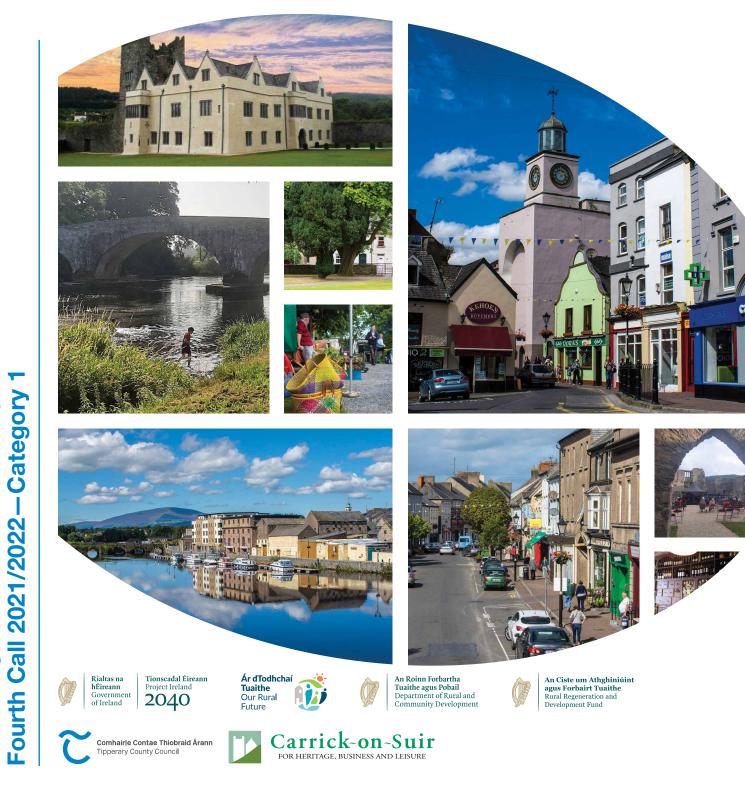
**Rural Regeneration and Development Fund** 

### A Journey from the Suir Blueway to the Ormond Castle Quarter - Delivering Our Community's Ambition

## Carrick-on-Suir Regeneration Plan Supplementary Document



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## Introduction

The Carrick-on-Suir Regeneration Plan 'A Journey from the Suir Blueway to the Ormond Castle Quarter - Delivering Our Community's Ambition' is a transformative and multi-faceted plan developed to embrace social, economic and environmental opportunities for Carrick-on-Suir and the wider area.

This ambitious urban Regeneration Plan for Carrickon-Suir has been developed over the past 10 years with collaborative and positive support from the local community, town team and wider stakeholders.

Aligned with **Project Ireland 2040**, this Regeneration Plan will assist in achieving the National Strategic Outcomes of *Strengthened Rural Economies and Communities*, set out in the National Development Plan, and the Key Deliverables and Policy Measures in Our Rural Future, the Government's Rural Development Policy 2021-2025. The Government's Town Centre First Policy (2022) is also important for Carrick-on-Suir to help it thrive, and the multi-faceted investment proposed in the social and physical infrastructure of the town will support renewal and strengthen resilience. The Department of Rural and Community Development has already demonstrated its support for this Regeneration Plan though Category 2 funding support for 'Design and Feasibility' and with the support of a multi-disciplinary team this ambitious plan is now ready for construction stage subject to funding.

The project partners are now seeking Category 1 funding for 'Construction and Delivery' of the Regeneration Plan. The investment proposed will enable the town to build on its relationship and synergies with the Suir Blueway Tipperary, the historic Ormond Castle Quarter and its strategic location in the region, delivering revitalisation to Carrick-on-Suir as the fourth largest Tipperary town, and vibrant commercial centre and visitor destination in its own right.



## **Project Partners**

Tipperary County Council is the lead applicant with collaborating parties who represent the community, and the various commercial, heritage, social and environmental interests in the town.

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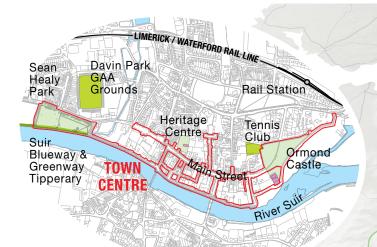


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**Comhairle Contae Thiobraid Árann** Tipperary County Council FOR HERITAGE, BUSINESS AND LEISURE

The Carrick-on-Suir Tourism and Economic Development Committee (CoSTEDC) are an important link with local businesses and the community. The group have a proven track record in development of visionary projects in the town. CoSTEDC already manage the existing Stable Lane Digital and Enterprise Centres at New Street, and will be responsible for the management and operation of the proposed new Digital and Enterprise Centre at Main Street. There are also many supporting organisations who have been working over the past 10 years to support the delivery of this Plan, these include: Fáilte Ireland, the Office of Public Works, Tipperary Tourism, Tipperary Sports Partnership, Waterways Ireland, Waterford County Council, the Heritage Council of Ireland, Pilltown Municipal District, An Post, the National Biodiversity Centre etc.





Ballyhoura Mts.

Nagle Mts.

COR

Limeric

Waterfo

Rail Line

# Carrick-on-Suir a 'Destination'

Carrick-on-Suir is a large town strategically located in the south east on the Limerick to Waterford Revitalisation Network (Southern Regional Spatial and Economic Strategy, 2020) connected by transport links including the national rail network and the N24.

Cork Airport

With direct access to the European ports at Rosslare Europort and Waterford, Carrick-on-Suir has potential to benefit from sustainable transport linkages with investment in the national rail network and plans to link the Suir Blueway Tipperary with the Waterford Greenway.

The Main Street is the commercial, social and cultural hub of the town. It forms a direct link between the Ormond Castle Quarter, Sean Kelly Square and Sean Healy Park. The town has significant enterprise strengths due to its location and environmental capacity, with proactive community leaders in commercial development. A significant Digital and Enterprise centre is already operated by CoSTEDC.

The River Suir is tidal at Carrick-on-Suir, and the town benefits from a public marina, and the amenity and services this significant river provide. Sean Healy Park and the beautiful Ormond Castle Park form strategic amenity assets that support and define the Main Street. The town is compact in nature with gentle topography, and is very suited to activity-based tourism focused on the river, compact development focused on the central core, and active travel including walking and cycling to support the 10-minute town concept.

Shannon Airport

Foynes

Port

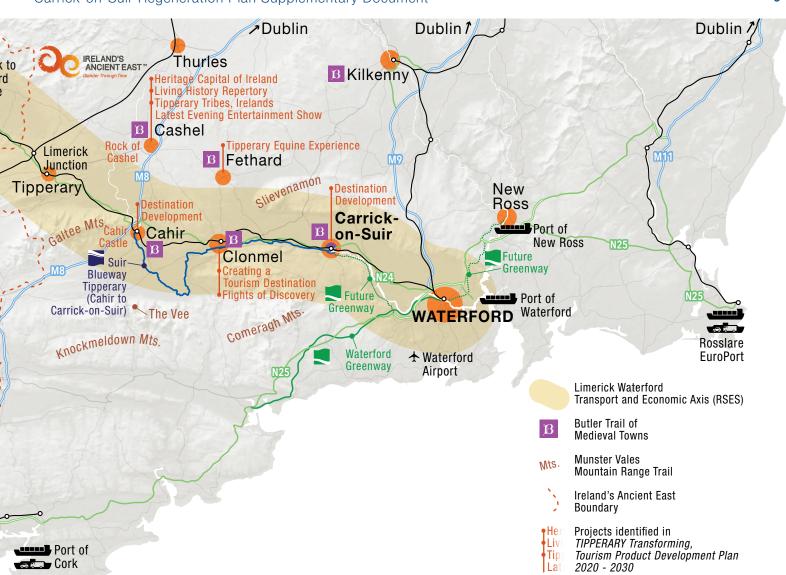
Limerick

Port

LIMERICK

During the period spring 2021 – 2022, there were almost 120,000 users of the Suir Blueway Tipperary illustrating the tourism potential for the town as a Blueway Trail Head. As a Norman fortified town, Carrick-on-Suir has broader mutual heritage associations and linkages with Kilkenny, Cashel and Fethard in the region. The Manor House and Castle were completely refurbished by the Office of Public Works in 2016 and new interpretation for visitors was launched in 2019 by Fáilte Ireland. The Castle is open to the public and attracts approximately 10,000 visitors a year.

Carrick-on-Suir has economic, community and environmental strengths and this Regeneration Plan will build on the capacity of the town to act as a destination in its own right, co-operating with and developing synergies between local and regional commercial and tourism potential in the region.



Carrick-on-Suir already has the strengths and ability to thrive. Building on these, it is projected that the investment proposed will, at year 2027, result in the following positive returns to the town:



S

BUILDING ON OUR STRENGTH

new remote working spaces bring to 75 the total number in the Stable Lane Digital Hub.

additional boatnights at the Marina generating local spend of €18,750.

# 62,000 An increase in overall visitor numbers to the town.



Over 55 local tourism related jobs



Broader indirect positive impacts as a result of the direct spend within the economy



€151,250

Annual return to

**Tipperary County** 

Council

of-life due to quality public realm, active travel options and local jobs.

Reduction in commercial vacancy from 17.4% to 12%

# Evolution of a Community's Ambition

Carrick-on-Suir is already performing as a 'Pathfinder town' as defined by the Town Centre First – A Policy Approach for Irish Towns (DHLGH, 2022). This multi-faceted and collaborative Regeneration Plan delivers a vision established by the ambition of the community over the past 10 years.

200





Carrick-on-Suir Tourism and Economi Development Committee October 2016

## de Economic https://www.aconomic.acon

#### Carrick-on-Suir's 'Vision 2030'

Published in 2016 by CoSTEDC a key theme was the preservation of the town centre for commerce and recreation, with the following relevant objectives:

- An Enterprise Centre for business and job creation.
- A Rolling fund/programme for derelict property renovation.
- New walking and cycle paths extending to the town.
- The enhancement of the Ormond Castle Quarter.
- Public Realm enhancement including traffic and parking management.
- The redevelopment of the Heritage Centre.
- Carrick-on-Suir to be a Retail Centre of Excellence.
- Carrick-on-Suir as an attractive place to live.

#### Solving Our Own Problems

a our own problems

c day workshop identifying ck-on-Suir's issues and coming up

Event Template

In 2016, a two-day event was hosted by the Heritage Council and the Council.

This workshop was open to all, and its purpose was to collaboratively identify obstacles for economic and social regeneration and ways that these could be addressed.

A summary of recommendations included:

- Need for a focus on the Main Street as a desirable place to be
- Need for widening of footpaths on the Main Street
- Create more desirable weekend
   experiences
- Identify the town's assets i.e. the River Suir, the Marina, Ormond Castle, the Greenway, Cycling.

- Market the town using programmes and initiatives such as the Butler Trail, East Munster Way, the Suir Blueway Tipperary etc.
- Improve traffic flow on the Main Street through public realm enhancement
- Improve awareness of parking options and orientation
- Better definition of town centre and central area zones
- Improve the environment for cyclists
- Improve access to Ormond Castle
- Reduce dereliction and vacancy in the town centre
- Develop pedestrian friendly zones with special emphasis on the historic commercial spine of Main Street
- Continue the Suir Blueway Tipperary into the core of the town.



#### Regeneration Plan Community Participation 2021

Consultation was a key part of the development of this Regeneration Plan as funded by the RRDF Category 2.

Locals, business owners, sports, schools and recreation clubs, the general public, community groups and public representatives actively engaged with the Carrick-on-Suir

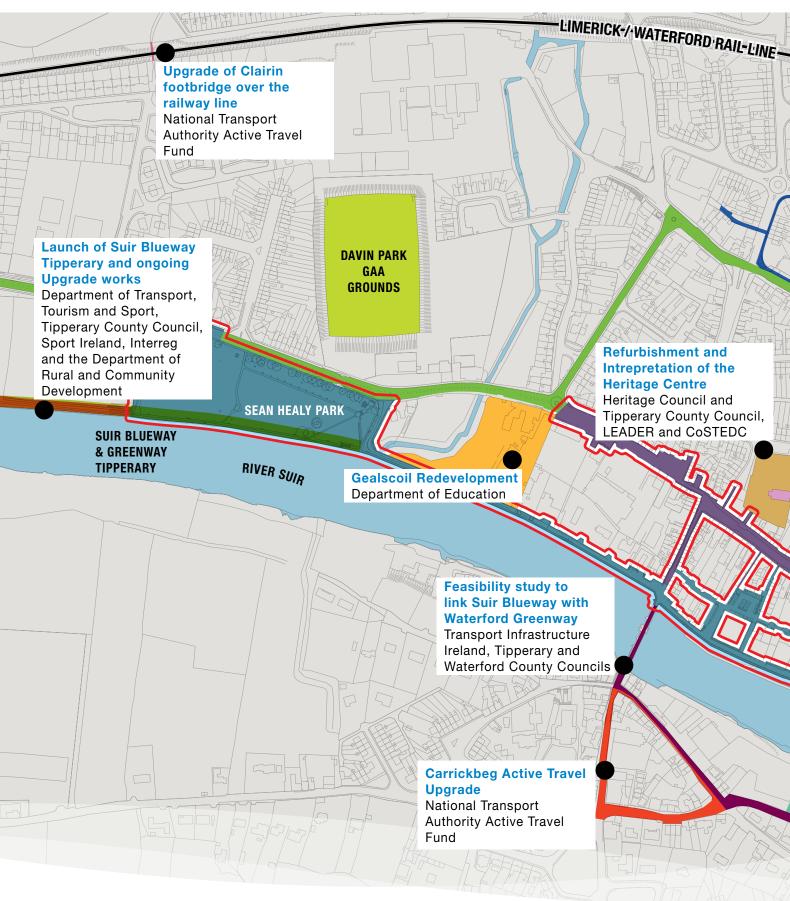


Regeneration Vison during 2021 over a 6-month period (both statutory and non-statutory consultation).

Consultation included webpage and on-line survey, social-media, webinar, newspaper notices, posters, direct notification etc and the input of all cohorts of the community influenced the Regeneration Plan.

In addition, further public consultation was carried out as part of the 5 Part 8 planning procedures that comprise the Regeneration Plan area.

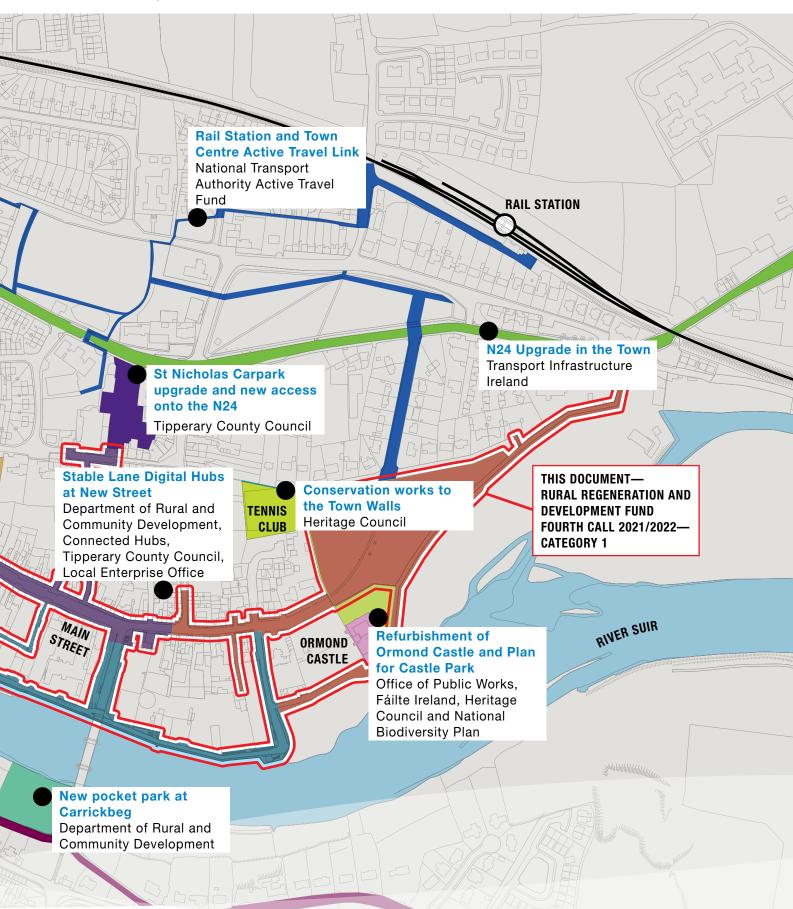




## Track Record for Delivery Related Projects

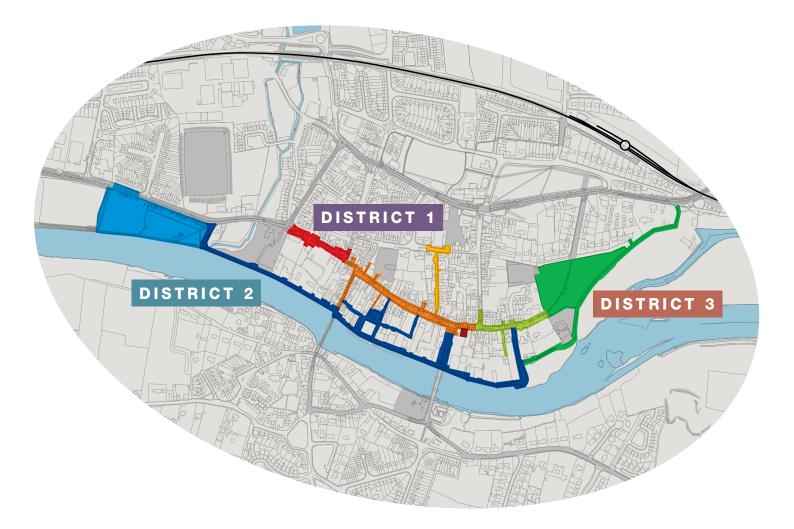
Over the past 10 years there has been ever increasing community support and involvement in the active revitalisation of the town through public funding streams.

#### Carrick-on-Suir Regeneration Plan Supplementary Document



The Council and other stakeholders in the town have successfully bid for a range of broader enabling infrastructure and enhancement projects in Carrickon-Suir and the wider area. These projects are at different stages of development and will be further delivered in tandem with the Regeneration Plan. These projects reflect the community's ambition for the town, the capacity of the Council and its partners to deliver and focus on areas such as employment and enterprise, building regeneration, tourism, active travel, education, biodiversity and amenity.

# Presenting the Regeneration Plan



The post Covid-19 environment has presented destinations such as Carrickon-Suir with considerable opportunities to capitalise on. The town possesses the infrastructure and operating environment to become an exemplar for urban revitalisation and for responsible tourism, based on ease of access by public transport, local active travel facilities and proactive approach to community development.

The Regeneration Plan area is focused on the central area of the Town, and incorporates Sean Healy Park to the West, the entire Town Centre and riverside areas and incorporates the Ormond Castle Quarter to the East.



The Regeneration Plan seeks funding to will deliver the community's ambition developed over the past 10 years, through the following actions:

Extensive Public Realm Enhancement works supporting a Town-Centre First approach, contributing to a vibrant commercial core, delivering connectivity and enabling private sector investment.

Enabling works for the Town to become a Responsible Tourism destination, as a Trail Head to the **Suir Blueway Tipperary**, and the **Ormond Castle Quarter** a flagship destination in Ireland's Ancient East. A new Enterprise and Digital Hub (building on the existing two hubs under the 'Stable Lane' brand) will establish new employment/enterprise opportunities, support remote working and a better quality of life for the community.

Carrick-on-Suir will become a Low-Carbon Town focused on Active Travel, Sustainable Transport linkages in the region, Nature-Based design solutions and enhanced Biodiversity through best practice in pollinator-friendly spaces. The Regeneration Plan is defined in three Interdependent Districts with distinct zones:

#### DISTRICT 1

Town Centre Revitalisation, Enterprise and Mobility

DISTRICT 2 Suir Blueway Tipperary Linkages

DISTRICT 3 Castle Quarter Regeneration IMERICK / WATERFORD RAIL LINE

#### **DISTRICT 1**

**Town Centre Revitalisation**, Enterprise and Mobility

ZONE F Sean Kelly Square and Greystone Street

Visual of proposed alterations to Sean Kelly Square ZONE I

The Main Street which is the commercial, social and cultural hub of the town forms a direct link between the Ormond Castle Quarter, Sean Kelly Square and Sean Healy Park, this is the commercial, social and cultural hub of the town.

The quality of the town centre will be revitalised by public realm works, increasing the emphasis on active travel (pedestrian/cycle friendly), new opportunities for car-parking away from the Main Street (i.e. St Nicholas Church and Quayside) and enhanced way-finding i.e. through paving, interpretation, lighting, etc.

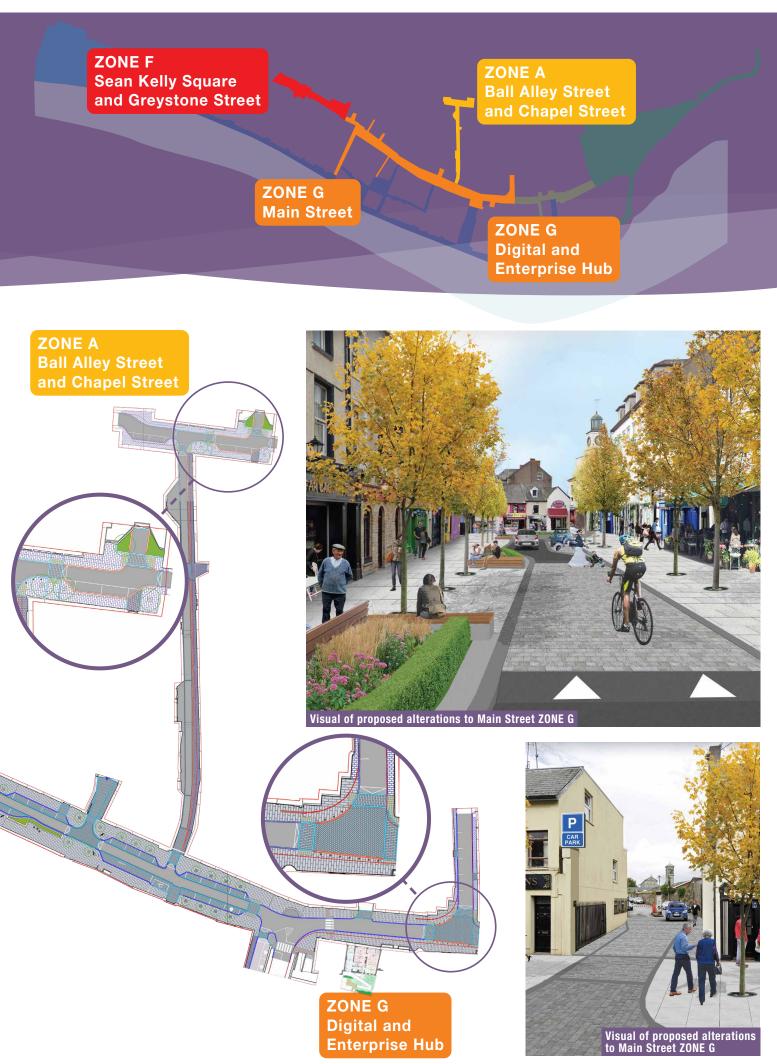
A direct link to the train station will be provided via Ball Alley Street. A high-quality public realm, and integration of nature-based solutions will help improve the character of the area.

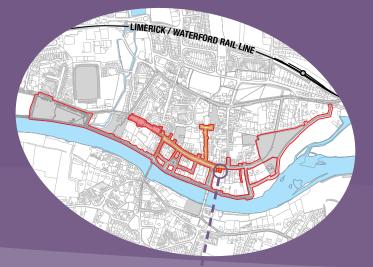


ZONE G

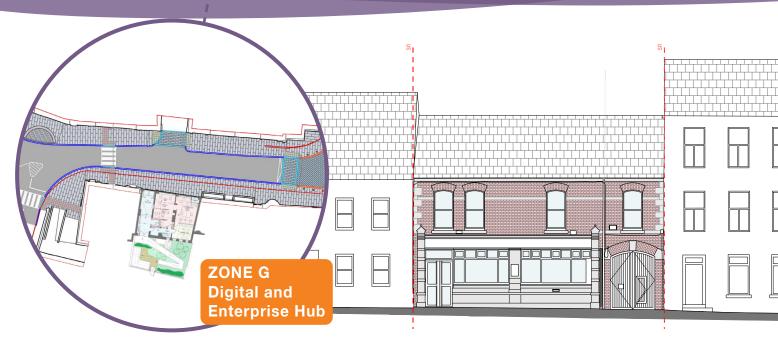
Main Street

Visual of proposed alterations to New Street ZONE G





# Stable Lane Digital and Enterprise Hubs



A key town centre regeneration target in line with the 2030 Vision is the expansion of the existing highly successful Stable Lane Digital and Enterprise Hub facilities operated by CoSTEDC.

The Stable Lane Digital and Enterprise Hub Project combines in Carrick-on-Suir, enterprise, digital and learning benefits into one high impact initiative to boost knowledge and innovation and transform Carrick-on-Suir into a viable and desirable business location. The Stable Lane Digital Hub and Stable Lane Enterprise Town House, both located at New Street, currently operate 47 client spaces at present. These existing premises are now at capacity and there is an evidence based high demand for additional space.

The proposed new Digital and Enterprise Hub to be located in the disused former Post Office on Main Street will offer business facilities for the self-employed, staff requiring a better working environment, those people interested in working remotely and people overseas interested in returning to Ireland and start their own businesses. The following returns will occur at year 2027:

- 28 new client spaces based over 6 offices and one co-working space, in addition to the existing 47 spaces. This will deliver a total of 75 client spaces in the Stable Lane Digital Hub Brand in the town.
- An occupancy of 95% will be achieved, having consideration to current occupancy and demand.
- An operating surplus of €16,000 will be generated.
- Spaces will be rented by national and international firms, with approximately 7 places expected to be occupied by local firms.
- A reduction in client annual transport costs of €57,500 and a reduction in vehicle emissions (Carbon Dioxide, Nitrogen Oxides and Particulates) valued at €1,600.
- At least nine new start-up jobs generating an output of €450,000 (€50,000 per annum) that may not have otherwise been enabled.

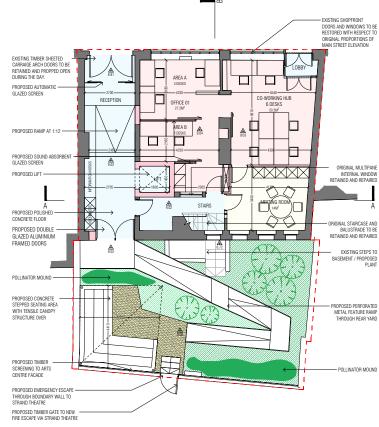


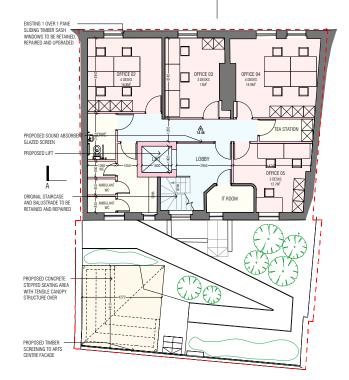


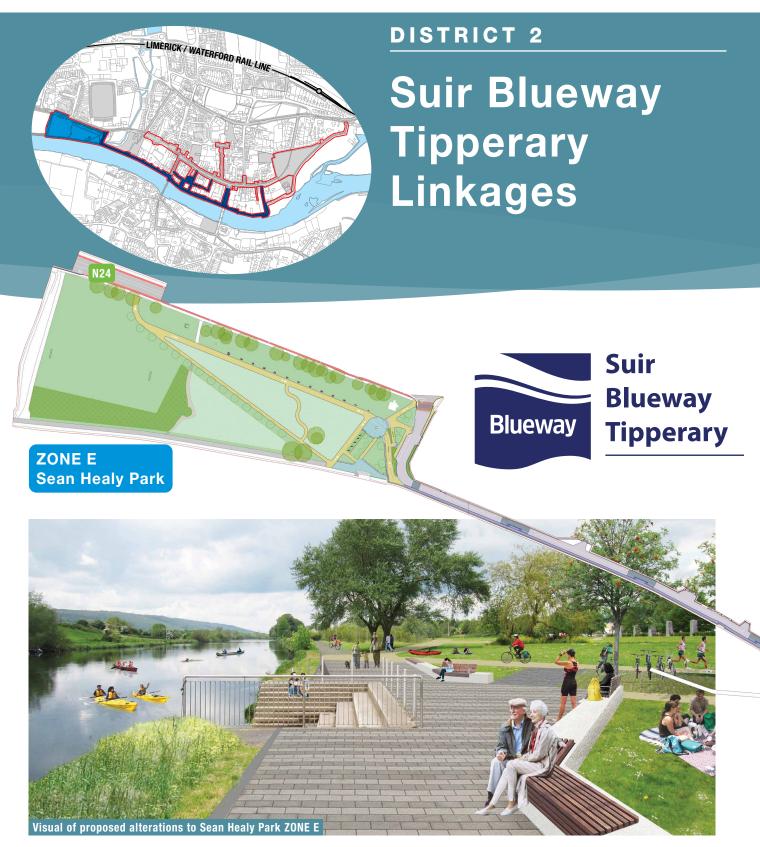












The Suir Blueway Tipperary is a 53km walking, cycling and watersports trail stretching from Cahir to Carrickon-Suir through some of Ireland's most picturesque landscapes and fascinating medieval towns (Butler Trail). Carrick-on-Suir forms the eastern focus of the Suir Blueway, and has an important role in services provision and in the visitor experience of the area.

It is proposed to enhance Sean Healy Park through **design, enhancment and orientation measures** ingegrating best practice in user needs i.e. kayakers,

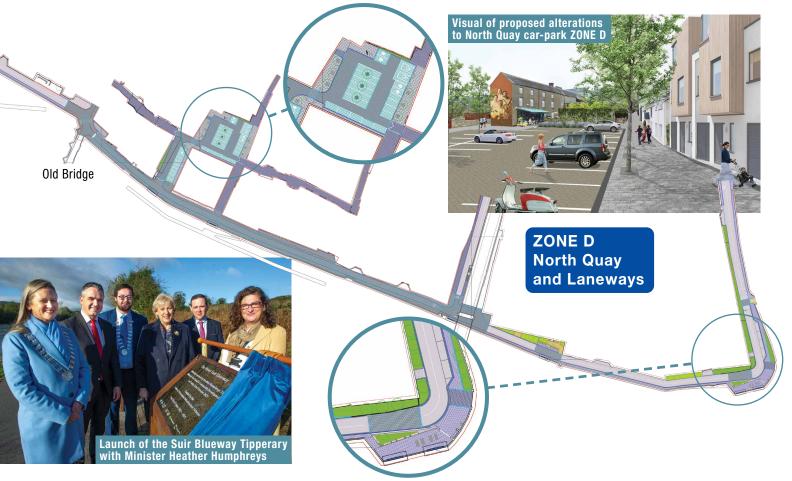
cyclists, walkers, this will extend to the town centre along the quays (and a possible future conection point with the **Waterford Greenway** via the Old Bridge) and eastwards, leading a vistor to the Ormond Castle Quarter.

An arrival point, including kayak facilities, services, cycle parking, will be created at Sean Healy Park, and and an integrated approach to way-finding (paving, interpretation, lighting) linking the Blueway with the Town Centre and Ormond Castle.

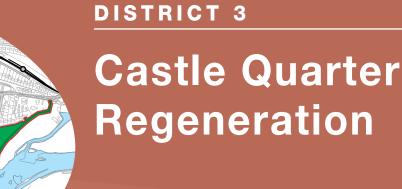


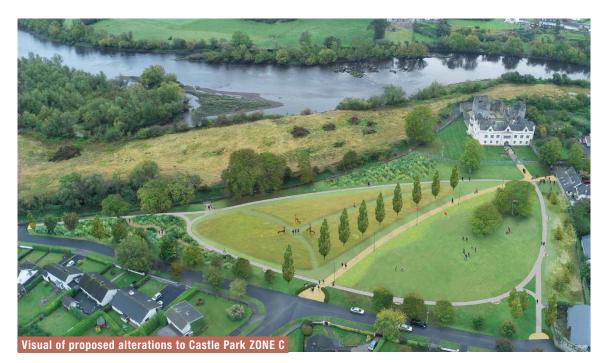






IMERICK / WATERFORD RAIL LINE





The Ormond Castle Quarter Plan was developed in 2014 by the local community, the OPW, and the Town Council. It identifies the Castle and its Park (2.5ha), and the link to the Main Street (Castle Street) as the flagship heritage tourism draw of the Town.

The Quarter is centred on Ormond Castle, the only Tudor Manor House in Ireland and a key visitor attraction on the Butler Trail. In 2019 and 2021 respectively, planning permission was achieved for a new public realm upgrade of **Castle Street (link** with the Main Street) and for the Ormond Castle Park itself, to repurpose it as a high-quality **Amenity** and Biodiversity Park (co-funded by the Heritage Council and National Biodiversity Plan). The Park will also directly integrate with the Suir Blueway via a new pedestrian access.

Castle Street is also a town centre residential neighbourhood, works proposed will enhance the quality of life of residents in the area.



Visual of proposed alterations to Castle Park from North ZONE C

A

ZONE C **Ormond Castle Park** and Strand Lane

ZONE B **Castle Street** 

The Ormond Castle Quarter **Improvement Scheme**, published by the Carrick-on-Suir community in 2014

#### ZONE C **Ormond Castle Park** and Strand Lane





Visual of proposed alterations to Castle Street car-park ZONE B

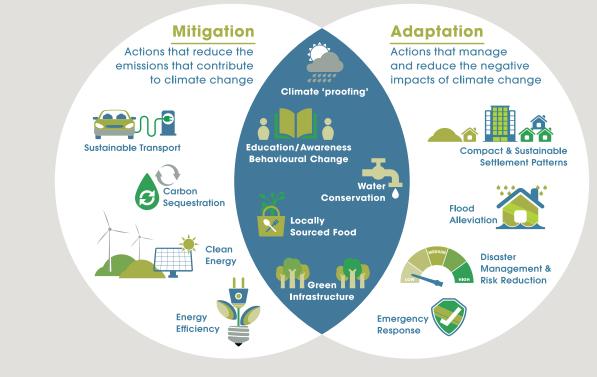
# Climate Action & Sustainable Development

This Regeneration Plan will support Carrick-on-Suir in its transition to a climate resilient, biodiversity rich, environmentally sustainable and climate neutral economy and is aligned with the **Tipperary County Development Plan 2022 - 2028**, to support Green House Gas emissions reduction target of 7% per annum.

This whole town Regeneration Plan has been carefully considered to reflect the climate action and mitigation objectives of the Council, with a particular emphasis on behavioural change enabled by town centre regeneration, local jobs, active travel, responsible tourism, nature-based solutions to surface water management and add support for biodiversity.



A range of relevant and quantifiable environmental Key Performance Indicators illustrate climate **mitigation** and **adaptation** actions planned. These indicators will support further monitoring of the Regeneration Plan.

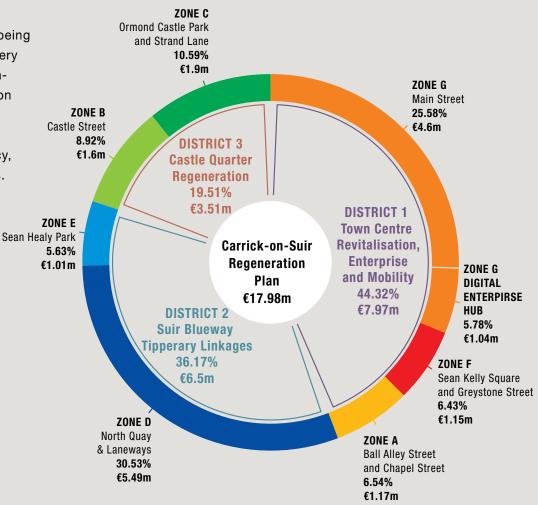


		ont										
KPI (Purple)												
Target Value -												
Estimate and I	Description											
-	here existing footpaths											
are to be widene	d											
Main Street												
Sean Healy Pa Seán Kelly Sq			KPI: Increase KPI: Number									
North Quay			in area of LED									
Castle Street			dedicated to lights to be walking & installed									
The Quays to	be converted to shared sur	face	cycling 166 LED									
			>8,000sqm Lights									
KPI: Number of EV Charge	KPI: Number of car-parking s to be reallocated to active tra											
Points to be	amenity in the central area.		KPI: Area to be rededicated to biodiversit									
installed	42 car parking spaces fro	m a	Ormond Castle Park:									
8 Public EV Charging	total of 91		Wildflower grassland = 4,160sq.m.									
Points	Areas where traffic calming		Native woodland = 2,500sq.m. Orchard trees = 24no.									
	measures apply		Large native trees = 8no.									
	North Quays		Sean Healy Park:									
	Main Street		Wildflower grassland = 2,700sq.m.									
	Seán Kelly Square		Native woodland = 2,000sq.m.									
	The Quays (shared surfac	e)	Large native trees = 31no.									
KPI: Education	/Awareness and	KPI:	List of nature Irish Species used									
Behavioural Cl	nange	Ses	Sessile Oak, Scots Pine, Holly, Downy									
Local Comm involvement	nunities and business		Birch, Whitethorn, Rowan, Hazel									
	e First Programme		Heritage fruit and nut trees									
	on Plan for Tipperary and		Native wildflower seeds and plugs Native bulbs									
	Plan for Carrick-on-Suir.	INati										
Consultatior	n with CARO		: CO2 adsorption as a									
KPI: Remot	e working places/Local jobs		result of tree planting KPI: Number of new trees planted									
	paces resulting in a total		2.5 tonnes of CO <sub>2</sub> adsorbed per year Total: 104									
	al remote working spaces.	aust										
			Washing facilities KPI: Number									
KPI: Efficient use of Embodied Carbon	KPI: Locally Sourced Food		for watercraft of dedicate raingarden									
Reduction in com			Hardstanding area with drain facilitating 8 new									
vacancy from 179	% to farmers market	was	washdown of equipment individual									
10% by 2027	is located in the grounds of		and drying of water rain sports equipment, thereby gardens in									
Reuse of vacant building for Digita			sports equipment, thereby gardens in reducing risk of biohazard. the Town									
	Centre		Centre									

# **Budget and Delivery**

#### **Summary of Project Cost**

Category 1 RRDF funding is now being sought for Construction and Delivery to enable the vision for Carrick-on-Suir as outlined in the Regeneration Plan application. The total cost of construction and delivery is €17,989,387 including Contingency, Inflation, VAT and additional items. For further detail on budget and delivery, please refer to the Rural Regeneration and Development Sean He Fund 2022, Category 1 Application as submitted to the Department of Rural and Community Development.



#### **Zone indication of Priority**

This Regeneration Plan is interdependent and designed to be delivered as a single project, however, in the event that it is not possible to fund the entire project, the following priory order by Zone is indicated.

#### Order of Priority

1	Zone G - Main Street	District 1
2	Zone G - Digital and Enterprise Hub	District 1
3	Zone D - North Quay & Laneways	District 2
4	Zone F –Sean Kelly Square and Greystone Street	District 1
5	Zone B – Castle Street	District 3
6	Zone A – Ball Alley Street and Chapel Street	District 1
7	Zone E – Sean Healy Park	District 2
8	Zone C – Ormond Castle Park and Strand Lane	District 3

# **Construction Phase**

Permission's and detailed construction drawings and specifications are in place for all aspects of the Regeneration Plan rendering it shovel ready. If funding is successful the construction and delivery phase will commence immediately with a final completion date of early 2026\*.

		2022		2023			2024				2025				2026			
Key Milestones	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Accept Funding Offer (1 week)																		
Review project deliverables and timetable (2 weeks)																		
Prepare Consultant Tender package (for Construction Stage and Handover) (2 weeks)																		
Appoint Consultant and Pre-tender phase (10 weeks)																		
Issue of Contractor Tender Package (e-Tenders) (8 weeks)																		
Appoint Contractor and Pre-Commencement (10 weeks)																		
Construction Phase (32 months)																		
Construction Completion and Snag (4 months)																		
Completion																		

The timetable for construction phase and the extent of the Regeneration project area to be delivered may change depending on the availability of funding.

# The Regeneration Plan complies with the following NPF National Strategic Outcomes

1. Compact Growth	<ul> <li>Regeneration investment is centred on the Town Centre area in line with the Town Centre First Policy, and will enable connectivity with Sean Healy Park and Ormond Castle Park and with active travel, road and rail transport links.</li> </ul>
2. Enhanced Regional Accessibility	<ul> <li>The Limerick- Waterford Transport and Economic network/axis, is supported by the strengthening of the role of Carrick-on-Suir and its synergies with regional transport links, including the rail network and potential Blueway/Greenway linkages with Waterford.</li> </ul>
3. Strengthened Rural Economies and Communities	• The Regeneration Plan will uplift the entire town of Carrick-on-Suir, by building on its significant locational, natural and heritage strengths, thereby stimulating economy and enterprise investment in the town and wider rural areas. The investment in the digital and enterprise hub, will provide the impetus for further economic, social and residential growth.
4. Sustainable Mobility	<ul> <li>Reduction in vehicular dominance through the use of public realm enhancement, active travel measures and provision of alternative car-parking options away from the Main Street.</li> <li>Active Travel network between Carrick-on-Suir, Clonmel and Cahir.</li> <li>8 new EV charging points, 30 new cycle parking bays.</li> </ul>
5. A Strong Economy supported by Enterprise, Innovation and Skills	• The town will become a responsible tourism destination, with reduced commercial vacancy (currently at 17.4%) and job opportunities (only 29.4% of workers both live and work in town).
6. High-Quality International Connectivity	<ul> <li>Long-term vision to capitalise on the connectivity of Carrick-on-Suir with the City of Waterford and European Ports (Rosslare Europort Connectivity).</li> </ul>
7. Enhanced Amenity and Heritage	<ul> <li>Increased visitor numbers to the Ormond Castle Quarter and Main Street to enjoy their heritage value in the region as part of Irelands Ancient East and the Butler Trail.</li> <li>42 car-parking spaces being reallocated to active travel/amenity use, and footpaths are to be widened on Main Street.</li> </ul>
8. Transition to a Low Carbon and Climate Resilient Society	<ul> <li>Safe cycling routes, enhanced pedestrian facilities, and better links with the train station.</li> <li>Local employment opportunity for the numbers of workers who both live and work in town.</li> <li>Urban greening and nature-based solutions, EV parking and low-carbon lighting</li> </ul>
9. Sustainable Management of Water, Waste and other Environmental Resources	<ul> <li>Mainstreaming of Nature-Based Solutions to address surface water run-off.</li> <li>Dedicated ecological and biodiversity upgrade of parkland, rain-gardens/bio retention actions, sanitation facilities for kayaks.</li> </ul>



Civic Offices, Limerick Road, Nenagh, County Tipperary, Ireland E45 A099