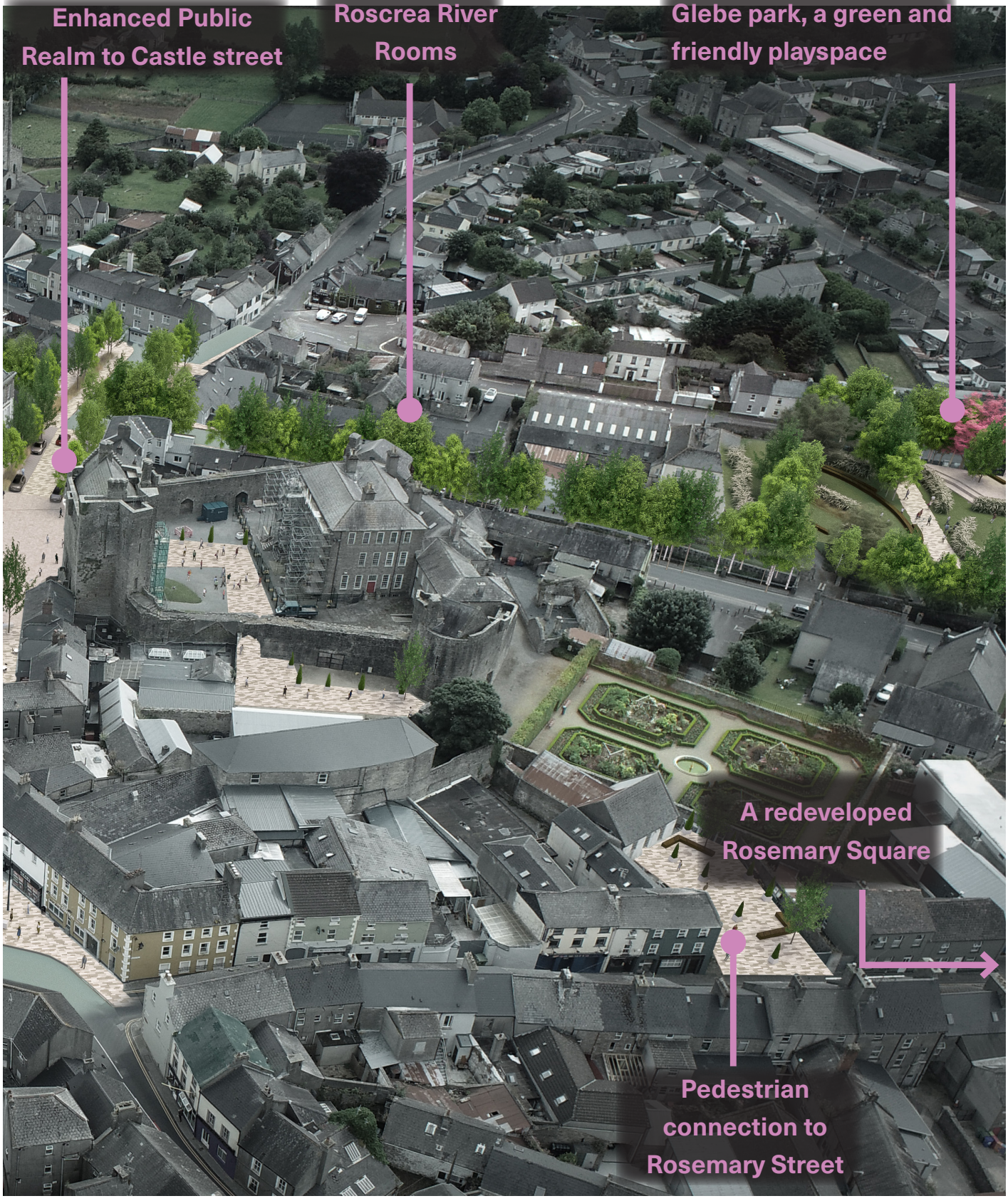


### 3. What key projects will help deliver these objectives?



Artist's impression of a future aerial view of Roscrea





Enhanced Public Realm to Castle street

Roscrea River Rooms

Glebe park, a green and friendly playspace

A redeveloped Rosemary Square

Pedestrian connection to Rosemary Street





# 01 | Town Centre First Vision





Historic Image of Market Square, Roscrea

The sustained regeneration of Roscrea demands a strong vision which provides clear direction towards a future of possibilities. When devising a vision, it is useful to establish what winning looks like. For the locals, this is likely to mean Roscrea being:

- A safer, more prosperous town.
- A great place to live and bring up a family.
- A place where there is life in the evening.
- A town where everyone has the opportunity to succeed.

For Tipperary County Council, success is likely to mean:

- Having a community partner which can take advantage of the available funding opportunities.
- Roscrea becoming a more vibrant heritage town, attractive to commuters.

An appropriate vision is one which accomplishes these various definitions of winning. It is also one which is reasonably ambitious without falling into the trap of being wildly ambitious. Having a wildly ambitious vision is likely to lead to disappointment as it becomes apparent that the unrealistic aspiration will not be realised. Accordingly, our suggested vision is:

# ROSCREA TOWN CENTRE FIRST VISION

A unified Roscrea will use its strengths - its people, buildings, infrastructure and natural environment - to create a vibrant, caring and prosperous market town.



## 1.2 Town Centre First Themes

The Town Centre First policy identifies six high-level themes for a successful Town Centre First Plan. These six themes of role, image, vibrancy and vitality, inclusion, heritage and culture and climate have been instrumental in guiding the development of the TCF and the selection of projects. A brief summary of how each theme has been considered in the plan is set out below:

- **Role: What the town's primary function is/ will be (industries, tourism etc.) in relation to its location and the broader hierarchy of settlements within the county/region.**

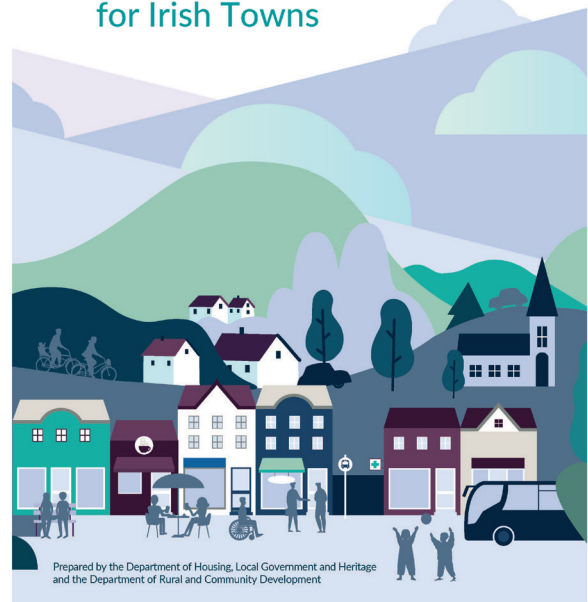
The TCF plan aims to secure higher levels of footfall and to diversify activity within the town centre. TCF projects will support the viability of the current retail and service offer, and bring new opportunities for businesses creating a more lively, vibrant and prosperous place to live, work and visit.

- **Image: What the town is/will be known for, how it will attract people/investment and the impression it will leave on those who visit it.**

Roscrea will be known as a progressive, green town. The plan proposes to build on the green economy established in Roscrea's environs to create a lush, nature-focused town centre (p.44). The Smart Towns initiative and REACH project will transform Roscrea's image by bringing new digital opportunities and enterprise into the Town Centre (p.73). The lasting impression Roscrea will have on visitors is a caring town to people of all ages and abilities, with unique built and natural heritage.



### Town Centre First A Policy Approach for Irish Towns



Town Centre First Front Cover

- **Vibrancy and Vitality: How the town will generate activity, support a diverse range of businesses, provide animated streets and spaces and an attractive living environment.**

Vibrancy and vitality will be promoted in Roscrea by tackling vacancy and dereliction. Attractive placemaking will improve the quality of life offer and will encourage new employers to set up in Roscrea (p.46). Good public realm, animation and lighting will create a more attractive and safe place for existing and new businesses.

- **Inclusion: How the town will support the wellbeing of a diverse community.**

The Town Centre First plan will build upon the important inclusivity work carried out by groups like Age-friendly Roscrea and the Autism Awareness Hub. Roscrea will endeavour to be





Evening photograph of Castle Street, Roscrea

welcoming to people of all backgrounds. The principles of universal design and accessibility will be embedded in all new interventions and upgrades within the town (p. 34).

- **Heritage and culture: How the town's rich history and cultural life will become a meaningful part the town centre experience.**

Roscrea features a range of one-of-a-kind 10th, 12th and 13th Century heritage. Roscrea Castle will be the centrepiece of the redeveloped town, as per the ambitions of the Draft Local Area Plan and Tipperary County Development Plan. Adaptive reuse of existing historic fabric will be encouraged wherever feasible. The Town Team will work to raise awareness around district supports available to landowners. Public realm upgrades will be considered to protect and enhance existing built heritage.

New storage and services infrastructure will be provided for the town's market facilities, a part of Roscrea's cultural history.

- **Climate: How the town will adapting to future challenges and build in climate resilience.**

The TCF plan proposes planting and greening within the town centre to facilitate nature-based solutions to air-quality and flood risks. It also promotes the reactivation of existing building stock in lieu of solely new-build developments. It encourages an expansion of the sustainable modes of transport through better pedestrian linkages, cycling routes and public transport connections. The plan also encourages town centre living and the concentration of easily accessible services and facilities within the centre of Roscrea.

# A DAY IN THE NEW ROSCREA...



Take a stroll to the butchers on Main Street



Take a break and read a book in Rosemary Square



Let the kids play in a green Glebe Park

5 no. Artist's impressions of future views of Roscrea





Meet up with friends at Castle Street Market



Walk along the river and see the 'River Rooms'

## 1.3 Policy Background & Sustainable Development Goals

A full overview of the national, regional and local policy that sets the foundations of this plan is included in our Planning Baseline material, hosted on the Roscrea Town Centre First webpage. It shows the policy alignment under the following policy documents, plans and funding mechanisms:

- National Planning Framework: Ireland 2040
- National Development Plan 2021-2030
- Our Rural Future: Rural Development Policy 2021-2025
- Town Centre First: A Policy Approach for Irish Towns 2022
- Making Remote Work: National Remote Working Strategy 2021
- Climate Action Plan 2021: Securing Our Future
- The Mid-West Regional Enterprise Plan to 2024
- Future Jobs Ireland 2019: Preparing Now for Tomorrow's Economy
- Ireland National Skills Strategy 2025
- Tipperary County Development Plan 2022-2028
- Draft Roscrea Local Area Plan 2023-2029
- Rural Regeneration And Development Fund
- Croí Cónaithe
- Town and Village Renewal Scheme
- LEADER Community Led Local Development

This plan is aligned with Ireland's Sustainable Development Goals National Implementation Plan 2022-2024. Below is a brief assessment of the plan against each UN Sustainable Development Goal.

SDG 1 - No Poverty	The Town Centre First plan will assist in delivering new employment, enterprise and housing options within the Town Centre to help provide a pathway out of poverty.	Moderately Applicable
SDG 2 - Zero Hunger	The plan proposes a diversity of planting in the town centre, which could include edible fruiting trees. It also promotes an expansion of Roscrea's food market facilities.	Less Applicable
SDG 3 - Good Health and Well-being	The plan proposes transforming Roscrea into a safer, more walkable town. This has proven to have mental health benefits as well as physical benefits with improved air quality.	Strongly Applicable
SDG 4 - Quality Education	Initiatives such as the REACH project will have educational components. The Roscrea River Rooms will involve consultation with local schools.	Less Applicable
SDG 5 - Gender Equality	All phases of development, occupation and employment within the development of the lands should consider equal opportunities at all levels.	Less Applicable
SDG 6 - Clean Water and Sanitation	The Roscrea River Rooms will involve a monitoring and cleaning of the river. Surface water should be managed locally with rain gardens, SUDS and stormwater cells within tree pits.	Moderately Applicable
SDG 7 - Affordable and Clean Energy	Part of the image of Roscrea promoted by this plan is that of a Green Roscrea. This would link the Town Centre's development with peripheral developments such as the construction of solar farms.	Moderately Applicable



# SUSTAINABLE DEVELOPMENT GOALS



The UN Sustainable Development Goals

SDG 8 - Decent work and Economic Growth	The expansion and diversification of employment uses within the town should bring opportunities. Increased vibrancy and footfall throughout the town should enhance existing economy.	Strongly Applicable
SDG 9 - Industry, Innovation and Infrastructure	Roscrea's development as a Smart Town will involve upgrades to the digital infrastructure and create innovation within the town centre.	Strongly Applicable
SDG 10 - Reduced Inequalities	Public realm should support all users, with consideration given to sometimes marginalised groups including teenagers, elderly people and homeless people. It should not be pre-requisite to spend money in order to enjoy the public realm and provision of seating, bins, shade and opportunities to linger should be encouraged.	Moderately Applicable
SDG 11 - Sustainable Cities and Communities	The Town Centre First plan is based on the core principles of sustainable town design.	Strongly Applicable
SDG 12 - Responsible Consumption and Production	Where possible, material sourcing and supply-chains should be leveraged to support both local and global manufacturing communities. Re-use is preferable to re-development	Moderately Applicable
SDG 13 - Climate Action	The proposals in this plan incorporate adaptive re-use of existing buildings, harnessing embodied carbon. Public realm proposals incorporate urban greening for improved air quality and sustainable urban drainage.	Strongly Applicable
SDG 14 - Life Below Water	Landscaping and public realm can work to collect and treat rain and storm water through rain gardens and SUDS treatment trains. The Roscrea River Rooms will involve education and monitoring of the river water quality.	Strongly Applicable
SDG 15 - Life on Land	The Town Centre First plan proposes a strengthening of the Town's Green infrastructure network, supporting biodiversity and natural habitats.	Strongly Applicable
SDG 16 - Peace, Justice and Strong Institutions	The Town Team will be instrumental in representing the needs and views of the local community in the development of this plan.	Moderately Applicable
SDG 17 - Partnership for the Goals	The Town Team and Local Authority will assist in steering projects in line with the SDGs as proposals are developed.	Moderately Applicable



## 02 | Understanding the Place

“The process of understanding a place involves consulting with a wide range of people and collecting and collating data/information on the characteristics of the town centre and its surrounding context.”

Town Centre First Policy, 2022

## 2.1 Roscrea Overview

The town of Roscrea had historical significance from ancient times due to its position along one of the five ancient roadways of Ireland, the Slíge Dhála. In the 7th century, St. Cronan founded a monastery in Roscrea and national artefacts like the Roscrea Brooch and Book of Dimma were later produced here. In the 12th century a cathedral church was built in Roscrea, of which a carved gable doorway remains, a round tower and a high cross. In 1213 Roscrea castle was built, a Norman fortification, Roscrea went under the control of the Butler family until the early 18th century. Damer House was built in 1720, while Roscrea prospered as a market-town. Like many small Irish towns, Roscrea was decimated by the Famine and subsequent emigration.

Roscrea features significant topography, with Main street raised on an elevation of approximately 7m to the River. The River has untapped potential for the town, with limited stretches opened up for visibility and poor walking or seating options to the river side. The town is currently suffering from substantial vacancy and dereliction. Many properties



The Mall, Roscrea

such as the Antigen Factory, Sacred Heart Convent or Grant's Hotel, are visibly derelict and have remained substantially empty since the Economic recession of 2008.

The Local Area Plan 2023-2029 notes that in 2022 the primary source of employment in Roscrea is manufacturing industries at c. 475, followed by professional services at c.425. There are a number of serviced business parks in Roscrea (Roscrea Business and innovation park in Benamore and the Parkmore industrial estate) and larger employers in meat processing, food production, nursing homes, retail etc.

The town has significant space dedicated to cars currently, with wide roads banked by perpendicular parking and narrow footpaths. Our analysis identifies c.79% of available public space is given to vehicular circulation and parking. Off-street carparking is generally underused currently, with drivers favouring on-street parking. Currently the most popular form of public transport is by bus, with four NTA Local Link services and two private commuter bus services. Roscrea rail station is currently underused, with two daily return departures on the Limerick to Ballybrophy line.

The urban core has a lack of urban greening, with few street trees and planters in place. For green amenities there is currently the Damer House gardens, which has limited opening times, and the Glebe Park, a public park with playground. There is also a playground in front of one of the large supermarkets.

## 2.2 Progress to Date

A number of significant plans have been prepared by both the community and Local Authority. These include:

- A Town-Centre Health Check was carried out in 2012 and showed a vacancy rate of 10.6%. In a 2018 Health Check this had increased to 13%.
- The 2013 Town Centre Enhancement Plan featured extensive analysis of the town and a number of rounds of public and stakeholder workshops. It recommended 7 initiatives and 12 key projects, a number of which have been carried forward into this plan.
- Age-Friendly Roscrea carried out a number of initiatives including walkability studies of 11 routes and in 2018 commissioned a needs analysis report for the elderly of Roscrea.
- The Roscrea Community Action Plan 2016-2019 was prepared in 2015. It recommended 131 actions under the themes of Environment and Security, Community Wellbeing – Youth and Families, Enterprise, Training and Employment and Corporate Structure.
- A signage and way-finding plan was prepared for Roscrea in 2016 and 12 wayfinding signs have been successfully erected across the town.
- A 2017 Roscrea Travel and Transport plan was carried out which carried out parking surveys that demonstrated an overprovision of carparking in the town and that the vast majority of on-street parking events were for less than one hour.
- The Gantly Street masterplan was prepared in 2022. It proposed a number of residential, road and public realm improvements to transform Gantly Road to an urban street. In 2023 a national competition for age-friendly housing was held for a plot on Gantly Street.

dba

PLACEMARQUE+

A Signage and Way-finding plan for Roscrea

23<sup>rd</sup> December 2016



Prepared for

Comhairle Contae Thiobraid Árann  
Tipperary County Council

Cover of Roscrea Signage & Way-finding Plan

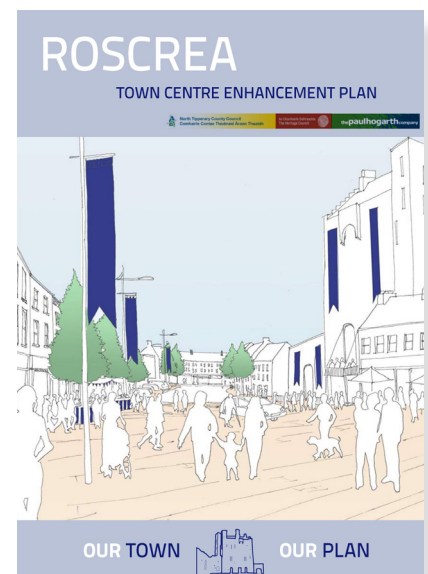


### Age Friendly Roscrea

Built environment and public places

*Lets make Roscrea  
a great place to live and grow old*

Cover of Age Friendly Roscrea Built Environment and public places plan



Cover of Roscrea Town Enhancement Plan



## 2.3 Public Consultation Statement

Two rounds of public consultation were undertaken in support of the development of the TCF Plan:

- (1) Initial Information Gathering - March 2023  
The purpose of the initial, multi-strand engagement was to hear from local residents, businesses and groups on the performance and health of the town centre and to understand the priority issues that people would like to see addressed in the TCF plan.
- (2) Feedback on the draft Plan – May 2023  
A second round of consultation took place in May following the publication of the draft Plan. The purpose was to allow an opportunity for the public to submit their comments, views and suggestions on the draft including the proposed TCF projects.

Full details on both stages of the consultation and engagement process are provided in ‘Consultation and Engagement Report: Roscrea Town Centre First Plan’ a summary overview of the consultation processes available on the Roscrea Town Centre First webpage.

### **Initial Information Gathering:**

The engagement methods used during the initial information gathering stage were selected to encourage a wide participation amongst Roscrea’s business and resident communities.

A mix of in-person, virtual events, focus group sessions with key groups, semi-structured interviews with local retailers, and online community and business surveys were undertaken during this time.

In total, approximately 335 to 465 individuals participated in the consultation process, which equals to c.6% to c.9% of the population in Roscrea settlement (5,446 as recorded in 2016), representing a satisfactory engagement rate in this consultation. A summary overview of the initial consultation process and key issues raised is provided below:

### **In-Person and Virtual Consultation Events**

A series of in-person and virtual consultation events took place during March 2023 including two in-person events and one online session. The feedback from these events can be summarised under common topics such as recreational activities, community, vacancy and dereliction, and employment.

### **Greater diversity and choice in amenities required**

The good work of the sporting communities was emphasised and championed confirming a sufficient provision of sport facilities in Roscrea. With regard to non-sporting recreational activities, however, a frequent response from the public consultation is a lack of recreation activities especially outside of daytime hours. A general need to improve the quality and provision of community facilities and initiatives was highlighted and, on several occasions, Abbey Hall was mentioned as an underutilised asset that could facilitate community functions and initiatives.

### **Strong enthusiasm to bring about positive change**

Community spirit and civic pride was mentioned throughout the consultation highlighting a need

to bring the community closer together and encourage active participation in local initiatives. This is suggestive of the enthusiasm of local people to bring about positive change – good news for the TCF approach and the forthcoming projects.

### Consensus on the need to tackle vacancy and dereliction

Vacancy and dereliction within the town centre was continually highlighted at every event, with the former Grant’s Hotel and the former Antigen site commonly referred to.

### More local employment opportunities needed

Employment was a frequently raised issue. Concerns highlighted include the perceived lack of inward investment, a lack of high paying jobs, and the need for investment in the town. Tackling vacancy and dereliction was once again emphasised in this regard, with lots of discussion on the possible redevelopment of the former pharmaceutical factory site (Antigen) on Lourdes Road for new employment purposes.

### Widespread support for improvements to public realm

Participants also called for improvements to the public realm – to address accessibility and connectivity issues, improve pedestrian access and encourage both the development and active use of green/blue routes and cycleways. There were also calls to improve public transport options available within the town. Others called for enhancements to public amenities such as public garden, square, and playground.

## Community Survey: Facts & Figures Use of Roscrea Town Centre



57% of respondents visit Roscrea town centre daily for 'top-up' grocery shopping, while 66% of the respondents visit weekly for food and grocery shopping.



Other activities people typically visit Roscrea for include walking, sports, gym, shopping, dining, and visiting family and friends.



81% of the respondents travel to and around Roscrea by private car. Another 15% of the respondents' primary travel mode is walking.



59% of the participants would welcome the delivery of public space by taking more space away from cars.



A new footpath or cycleway (47%), address safety concerns (43%), and better crossings at all junctions (37%) are the top factors that would encourage people to walk or cycle more in Roscrea.

Community Survey: Use of Roscrea Centre

## Business Survey: Facts & Figures Perceptions of Roscrea



Accessibility to motorway network and strong growth potential were highlighted as Roscrea's main strengths as a place for doing business.



Workforce availability was selected as one of Roscrea's main constraints for doing business.



Top three priorities to help drive economic development in Roscrea identified by respondents:

- ❖ Promoting a pro-business culture.
- ❖ Working with the IDA to attract Foreign Direct Investment.
- ❖ Providing the necessary infrastructure for businesses to succeed.



3 out of the 4 businesses who were seeking space in Roscrea in the past three years were not able to source it.

Business Survey: Perceptions of Roscrea

### Feedback on the Draft Plan:

Public submissions were invited on the Draft Plan by post, email and phone. Two public events were also held. A summary of points raised during this round of consultation is provided below:

- While there was support for the public realm improvement of Castle street and enhancement of the Castle, concerns were raised that pedestrianisation might have adverse, unintended consequences for accessibility. The practical implications of reduced vehicular mobility on local businesses, deliveries and customers, particularly those with specific needs, including the elderly, disabled and young families, were highlighted.
- Widespread support for public realm enhancements including the introduction of new civic spaces, the addition of seating and picnic areas, street lighting and planting and landscaping plans. Some concerns raised that new open spaces and street furniture might attract anti-social behaviour.
- The need for TCF projects to address vacancy and dereliction on key streets in the town.
- While the parking proposals for Main Street were well received particular in terms of the safety benefits, some held concerns that the plans would reduce the availability of parking and have adverse implications for local businesses and the health of the town centre.
- Widespread support for projects that utilise the heritage assets of the town particularly Roscrea Castle and Damer House.
- Support for proposals that would encourage public events in key spaces around the town.
- Broad support for proposals that will enhance the hospitality and accommodation offering of the town centre.



In-person public consultation, March 2023



## 2.4 Town Centre Health Check

A Town Centre Health Check is described in 'Town Centre First – A Policy Approach for Irish Towns' as the process of taking stock of how a town is faring across a variety of parameters. These parameters which include land use activity, economic and social attributes, and key features of the built and natural environment, greatly influence the functionality and performance of a town centre. They are the reasons why people interact with a town centre. In Roscrea, there are four primary drivers for activity in the centre, as following:

- Employment and school
- Retail and social services
- Social, recreational or leisure amenities and heritage attractions
- Living in the centre

The Town Centre Health Check for Roscrea seeks to examine how the town is performing in the context of these drivers and parameters. A range of surveys have been undertaken to consider the health of the town and its performance in supporting people living, working and visiting the town for the reasons set out above. These are presented over a series of chapters within this Town Centre First Plan, as follows:

- Movement and Connections (Section 3.1): This section is informed by detailed surveys of existing streets and movements in Roscrea.
- Nature and Landscape (Section 3.2): This section analyses the existing natural environment of Roscrea town, including greening and flood-risk.

- Land Use and Economy (Section 3.3): Land Use surveys to establish activity levels and diversity in the town. This includes employment activity with a specific focus on key town centres sectors such as retail to establish current levels of commercial activity and outlook. It also includes an audit of vacancy and dereliction within a town centre. Pedestrian counts to establish actual town centre visitor numbers are also provided.
- Social, Community and Culture (Section 3.4): This comprises a survey of amenities and services to establish the choice and diversity of offer serving a town.
- Built Form (Section 3.5): This section analyses Roscrea's urban development, streetscapes, housing and vacancy/dereliction.

Additional information is hosted on the Roscrea Town Centre First webpage:

- Demographic and Socio-Economic Profile (see TCF webpage): This allows us to understand the characteristics, skills and attributes of people living and working in the town. It is these people who will drive forward the projects and initiatives set out in this Town Centre First Plan.

It is through these series of studies on key attributes of the town centre and community that the following overview of strengths, challenges, opportunities and threats has been derived (SCOT).

## 2.5 Challenges and Opportunities

### SCOT Analysis

#### Strengths

The features of the town are successful and set it apart from others

#### Challenges

The aspects of the town that puts it at a disadvantage and could be improved

#### Opportunities

What can be changed and how can the strengths of the town be built upon

#### Threats

What external factors could impede the success of the town

Listed in alphabetical order:

#### Strengths

- A diverse population with broad range of skillsets available locally
- Accessibility to the motorway network
- Built Heritage
- Comparatively high levels of footfall on Main Street and Castle Street
- Digital infrastructure/high-speed broadband
- Diverse range of uses in the town centre
- Family-oriented
- Good presence of community services and facilities within town centre
- Healthy base of retail and trade
- It is a walkable town
- On the rail network.
- Proliferation of supermarkets in the town centre
- Roscrea's history as a market town
- Sporting Facilities
- Strong facilities in nursing and healthcare
- Strong growth potential
- Strong local appetite for positive change and to support the TCF process
- Strong local manufacturing and trade sector
- The town has a river running through it
- Well-established local community with slow but steady population growth evident

#### Challenges

- Comparatively high unemployment rate
- Dereliction and vacancy in buildings
- Disjointed/fractured community groups
- Dominance and over-reliance on cars
- Economic and education driven migration
- High level of residential vacancy
- Historically negative perceptions of deprivation in Roscrea
- Housing affordability constraint
- Infrequent public transport by bus and rail
- Known pockets of deprivation across the town
- Lack of cultural facilities
- Lack of evening vibrancy/activity
- Lack of new employment/investment from FDI or at a larger scale
- Lack of non-sporting recreational facilities
- Lack of public open space for community.
- Perception of increased crime and reduced safety
- Public realm maintenance issues
- Substandard pedestrian safety and accessibility

## Opportunities

- Adaptive reuse of vacant buildings for housing
- Broaden the recreational and amenity offer outside of the sporting activities
- Enhance and diversify the evening economy through events and enhanced hospitality offer
- Enhance/Expand market facilities in Roscrea
- Expand and diversify the local economy
- Festivals /events to improve community spirit
- High level of renter occupied housing suggesting scope for town centre residential development to diversify tenure offer
- Nurturing/enhancing existing community facilities, eg. The Abbey Hall
- Opportunities to create a sense of arrival or welcome in Roscrea
- Potential to create an amenity and activate spaces along the Roscrea River.
- Potential for active travel and leisure offer to be enhanced
- Potential for Roscrea to become a green town, supporting the green economy
- Potential for the rail service to grow over time
- Refurbishment/renovation of vacant properties
- Small household size may align well with over-the-shop town centre living
- Strengthen linkages between large retailers outside the core central streets by public realm and street enhancements
- Tourism as a generator for local vibrancy
- Traditional housing form dominating suggests scope for greater diversity and potential for TC living
- Increase pedestrian safety through simplifying vehicle movements and reducing speeds in main shopping areas

## Threats

- Climate resilience is currently low
- Online retail continues to overtake local businesses
- Out of town centre retailers
- Potential business/employment/tourism competition from nearby towns
- Potential local concerns/resistance about reducing on-street car parking
- Residential proposals favouring out of town centre sites
- Strong dependency on manufacturing industries for employment. Potential threat of job losses through automation, factory closures.
- The potential for a 'do-nothing' maintenance of the status quo, this could reinforce the slow decline of the town.





## 03 | Defining the Place

“The process of analysis and appraisal will set the basic ‘building blocks’ for a responsive TCF Plan that provides a holistic response that builds upon existing assets, directly addresses pressing issues and identifies future challenges.”

Town Centre First Policy, 2022

## 3.1 Movement and Connections



### Accessibility & Ease of Movement

#### Walking and Cycling

Roscrea is a relatively compact, historic market town, and many residents live within a walkable or cycleable distance of the town centre. This is evident in the bus stop walking catchment plan from the Sustainable Travel Plan.

However, walking and cycling make up a low proportion of trips overall, according to data within the Roscrea Sustainable Travel Plan. Of trips to work they make up 16.8% and 1.4% respectively. Of trips to school, 22.7% are made by walking or cycling. Most trips in Roscrea are instead made by car. Addressing this and encouraging more walking and cycling is key to achieving climate and health/physical activity targets.

There are many issues with the accessibility and quality of the pedestrian environment in Roscrea, which should be tackled in new interventions and upgrades in line with the principles of Universal Design. As part of the Age Friendly Roscrea scheme, residents undertook several Universal Design Walkability Audits to assess local streets and routes for their accessibility to all. This highlighted many issues with local streets. This includes:

- Lack of continuous footways;
- Lack of formal pedestrian crossing facilities (e.g. signalised or zebra crossings);
- Lack of dropped kerbs;
- Narrow footways and street clutter;
- Poor driver behaviour including speeding and inappropriate parking.

### Movement Network

#### Public Transport

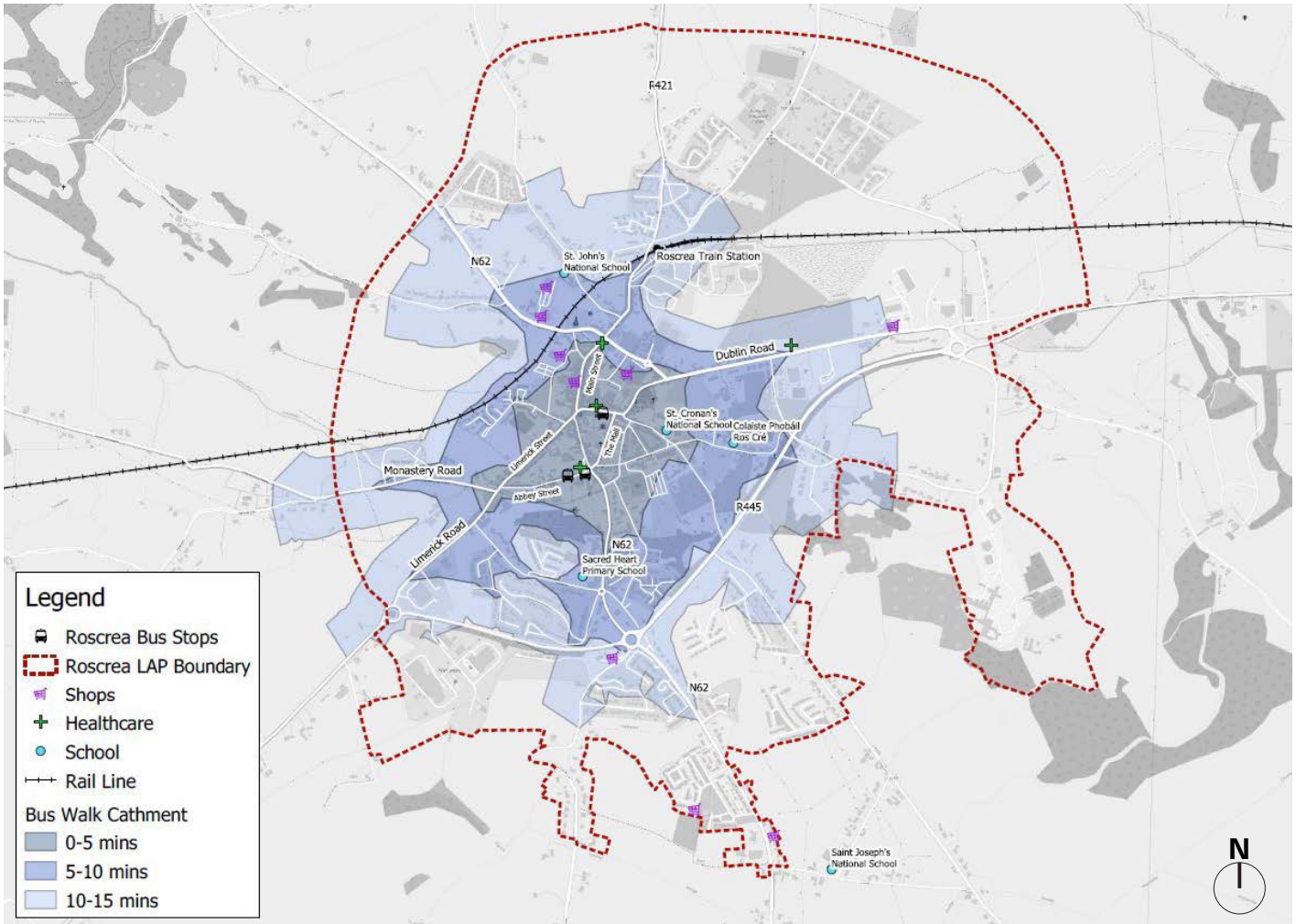
Bus and rail provision in Roscrea is generally poor. The Sustainable Travel Plan highlights that only 1% of commuter trips in Roscrea are made by public transport, compared to 9% nationally. Roscrea Train Station lies approximately 500m north of the town centre retail area and provides access to limited rail services towards Limerick and Ballybrophy, however these are extremely limited in their frequency, with just 2 daily return departures Mon-Sat and one on Sunday.

Bus services in the Roscrea include long distance intercity routes, regional routes between local towns and local door-to-door services. Key issues with local bus services include the poor bus stop facilities, which often lack seating and shelters.

#### Traffic Movement

Several key vehicle routes run through the town and the town centre. These include the N62, which runs along several town centre streets taking traffic between the north west and south of the town. The Mall, part of Castle Street and Church Street form part of this route. Main Street forms part of the R421, taking traffic between the north and south of the town. Despite these designated routes, many of the streets are historic and not designed around vehicle movement. As such there are several issues with available street width, which leads to compromised, narrow or no footways in places such as The Mall and Church Street.





Bus Stop Walking Catchment in Roscrea. (Source: Sustainable Travel Plan)

The key vehicle access routes into Roscrea town centre are shown on the plan above. These include:

- R421 Limerick Street
- N62 The Valley
- Dublin Road
- R421 Bunkers Hill
- N62 Birr Road

These routes provide key vehicle routes into the town centre, and carry through-traffic where alternative routes are not available.

### Proposed Strategy

The proposition for movement in Roscrea is premised on balancing movement priorities and place priorities to create more opportunity for town centre life, space for businesses and for community life. This doesn't mean the removal of transport freedom and choice for the town.

Access through the town and in and out of it will be protected, and in addition the experience of walking around the town will be greatly improved, to make walking an attractive choice for everyday local journeys. In movement terms, vehicles moving through the town currently come into conflict with vehicles accessing the town, as well as people enjoying the town.

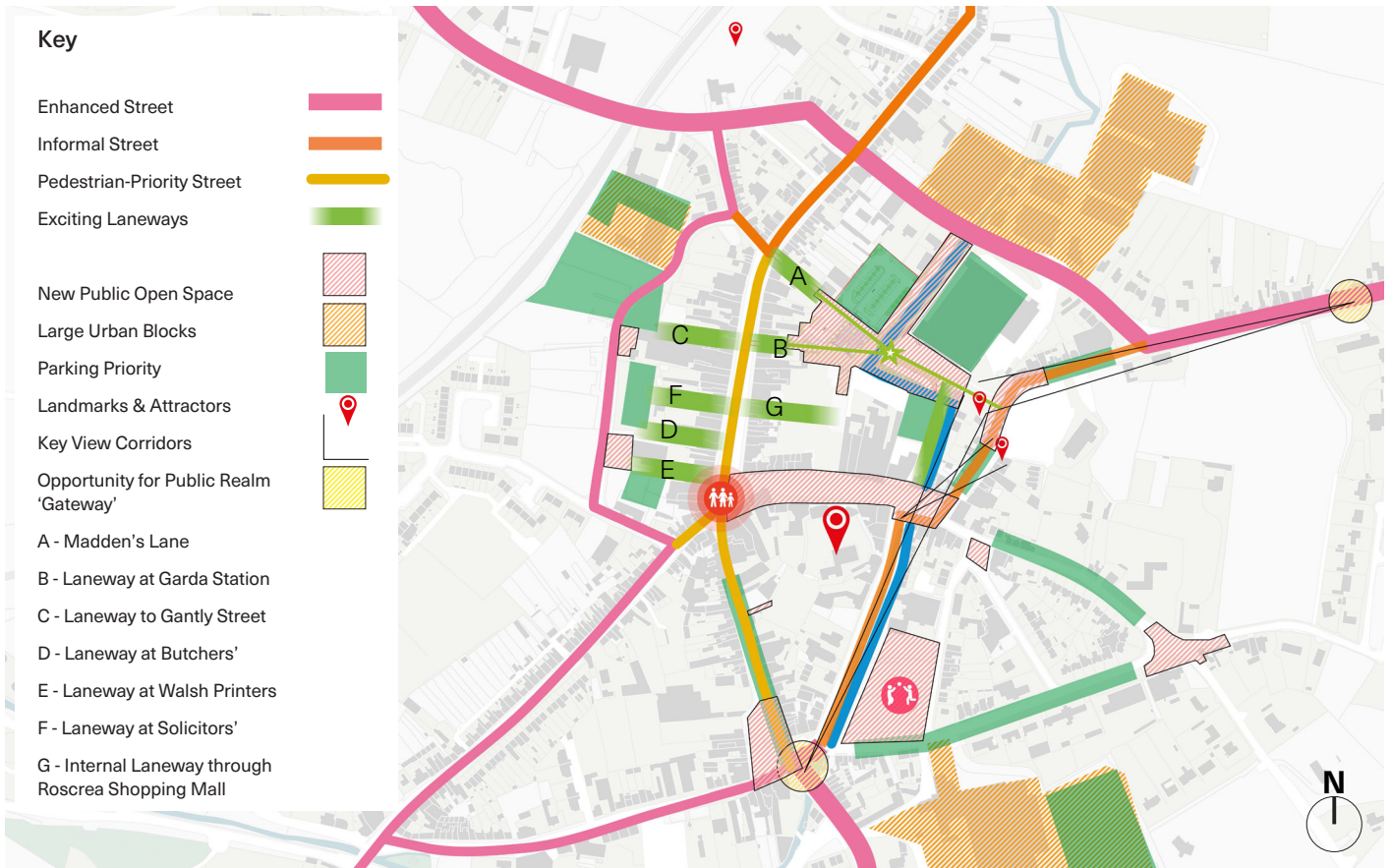


Diagram of the strategic proposition for placemaking

Strategic Street-types, described hereafter, define the character of or 'look and feel' of streets. They are derived from the traffic and movement analysis and contribute together to an overall public realm strategy for Roscrea. The street-types don't necessitate traffic management changes. For any amendments to the current traffic management or road design of streets, the standard planning application, environmental assessment, and approval processes apply.

Opportunities can be unlocked for greater town centre vitality if we can reduce the conflict here, prioritising through-movement on, for example, the 'Enhanced Streets' and 'Informal Streets' shown above, and minimising through-movement on the 'Pedestrian-Priority' Streets. The Informal Streets already have a substantial place value and so the streets and public realm should respond to this, to make clear that drivers have entered an urban setting and their behaviour will need to respond.

Pedestrian-Priority Streets need to be streets with more space for business activities, relaxing and spending time in the street, urban greening and biodiversity, and surface water management. Parking on the street would be provided to support adjacent business activities and loading would be accommodated. Castle Street could function as a principal piazza space for the town centre, with no strategic movement function in a future network, whilst accommodating servicing and business access and public transport.

Church Street represents an opportunity to mark this historic and value point in the town centre. Two key town centre landmarks - the church arch and the Early Medieval Monastic Round Tower are striking landmarks and the public realm should respond to strengthen the identity of the town. Movement will be enabled however the place value should be increased to give people a moment to notice their surroundings.





Potential laneway transformation, Top: Existing Laneway, Bottom: Precedent Laneway



Artist's Impression of Redeveloped Main Street

The two key moments along Corville Road and Dublin Road are opportunities to create strong gateways into the town, to change the perception of visitors and calm the flow of vehicles, so visitors have chance to see the attractiveness of the town if they have not had the opportunity to do so before. Junction spaces should be tightened up to enable the movement functions in the minimum required space, with the leftover space being given over to place function. The principal first view of the tower along Dublin Road should be marked with a change of treatment coming into the town from this point, to showcase the change of character - moving into a slower, urban context, as well as invite people to stop and enjoy.

**Laneways**

Main Street and Castle Street can be accessed from the backlands via several laneways. These pedestrian routes are often narrow in character and provide vital links through the town, and particularly linking off-street car parks with Main Street and Castle Street.

However, these spaces are currently uninviting, feel isolated and forgotten, making them unattractive links and dissuading people from using them unless essential. Encouraging greater use of off-street car parks for example, relies heavily on improving these links and creating new laneways where appropriate.

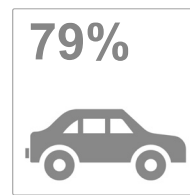
Additionally, these spaces could be celebrated as part of the public realm and character of Roscrea, utilising their unique and contrasting scale and form compared with other public spaces in the town centre. Interesting features applied to these spaces could help to provide identity and character to each laneway, using planting, public art and lighting to create unique and attractive spaces, and supporting activation where possibilities for this exist. The alleyways off Main Street could be a key point of interest in the town, as we can see across the country, Europe and globally. Alleyways should be cherished as different experiences that can draw people in. In these examples they can draw people from the big box offer into the fine grain high street and there is a key opportunity to strengthen this to the west of main street.



Top: Analysis of current public realm provision  
 Bottom: Image of space allocation in Rosemary Square



Proposed Parking Priority Locations



## Parking

Roscrea town centre has a range of provision for car parking. This includes on-street parking on many streets and formal car park facilities often to the back of key streets such as Main Street. A parking study was recently carried out in the town to identify issues and make recommendations, which were to:

- Reduce on-street parking - using the road space for street enhancement;
- Restrict on-street parking to one hour;
- Provide improved signage of car parks (off-street);
- Improve the pedestrian linkages to car parks;
- Restrict on-street parking where residual street width is <5m (Rosemary Street etc.)

The previous parking study showed that there is additional capacity in the town centre for car parking, with peak hour occupancy only ever being between 80-85%. This means that there is wasted space in the town centre that is not performing for anyone and is doing the town centre economy harm.

Our studies for the Town Centre First Plan have demonstrated that space in Roscrea is unbalanced at the moment, with nearly 80% of available space given over to moving and storing vehicles, at the expense of space in the town centre for people to sit, relax, meet and gather. Space for people is key to driving footfall and activity in the town centre, and creating an attractive place in which people want to spend time, and people shop and spend money where they want to spend time.

Much of the parking on Main street and Castle Street is perpendicular parking. When compared with parallel parking, this creates a greater safety hazard for vehicles, cyclists and pedestrians in cars accessing or reversing out. Cars also encroach onto the footway, further narrowing the pedestrian space. Larger commercial vehicles can cause a pinch point when parked perpendicularly.

Larger off-street car parks tend to have the lowest occupancy and the most space to accommodate additional parking requirements in a way that doesn't detract from the town centre as a whole. These parking spaces should be prioritised as this enables the creation of a more attractive town centre for people to spend time, spend money, and come together.

Parking on Main Street will be targeted to support adjacent business activities in parallel bays, rather than the current perpendicular bays. This will free up considerable space for urban greening, seating, space for relaxing and space for business activities, whilst still accommodating essential parking (e.g. disabled access and assisted parking spaces) and loading. In parallel with this walking, wheeling and cycling routes to and from off-street parking bays will be improved to create enjoyable links between the two that feel good and safe in all weather.

Castle Street currently accommodates parking for private cars as well as coaches and in the future this function would be rationalised. Moreover, coach parking could be relocated, with a potential drop-off/pick-up space maintained, but coach vehicles would be required to park up elsewhere.

In short, evidence shows there is additional capacity of parking in Roscrea, and not enough space for people to actually use or enjoy the town properly. This gives us the opportunity to target where public realm interventions can yield the greatest return on investment for town centre prosperity and vitality, and the TCF plan projects are aimed at just this.

### **Movement + Connections Objectives**

- Improve the accessibility and quality of the pedestrian and cycling environment in Roscrea.
- Enhance Roscrea's laneways through planting, public realm, lighting and art.
- Manage the movement network through the town centre to create a safer, more pleasant retail and pedestrian experience, and also create a better vehicular experience.
- Adjust the parking provision and management in Roscrea town centre to make use of existing parking capacity, which is underused, and gain back space in key areas to drive footfall and community.
- Increase road safety through simplifying vehicle movements.



Artist's Impression of transformed Castle Street

## 3.2 Nature and Landscape



### Climate

The climate crisis is a major challenge for smaller Irish town centres like Roscrea. This is most evident in the following areas:

- Challenges for traditional industries that support the town
- Ensuring a just transition to climate neutrality
- The need for sustainable energy production and infrastructure
- The need for sustainable transport infrastructure
- Loss of biodiversity in the town centre
- Impact of the town centre on the natural environment, e.g. pollution of waterways, emissions
- Potential for extreme and variable weather conditions, flooding.

Despite these challenges, developing a green economy in Roscrea will offer significant benefits for the town, such as:

- Creating better green spaces and amenities for residents of Roscrea
- Creating a range of employment in manufacturing and designing a green future for Roscrea
- Re-activating vacant building stock, protecting the town's heritage
- Improving the liveability of the town
- Nature-based solutions for Surface Water management
- Building on the green economy already present in Roscrea, e.g. solar farms being developed in Roscrea environs.

### Public realm and landscaping

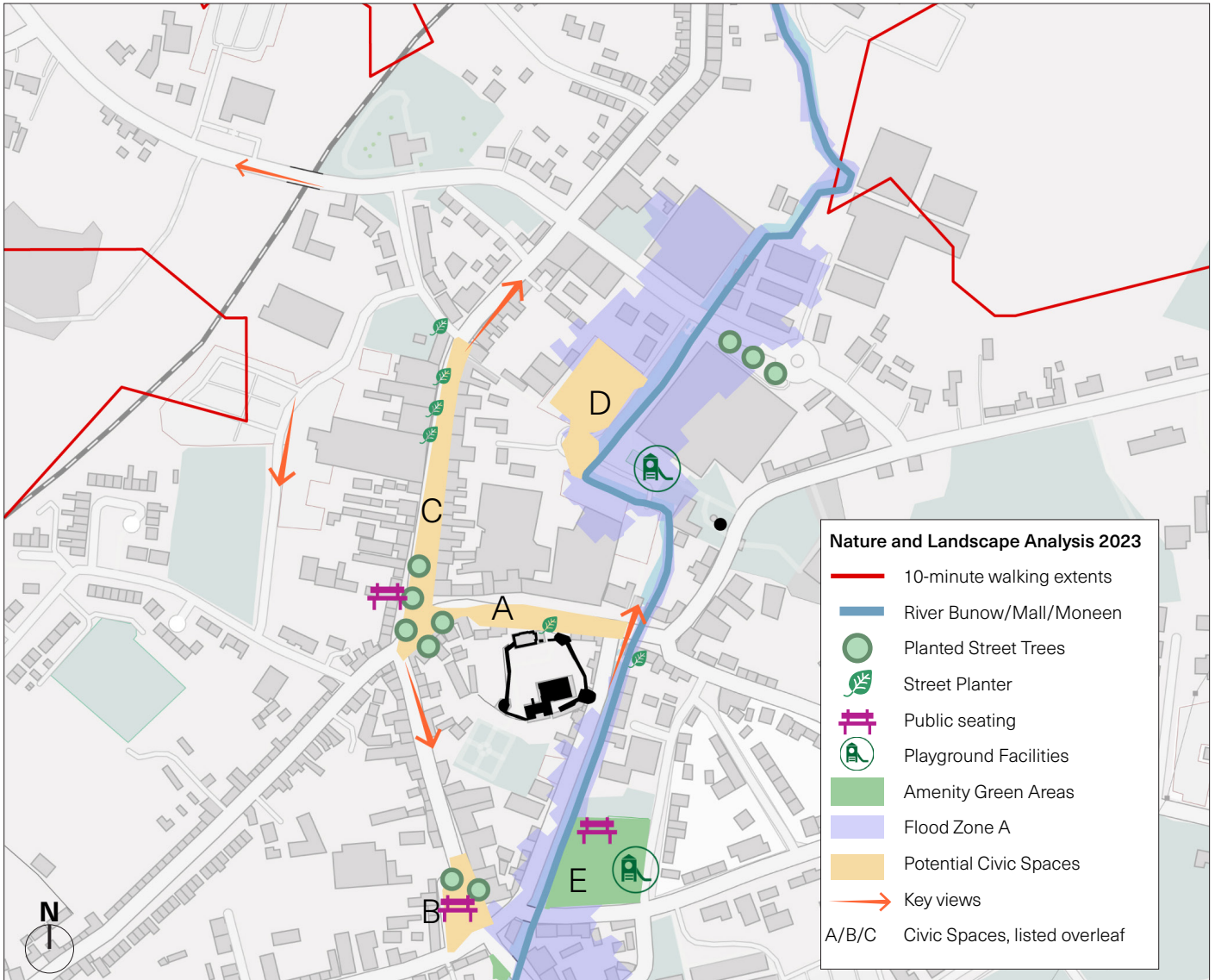
Roscrea's public realm is currently car-dominated and in need of uplift. The Public Realm baseline report outlines that almost 80% of public space in Roscrea is currently given to cars and parking. Recent investment in public-realm is limited to the former Market Square public realm works on Main street. There are currently designs in planning to improve the layout of Gantly Street.

There is very little intentional urban greening within the town centre currently: Main street has only five trees (all part of the redeveloped Market Square crossing). A number of sporadic street planters are located throughout the town, but have little continuity between each other.



View of Roscrea Market Square pedestrian crossing, 2023





Nature and Landscape Analysis Map of Roscrea Town Centre, 2023

## Scenery and Setting

One of Roscrea's strongest assets is its scenery. It is geographically located in a valley between the Slieve Bloom and the Devil's Bit Mountains. It functions as an inland gateway to the Shannon Region.

With steep topography, the Town Centre has impressive views south, down the valley created by the River to the Parkmore neighbourhood on a hill. It also has long-ranging views out to the rolling landscape from various high points, to the west from the Railway bridge, to the north from Grove street.

The architectural heritage of Roscrea Castle, Damer House, St. Cronan's gateway, the Round Tower and Black Mills, Rosemary Square, all provide a unique backdrop to the town's public realm. Aspects of the town such as the traditional shopfronts on Main Street, Rosemary street and Castle street offer significant potential for renovation.

The river offers huge potential to enhance the scenery and setting of Roscrea. It could be addressed with a series of public pockets of space, outdoor rooms, to enhance its setting.

## Civic Spaces

There are currently five open spaces in Roscrea with potential to become Civic Spaces.

Castle street (A) features Roscrea Castle and access to Damer house and gardens. It has the wide proportions and the grandeur of a civic street, however it currently performs poorly for pedestrians, tourists and as the setting for its historical assets. It has a number of existing businesses who will have to be consulted with on any proposals.



View of Castle Street, 2023

Castle Street has the potential to be an incredibly attractive visitor attraction as well as everyday space for the town, its community and its activities, such as markets for example. The arrival space and space of reflection for the Castle, the current street is given over to relatively low-value uses, namely parking. This prime town centre space should be given over to higher yielding activities, driving tourism, inward investment and activity - as well as increasing biodiversity and green/blue infrastructure to create a space to spend time.



View of Rosemary Square, 2023

Rosemary Square (B) has historic shop-fronts facing onto an open space and relocated fountain from Market Square. It is part of the Rosemary Street Architectural Conservation Area, it is currently dominated by traffic circulation and parking.

Rosemary Square represents another key opportunity to strengthen the town's economic, social and environmental offer. Currently given over the vehicles, this space should again be used for more high yield activities, both marking a gateway into the town and a key first glimpse of the tower, as well as creating a community space and welcome embrace for those entering the



View of Glebe Park, 2023



town. This space could be the principal tourism drop-off space, maximising the value of tourism by creating a route past a multitude of businesses, rather than dropping and collecting directly at the Castle. This space should be a green and relaxing space, a space for community days and enjoyment, local market or activities.

Rosemary Square is an opportunity to tighten up the town centre public realm, organise parking activities to unlock community space and a space for people to relax and come together. Currently being a somewhat leftover space with community uses trying to take hold, a redesign of this junction space to give so much back and again create a new gateway into the town to encourage visitors to explore and discover.

Main Street and Market Square (C) are part of an Architectural Conservation Area. There have been recent public realm upgrades to the pedestrian crossings at Market Square. The street currently favours perpendicular car-parking spaces over additional pedestrian walking space.

The backlands of Main Street and Castle Street, sometimes referred to Roscrea Plaza (D), are an open space surrounding the River, a large supermarket and car-parking. It is currently a hostile environment for pedestrians and a hard-surfaced space predominantly. There have been previous plans developed to convert this space into a landscaped plaza.

Glebe park (E) is a public park and playground. It is one of the few areas in the Town Core that is zoned for amenity. It has potential for further diversifying its landscaping to offer a lush park experience, engaging with the adjacent River.



Artist's Impression of a Market on Castle Street



A pedestrian-friendly Rosemary Square



Artist's Impression of a redeveloped Glebe Park



## Green and Blue Infrastructure

A mostly untapped asset that Roscrea offers is the River's riparian corridor. The River has three names depending on one's location in the town: The Bunow, The Mall and The Moneen. In a number of areas it is culverted or inaccessible, its potential is most visible along the Mall, fronting onto Glebe Park. Along this stretch the public footpath adjoining the river is narrow.

North of Lourdes Road the River passes through private lands to the edge of town. The River's landscaping could be protected and enhanced to support bio-diversity of flora and fauna and create a public amenity.

The river has substantial untamed vegetation and some littering is currently visible within the town. Roscrea Tidy Towns have organised a number of River clean-ups to tackle this. Roscrea Tidy Towns also organised a River Habitats workshop in 2022, which found that the river had good water quality in the samples assessed.

An objective of the Tipperary Transforming Tourism Product Development Plan 2020-2030 was to establish a cycling greenway from Roscrea to Birr to Portumna along a disused railway line. Any public realm improvements in Roscrea Town Centre could eventually connect into a broader regional active travel network.

Similarly, the River Bunow and River Moneen are part of the River Suir Catchment Network. This could help thematically connect to the Roscrea riparian corridor to the River Suir waterway, which connects Thurles to Carrick-on-suir.



View of The River from Castle Street, 2023



View of the river from Lourdes Road, 2023



The river from the Backlands, 2023



## Material & Street Furniture Palette

A striking aspect of Roscrea's urban landscape is its historic masonry. Coarse rubble sandstone is abundant, both in early structures such as Roscrea Castle, the Round Tower, St. Cronán's gateway and also in later buildings such as Damer House. With exceptions for heritage buildings and banking institutions, throughout the urban core rendered walls are the most common finish. Some properties have painted the rendered elevations vibrantly, such as the Roscrea Post Office.

Aside from the built materials, footpaths and road surfaces are almost exclusively in asphalt with concrete footpaths (sometimes in paving units). Street furniture is inconsistent, Market Square has introduced timber seating on granite bases, Glebe Park has a mixture of bench types.

The town has a lack of soft natural materials such as timber or greenery. Establishing a consistent material and street furniture palette that a consistency of high-quality, natural materials will be important to uplift Roscrea's image and create a vibrancy within the town centre.

### Nature and Landscape Objectives

- Assist Roscrea in its development as a climate-resilient, sustainable town.
- Improve the public realm and civic spaces of Roscrea to be accessible, pedestrian-friendly and bio-diverse.
- Protect the vistas of Roscrea's natural environment and built heritage.
- Strengthen the green and blue infrastructure network of Roscrea to connect to a regional network of rivers, lakes and natural heritage.
- Define a palette of high-quality materials and street furniture to be used in public realm improvements throughout the town.



Artists' Impression of enhanced Roscrea 'River Rooms'

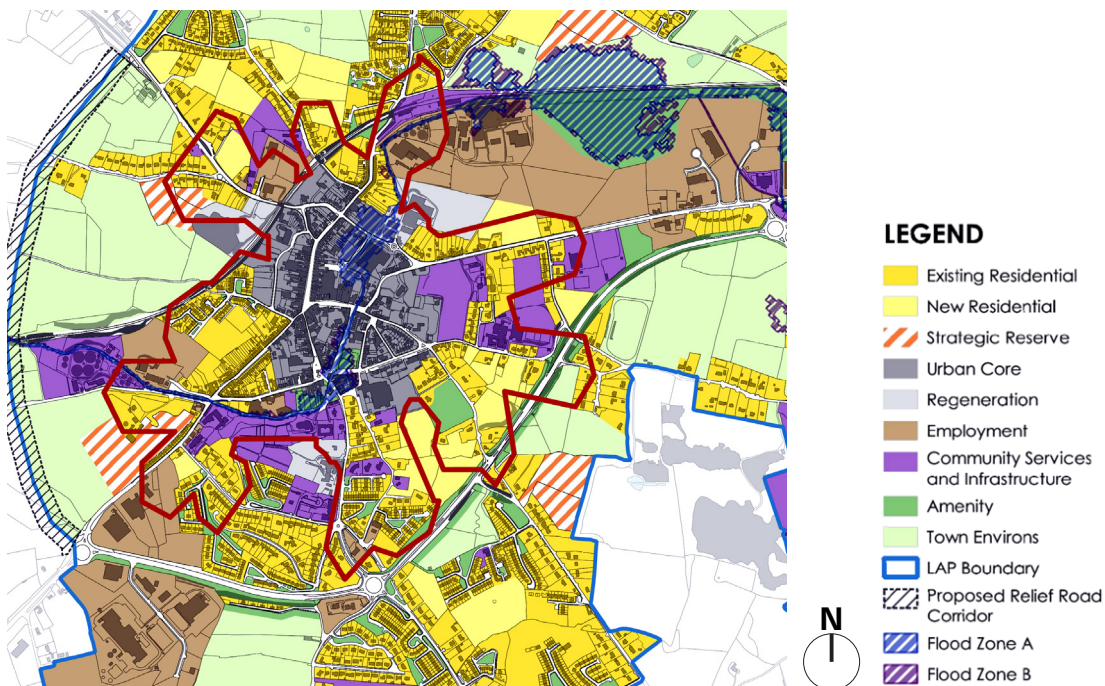
### 3.3 Land Use and Economy



The survey of land use shows that Roscrea has a comparatively strong offer in terms of the retail and the service sector, but that greater diversity is needed to strengthen the overall appeal of the town. However, the greatest detractor for town centre vibrancy currently facing Roscrea is the level of vacancy and dereliction evident. While this is not a concern unique to Roscrea, it is an issue that is particularly prevalent in the town – with a vacancy rate higher than both the county and national average.

Vacancy and dereliction is quite evident within the core at prominent locations on Main Street and Castle Street detracting from the heritage assets and well performing functional uses active within the area. There are a few large-scale disused sites in Roscrea town centre including the former Grants Hotel on Castle Street and the former pharmaceutical factory on Lourdes Road which present major opportunities to revitalise the area and bring more activity and jobs to the town.

Regeneration of disused sites is a priority of the draft LAP and a key opportunity area to strengthen the town centre. A clear opportunity exists to re-establish the town centre as a residential location, and this can help address the vacancy and dereliction issue. A review of the housing delivery pipeline shows a preference for development outside of the core area as would be consistent with most towns across Ireland. Targeted actions and initiatives to encourage repopulation of the town centre is required and could be facilitated through the TCF approach. Other town centre initiatives promoted and delivered through TCF that focus on improvements to the public realm, for example, will strengthen the appeal of town centre living.



Land Use Zoning of Roscrea under the Draft Roscrea Local Area Plan 2023-2029 with Study Area Outlined



## Business Demography

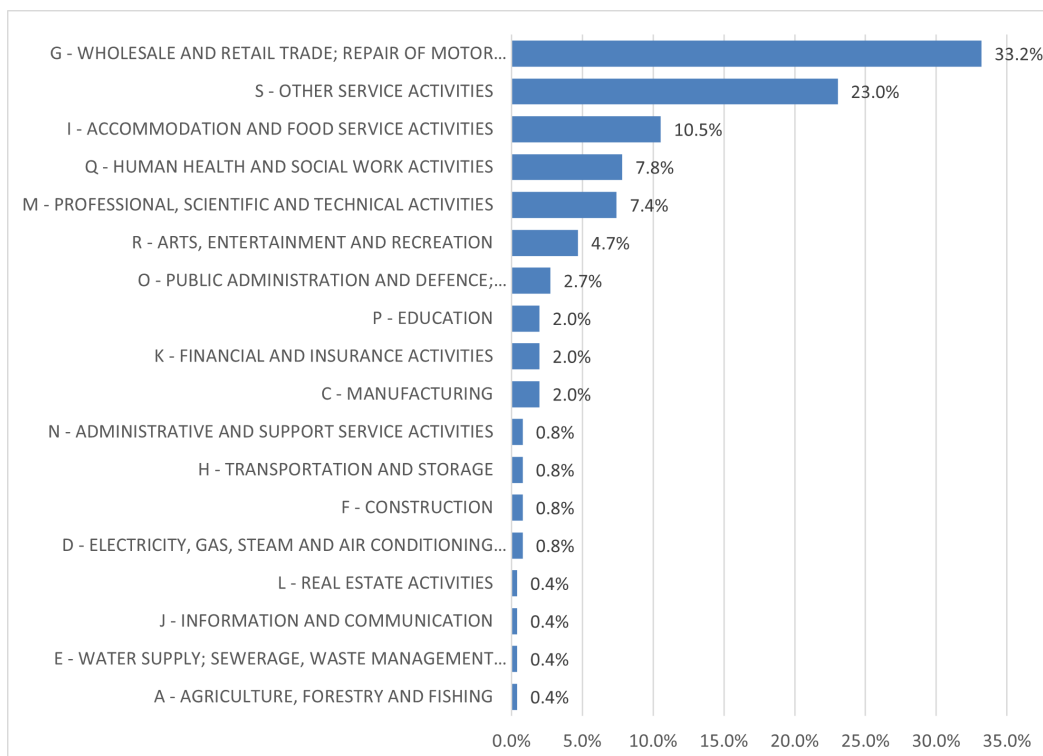
A land use analysis undertaken in March 2023 shows the level of existing commercial activity within the study area. This analysis utilises data from GeoDirectory (Q4 2022) which provides a detailed breakdown of businesses by NACE code and an on-site street survey (March 2023). The results of the survey are presented on the map overleaf and in the Roscrea TCF Plan: Baseline Planning Report' available on the Roscrea Town Centre First webpage.

In total, there are 315 commercial premises in the town, of which 256 are in active use. The town centre is home to a healthy mix of uses most notably in 'Wholesale and Retail Trade' (33.2%), but also in 'Other service activities' (23%), 'Accommodation and Food Service Activities' (10.5%), 'Human health and social work activities' (7.8%), and 'Professional, scientific and technical activities' (7.4%) uses.

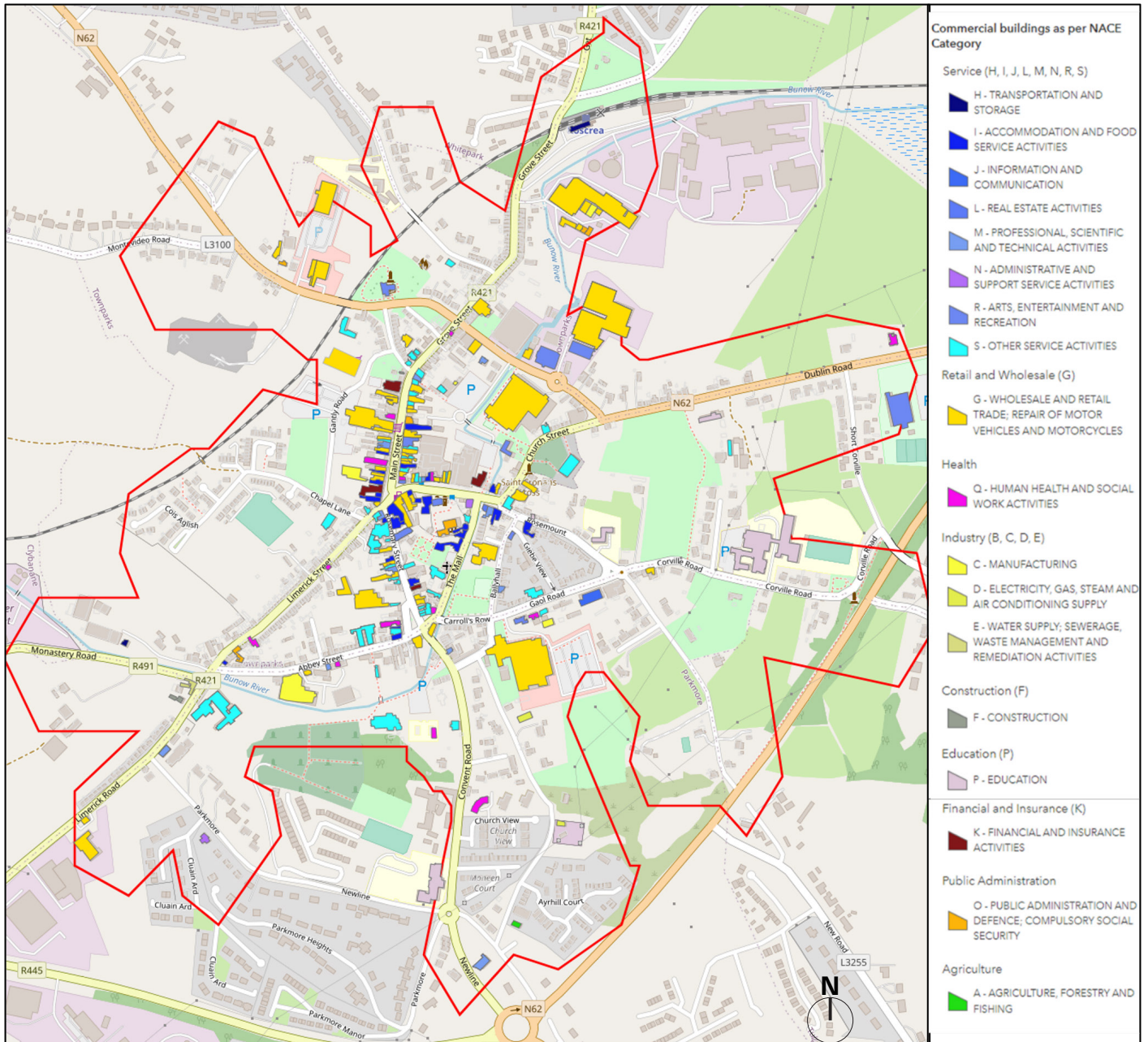
## Well performing and located service sector but with scope for improvement

Service related activities which include S- 'other service activities', I - 'accommodation and food service activities', H, J, L, M, N, and R, makes up the largest proportion of the commercial activities mix in Roscrea town centre at 48%. On a national level, the service sector accounted for 49.3% of the commercial sites as of Q4 2022 according to GeoDirectory. It indicates that Roscrea town has a reasonable comparable service offering, although the level of provision is slightly lower than the national average.

Retail and wholesale sector (G) is the second largest sector in Roscrea town centre accounting for 33.2% of the commercial activities mix, compared with 22.2% nationally. This suggests a comparatively healthy retail base concentrated within the centre which is a positive indicator for growth and expansion prospects.



Composition of Commercial Activities in the Study Area



Commercial Land Use in the Study Area

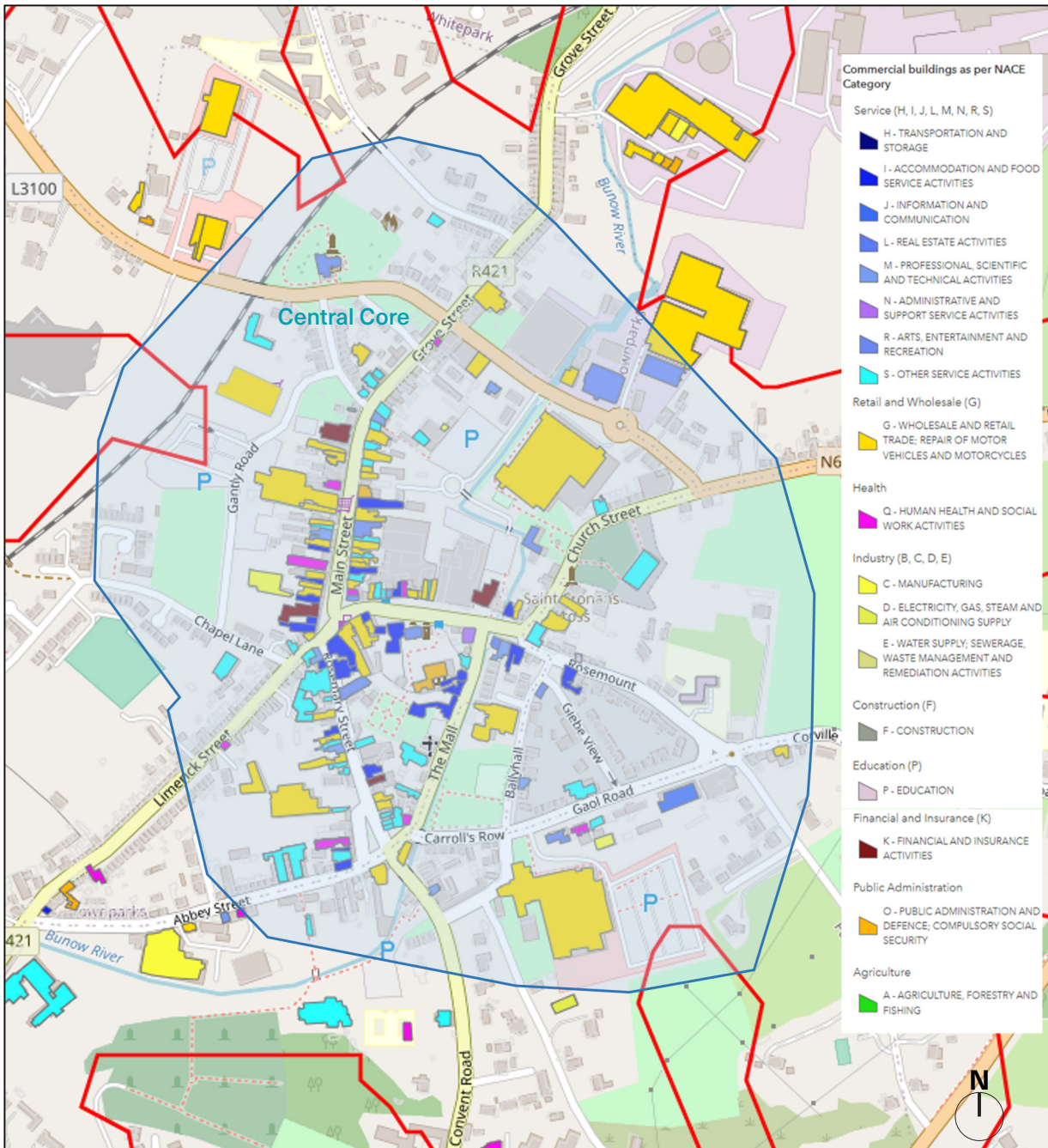


## **Retail primarily concentrated in town core but opportunities to further consolidate these uses**

The commercial land use maps show that, in terms of spatial distribution, there is a clear concentration of retail and wholesale activities (G) (highlighted in yellow) along Main Street, which is positive news for the health of the core and the opportunity for consolidation and further growth which is evident given the extent of vacancy within the central streets. While large convenience retailers like Dunnes Stores, Tesco and Lidl are not situated on Main Street, all are conveniently accessible to the town core. Aldi in particular is only a few minutes walking distance away from Main Street. An opportunity exists to further enhance and distribute footfall generated by these large retailers into the town centre – this could potentially be achieved through accessibility initiatives and improvements to the public realm

Roscrea offers a reasonable mix of health and social works (Q) at 7.8% and public administration (O) at 2.7%. Compared with the national figures in Q4 2022 of 9.4% and 2.1% respectively, there is a marginally below-average provision of health and social services situated within the town centre. In the town core, there are health services including dentists, GPs, and pharmacies at major locations such as Main Street, Castle Street, and Grove Street. Essential local services like these which consistently drive footfall and activity should continue to be encouraged to locate within the central area to help support the wider retail and service offer of the centre.

In terms of education, there are 3 schools, one school of music and one education centre serving the town. These comprise 2% of the commercial activities mix in Roscrea town centre compared with a national average of 4.5%. Except for the School of Music, which is in the Central Core of Roscrea town, other education facilities are all located towards the edge of the Study Area, although still within 10-minute walking distance.



Commercial Land Use in the Central Core of Roscrea Town

Financial and insurance activities are located in the central location of Roscrea town along Main Street, Castle Street, and Rosemary Street. These businesses comprise 2% of total commercial activities in the study area, slightly below the national average of 2.6%.

Industry sector (C, D, E) shares 3.4% of the commercial activities mix in Roscrea town centre, lower than the national average of

5.1%. The distribution of these activities is mostly at the edge of the study area. Roscrea Industrial Estate, the largest industrial land use in Roscrea is located outside of the study area at the outer edge of the town. The consultation and engagement process pointed to the need to bring employment back into Roscrea town centre, suggesting a potential opportunity for light industrial uses such as workshops in the town centre, where appropriate.

Tourism is not currently a significant sector within the town. However, the town centre first model offers an opportunity to embed the sector more firmly as a contributor to the local economy. These include a broad range of upgrades and enhancements to the public realm which can, if successfully targeted and delivered, greatly enhance the vibrancy of the town. Other more tourism focused projects that promote and highlight key heritage assets within the town centre will bring a multitude of benefits in terms of job creation, vibrancy and viability within the centre. Among the most notable of these include the opportunity to promote and capitalise on the town centre position of Roscrea Castle, and also the redevelopment of underutilised, derelict town centre sites such as the former Grant's Hotel and Sacred Heart Convent for accommodation and or event purposes. It is recommended that in-depth feasibility studies are undertaken to further consider the viability of any use proposed for the redevelopment of vacant and derelict sites in the town including for example, a hotel / tourism accommodation facility.

## Land-Use & Economy Objectives

- Protect Roscrea's service and retail economy, but help diversify the town through other uses.
- Tackle vacancy and dereliction to make Roscrea a better place to do business.
- Encourage footfall in the urban core to increase activity in smaller shops and businesses.
- Identify opportunities to bring greater employment into the Town Centre as opposed to solely on the edges of the Town Area.
- Re-establish and encourage town centre living
- Strengthen connectivity between large retail units and Main Street through upgrades to streetscape and public realm
- Consider opportunities to develop the tourism and accommodation offering of the town centre



Artist's Impression of a refurbished Antigen Factory on Lourdes Road



## 3.4 Social, Community & Culture



Community, Cultural and Social Infrastructure includes a wide range of services and facilities that contribute to quality of life. It is a key part of the fabric of an area, not simply for wellbeing, but also in creating a sense of place and local identity for the population of the area. The Tipperary County Development Plan 2022-2028 under its 'Town Centres and Place-making' chapter lays emphasis on some key aspects of place-making, which includes (but is not limited):

“To support and facilitate a collaborative approach to the regeneration and revitalisation of our towns to create town centres that function as viable, vibrant, and attractive locations for people to live, work and visit, while also functioning as service, social, cultural, and recreational hubs for the local community...”  
[Chapter 7, p. 111]

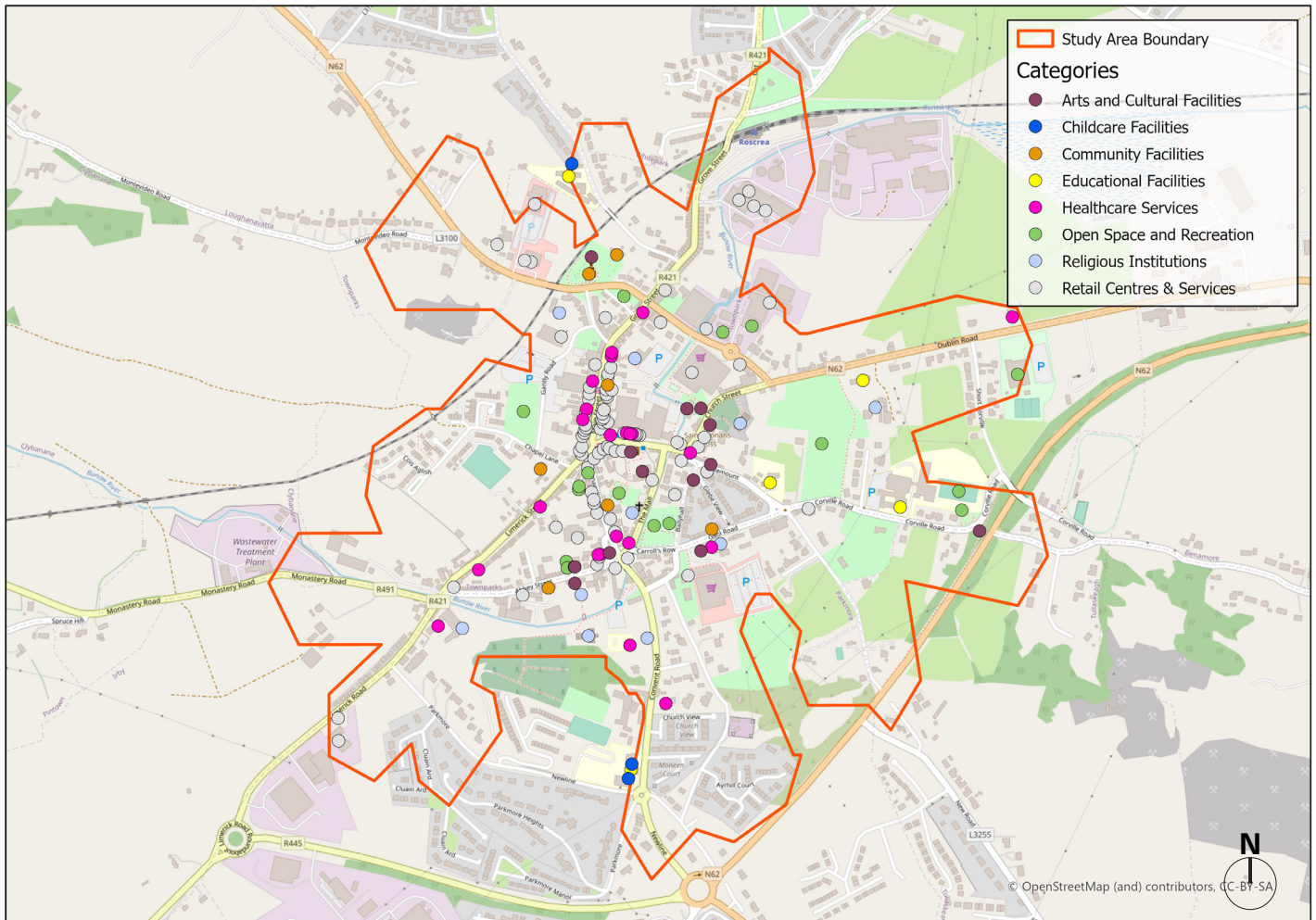
Roscrea provides all the functions and services associated with a small town of its scale and character. The quality of built heritage evident at key locations in the town and the retail and service offer of the town are important elements that, with further support and enhancement through targeted interventions, can contribute to higher activity levels and a livelier, healthier and prosperous town centre that will attract people to live, work and visit the town centre.

A social and community infrastructure audit for the town is presented in full in the Roscrea TCF Plan: Baseline Planning Report available on the Roscrea TCF webpage. The audit documents the range of services available in respect of arts and cultural facilities, childcare

and education, community facilities, healthcare facilities, open space and recreational amenities, religious institutions and retail. As shown on the accompanying map and listed in tabular format overleaf, there are 160 social, community and cultural uses supported within the town. The facilities are visibly focused in or around the core of the town, with some located on the edges of the centre. These services and facilities contribute to quality of life and form a key part of the fabric of an area, for wellbeing as well as creating a sense of place and local identity for the population of the area.

There is a relatively high concentration of retail, arts/cultural and tourism facilities and healthcare services within the town centre core, with some public open spaces and recreational facilities also available within the town centre. Most education and childcare facilities are located outside of the centre core, with only 1 primary, 1 post primary and 1 third level education facility located within the town centre. While there are community facilities located within the town centre, there is still some scope for greater diversity, as also identified in the Draft Local Area Plan 2023-2029.

The town's rich architectural heritage is acknowledged in the draft LAP and in earlier plans including the Roscrea Enhancement Plan, 2013. The draft LAP identifies the Roscrea Castle and Damer House and Gardens complex as a striking and outstanding historical asset which is key to promoting tourism and tourist related businesses in the town. In 2019, visitor numbers to Roscrea Heritage Centre and Grounds were in the region of 17,000 people.



Vibrancy and Amenity facilities identified within and bordering the TCF Plan Study Area

Opportunities to extend the benefit of this major tourism asset to the wider community should be explored. In this context, the regeneration of vacant sites in the town centre including, for example, the potential redevelopment of the former Grant's Hotel for new accommodation purposes, is an important consideration for the TCF team.

Roscrea also features as part of Fáilte Ireland's tourism programme called 'Ireland's Hidden Heartlands'. Roscrea is rich in architectural and historical heritage, and the Roscrea Enhancement Plan, 2013 recognises it as one of the country's oldest towns and sets out a strategy for the setting of historical assets and the key arrival points to the central area.

The Public Consultation carried out in Roscrea Town documented a range of suggestions for improvements to community, art/cultural spaces, open/recreational spaces, and retail within the town centre core. Examples include the greater availability of adaptable community event spaces and general public realm enhancements that will enhance the vibrancy of the centre.

### Community

Access to quality community services and facilities can have a significant bearing on quality of life and the health and well-being of a community, by encouraging social interaction, promoting learning, and providing support services for those living, working, and visiting an area. These facilities are essential generators of local footfall bringing life and vibrancy to a place.

Where they are present within a town centre location they can greatly add to the vitality and viability of the local service and retail offer.

There is a considerable level of community facilities across the Study Area most of which are situated on the main streets within the town, including some community halls and community/youth centres and a public library. Essential community facilities are well represented in the town centre but there is clear scope for greater diversity.

### **Arts, Culture and Tourism**

Roscrea is served by a relatively high level of arts and cultural facilities and tourist attractions, with around 13 facilities identified, concentrated largely within the town centre. These are hugely important assets that bring character, sense of place and appeal to the town centre. Suggested improvements include diversifying the selection of activities particularly for participatory arts, sport, and cultural activity in town during the evening and at night. This could be achieved through the provision of a dedicated arts centre or event space.

### **Open Space, Sports and Recreation**

The availability of, and access to, affordable sports and recreation facilities that are within easy reach by walking/cycling within towns, is of considerable importance both to the health and wellbeing of residents and also in attracting people to live and stay in an area. The town has a variety of open spaces including a couple of pitches, town parks, and a playground. Roscrea Leisure Centre is one of the major destinations in Roscrea with other facilities in the town centre including gyms and other training facilities.

### **Retail**

Roscrea town centre offers a reasonably strong convenience retail offer with many of the large retail chains located within the town centre, offering a wide range, and helping support comparison retail in the town. However, some of the large retailers are situated on edge of centre sites. This presents a challenge to improve connectivity from these retail centres to the town centre. The Public Consultation carried out for Roscrea observed suggestions from the respondents indicating that they would spend more time in the town centre if there were more small shops, cafes, and restaurants available.

**For full details on the social and community infrastructure study undertaken in support of the TCF Plan please refer to the 'Roscrea TCF Plan: Baseline Planning Report' available on the Roscrea TCF webpage.**

## **Social, Community & Culture**

### **Objectives**

- Protect Roscrea's existing social, community and arts infrastructure and help diversify the town through new and expanded services.
- Increase footfall and vibrancy in the Town Centre.
- Support the development of Roscrea as a 10-minute town.
- Support the concept of Roscrea Castle, Damer House and Demense becoming a 'hero product' per the TCDP and expand out the opportunity presented by this important tourism asset by considering complementary projects such as the redevelopment of vacant sites for accommodation purposes.
- Expand the recreation offer to include more activities that will support the evening and night time economy in Roscrea
- Encourage the adaptive re-use and redevelopment of town centre buildings to host community events and services.



Type	Facilities
Educational and Training Facilities	
<b>Primary (3)</b>	Scoil Eoin Naofa, Saint Cronan's National School, Sacred Heart Primary School
<b>Post Primary (1)</b>	Coláiste Phobal Ros Cré
<b>Third Level and Training (1)</b>	Roscrea Education Centre
Childcare Facilities	
<b>Childcare Facilities (3)</b>	Laethanta Sona Montessori Preschool, First Steps (Little Learners), Little Einstein's Preschool and Afterschool
Community Facilities	
<b>Community Facilities (4)</b>	Roscrea Abbey Hall Community Centre, Irish Wheelchair Association, Muintir Na Tíre Community Hall, Roscrea Community Hall
<b>Senior and Youth Centres (1)</b>	Roscrea Youth Centre
<b>Civic Services (2)</b>	Roscrea Garda Station, Roscrea Fire Station
<b>Libraries (1)</b>	Roscrea Library
Arts and Cultural Facilities and Tourist Attractions	
<b>Arts Facilities (2)</b>	Theresa Larkin School of Music, Roscrea Musical Society
<b>Cultural Sites and Tourist Attractions (8)</b>	Roscrea Tourism, Roscrea Courthouse, Rosemary Square Fountain, Roscrea Castle, Roscrea Round Tower, Saint Cronan's Cross, Roscrea Damer House, Roscrea Abbey,
<b>Museums and Memorial Sites (3)</b>	The Black Mills, Thomas McDonagh 1916 Garden of Remembrance, Memorial Monument
Healthcare Services	
<b>Health Centres and GPs (6)</b>	Dr Patrick Yon Hin, Dr Pádraig G. Ó Reachtagáin, Dr Pauline De Feu, Dr Paul Booth, HSE Ambulance Service, HSE Roscrea Health Centre
<b>Mental Health Services and Other Therapy Providers (5)</b>	Autism Awareness Roscrea, Positive Physiotherapy, Massage and Spa Therapy, Active Recovery, Luscious Health and Beauty
<b>Nursing Homes (2)</b>	HSE Dean Maxwell Community Nursing Home, Mount Carmel Nursing Home
<b>Speciality Clinics (4)</b>	Shields Dental and Implant Clinic, Expressions Dental Clinic, Roscrea Centre Surgery, Dental Laboratory
<b>Pharmacies (5)</b>	Madden's Care Plus Pharmacy, Frawley's Haven Pharmacy, Coffey's Allcare Pharmacy, Roscrea Centre Pharmacy, Henessey's Total Health Pharmacy
Open Space, Sports, and Recreational Facilities	
<b>Sports Facilities and Grounds (5)</b>	Roscrea Leisure Centre, Scouting Ireland, Roscrea Handball Club, Football Pitch, Coláiste Phobal Pitches
<b>Parks, Playgrounds and Open Space (6)</b>	Glebe Playground, Glebe Park, Townparks (3), Coláiste Phobal Garden
<b>Gyms and other Training Facilities (5)</b>	Fit Factory Roscrea, Premier Martial Art Academy, Flynn Personal Training, Carey's Gym, DU Strength Coaching
Religion Facilities	
<b>Place of Worship (8)</b>	Saint Cronan's Parish Office, Saint Cronan's Church (2), Saint Cronan's Parish Centre, Parkmore House Convent, Oasis Christian Fellowship, Roscrea Methodist Church, Daughters of Charity
<b>Burial Grounds (2)</b>	Doyle's Funeral Home, Tierney's Funeral Home,
Retail Facilities	
<b>Shopping Centres (2)</b>	Roscrea Shopping Centre, Antigen Business Park
<b>Supermarkets and Convenience Shops (10)</b>	Keller's Carry Out, Dunnes Stores, Vincent's Church St, Delahunty's Off Licence, Bernie's SuperValu, Spencer Spillane, Aldi, Tesco, Hogan's, Lidl
<b>Food and Farmer's Markets/Co-ops (7)</b>	John Hastings & Sons Ltd., P J Ahearne Victualler, Carey's Butchers, Polish Shop, Keane's XL, Healthy Vision, Duggan's Butchers
<b>Other Retail Services (41)</b>	Top Gas Station, Open Roscrea, Oliver Douglas and Sons, Corville Educational Supplies, Tipperary Car Parts, Doherty Brothers Topline, J. & C. Neville, Retail, Floral Blooms, The Home Centre, Shaws, An Post, Petals, Interior Fashions, JJ Percival, Fogarty's Day-to-Day News, Roscrea Tourist Information Office, Euro Giant, Vodafone, Movie Time, M. O'Donnell, Jazz Alley, Moloney Sportswear, NCBI Shop, Patterson's Hardware, Alvini, Culture Clothing, Sue Ryder Foundation, Albany Home Décor, Mullally Electrical, Fairbrother Fuels, Roscrea Tyres, Milan Motors, Wrennswood Fuels, Grove Oil and Motors, Texaco, Clothing Store, Auto Care Centre, Midland Site Supplies, Midland Power Tools, Ger Maher Home Improvements
<b>Bars and Restaurants (23)</b>	Abbey Bar, Jumbo Restaurant, Tasty Spice, Kickback Youth Café, Burgoo Pizza and Kebab, C Henessey Bar, The Central, The Damer Lounge, Stock and Barrell, The White House, Riverside, The Office Bar, MC's Pub, John Carroll's, Lily O'Brien's, The Ugly Duckling, Dragon Inn, Phelan's Market House, Tasty Burger, Del's Bar, Jack's Bar, Supermac's, Papa John's

## 3.5 Built Form



### Quality of Built Form

The most significant change in Roscrea's urban development over time was the shifting westwards of the village or town's centre from the River, 7th century monastery and Round Tower to the 13th century castle and main street. The current central streets date from the 18th century, when the Butler of Ormond estates fell.

Roscrea grew significantly in the 19th century. The historic 6 inch OSI mapping (1829-1841) shows much of Roscrea's current urban form already defined, Main street and Castle Street are the primary streets, with perhaps more prominence previously given to Rosemary Square. In the Twentieth-Century, there has been a gradual sprawl from this central core in a northern, east and southern direction, with limited development to the west or north-west.

The former Antigen Factory and adjacent supermarket were significant 20th century interventions in the urban fabric, with quite large building footprints and intensive traffic infrastructure to support them. The town centre now has five medium to large supermarkets within a 10-minute walk of the town centre.

### Housing

Most of the housing stock in Roscrea Town Centre is detached, semi-detached or terraced housing. The LAP notes that 'it is expected that more than 30% of new population growth will occur in this area' [zoned Urban Core and Regeneration].



Aerial View of Roscrea showing Main Street, Castle Street and Limerick Street

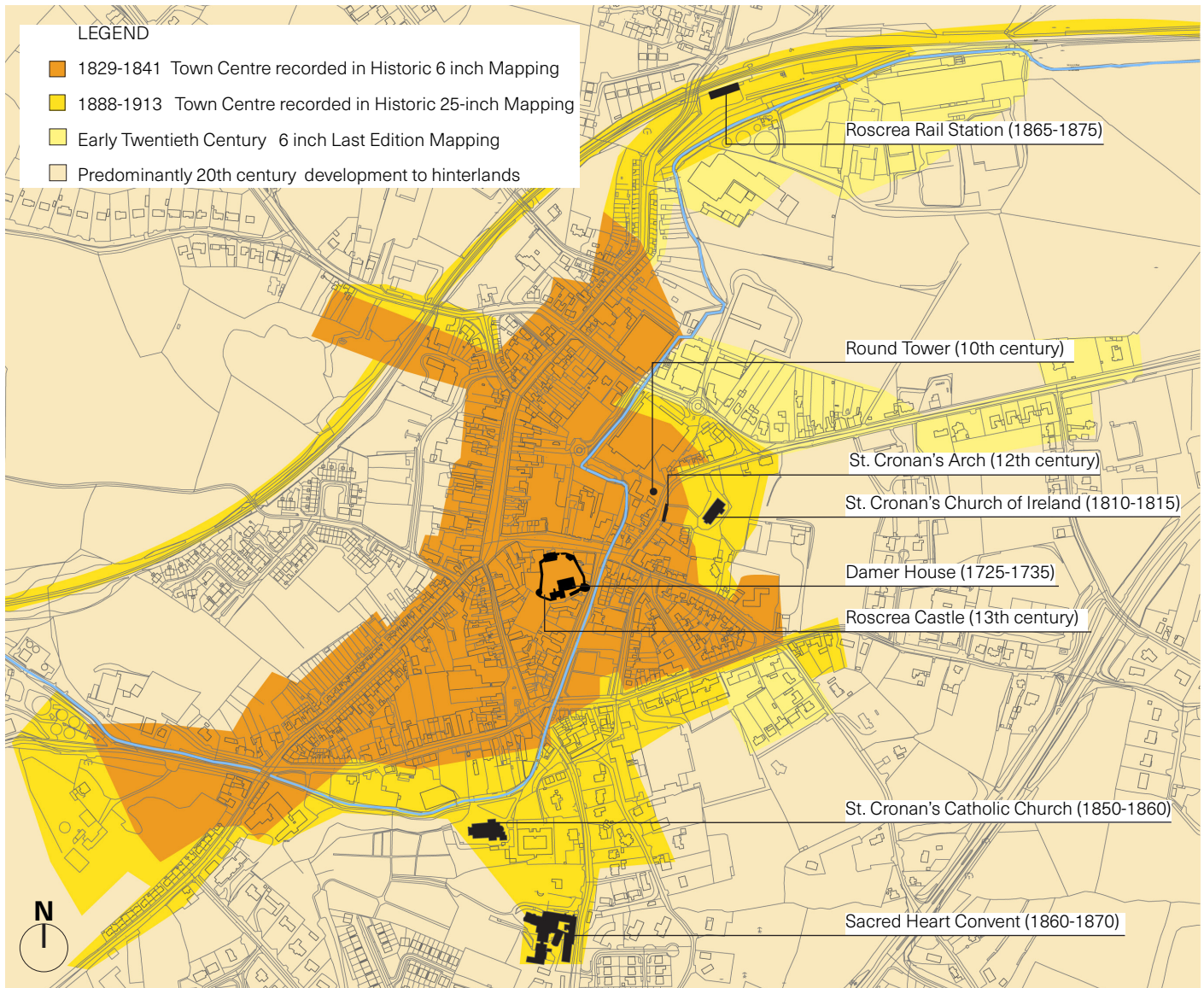


Bunker's Hill, 2023



Former Antigen Factory, Lourdes Road





Urban Morphology Map of Roscrea Town Centre, 2023

In central areas of the town, the houses are ‘living above the shop’ units in mostly 19th century building stock. On these streets, 26 properties are protected structures.

On Limerick street, the Burgoo Architectural Conservation Area is located. This covers a terrace of sixteen three-bay, two-storey houses running along the western side of the street, estimated to date from the 19th century. The houses set up a pleasant rhythm of pitched roofs stepping down the hill, with inset porches shared between two houses with a singular steel column.

Bunker’s Hill Architectural Conservation Area features 46 terraced houses with gable-fronted elevations. This is a denser street occupation with a similar rhythm of pitched roofs as Burgoo. With projecting rather than inset porches, there is a lack of buffer from the residences onto Main street.

The LAP notes that 107 people are currently accommodated in Roscrea in Social Housing, with plans to build 100-150 more homes in Roscrea in the next 6 years. Some of the notable Twentieth century council-owned housing estates in Roscrea include Cois Aglish and Kennedy Park.



The environs of Roscrea feature a substantial number of late Twentieth or early Twenty-First century housing estates of detached or semi-detached housing. A typical condition of Irish development, these properties are typically in good condition, albeit with poor energy performance generally.

A design competition was held in 2023 for housing on the corner site of Gantly Street and Chapel Lane, intended as a model for sustainable Town Centre Living. The winning design was announced in June 2023 and will be funded through to delivery by the Department of Housing, Local Government and Heritage.

As outlined previously, there is a good provision of educational, sports, leisure and health facilities to support Roscrea's housing population. There is a clear lack of public open space. Glebe Park provides the only significant park space in the town centre and is in need of regeneration.

## Streetscapes

Many of Roscrea's streets still maintain their historic character, either through a narrow sense of enclosure or ad-hoc geometries. This is particularly evident on Rosemary street (An Architectural Conservation Area) and on the laneways connecting Main street east to the backlands or west to Gantly Street.

Some streets have a strong civic character, such as Castle street, approximately 22m in width. Its jagged street frontage folds out of Roscrea castle and creates a dramatic setting. Main Street retains its 17th-century linear market town form, a gradual widening to the node where the Market House once stood (now Market square). Both streets currently give 80% of their width to car-parking and traffic circulation.



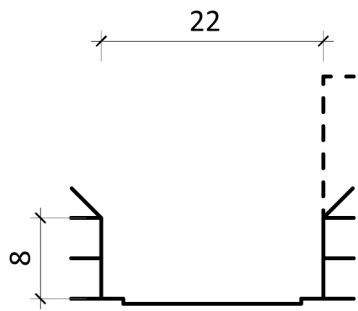
Rosemary Street, 2023



Laneway off Main Street, 2023

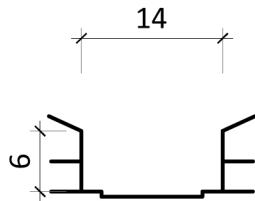


Main Street, 2023



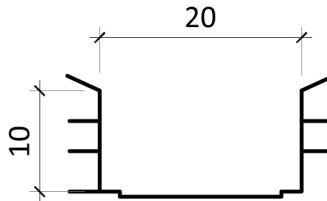
**Castle Street**

Enclosure Ratio: 1:2.75  
 Moderate Enclosure  
 Street Wall Continuity 90-100%  
 Street Character: Heritage/Civic with some retail  
 Topography: Steep  
 Greening: Minimal



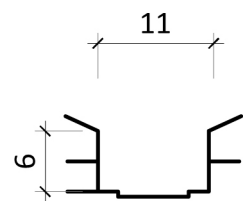
**Abbey Street**

Enclosure Ratio: 1:2.75  
 Moderate Enclosure  
 Street Wall Continuity 90-100%  
 Street Character: Heritage/Residential  
 Topography: Steep  
 Greening: Minimal



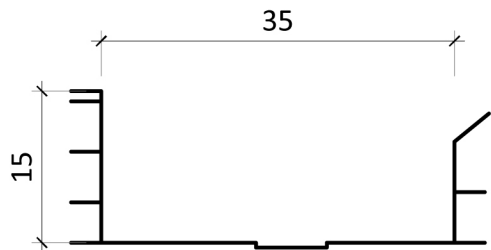
**Main Street**

Enclosure Ratio: 1:2  
 Strong Sense of Enclosure  
 Street Wall Continuity 90-100%  
 Street Character: Heritage/Residential  
 Topography: Flat  
 Greening: Low with focused interventions



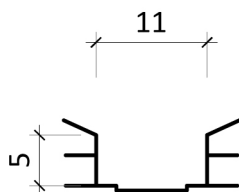
**Grove Street**

Enclosure Ratio: 1:1.8  
 Strong Sense of Enclosure  
 Street Wall Continuity 90-100%  
 Street Character: Residential  
 Topography: Moderate  
 Greening: Minimal



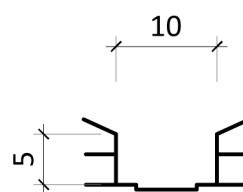
**Lourdes Road**

Enclosure Ratio: 1:2.3  
 Moderate Enclosure  
 Street Wall Continuity 40-50%  
 Street Character: Industrial/Commercial  
 Topography: Flat  
 Greening: Minimal



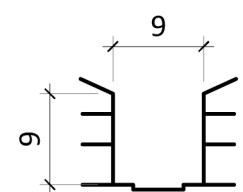
**Church Street**

Enclosure Ratio: 1:2.2  
 Moderate Enclosure  
 Street Wall Continuity 40-50%  
 Street Character: Heritage/Residential  
 Topography: Moderate  
 Greening: Minimal



**Limerick Street**

Enclosure Ratio: 1:2  
 Strong Sense of Enclosure  
 Street Wall Continuity 90-100%  
 Street Character: Residential  
 Topography: Steep  
 Greening: Minimal



**Rosemary Street**

Enclosure Ratio: 1:1  
 Strong Sense of Enclosure  
 Street Wall Continuity 90-100%  
 Street Character: Residential/Commercial  
 Topography: Steep  
 Greening: Minimal

Streetscape Analysis Diagrams, 2023 (all figured dimensions are high-level approximations)

Main Street, Castle Street and Rosemary Square are analysed in detail in the movement and placemaking analysis using Gehl's 12 Quality Criteria Analysis. Eight of Roscrea's key streets are analysed in the adjacent diagrams in terms of street enclosure and character.

The streetscape analysis shows:

- All of the streets could do with better greening
- Most of the streets have a good sense of enclosure, with Lourdes Road needing more continuous street frontage.
- Most of the streets have moderate to steep topography.
- Most of the streets have narrow footpaths.
- Castle Street, Main Street are the only streets with substantially active frontages on the street.

Many of Roscrea's primary streets have low-levels artificial lighting in the evenings or night-time. This is particularly notable in narrow, pedestrian spaces such as the existing laneways. Pedestrian visibility / passive surveillance was a concern raised during public consultation on this plan.

The street-lighting lamp standards on Main street are considerably rusted. The streetscape is significantly cluttered by overhead wires.

The introduction of CCTV systems within the Town Centre would contribute towards deterring crime and increasing safety. An Garda Síochána have been liaising with the local authority to progress such a scheme.



## Vacancy rates & Dereliction

As indicated in more detail in the Roscrea TCF Plan: Baseline Planning Report, in 2023 Roscrea town centre has an overall commercial vacancy rate of 16.2% (51 vacant commercial buildings out of 315), with another 2.5% (8 out of 315) of the commercial buildings categorised as derelict. The commercial vacancy rate in Roscrea town centre is considered substantially higher than the average commercial vacancy rate of 14.5% across County Tipperary and 14% nationally. This is a particular challenge for the town centre core with a lot of vacant and derelict premises at prominent locations on Main Street and Castle Street. While vacancy does exist in other parts of the town centre, it is less pronounced with no obvious clusters. However, there are several prominent sites of large scale which will need to be addressed to improve the general appeal of the town centre.

The Study Area also has a residential vacancy rate of 13.9% recorded in 2016 which is substantially higher than the average in County Tipperary of 10.8%. There is an opportunity for Roscrea to regenerate derelict sites in the town centre for this purpose, to promote the adaptive reuse of vacant buildings and facilitate more mixed-use residential-led developments in town centre locations.

Efficient utilisation of vacant and derelict sites is a key feature of current planning policy which can be addressed through the Town Centre First Plan. The Draft Roscrea Local Area Plan 2023- identifies 13 regeneration sites and regeneration areas in the town centre area that are suitable for residential/mixed use development.

Tipperary County Council is committed to working with landowners of sites with potential for regeneration and development to enable their planning and delivery as part of the Town Centre First programme. The draft map of Roscrea for Residential Zoned Land Tax (RZLT) has outlined 11 vacant/idle sites in Roscrea town centre that are currently zoned as 'Town Centre' with the objective 'to provide and enhance for Town Centre Mixed Use facilities' and are in scope for RZLT.



Main Street, 2023



Limerick Street, 2023



## Heritage

Roscrea has an abundance of historic buildings and infrastructure in the Town centre. These include approx. 70 protected structures. The OPW own and maintain a number of national monuments in the town, including the remains of the Romanesque church, Round Tower, High Cross, Roscrea Castle, Damer House, Franciscan Friary and the Black Mills Interpretive Centre.

The 12<sup>th</sup> Century church, a national monument, is currently at extreme risk from damage due to passing traffic. It has no bollard or footpath separation from a busy roadway on Church street. The Round-Tower opposite this could benefit from more interpretive elements to allow visitors to interact with the historic monument.

The Tipperary Transforming, Tourism Product Development Plan proposed enhancements to the interface between Roscrea Castle and Demense with the town, as it noted the Castle and Demense are a bit hidden from view in their current configuration. It also proposes the development of a Butler Trail, which could connect the heritage of Cahir, Clonmel, Carrick-on-Suir and Roscrea.

## Built Form Objectives

- Prioritise in-fill and refurbishment opportunities for the urban core, to densify and repair the existing town fabric, while simultaneously protecting and enhancing Roscrea's rich built heritage.
- Look at a variety of housing solutions to diversify the housing stock in Roscrea and cater for a broader range of people. Moving away from just detached or semi-detached 3-4 beds to provide apartments, age-friendly housing, affordable housing, key worker accommodation etc.
- Identify opportunities to 'repair' streetscapes with appropriately-scaled interventions and considered thresholds to the street.
- Identify opportunities to tackle dereliction through re-use of existing buildings and targeted public realm interventions.
- Enhance Roscrea's streetscapes with placemaking initiatives, public lighting upgrades and CCTV, where appropriate.



Artist's impression of Roscrea's public realm surrounding its built heritage



## 04 | Enabling the Place

“To support the implementation of the Plan a clear path to delivery should be identified, including: A number of key projects, context given for each, description and potential benefits of the projects, and key actions for immediate development.”

Town Centre First Policy, 2022



## 4.1 Key Projects

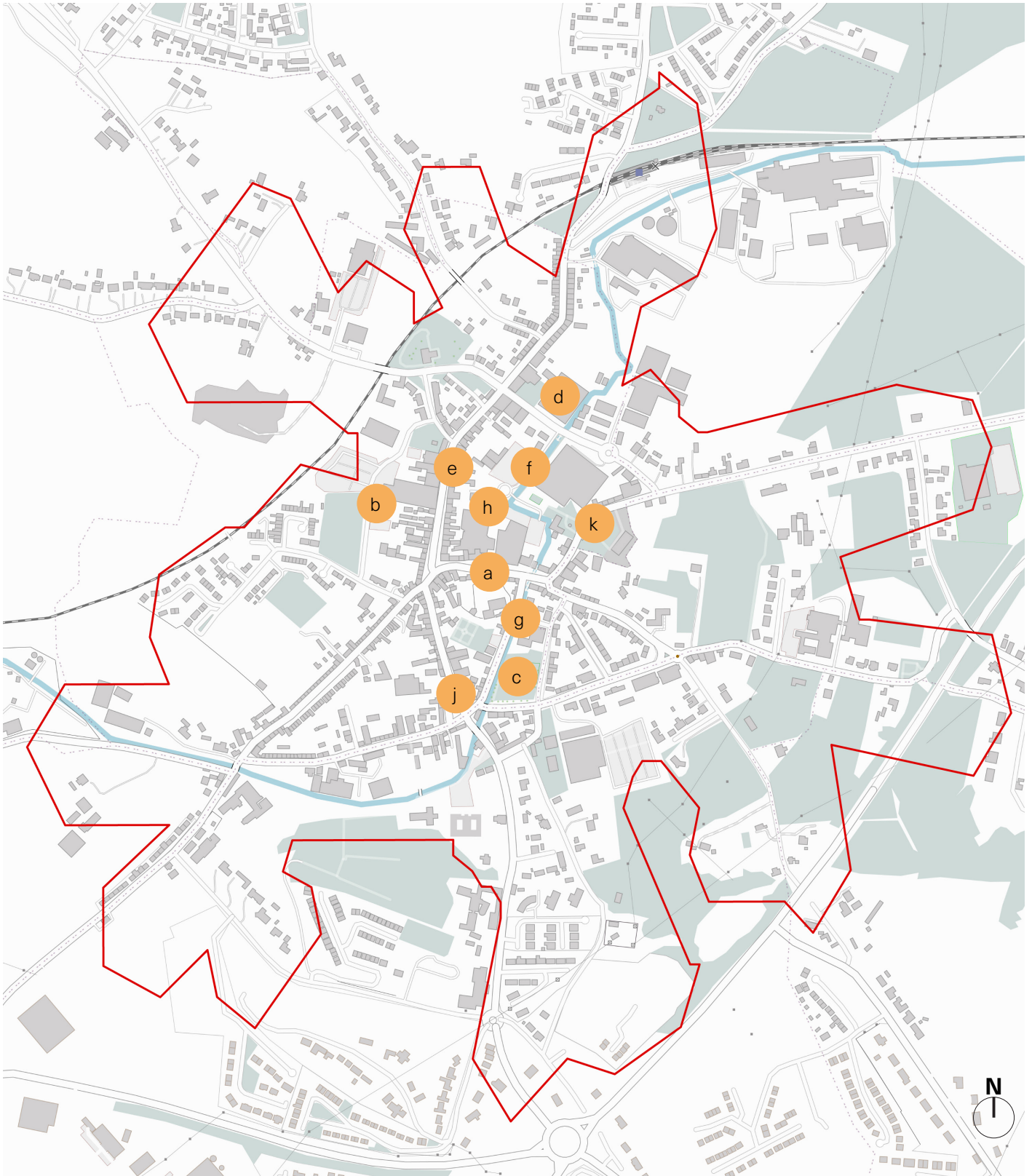
As part of our analysis, we reviewed 85 potential projects that were either:

- Proposed in one of the various spatial plans in Roscrea over the past 10 years,
- Suggested to us during our public consultation
- Emerged from our baseline analysis

We tested each project against the key objectives of Town Centre First and scored each with a ease of implementation and level of impact on the town centre. This gave us a shortlist of projects which we brought to Tipperary County Council and the Town Team to shortlist to the following 10 (listed alphabetically):

- a. Castle Street
- b. Gantly Street Masterplan
- c. Glebe Park
- d. Lourdes Road Masterplan
- e. Main Street
- f. Roscrea Plaza
- g. Roscrea River Rooms
- h. Roscrea Smart Town
- j. Rosemary Square
- k. St. Cronan's Gateway

Any project indicated hereafter is intended to be illustrative and each will require detailed study and collaboration by the relevant parties and stakeholders. These projects are not fixed or static, and should be regularly monitored and reviewed by the Town Team and Local Authority to re-assess their suitability under new circumstances.



— Study Area:  
10-minute walking distance from Town Centre

# CASTLE STREET REGENERATION



Castle Street has the potential to be an attractive visitor and an everyday space for both the town and its community. It could be an active space that could host activities such as markets or seasonal events. As per the objectives of the Local Area Plan, this location will be key to providing an enhanced public realm backdrop to Roscrea Castle. It is also an opportunity to increase biodiversity and green/blue infrastructure, creating a space to spend time in. The Castle Street regeneration project has two components:

## A1 Enhanced Public Realm to Castle Street

The re-imagined Castle Street should include substantial green / blue infrastructure to create a relaxing and sheltered town centre space, which manages surface water on site. The new space should be constructed from high quality local natural stone with hardwood seating, elegant lighting and a mixed species of trees. Castle street's existing businesses will have to be consulted with on any proposals, vehicular access for servicing and loading will have to be facilitated and agreed.

## A2 Renovation of the vacant Grant's Hotel on Castle street, conversion with a community café on ground floor and accommodation above.

This former 24-bed hotel extends to 2,300 m<sup>2</sup> and has been vacant for a decade since its closure in 2013. It has a key presence on Castle street and would offer a potential new frontage to the redeveloped backlands with the Roscrea Plaza project. Storage facilities for markets should be explored as part of the Grant's Hotel redevelopment.

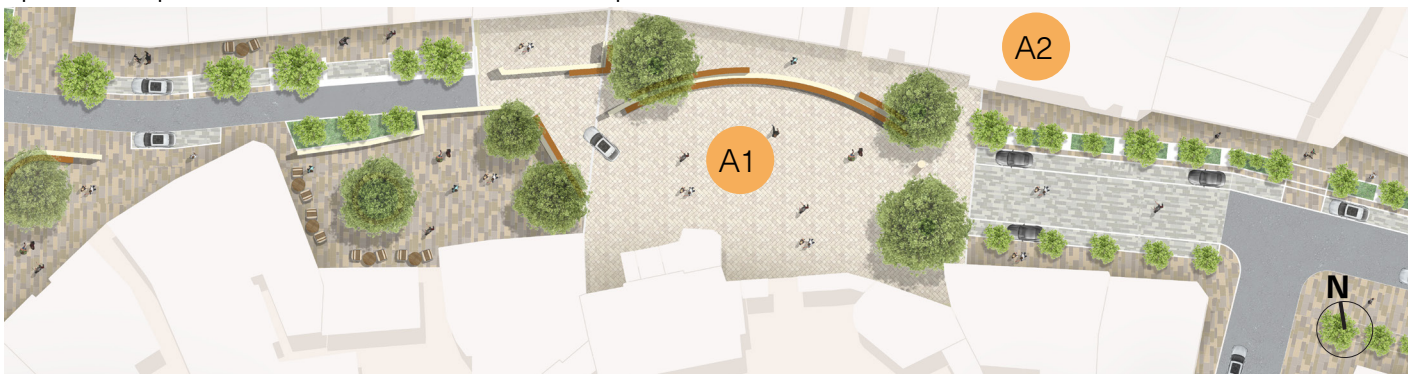


Illustration of Castle Street

### Draft LAP 2023-2029 Policy Alignment (Abridged)

- Zoned Urban Core: Provide for the development and enhancement of urban core uses including retail, residential, commercial, civic and other uses.
- Objective 3.2 Work with and support landowners of sites with potential for regeneration and development to enable their planning and delivery as part of a Town Centre First programme.
- Objective 3.5: Develop and improve areas in need of regeneration, renewal and redevelopment
- Objective 4E: Better link the town centre and Castle Street to Roscrea Castle and Demesne Castle through public realm works, in line with the Tipperary Transforming Heritage Theme and its 'Hero Product' concept,
- Objective 6A: Actively seek funding for investment in active travel and public transport in the town in line with the provisions of the Sustainable Travel Plan.

### Key Project Criteria

- More space to be given to pedestrians and parking rationalised.
- Ensure access for businesses can be maintained during agreed servicing times. Public transport access should be accommodated but reconfigured.
- Work with the private landowner to develop a vision for the future of Grant's Hotel.
- Simplify vehicle movements to increase pedestrian safety.
- Explore potential for a community facility, market storage, residential programme in Grant's Hotel.
- Explore potential for a landscaped space to the rear of Grant's hotel, including flood defence works to the river.



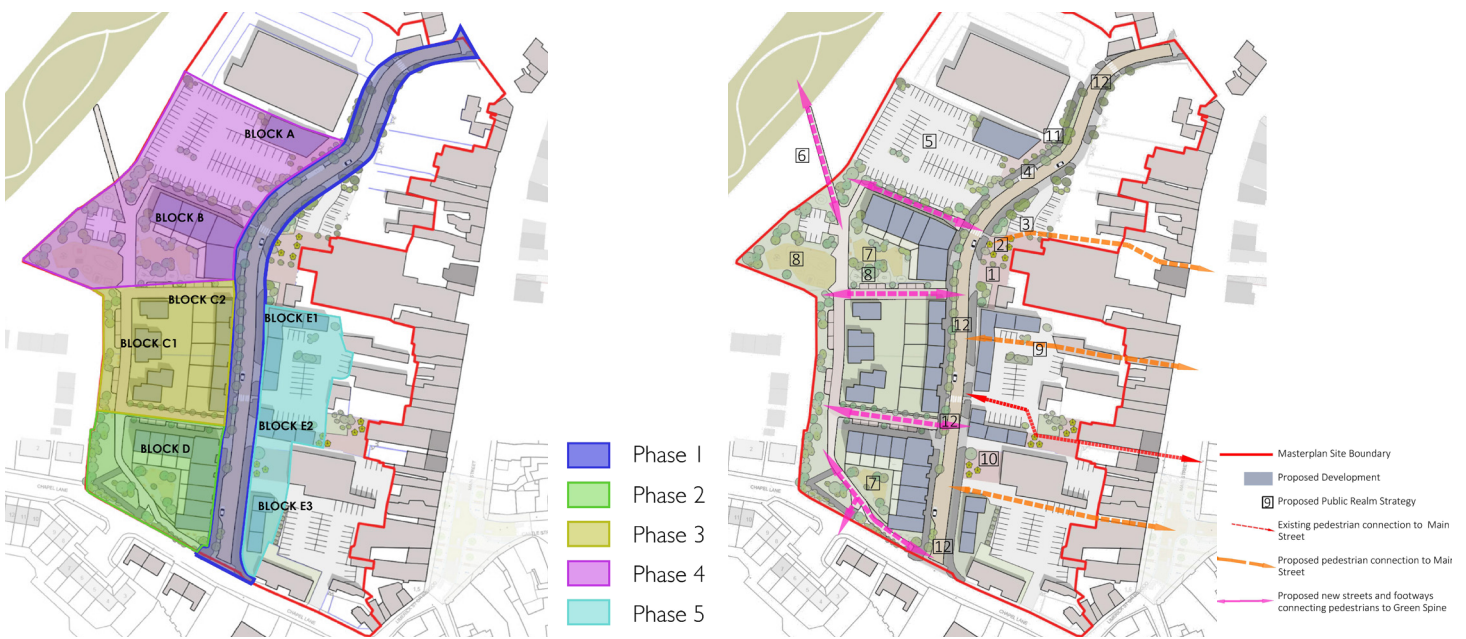
# GANTLY STREET MASTERPLAN



The Gantly Street Age-Friendly Neighbourhood Masterplan states its intent is to act as a catalyst, and be a transformative town-centre regeneration project. It aims to drive the sustainable residential, social and economic development of Roscrea into the future. As such, it is proposed to enshrine the objectives of the Gantly Street masterplan in the Town Centre First plan.

Phase 1 of the masterplan is currently being progressed by Tipperary County Council. Phase 2 of the masterplan is being progressed as a design competition for housing being run by the RIAI and the Department of Housing, Local Government and Heritage. The winners were announced in June 2023. This development will be a key catalyst for the rejuvenation of Gantly Street.

Further study should now be carried out for phase 3, 4 and 5 of the masterplan. The Town Centre First Plan will have particular focus on Phase 5, how the backlands of Main street could be activated to stitch back into the progress on the Gantly Street lands. This will have particular relevance in enhancing an existing laneway connection and creating three potential new laneway connections.



Gantly Street Masterplan Phasing

## Draft LAP 2023-2029 Policy Alignment (Abridged)

- Objective 3.7 Deliver on the collaborative vision as set out in the Gantly Street Master Plan.

## Key Project Criteria

- Ensure Phase 5 of the Gantly Street Masterplan integrates with the proposed upgrades to Main Street and the Laneways.
- Ensure Phases 2-4 of Gantly Street promote the principles of a ten-minute town with a mixture of uses, amenities, and appropriate compact living.
- Ensure Gantly Street encourages people to explore Roscrea Town on foot, increasing footfall in the urban core.
- Create opportunities for reactivation of vacant buildings through Phase 5 of Gantly Street and the opening up of new pedestrian routes.

# GLEBE PARK



Glebe Park is critical to the success of Roscrea as a place to live and work, since it is the only substantial area within the Urban Core zoned as Amenity. Therefore if Roscrea is being promoted as a town to live in 'above the shop' scenarios, Glebe Park will need investment as both green open space, and a play space for children.

The park and playground should be modernised and transformed into a playable, biodiverse parkland, marrying play and environment to create both a wild and exciting playable parkland, and a green and biodiverse habitat. Currently the park separates out uses and activities, with a clearly defined play space set within a grassed playing field type space which, whilst giving flexibility, doesn't necessarily create excitement and draw people in. Moving forward the playable elements within the space should be surrounded by lush planting that both creates habitat but also intrigue and excitement. Play should be encouraged throughout the park with formal play facilities alongside playable elements. Finally, the river should be seen as an extension of the park with the future design using this asset as part of the park design.



Artist's Impression of a redeveloped Glebe Park

## Draft LAP 2023-2029 Policy Alignment (Abridged)

- Zoning: Amenity, To provide, preserve and enhance open space, biodiversity and amenity uses. Protect sensitive, biodiverse and scenic locations from development that would adversely affect the environmental quality/sensitivity of these areas.

## Key Project Criteria

- Develop Glebe Park as a biodiverse habitat supporting wildflowers and fauna.
- Create integrated playing spaces in Glebe Park immersed in the natural environment.
- Integrate with the river rooms proposal.
- Provide seating areas, a diversity of outdoor spaces, to be a communal garden for all the residents of Roscrea.
- Include sustainable urban drainage systems in Glebe Park to alleviate flooding risk.
- Make Glebe Park a space that can be enjoyed all year round, in all weather conditions.



# LOURDES ROAD MASTERPLAN



This 5.3ha site has hosted a number of pharmaceutical employers over the years, namely the Antigen, Miza and Taro factories. Antigen had been located in Roscrea since the 1960s, at its peak 300 people were employed on this site. Today a number of smaller business have been established in the Eastern quarter of the site.

The Town Centre First plan recommends a masterplan be prepared to future-proof the site, maximise its potential and better integrate it back to the Town Centre. A large portion of this site could be given back to the local community with a linear park along the river, which bisects the site and creates a substantial floodzone. A key connecting site to the north-west should be explored as a potential riverside walk to the Railway station. The masterplan would also have to repair the street frontage on Lourdes Road, with active uses on the street, to make a more dynamic and pedestrian-friendly environment.



Artist's Impression of reimaged Lourdes Road

## Draft LAP 2023-2029 Policy Alignment (Abridged)

- Zoned Regeneration: Provide for targeted enterprise and/or residential-led regeneration within the consolidation area on underused sites
- Objective 3.6 - As part of the Town Centre First Plan, prepare site development briefs for sites zoned for 'Regeneration' with consideration to the provisions of existing plans and studies in place for Roscrea.
- Objective 4A - Enable enterprise and employment development in Roscrea
- Objective 7C - Support and work with the local community in the development of blue and green infrastructure an in enhancement of the biodiversity, amenity and conservation value of the River Bunow corridor.
- Objective 8B - Integrate a nature based approach to SUDS, with a focus on biodiversity

## Key Project Criteria

- Masterplan proposals for an active street frontage on Lourdes Road.
- Activate the river, through greening, walking trails amenities etc.
- Explore a pedestrian connection through the site to connect to the rail station.
- Masterplan a mix of uses, including potential residential components, to support the existing enterprises on the site, and open the possibilities for more employment in the future.



# MAIN STREET REGENERATION



The main street regeneration project has two components:

## E1 Reactivation of Roscrea's Laneways

The improvement of Roscrea's Laneways off main street should be prioritised first to improve connections to adjacent, longer-stay parking lots behind Main Street, on Gantly street and the backlands. These laneways would be enhanced through planting, public realm, lighting and art.

## E2 Redesign of Main Street Layout

To create a safer and enhanced public realm, parking on Main Street should be reorganised, rather than accommodating perpendicular parking bays, bays should be accommodated parallel to the carriageway. This would improve the pedestrian safety, with cars leaving or entering perpendicular spaces currently causing a safety hazard. In addition, if supported by future surveys, parking should be implemented to best support the adjacent businesses, for example restricting parking to 20-30 minutes, rather than the existing 2-hour bays.

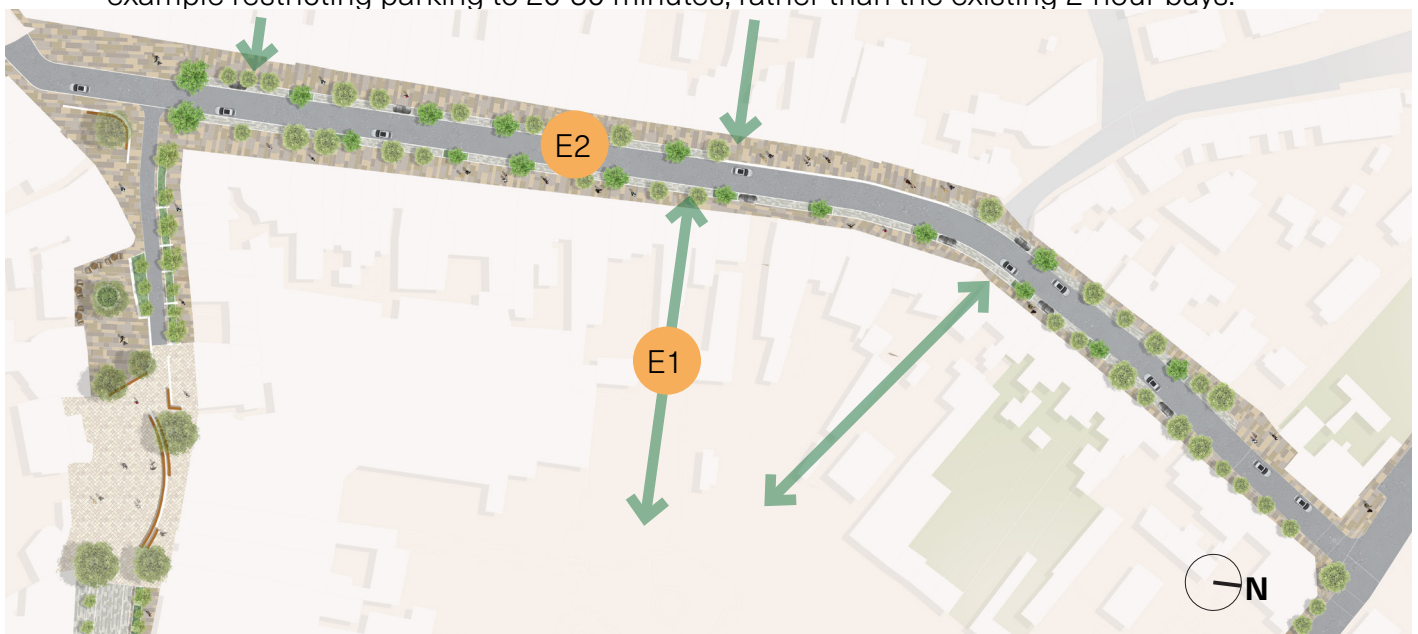


Illustration of Redesigned Main Street

### Draft LAP 2023-2029 Policy Alignment (Abridged)

- Zoned Urban Core: Provide for the development and enhancement of urban core uses including retail, residential, commercial, civic and other uses.
- Objective 3.2 Work with and support landowners of sites with potential for regeneration and development to enable their planning and delivery as part of a Town Centre First programme.
- Objective 3.5: Develop and improve areas in need of regeneration, renewal and redevelopment
- Objective 6A: Actively seek funding for investment in active travel and public transport in the town in line with the provisions of the Sustainable Travel Plan.

### Key Project Criteria

- Make Main Street a place that invites people to stay and enjoy the dynamic town centre, not simply a place for people to jump out of their cars and into a shop on their way home.
- Areas of seating, tree planting and bicycle parking should be provided along Main street. Rain-gardens should be incorporated within the 'parking zone' created at the edge of carriageway to break up parking and loading whilst also providing an important environmental function.
- Every effort should be made to simplify vehicle movements and parking to increase safety and reduce awkward turning maneuvers; maximise the place function and downplay the movement function; to create a pedestrian priority street, that vehicles can use. Continuous footways at side streets could be used, as well as crossings over Main Street being tabled, with footway materials breaking up carriageway space.
- Phase 2 would extend public realm improvements along Grove street to connect to the Rail Station.

# ROSCREA PLAZA



Following successful design studies there is an opportunity to bring previous work and current thinking together to develop a refined set of proposals for Roscrea Plaza that maximises on the opportunity of the laneways and improvements around Castle Street and Main Street. The revised scheme should ensure that the laneways from Castle Street and Main Street steer the scheme development, bringing people from these two areas along exciting, interesting laneways that give them a different experience of the town centre. The axis of these laneways can be used to set out the new Plaza to better stitch the external town centre (Castle Street + Main Street) with the internal town centre (Central Plaza). The River should also feature more heavily in the Plaza design, incorporating more blue / green infrastructure within the space and minimising the dominance of highway characteristics to create a pedestrian priority space throughout. There is also an opportunity to bring the Plaza scheme together with the existing hardstanding space by Tesco that holds a play facility, to make them work as one community space.



Artists Impression of Roscrea Plaza Lands

## Draft LAP 2023-2029 Policy Alignment (Abridged)

- Objective 3.5: Develop and improve areas in need of regeneration, renewal and redevelopment.

## Key Project Criteria

- Integrate any proposal in with the public realm proposals for Main Street, Castle Street and the Laneways.
- Incorporate green and blue infrastructure into the space. Use the potential of the River Greenway to soften and animate the Roscrea Plaza. Use nature-based solutions for flood protection and sustainable urban drainage.
- Combine proposals for Roscrea plaza with the hardspace to the supermarket entrance, and proposals for a semi-public space to the rear of Grant's Hotel.



# ROSCREA RIVER ROOMS



The Roscrea River, referred as such due to its three possible names: The Bunow, Mall and Moneen, offers a huge potential to activate and rejuvenate the town centre. The Roscrea River Rooms will be a series of pockets of space where people can safely gather to enjoy the riverside and learn about its biodiversity. This concept is an opportunity to thread biodiversity and nature throughout the town centre experience, making the town centre a more attractive place to live; making public realm and active travel more inviting; and sparking regeneration interest and activity throughout. Creating this Green Spine through the town centre will also create the opportunity to increase biodiversity and greening for the town centre, making it a more attractive place to visit and live whilst defending the town flooding and incorporating sustainable urban drainage.

Certain stretches are prime for localised walkways/viewing points and biodiversity, 'River Rooms': The green in front of Mount Carmel Nursing Home, The carpark to St. Cronan's Catholic Church, Glebe Park, The surroundings of Roscrea Plaza, the Lourdes Road former pharmaceutical site. The River rooms can significantly improve the connection between the town centre and Roscrea Train Station, which can have a huge impact on the desirability of public transport use and the reduction of short vehicle trips in the town.

## Draft LAP 2023-2029 Policy Alignment (Abridged)

- Objective 7C - Support and work with the local community in the development of blue and green infrastructure and an enhancement of the biodiversity, amenity and conservation value of the River Bunow corridor.
- Objective 8B - Integrate a nature based approach to SUDS, with a focus on biodiversity as part of a new public realm and public sector development

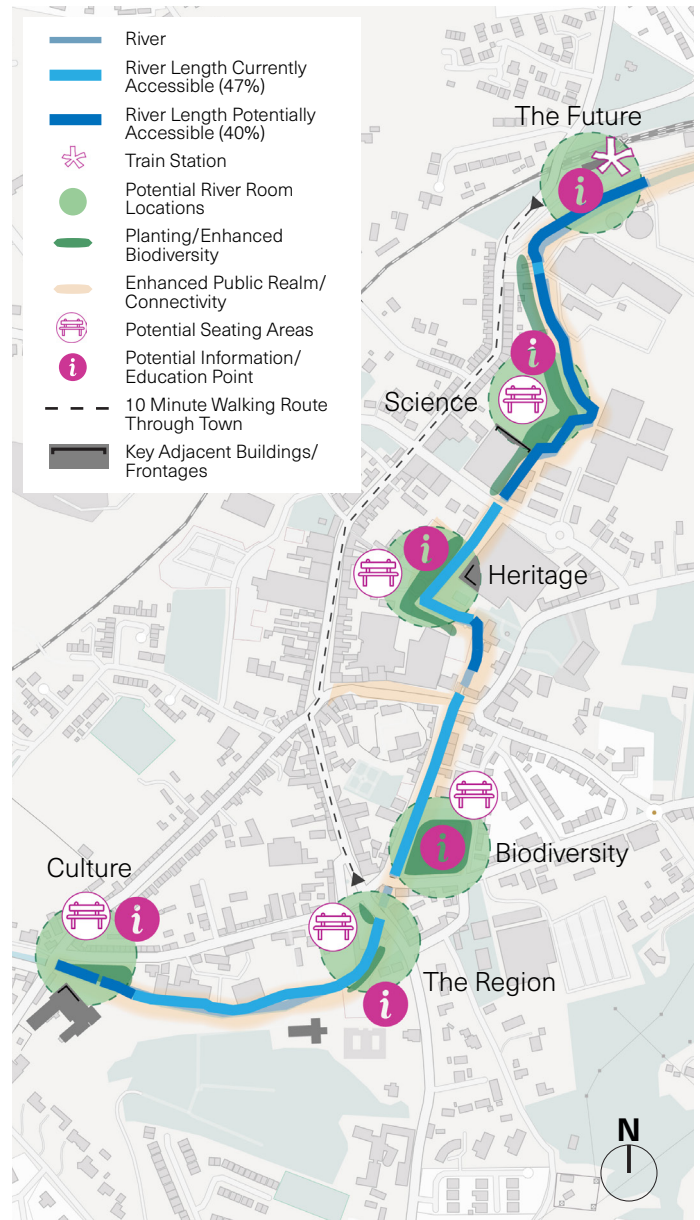


Illustration of conceptual Roscrea River Rooms

## Key Project Criteria

- Protect and enhance the existing riparian corridor.
- Make light-touch and sensitive interventions to open up the river to the public, including viewing platforms, benches, walking trails.
- Introduce nature-based solutions to mitigate flood risk throughout the town.
- Introduce educational programmes to inform local children about the natural benefits and ecology of the Roscrea river.
- Identify opportunities for businesses to maximise the River Rooms: cafés, restaurants etc.
- Explore the possibility of a pedestrian connection to the rail station along the river.



# ROSCREA SMART TOWN



This project proposes to transform Roscrea into a Smart Town/Village.

'Smart Villages' (applicable to Irish rural towns) broadly refers to rural communities that build on and enhance existing strengths and assets through creative solutions, embracing innovation to create attractive and sustainable places in which to live and work. Community is at the heart of the Smart Village – a key principle is that communities steer the course of their own sustainable, resilient and smart future. The aim is to ensure that these communities are attractive places to live and work in, with sustainable population growth, equitable access to services and a good quality of life for all.

The design and delivery of Smart Village measures in Europe is most often supported under LEADER, the EU's initiative to support rural development projects across the member states. The number of Smart Village Strategies prepared and implemented will be a new result indicator for the LEADER programme 2023-2027. The North Tipperary Development Company (NTDC) administer LEADER funding for SMART Villages in north Tipperary. Funding for Smart Villages may be made available through the new LEADER Programme 2023-2027. Further information will be available from NTDC in Q4 2023. Steps toward developing Roscrea as a smart town could be developed as part of further study of the findings of the Roscrea Digital Blueprint (2023), it identifies the areas of Digital Town Readiness that are weakest, such as Digital Business, Digital Civil Society and Digital Tourism and other areas that need improving to stay competitive to peer towns.

A component of Roscrea's development as a smart town is the **Roscrea Enterprise, Digital and Social Impact Hub (REACH) project**. This will see the transformation of a 1,064 sqm vacant commercial unit (vacant since 2011) into an enterprise, education and community innovation hub with superior connectivity through 1 gigabit broadband.



Illustration of the REACH project building

## Key Project Criteria

- Help build the capacity of local communities to utilise new technologies and to empower them in addressing challenges and shaping their future.
- Give participating communities an understanding of how to engage with and apply new technologies to thrive, addressing areas such as renewable energy, health and communication.
- Unlock new opportunities for employment and support enterprise and innovation through collaboration and the development of supporting infrastructure.
- Develop the REACH project as an enterprise, education and community innovation hub in Roscrea's backlands.

# ROSEMARY SQUARE



The Square has been lost from Rosemary Square in Roscrea with both forks of the street (Rosemary Square in the west and Rosemary Street in the east) now being given over to vehicle movement and storage. The scheme should reinstate the square by rebalancing parking provision in Rosemary Square - reattaching the fountain and tree planting back to the public realm and frontage to the west, whilst maintaining vehicle movement and some parking along Rosemary Street. The restored space should be a community space that builds on the green and soft nature already provided by the mature tree planting to create a space of calm and relaxation, of play and socialising. As part of the Rosemary Square redevelopment, an occasional pedestrian link and public realm upgrade from Rosemary street to Castle street, through Ryan's Hall and the Castle drying yards could be explored. This would involve close consultation with the OPW.



Illustration of Rosemary Square

## Draft LAP 2023-2029 Policy Alignment (Abridged)

- Zoned Urban Core: Provide for the development and enhancement of urban core uses including retail, residential, commercial, civic and other uses.
- Objective 3.2 Work with and support landowners of sites with potential for regeneration and development to enable their planning and delivery as part of a Town Centre First programme.
- Objective 3.5: Develop and improve areas in need of regeneration, renewal and redevelopment
- Objective 6A: Actively seek funding for investment in active travel and public transport in the town in line with the provisions of the Sustainable Travel Plan.

## Key Project Criteria

- Restore the Civic Presence of Rosemary Square through appropriate landscaping and planting.
- Carry out parking surveys to determine how to manage the parking in Rosemary square.
- Create a bio-diverse, green square with opportunities for people to sit, rest or play.
- Protect and enhance the existing mature trees on Rosemary square and the historic fountain.
- Explore the feasibility of an occasional pedestrian connection from Rosemary Street through Ryan's Hall, the Castle drying yards and Castle Street.

# ST. CRONAN'S GATEWAY



There are two components to St. Cronan's Gateway:

## K1 Public Realm Upgrades create St. Cronan's Gateway

The Eastern fringes of Roscrea Town present a number of opportunities for Public Realm upgrades, which together can combine to create St. Cronan's Gateway. This would highlight the previous focus of the town in ancient times, along the Slí Dála trail. In cases it involves giving back leftover 'baggy' space to pedestrians or businesses, or creating a change in public realm character at key viewing points. As Church street passes in between the ancient St Cronan's arch and the tower (both identified as National Monuments), this moment should be marked through public realm intervention to both allow people space to take in these beautiful heritage assets. It would also slow vehicles and protect them, especially true of the arch, which is currently immediately adjacent to the carriageway.

## K2 Interpretative Element to the Round Tower

Some of the public consultation suggested a viewing platform at the round tower, this project should explore the feasibility of this or less-intensive interpretative features to this historic monument, perhaps a camera obscura.



Illustration of St. Cronan's Gateway

### Draft LAP 2023-2029 Policy Alignment (Abridged)

- Policy 7.4 Safeguard sites, features and objects of archaeological interest in Roscrea (in situ where practicable or as a minimum, preservation by record) included in the Record of Monuments and Places and sites.

### Key Project Criteria

- Create a change in public realm character that invites drivers to change their behaviour and drive in a more urban context along the Dublin road.
- Explore the potential to protect the archway through traffic management solutions.
- Create a sensitive landscaping treatment suitable for both National monuments.
- Explore light-touch interventions to create an interpretative element to the Round Tower.



## 4.2 Community & Longer-Term Projects

### Upgrade of Roscrea Rail Station

The 2023-2029 Draft Local Area Plan notes the Council's objective to liaise with Irish Rail and the NTA to better tailor the Roscrea Rail service to the local community. The Town Team should inform this process by canvassing the needs of the community as part of a submission to the All-Ireland Strategic Rail Review in 2023 or 2024. The sustainable travel plan of the Local Area Plan notes the vehicular junction to the rail station is particularly unsafe for pedestrians and cyclists. The public realm improvements to Main street should therefore be extended up Grove street to the Station on a phased basis to improve pedestrian safety. The masterplan for Lourdes Road could also offer a safe alternative route to the station.



Roscrea Rail Station, 2023



Train at Roscrea Rail Station, 2023

### Refurbishment of the Abbey Hall Building

Building on the existing arts culture in Roscrea is a key objective of this plan. Dating from 1920-1930, the Abbey Hall building is identified of Regional interest in the National Inventory of Architectural Heritage, it is not currently on the record of protected Structures.

The building is used regularly for live music performances, theatrical performances, community classes and gatherings. Roscrea Musical Society have had their recitals and stage performances in the building for 80 years.



Abbey Hall, 2023



Abbey Hall, 2023

The site area is 0.08ha and includes a small carpark which could be re-accommodated elsewhere and developed on.

The Abbey Hall building is in need of repair. Plans for essential repairs from 2009-2010 were scaled back to repairs to the roof structure due to funding shortages. Other options to be explored include retractable seating, thermal upgrades, upgrading of windows and an additional annex.

The Vacancy/Dereliction committee of the Roscrea Town Team can liaise with the Abbey Community Centre Ltd. on grants available for refurbishing community centres. The Town Team engagement committee can liaise with the NTA and Bus Eireann on providing more adequate bus shelter facilities on the footpath in front of the Abbey Hall.

## Redevelopment of the former Quarry on the Birr Road

This former sand and gravel quarry is zoned as a regeneration site in the Draft Local Area Plan 2023-2029. A masterplan is required for this 2.9 hectare site, to rehabilitate the former sand and gravel Quarry area, integrate with the adjacent Gantly Street age-friendly masterplan, create a frontage onto Birr Road and an appropriate frontage onto the railway line. Connectivity to adjacent lands zoned 'Strategic Reserve' will be important to facilitate future development if future demands require.



Side Elevation of Abbey Hall, Google Streetview 2022



Birr Road Former Quarry, 2023



Birr Road Former Quarry, Aerial View



## 4.3 Economic Analysis of Lead-out Projects

### Introduction

KPMG Future Analytics has conducted economic appraisals of the proposed redevelopments at Castle Street, Main Street, and Grant's Hotel to inform the business case. The full economic appraisal is set out in a separate report prepared for Tipperary County Council. A summary overview of the findings of the report is set out below.

The economic appraisal report documents existing research on the impact of high street improvements on town centre vitality and presents the results of economic analysis on the Castle Street, Main Street, and Grant's Hotel TCF proposals. The results of the analysis forms part of the evidence base to support the proposed public realm interventions for Main Street and Castle Street and the redevelopment of the Grant's Hotel in Roscrea.

### Background

There is extensive evidence to show that well-planned improvements to public spaces can boost footfall and directly improve the viability of town centre businesses. The rationale for much of the town centre projects set out in the TCF, including the public realm and mobility interventions proposed to improve parking and footfall on Main Street and Castle Street, is very much about encouraging more people to interact with the town centre. This will boost trade for all retailers and service providers in the town and will lead to a more competitive and vibrant town centre. Where there is a vibrant, well-functioning town centre, existing businesses will be more profitable and this will encourage new trade, further activating the streets. This will address vacancy and help to tackle dereliction – which are currently detracting from the function and role of Roscrea centre.

As reported at the Irish Planning Institute (IPI) National Conference held in Clonmel in April 2023, public realm enhancements undertaken in Blackrock Village in Dublin in 2020 and 2021 brought about a 21% improvement in the overall 'health' of the main street. In this study by TU Dublin, 72% of business owners viewed the new layout as a positive addition to Blackrock Main Street with many businesses noting "increased footfall and people coming to the village", a "better village feel", "more vibrancy and life" and a "a more comfortable feeling" within the town centre.<sup>1</sup>

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<sup>1</sup> - Presentation delivered at IPI Conference entitled 'Evaluative Research Study of Dún Laoghaire-Rathdown County Council's Covid-19 Mobility and Public Realm Works'



Figures from the group Dublin Town<sup>2</sup> showed that the post-pandemic recovery in footfall was fastest on streets that had been adapted for pedestrians. South William Street and Capel Street both had additional space allocated for pedestrians in 2021 and saw a 20.6% and 19.4% rise in footfall in the week lockdown restrictions were lifted, respectively, compared to the Dublin average of 10.2%. This suggests these streets experienced an increase in activity over and above what would have been observed without streetscape improvements.

Research by University College London<sup>3</sup> found that improvements to the quality of the publicly owned and managed areas of London's mixed streets, such as high streets and town centres, return substantial benefits to the everyday users of streets, and to the occupiers of space and investors in surrounding property in multiple ways. These include:

- A one third uplift in the physical quality of the street as a whole from interventions in the publicly owned street space.
- A larger uplift in retail rental values equivalent to an 'additional' 7.5% per annum. This results from the more attractive retail environment that has been created and the encouragement this is giving to investment in these locations, despite competition from on-line retail and 'out-of-town' shopping centres.
- An uplift in office rental values equivalent to an 'additional' 4% per annum. This helps to support investment in business space in the face of pressures to convert to more profitable residential uses
- A growth in leisure uses and a greater resilience in traditional and comparison retail.

A 2018 paper by the University of Westminster<sup>4</sup> recorded the results of business districts in London taking a "Healthy Streets approach". This framework prioritises interventions such as improvements in public realm, reduction in air and noise pollution, and introducing additional street crossings, seating, and shaded areas. Nearly all, 90%, of participating business districts reported these interventions increased their area's vibrancy, 83% said it allowed them to attract more customers, and 67% reported an increase in customer spending.

Research by Ellis Lawlor of Just Economics<sup>5</sup> in 2013 found that investing in streets to make them safer for pedestrians and cyclists can increase retail sales by 30%. This paper also cited case studies in Coventry, where pedestrian improvements increased footfall on Saturdays by 25%, and in Wanstead High Street, East London, where improved walking routes to and from the street almost doubled footfall (+98%).

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2 - [Dublin city pedestrianisation leads to surge in footfall for local business - Dublin Live](#)

3 - Street Appeal, UCL (2018) <https://content.tfl.gov.uk/street-appeal.pdf>

4 - <https://content.tfl.gov.uk/healthy-streets-a-business-view.pdf>

5 - [Just-Economics-Pedestrian-Pound-Living-Streets.pdf \(justeconomics.co.uk\)](#)

## Approach

The appropriate appraisal methodology for the Castle Street and Main Street interventions is Cost Effectiveness Analysis (CEA). Both CEA and Cost Benefit Analysis (CBA) were undertaken on the proposals for redeveloping the Grant's Hotel, though we note that the benefits from this intervention are largely social, not financial.

The objective of redeveloping Castle Street and Main Street is to revitalise Roscrea town centre. Commercial vacancy rate and pedestrian footfall were selected as effectiveness measures for these interventions, as they are indicators for town centre vitality. The analysis considers the impact arising from the interventions over the next twenty years.

The objective of redeveloping the Grant's Hotel is to provide a community hub and social rented housing, with the secondary objective of improving the attractiveness of Castle Street. The financial return from developing commercial and residential space was considered in the CBA and the impact on housing and community hub space supply was considered in the CEA.

Construction cost inflation was estimated as 8.16% in 2023: this assumes the anticipated tender price inflation from SCSl in the year to June 2023 remains constant until the end of the year. Annual inflation of 2.00% was assumed thereafter. It was also assumed that there would be no change to commercial vacancy rates, footfall, or housing delivery other than that caused by these three projects. The cumulative costs and benefits of each intervention were considered over the next twenty years, informed by cost and schedule estimates from OMP, KSN, and Tipperary County Council.

## Results

Key results of the CEA and CBA documented in the Economic Valuation Report are set out below.

The redevelopment of Castle Street has an effectiveness/cost ratio (E/CR) of 10.6% for commercial vacancy rate and of 96 for footfall. Main Street's E/CR is 9.8% for commercial vacancy rate and 115 for footfall.

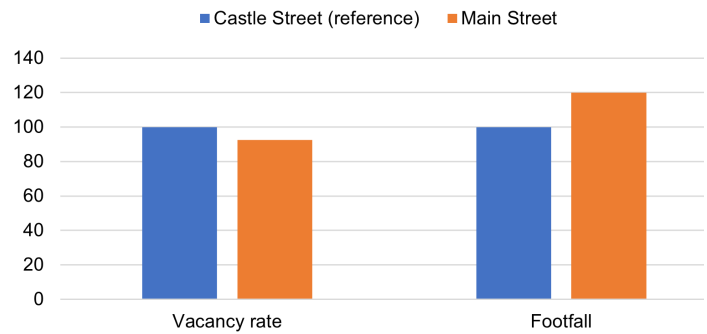
Normalising these ratios makes them easier to compare. The chart below shows the E/CRs for Main Street relative to Castle Street.

It shows that the E/CR for vacancy rate is 8.2% higher for Castle Street than for Main Street, i.e., there would be a greater benefit of 8.2% for every €1m invested in redeveloping Castle Street than in redeveloping Main Street.

By contrast, the E/CR for footfall is 20.0% higher for Main Street than for Castle Street. This means there would be greater uplift in footfall of 20.0% as a result of redeveloping Main Street than of redeveloping Castle Street.

Grant's Hotel has a E/CR of 10.5 for housing and of 723 for community hub space delivery. Its benefit /cost ratio is 0.11, i.e., there is a financial return of €0.11 for every €1 spent. This ratio reflects that most of the positive impacts resulting from redeveloping the Grant's Hotel are social, not financial.

Effectiveness/Cost Ratio (normalised)





## 4.4 Implementation

### Project Delivery

As set out in the Town Centre First policy, the delivery of projects will be carried out by the Town Team in collaboration with the Local Authority and others as required. The town team will be consulted by the Local Authority during the delivery phase.

The Town Team will have a continuous role in overseeing delivery of projects, communicating with stakeholders and reviewing the Town Centre First plan over time so that they retain ownership of the Town Centre First process.

The Town Regeneration Officer will support the ongoing work of Town Teams, ensuring development and delivery on the Town Centre First Plan alongside the Town champion.

### The importance of implementation

Creating a good plan is only the start of a process. Without determined and adaptive implementation there is a risk that this document could undermine long-term efforts to renew Roscrea. This is due to the risk of hopes being unfulfilled and belief lost if the actions are not implemented. This in turn would undermine any future attempts at rejuvenation.

For Roscrea to become the town residents want it to be, there needs to be stronger, more collaborative local leadership which is representative of the community. The Roscrea Town Team can represent the views of all the

various townspeople of Roscrea in a community-led structure. A key part of the successful town regeneration stories across Ireland and overseas has been the role of the relevant local authority. The presence of a dedicated Regeneration Officer within the Council presents the opportunity for Roscrea to deepen its relationship with the local authority. This will lead to stronger collaboration on the projects and decisions necessary to rejuvenate the town.

Below is an analysis and associated recommendations concerning the required capabilities and management systems needed to create a robust regeneration ecosystem conducive to the long-term success of Roscrea.

### Capabilities

#### **Training and mentoring for the Town Team and other local leaders**

The members of the Town Team and other community leaders – including emerging leaders – need to be supported by more training and mentoring. This could take the form of:

- Regular training and mentoring on regeneration strategy, governance, obtaining grants and local fundraising.
- Training on obtaining project consents and permissions, to give an overview of the regulatory process and associated timelines.
- Procurement training for procuring projects and services.
- Annual research trip to comparable towns that has undergone a prolonged period of successful regeneration (e.g. Kildare Town, Westport, Boyle, Carrick-on-Suir, Conwy and Caernarvon in Wales).

## Management structures

### **Town Team governance**

The actions within this report should be at the core of the Town Team's work programme.

Drifting away from the actions within this plan is likely to dilute efforts and reduce long term impact.

The governance structure of Roscrea's Town Team will be informed by the National Town Centre First Office. The Town Team should create a Terms of Reference in order to set out the governance structures and objectives of the team and this should be aligned to the new Town Centre First Plan for Roscrea . The Terms of Reference will address Town Team composition and processes.

To aid transparency and grow the level of trust in the wider community it is recommended that:

- All minutes of Town Team meetings should be made available online and their presence publicised on relevant social media channels.
- The Town Team should have an AGM open to the public. As part of the AGM an annual report – including a financial report (if relevant) – should be created and made available online. A key part of the AGM should be the progress being made in this plan's implementation.

To ensure the regular renewal of the Town Team itself and address the effects of volunteer fatigue, the following is recommended:

- The creation as required of themed sub-committees. This could be a useful way of encouraging wider participation from the community in renewal actions and developing local leadership.

### **Town Team relationships with key partners**

The Town Team's relationship with Tipperary County Council will be vital to the overall success of renewal efforts. This is followed in significance by the OPW. Given that Roscrea Castle, Damer House, the Black Mills and the Round Tower are all in the custodianship of the OPW, maintaining a strong relationship with local OPW staff and creating a collaborative, strategic level relationship with senior OPW management is of high importance. The strategic level interaction with senior OPW management should be a combined effort between the Council and Town Team. Finally, it is important that regular communications are created between the Town Team and North Tipperary LEADER Company. To manage these relationships, the Town Team should consider having a team member whose main responsibility is handling communications with the three agencies.

## 4.5 Relevant Funding Opportunities

An overview of funding opportunities that projects promoted through the Town Centre First process may be eligible for are set out below – this is a non-exhaustive and summary overview.

**The following acronyms are used for brevity in the TCF action plans and are not formally adopted in most cases.**

### **Rural Regeneration and Development Fund (RRDF)**

The RRDF is a funding programme that is investing €1 billion in rural Ireland up to 2027.

This fund is aimed at:

- Supporting job creation in rural areas
- Addressing de-population of rural communities
- Supporting improvements in towns and villages.

RRDF funding is available for towns and villages with a population of less than 10,000, therefore Roscrea qualifies for this fund. The funding is awarded through a competitive bid process, proposals are invited from Local Authorities and other locally/regionally based organisations such as Local Development Companies.

### **Croí Cónaithe (CC)**

A grant of up to a maximum of €50,000 for:

- the refurbishment of vacant properties for occupation as a principal private residence, and
- for properties which will be made available for rent

This includes the conversion of properties which have not been used as residential heretofore, subject to appropriate planning permission being in place. This is subject to upper limits for the types of work, specified below, having regard to a reasonable cost assessment by the local authority. The grant is inclusive of the VAT cost of the works.

Where the refurbishment costs are expected to exceed the standard grant of up to €50,000, a maximum top-up grant amount of up to €20,000 is available where the property is confirmed by the applicant to be derelict (i.e. structurally unsound and dangerous) or if the property is already on the local authority's Derelict Sites Register, bringing the total grant available for a derelict property up to a maximum of €70,000. In the case of a top-up grant in respect of a derelict property not on the Derelict Sites Register, an independent report prepared by an appropriately qualified professional is required to be submitted along with the application, confirming, to the satisfaction of the local authority, that the property is derelict.

### **Town and Village Renewal Scheme (TVRS)**

This scheme was first introduced in 2016 as a measure to rejuvenate rural towns and villages throughout Ireland. This scheme is part of "Our Rural Future - Ireland's Rural Development Policy 2021 - 2025" as is funded under Project Ireland 2040. Since the launch of the scheme over €113 million has been allocated to more than 1,400 projects.

The scheme is targeted at two categories:

Category 1: Towns and villages up to 5,000 people

Category 2: Town with a population of 5,001 to 10,000 people (which Roscrea falls under)

This scheme is similar to the RRDF, is a competitive process where local authorities submit application forms to the Department of Rural and Community Development. There are two types of applications Local Authorities can submit, Building Acquisition Measure or Main TVRS Measure.



## **LEADER Community Led Local Development (CCLD)**

The LEADER Programme is funded by both the EU and Irish Government and provides grants, advice and training to support business start-up, expand or develop new products; communities projects to be planned and carried out and assist projects that help the rural environment.

The LEADER programme is administered at a local level by 29 local action groups. The North Tipperary Development Company (NTDC) is responsible for selecting and awarding LEADER funding to projects and delivering a range of rural enterprise, social inclusion and community development initiatives to the Roscrea and wider North Tipperary area. The LEADER Programme accepts applications based on projects which improve:

- Rural Tourism
- Enterprise development
- Broadband

## **Outdoor Recreation Infrastructure Scheme (ORIS)**

This scheme provides funding for the development of new outdoor recreational infrastructure. It also provides support for the necessary repair, maintenance, enhancement or promotion of existing outdoor recreational infrastructure in rural areas across Ireland. It provides funding for: development, extensions and repair of trails, walkways, cycleways and blueways improved access to outdoor leisure or recreational facilities development of outdoor recreational infrastructure.

## **Just Transition Funding (JT)**

To facilitate a just transition towards a low-carbon economy in the Midlands, the EU and the Government of Ireland have established a €169million Just Transition Fund for the period 2023-2026. As part of this fund, the EU has awarded Fáilte Ireland €68million for a Regenerative Tourism Scheme to invest in the sustainable development of tourism in the Midlands with the aim of creating jobs and sustaining communities.

## **Miscellaneous funding opportunities**

Aside from the funding opportunities described above, there are other grant schemes which would support the regeneration of Roscrea. The following is a non-exhaustive list:

- Creative Ireland Grant Scheme (CIGS)
- Heritage Council Community Heritage Fund (HCCHF)
- Dept. of Housing, Local Government and Heritage Community Monuments Fund (CMF)
- SEAI Community and Business Grants (SEAI)
- Local Authority Community Grants
- Fáilte Ireland Small Grants Scheme (FAILTE IRE)
- Tipperary Local Enterprise Office Financial Supports (LEO)
- NTA Active Travel Grants Programme (NTA)
- European Regional Development Fund (ERDF)
- Historic Towns Initiative (HTI)
- Failte Ireland 'Destination Towns' Initiative (DT)
- Sustainable Mobility Investment Programme (SMIP)
- Historic Structures Fund (HSF)
- Built Heritage Capital Grant (BHCG)
- Funding under the Strategy for the Future Development of National and Regional Greenways (SFDNRG)

## 4.6 Town Team Action Plan

A TCF Town Team is a group of local residents, business people, community representatives and other stakeholders who come together to make their area a better place to live, work, visit and invest. They represent diverse sectors and backgrounds. They have a unique position in the community to become 'local experts' on their area and to take a lead on the development of interventions that can make positive long-term changes for the town. The Town Champion will drive the delivery of the TCF plan and will lead the work of the Town Team, ensuring appropriate communication and engagement between the Local Authority and all stakeholders.

**This Action plan sets out immediate actions for the short term. The following action items should be reviewed and updated by the Town Team on an annual basis.**

Town Team Short Term Action Plan			
Action No.	Description	Key Contributors / Stakeholders (non-exhaustive)	Timeframe
1	<p><b>Town Team PR Committee</b></p> <p>The town team should nominate a subgroup responsible for public relations and promoting the work of the Town Centre First Plan</p> <p><b>Responsibilities:</b></p> <ul style="list-style-type: none"> <li>• Create social media profile(s) for the Roscrea Town Team</li> <li>• Publish Minutes of Meetings</li> <li>• Publish Regular Community Updates</li> <li>• Promote Roscrea events and tourism online</li> <li>• Organise a Roscrea Town Team AGM</li> <li>• Define terms of reference/governance of Town team</li> </ul>	<p>Town Team</p> <p>Local Authority North Tipperary Development Company</p>	<p>Online Updates: Q4 2023</p> <p>AGM: Q2 2024</p>
2	<p><b>Town Team Vacancy &amp; Dereliction Committee</b></p> <p>The town team should nominate a subgroup responsible for monitoring and engaging with landowners of vacant properties.</p> <p><b>Responsibilities:</b></p> <ul style="list-style-type: none"> <li>• Finding out and contacting landowners of vacant, derelict or damaged properties e.g. the Abbey Hall, Antigen Site.</li> <li>• Disseminating information on grants available to landowners: physical brochures, weblinks.</li> <li>• Arranging information mornings to raise awareness on grants available.</li> </ul>	<p>Town Team</p> <p>Private Landowners: - Main Street Vacant Properties - Castle Vacant - Grants Hotel - Abbey Hall</p>	<p>Engagement with Landowners to commence Q4 2023</p>
3	<p><b>Town Team Engagement Committee</b></p> <p>The town team should nominate a subgroup responsible for public engagement with statutory bodies and organisations</p> <p><b>Responsibilities:</b></p> <ul style="list-style-type: none"> <li>• Contact and meet with transport bodies: Irish Rail, NTA, Bus Eireann.</li> <li>• Make a submission on the All-Ireland strategic Rail review in 2023</li> <li>• Liaise and meet with personnel from An Garda Síochána in Roscrea. Discuss public safety and CCTV proposals.</li> <li>• Contact and meet with the OPW regarding access, plans and events for their various properties in Roscrea.</li> <li>• Contact and meet with Fáilte Ireland on their plans for promoting Roscrea.</li> <li>• Engage with the TCC Heritage Officer and Tourism Officer for initiatives for the Town.</li> </ul>	<p>Town Team</p> <p>Irish Rail NTA Bus Eireann An Garda Síochána, Roscrea Fáilte Ireland Local Authority</p>	<p>All Ireland Strategic Rail Review expected Q4 2023</p>
4	<p><b>Town Team Events and Vibrancy Committee</b></p> <p>The town team should nominate a subgroup responsible for organising public events and working on town vibrancy.</p> <ul style="list-style-type: none"> <li>• Co-organise a seasonal market and temporary street event on Castle Street.</li> <li>• Submit proposals to the OPW for events to host on OPW property, via the Heritage Ireland website.</li> <li>• Contact landowners regarding a painting enhancement scheme for main street and the laneways of Roscrea.</li> <li>• Use the audit of social, community and cultural facilities prepared in the planning baseline to ascertain what spaces are available, who uses them and when, and how they can be further promoted and opened to others.</li> </ul>	<p>Town Team</p> <p>Market Groups in Roscrea OPW Local Authority Arts Office Heritage Office Local Enterprise Office Owners of cultural/community facilities</p>	<p>Preparations to commence Q4 2023</p> <p>Target events for Q2 2024.</p>
5	<p><b>Enterprise and Growth Actions</b></p> <p>The Town Team should liaise with the North Tipperary Development Company and the REACH project</p> <ul style="list-style-type: none"> <li>• Support and promote the new enterprise hub in the REACH project</li> <li>• Promote and co-organise digital media courses for businesses in the town</li> </ul>	<p>Town Team</p> <p>NTDC REACH Local Authority Local Businesses</p>	<p>Q1 2024</p>



## 4.7 Town Centre First Action Plan

Projects listed alphabetically and not in order of priority.  
Estimated timelines:

Short Term	0-3 years
Medium Term	3-5 years
Long Term	5-10 years+

Approximate high-level cost ranges (ex. VAT)\*:

€	Under €5m
€€	€5m to €10m
€€€	€10m to €25m

**The following projects should be reviewed and updated by the Town Team & Local Authority on an annual basis.**

\* All costs/timelines subject to detailed study/development

Town Centre First Action Plan		
Action No.	Description	Town Centre First Themes
A	<b>Castle Street Regeneration</b>	
A1	<p>Regeneration of Castle Street</p> <ul style="list-style-type: none"> <li>Develop a summer streets programme that restricts traffic and parking in Castle Street.</li> <li>Undertake Parking and movement audits in the town during the summer streets programme to build the evidence base for change.</li> <li>Develop a vision for Castle street and a design brief. Apply for RRDF Category 2 funding to appoint a design team.</li> <li>Develop the design with an appointed design team, carry out the statutory consultations and apply for Planning permission.</li> <li>Apply for RRDF Category 1 Funding to construct works.</li> </ul>	<p>Role - New public realm to showcase Roscrea Castle. Image - Roscrea to become a green town with unique built and natural heritage. Vibrancy/Vitality - Create greater footfall for existing and new businesses. Inclusion - Ensure the proposal addresses concerns of local traders on Castle street and adopts the principles of universal/age-friendly design. Heritage and Culture - Enhance and protect the heritage of Roscrea Castle. Climate - Urban Greening / Sustainable Urban Drainage / Sustainable Transport.</p>
A2	<p>Redevelopment of Grant's Hotel</p> <ul style="list-style-type: none"> <li>Engage with landowner on their vision for the property. Assist in means of reactivating site.</li> <li>Develop a vision for Castle street and a design brief. Apply for funding to appoint a design team.</li> <li>Develop the design with an appointed design team, carry out the statutory consultations and apply for Planning permission.</li> <li>Apply for funding to construct works.</li> </ul>	<p>Role - Bring back activity to Castle street by re-activating a significant property in the town. Image - Roscrea as a resourceful, creative community. Vibrancy/Vitality - Tackling vacancy/dereliction to create a vibrant street. Inclusion: Ensure the proposal adopts the principles of universal/age-friendly design. Heritage/Culture: Adaptive re-use of town's built heritage. Climate: Low-carbon construction.</p>
A3	<p>Castle Street Market Facilities</p> <ul style="list-style-type: none"> <li>Liaise with local producers, businesses, market groups to inform a brief for Roscrea's market facilities.</li> <li>Incorporate findings in a development brief for Castle street's upgrades.</li> </ul>	<p>Role - Encouraging tourism and enterprise, Roscrea as a market town Image - Roscrea as a historic town with a lineage of trade and commerce. Vibrancy/Vitality - Street activity and vibrancy. Inclusion - Ensure accessibility of all market events. Heritage and Culture - Continue Market culture in Roscrea. Climate - Sustainable local produce.</p>

Key Contributors / Stakeholders (non-exhaustive)	Priority	Estimated Timeframe	Cost Profile	Indicative Funding Streams
	High			
Local Authority Town Team OPW Local Community Local Businesses Utility Companies Coach Tours		Short-Term Inception, Medium-Term Delivery	€€	RRDF ERDF SMIP FAILTE IRE JT
Private Landowner Local Authority Town Team Local Community Dept. of Housing Adjacent Businesses		Short-Term Inception, Medium-Term Delivery	€€€	RRDF CC RLS HTI BHCG
Local Authority Town Team Local Community Market Groups in Roscrea OPW		Short-Term Inception, Short-Term Delivery	€	RRDF HTI TVRS

<b>B</b>	<p><b>Gantly Street Masterplan</b></p> <ul style="list-style-type: none"> <li>• Contact landowners to assess their plans to develop sites on Gantly Street as per masterplan phase 3 and 4.</li> <li>• Liaise with local businesses and property owners on the activation of backlands sites to Gantly Road, phase 5.</li> </ul>	<p>Role: Creating a new street for Roscrea. Image - Roscrea as a prosperous, age-friendly town. Vibrancy/Vitality - Street activity and mix of uses. Inclusion - Ensure Roscrea can accommodate people of all ages and abilities</p>
<b>C</b>	<p><b>Glebe Park Redevelopment</b></p> <ul style="list-style-type: none"> <li>• Develop a community-led vision for the Glebe Park to inform a design team brief.</li> <li>• Procure a consultant/in-house design team to design upgrades for Glebe Park and prepare costings.</li> <li>• Consult with relevant stakeholders: Community Groups, Historical Societies, adjoining land and business owners</li> </ul>	<p>Role - Provide an amenity to entice people to live in Roscrea Town Centre. Image - Roscrea as a green town. Vibrancy/Vitality - Creating a place to relax in, children to play in. Inclusion: Ensure the proposal adopts the principles of universal/age-friendly design. Heritage/Culture: Frontage onto River, view of historic structures. Climate: Urban greening.</p>
<b>D</b>	<p><b>Lourdes Road Masterplan</b></p> <ul style="list-style-type: none"> <li>• Develop a community-led vision for the site that would inform a design brief for a masterplan.</li> <li>• Liaise with land owners and current businesses on future possibilities for the site.</li> <li>• Procure a design team to carry out a feasibility study/masterplan for the site.</li> <li>• Consult with relevant stakeholders: IDA, Enterprise Ireland, Waterways Ireland, Approved Housing Bodies, adjoining land and business owners.</li> </ul>	<p>Role - Futureproof and regenerate a large site within the town Image - Roscrea as a prosperous town. Vibrancy/Vitality - Create activity on Lourdes Road, walking connectivity through the site. Climate: Sustainable urban development, nature-based solutions to flooding.</p>
<b>E</b>	<p><b>Main Street Regeneration</b></p>	
<b>E1</b>	<p><b>Enhancement of Roscrea's Laneways</b></p> <ul style="list-style-type: none"> <li>• Develop a community-led vision for the the laneways of Roscrea</li> <li>• Liaise with local businesses on activating new laneways, initiatives for adding vibrancy.</li> <li>• Consult with relevant stakeholders: Community Groups, Historical Societies, adjoining land and business owners</li> <li>• Develop the design with an appointed design team, carry out the statutory consultations and apply for Part 8 Planning permission.</li> <li>• Apply for funding for upgrades to laneways and reactivation of laneways.</li> </ul>	<p>Role - Create better pedestrian connectivity between main street and off-street car parks Image - Roscrea's unique laneways Vibrancy/Vitality - Creating more vibrancy on the laneways, scope for re-painting, public art. Inclusion: Ensure the proposal adopts the principles of universal/age-friendly design. Heritage/Culture: Restoring Roscrea's laneways. Climate: Promoting sustainable modes of travel.</p>
<b>E2</b>	<p><b>Redesign of Main Street</b></p> <ul style="list-style-type: none"> <li>• Undertake Parking beat survey and shopping survey on Main street to build the evidence base for change.</li> <li>• Develop a vision for Main street and a design brief. Apply for funding to appoint a design team.</li> <li>• Develop the design with an appointed design team, carry out the statutory consultations and apply for Part 8 Planning permission.</li> <li>• Apply for funding to construct works.</li> </ul>	<p>Role - Make Main street a more pleasant and safer place to do business. Image - Roscrea as a prosperous town. Vibrancy/Vitality - Creating more footfall on main street. Inclusion: Ensure the proposal adopts the principles of universal/age-friendly design. Heritage/Culture: Frontage onto historic buildings, restoring main street. Climate: Promoting sustainable modes of travel, urban greening.</p>
<b>F</b>	<p><b>Roscrea Plaza</b></p> <ul style="list-style-type: none"> <li>• Develop a community-led vision for the Roscrea Plaza to inform a design team brief.</li> <li>• Procure a consultant/in-house design team to design a scheme for Roscrea Plaza and prepare costings.</li> <li>• Consult with relevant stakeholders: Community Groups, Historical Societies, adjoining land and business owners.</li> <li>• Develop the design with an appointed design team, carry out the statutory consultations and apply for Part 8 Planning permission.</li> </ul>	<p>Role - Create a green, safe space to connect the backlands of Castle street, Abbey Street, Main Street and Grove Street and open up to the River. Image - Roscrea as a green town with a river. Vibrancy/Vitality - Creating more vibrancy in the backlands. Inclusion: Ensure the proposal adopts the principles of universal/age-friendly design. Climate: Urban Greening.</p>



Local Authority Town Team Landowners Local Community Local Businesses Utility Companies	High	Short-Term Inception, Long-Term Delivery (Phased)		RRDF TVRS CC ERDF SSF
Local Authority Town Team Adjoining Land and Business Owners Local Community Roscrea Community Groups Waterways Ireland	High	Short-Term Inception, Short-Term Delivery	€	JT TVRS LA21 ORIS
Local Authority Town Team Landowner Local Community IDA Enterprise Ireland Waterways Ireland Approved Housing Bodies Adjoining Land and Business Owners	Medium	Short-Term Inception, Long-Term Delivery (Phased)		RRDF TVRS ERDF SMIP
	High			
Local Authority Town Team Local Businesses Local Community NTA		Short-Term Inception, Short-Term Delivery	€ €	TVRS ERDF HTI CCI
Local Authority Town Team Local Businesses Local Community NTA Irish Rail		Short-Term Inception, Medium-Term Delivery	€ €	RRDF TVRS ERDF SMIP FAILTE IRE
Local Authority Town Team OPW NTDP Local Businesses Local Community Utility Companies	Lower	Long-term Inception, Long-term Delivery	€€€	RRDF TVRS ERDF SMIP

<b>G</b>	<p><b>Roscrea River Rooms</b></p> <ul style="list-style-type: none"> <li>• Develop a community-led vision for the Roscrea River Rooms to inform a brief.</li> <li>• Procure a consultant/in-house design team to carry out a feasibility study/masterplan for the Roscrea River Rooms and prepare costings.</li> <li>• Consult with relevant stakeholders: Waterways Ireland, Community Groups, Historical Societies, adjoining land and business owners.</li> <li>• Liaise with local businesses to secure match-funding for upgrades to the River.</li> </ul>	<p>Role - Make the river more of a focus in Roscrea town centre.  Image - Roscrea as a River town.  Vibrancy/Vitality - Creating more footfall along the river  Inclusion: Educational, Community-focused engagement around river  Heritage/Culture: Protecting and enhancing the river amenity.  Climate: Protecting the natural habitats, bio-diversity of the river.</p>
<b>H</b>	<p><b>Roscrea Smart Town Initiative</b></p> <ul style="list-style-type: none"> <li>• In Q4 2023, submit an expression of interest to NTDC in Roscrea joining the new Smart Villages programme.</li> <li>• Attend NTDC training programme on the Smart Villages Methodology.</li> <li>• Following the training, establish and implement a Smart Village Action Plan drawing on and addressing the findings of the Roscrea Digital Blueprint.</li> </ul>	<p>Role - Bring employment and enterprise into Roscrea town centre.  Image - Roscrea to be an advanced, resourceful place to collaborate on work or business.  Vibrancy/Vitality - Bring activity to the backlands.  Inclusion - Ensure the Initiative includes training and education.</p>
<b>J</b>	<p><b>Rosemary Square</b></p>	
<b>J1</b>	<p><b>Rosemary Square Redesign</b></p> <ul style="list-style-type: none"> <li>• Undertake Parking beat survey to build the evidence base for change.</li> <li>• As part of the Summer Streets programme, close the western side of the space to vehicles and develop an events programme for this space.</li> <li>• Develop the design with an appointed design team, carry out the statutory consultations and apply for Part 8 Planning permission.</li> <li>• Apply for funding to construct works.</li> </ul>	<p>Role - Make Rosemary Square a civic, green space within the town.  Image - Roscrea as a green, pedestrian-friendly town.  Vibrancy/Vitality - Creating more footfall on Rosemary Square  Inclusion: Ensure the proposal adopts the principles of universal/age-friendly design.  Heritage/Culture: Restoring the status of the historic square.  Climate: Urban greening.</p>
<b>J2</b>	<p><b>Ryan's Hall Pedestrian Link</b></p> <ul style="list-style-type: none"> <li>• Procure a consultant/in-house design team for public realm works.</li> <li>• Consult with relevant stakeholders: OPW, Heritage Council, Community Groups, Historical Societies, adjoining land and business owners.</li> </ul>	<p>Role - Encourage tourism  Image - Promote Roscrea's heritage  Vibrancy/Vitality - Street activity and vibrancy.  Inclusion - Ensure the proposal adopts the principles of universal/age-friendly design.  Heritage and Culture - Pedestrian access to Castle and past historic Quaker meeting house.</p>
<b>K</b>	<p><b>St Cronan's Gateway</b></p>	
<b>K1</b>	<p><b>Public Realm to the Romanesque Church</b></p> <ul style="list-style-type: none"> <li>• Prepare conservation assessments of St. Cronan's Archway in its current location.</li> <li>• Procure a consultant/in-house design team for public realm upgrades to St. Cronan's gateway.</li> <li>• Consult with relevant stakeholders: OPW, Heritage Council, Community Groups, Historical Societies, adjoining land and business owners</li> </ul>	<p>Role - Encourage tourism, protect Roscrea's heritage  Image - Promote Roscrea's heritage  Vibrancy/Vitality - Street activity and vibrancy.  Heritage and Culture - Safer pedestrian environment to two national monuments.</p>
<b>K2</b>	<p><b>Interpretative element to Round Tower</b></p> <ul style="list-style-type: none"> <li>• Consult with relevant stakeholders: OPW, Heritage Council, Community Groups, Historical Societies, adjoining land and business owners on a potential vision for an intervention at the Round Tower.</li> <li>• Procure a consultant/in-house design team for interpretive elements to the round tower.</li> <li>• Prepare conservation impact assessments of interpretative elements to the round tower.</li> </ul>	<p>Role - Encourage tourism  Image - Promote and raise awareness around Roscrea's Round Tower.  Inclusion - Educational component around heritage.  Heritage and Culture - enhance and protect national monument.</p>

Local Authority Town Team Adjoining Land and Business Owners Local Community Roscrea Community Groups Waterways Ireland OPW	High	Short-Term Inception, Short-Term Delivery		JT TVRS SFDNRG LA21 ORIS
Local Authority Town Team Landowners Local Businesses Local Community Utility Companies	High	Short-Term Inception, Long-Term Delivery (Phased)		LEO ENT. IRE REDF LEADER DTF
	Medium			
Local Authority Town Team Local Businesses Local Community Utility Companies NTA		Long-term Inception, Long-term Delivery	€	RRDF TVRS ERDF SMIP FAILTE IRE
Town Team OPW Local Authority Local Community Roscrea Heritage Society		Long-term Inception, Long-term Delivery	€	RRDF EI FAILTE IRE
	Medium			
Town Team OPW National Monuments Service Department of Housing, Local Government and Heritage Local Authority Local Community Roscrea Historical Society Heritage Council		Medium-term Inception, Long-term Delivery	€	HTI HSF BCHG FAILTE IRE
Town Team OPW National Monuments Service Local Authority Local Community Roscrea Historical Society Heritage Council		Medium-term Inception, Long-term Delivery		HSF FAILTE IRE



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