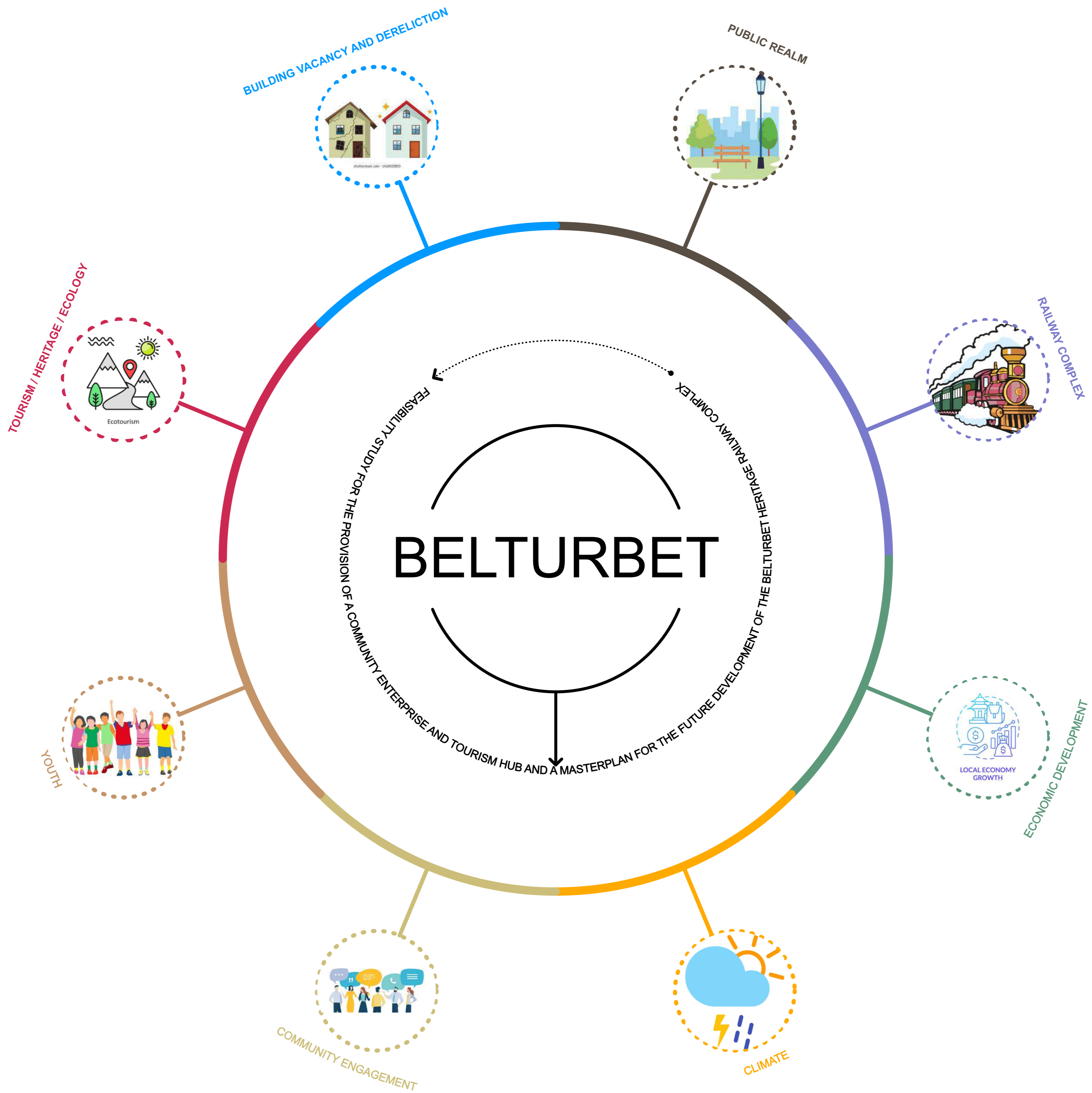


01 - INTRODUCTION TO THE FEASIBILITY STUDY AND MASTERPLAN



Key Issues and Opportunities Identified During the Public Consultation

The Cooney Architects design team were engaged by Cavan County Council to undertake a feasibility study for the provision of a community, enterprise and tourism hub in Belturbet and to prepare a masterplan for the future development of the Belturbet Heritage Railway complex. Cavan County Council set out the following two main objectives:

1. Preparation of a feasibility study for the provision of a sustainable, multi-user community enterprise and tourism hub in Belturbet. This should include an assessment of the demand for remote working and hot desk space within the area.
2. To prepare a Masterplan for the future development of the Belturbet Heritage Railway Station complex to include the preparation of plans and specifications for the repurposing of an existing 7,000 square foot community building for community uses and plans and specifications for the development of circa 1km railway track to enhance the tourism offering at the Heritage Railway Museum.

Studies were carried out by the design team to develop an understanding of the evolution of Belturbet under the following headings:

- 1 - Physical Evolution
- 2 - Social and Cultural Evolution
- 3 - Economic Evolution

This was a valuable body of work for the design team to understand the current context of Belturbet and the make up of the fabric of the town. It is evident that Belturbet has a rich history, heritage and a compact town core.

Cavan County Council and Cooney Architects held a public consultation evening in the Town Hall Civic Centre, on the evening of 19th April, 2023.

The objective of the public consultation event was to engage and involve local service providers, community groups, members of the public, minority groups, target groups and stakeholders in analysing and testing the needs of Belturbet and the requirements for the community, tourism and enterprise hub.

One to one meetings were held with key stakeholders including members of Belturbet Community Development Association, businesses, Cavan County Council Elected Members, CMETB, heritage and cultural groups, sporting organisations and community groups, to gain further feedback and local insights.

The event gathered valuable input, feedback and perspectives from a diverse range of participants to inform the design team at the early stages of the process.

The feedback and ideas were categorised under the following headings:

- Building Vacancy and Dereliction
- Public Realm
- Railway Complex
- Economic Development
- Climate
- Community Engagement
- Youth
- Community Tourism and Enterprise
- Tourism/Heritage/Ecology

These headings encapsulate the opportunities that were identified at the public consultation and the various studies carried out by the design team. Each of these areas of opportunity have the potential to enhance Belturbet as a place to live, work, and visit.



Belturbet in the Past



Belturbet Today



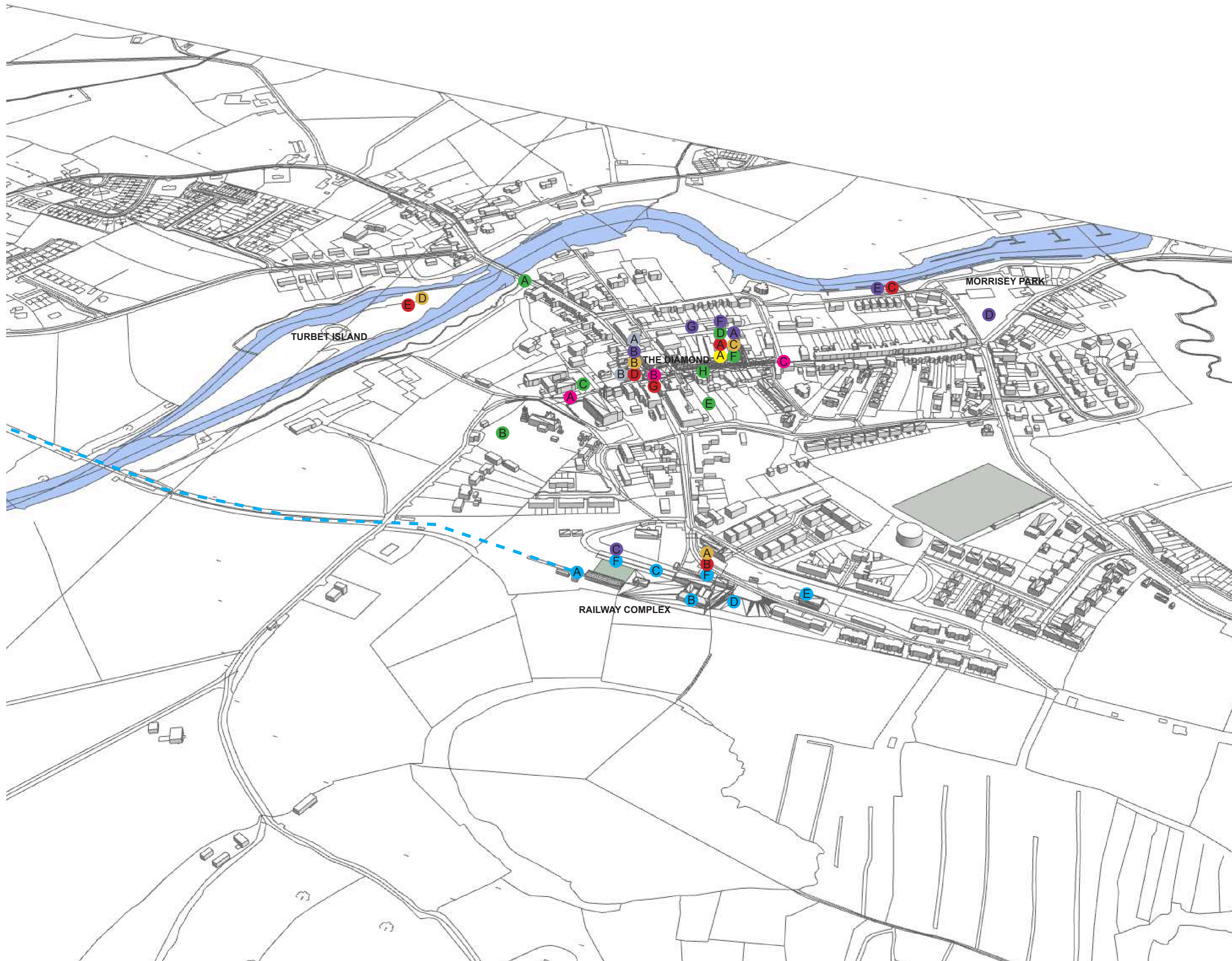
Belturbet in the Future



Cavan County Development Plan - 2022-2028

We welcome your suggestions and feedback - Please fill in forms on table and return

02 - KEY PROJECTS OVERVIEW



Key projects Location Map

01 - Building Vacancy and Dereliction

- 1A - Demonstration project addressing vacancy and community needs

02 - Public Realm

- 2A - Public square to rear of Town Hall Civic Centre
- 2B - Public Square on Main Street at The Diamond
- 2C - Public Meeting Pockets on Main Street

03 - Railway Complex

- 3A - Velorail link to Turbet Island (Approx 650m)
- 3B - Enhanced Mens/Hens Shed Facilities
- 3C - Narrow Gauge Track
- 3D - Wide Gauge Track
- 3E - Enhanced Facilities for Community
- 3F - All-Weather Playing Surface
- 3G - Enhanced Interpretation

04 - Economic Development

- 4A - Demonstration project for urban infill, redeveloping site with remote working and meeting rooms
- 4B - Enhanced interpretation and facilities at railway
- 4C - Enhanced facilities, blueway at river
- 4D - Town Hall Civic Centre with information point and trail head
- 4E - Enhanced cultural, ecological and heritage trails
- 4F - Belturbet and Ballyconnell greenway
- 4G - Enhanced public realm to encourage and increase dwell time

05 - Climate

- 5A - Proposed New Water Fountain Points
- 5B - Proposed Additional EV Charging Points
- 5C - Proposed Additional Bicycle Parking and EBike Charging Points
- 5D - Proposed Exemplar Building to act as Demonstrative Project for Building Reuse, Energy Efficiency
- 5E - Biodiversity and Pocket Parks
- 5F - Reconstruction using energy efficient/low carbon/low embodied carbon methods retrofit project
- 5G - Enhanced health and Well-being facilities
- 5H - Transport and public realm facilities

06 - Community

- 6A - Enhanced facilities at the railway
- 6B - Enhanced facilities at the Town Hall Civic Centre
- 6C - Civic Centre Annex to provide additional community, social, training, arts, cultural and youth facilities
- 6D - Enhanced tourism heritage and ecology trails

07 - Youth

- 7A - 'Hang Out' Communal Space
- 7B - Practice, Rehearsal, Showcase Facility
- 7C - All-Weather Physical Activity Facilities 'Teen Space'
- 7D - Multi Generational Sensory Garden Space
- 7E - Water/River Programmes
- 7F - Digital and Technology Facilities
- 7G - Equipment Storage

08 - Tourism / Heritage / Ecology

- 8A - Trail head and information point
- 8B - Enhanced interpretation at Town Hall Civic Centre
- 8C - Enhanced facilities along trails and river
- 8D - Enhanced biodiversity, ecology and greenway



We welcome your suggestions and feedback - Please fill in forms on table and return

03 - KEY PROJECTS VISUALISATION

| | | |
|------------------------------|--|--|
| RAILWAY COMPLEX | Railway Station Velorail approx. 650m length | |
| RAILWAY COMPLEX | Railway Station Enhanced hen's and men's shed with possible visitor access to view conservation works to carriages | |
| RAILWAY COMPLEX | Railway Station Narrow gauge track approx. 1.5km length | |
| RAILWAY COMPLEX | Railway Station Wide gauge track approx. 1.5km length | |
| RAILWAY COMPLEX | Railway Station Enhanced existing conference facilities | |
| RAILWAY COMPLEX | Railway Station Existing all-weather facility for use by clubs, and available for rent. | |
| PUBLIC REALM | Town Public Realm New civic square and public realm enhancement between two churches and rear of library | |
| TOURISM/HERITAGE & COMMUNITY | Town Tourism Heritage Ecology Visitor trailhead with enhanced tourism heritage and ecology trails | |
| BUILDING VACANCY | Town [Community & Enterprise] Reuse and extension of existing building on brownfield site on main street to provide community and economic facilities. i.e. remote working, arts, training, jobseekers, offices, youth rehearsal meetings etc. | |
| BUILDING VACANCY | Town Reuse and extension of existing buildings on brownfield sites to provide residential accommodation for older people. | |
| TOURISM/HERITAGE | River [Economic Development] Waterbus on river offering visitor package for over 55 demographic including cruise, meal, railway station and heritage trail package. | |
| TOURISM/HERITAGE | Regional Ballyconnel to Belturbet Greenway and Blueway | |

| | | |
|------------------------------|--|--|
| TOURISM/HERITAGE & COMMUNITY | Town New public realm enhancement on Main Street and the Diamond | |
| TOURISM/HERITAGE & COMMUNITY | River Upgrade riverfront facilities | |
| TOURISM/HERITAGE & COMMUNITY | Town Belturbet culinary destination - Created in Cavan | |
| BUILDING VACANCY | Town House Painting Scheme | |
| ECONOMIC DEVELOPMENT | Town Factory/ Industrial park near town to create employment | |
| TOURISM/HERITAGE & COMMUNITY | Regional Caravan Parking/ Camping Facilities Enhance existing facilities at bridge/ Turbet Island carpark. Geopark Gateway Town. | |
| YOUTH | Town Skate Park | |
| YOUTH | Town Youth Café, Youth Hangout Facility | |
| TOURISM/HERITAGE & COMMUNITY | Town Bus Shelter | |
| TOURISM/HERITAGE & COMMUNITY | Town Public Toilet Facilities | |
| COMMUNITY | Town Community cultural engagement officer | |
| TOURISM/HERITAGE | Town Tourist Accommodation | |

We welcome your suggestions and feedback - Please fill in forms on table and return

04 - ECONOMIC DEVELOPMENT



Fig. 04 Cavan County Development Plan 2022-2028

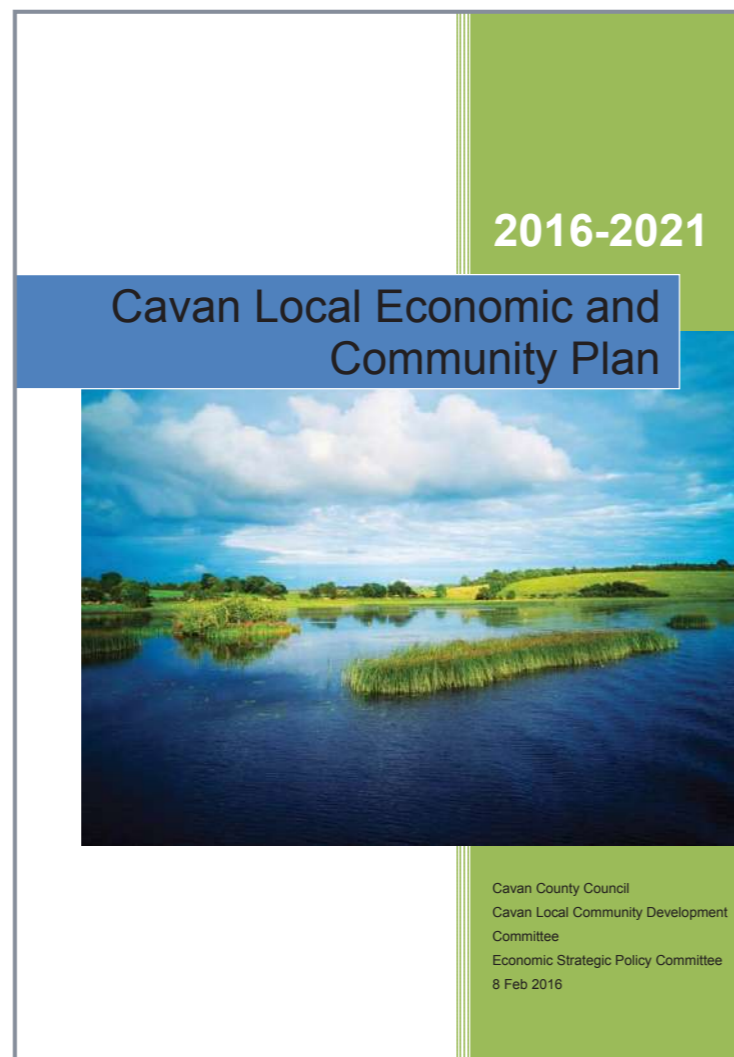


Fig. 05 Cavan Local Economic and Community Plan 2016-2021

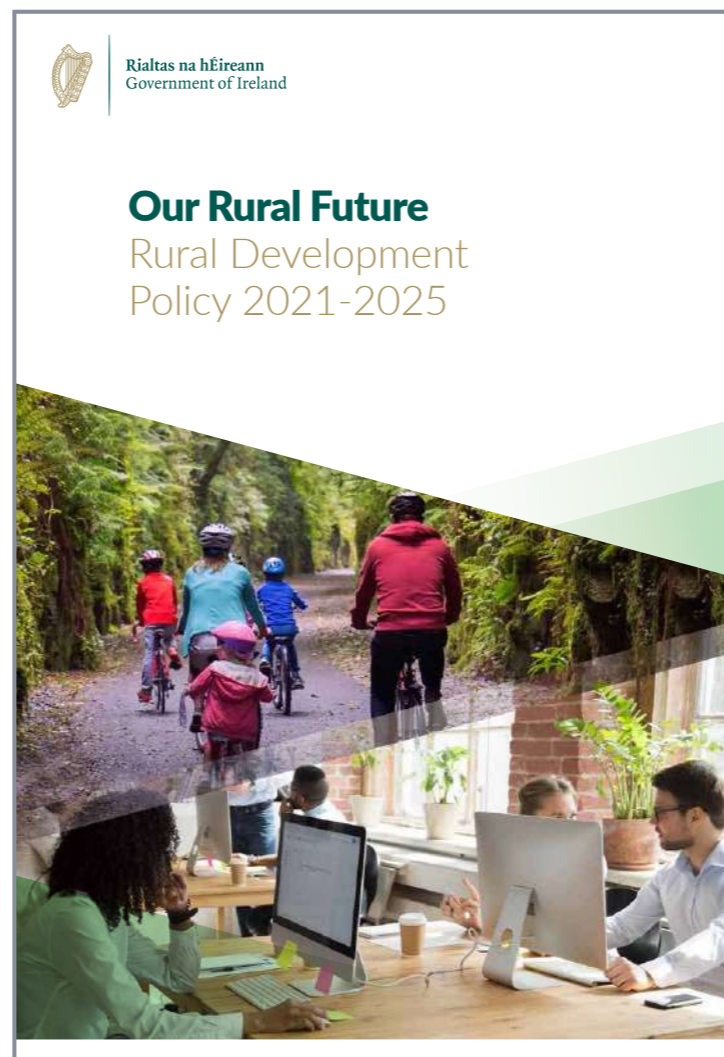


Fig. 06 Our Rural Future - Rural Development Policy 2021-2025

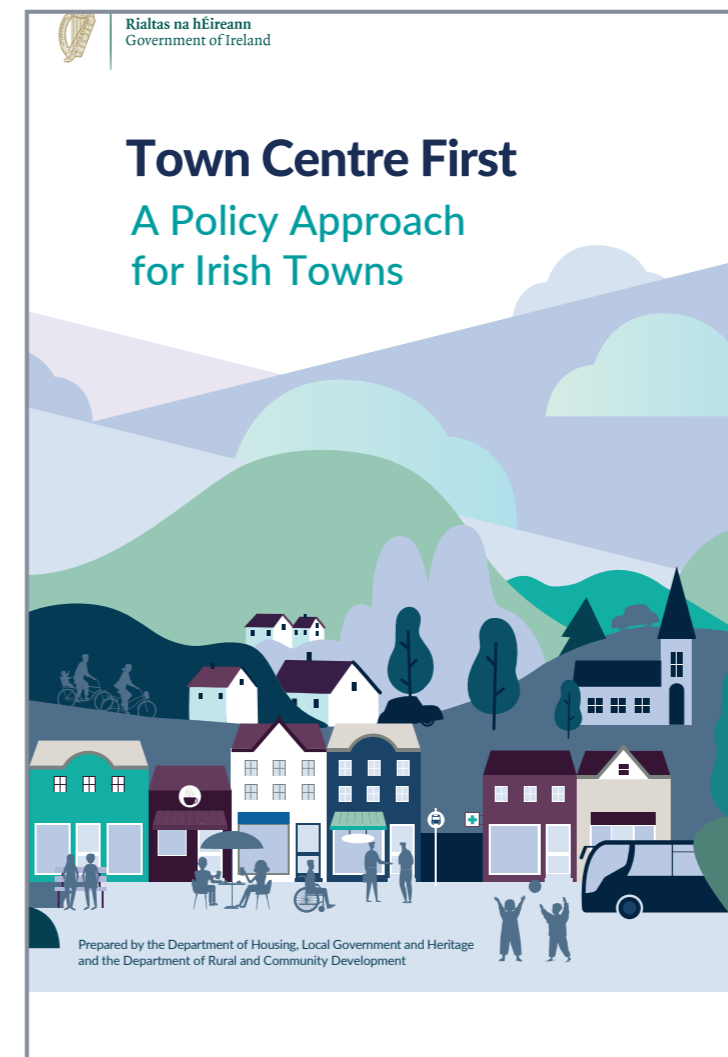


Fig. 07 Northern & Western Regional Assembly Implementation Report - 2022

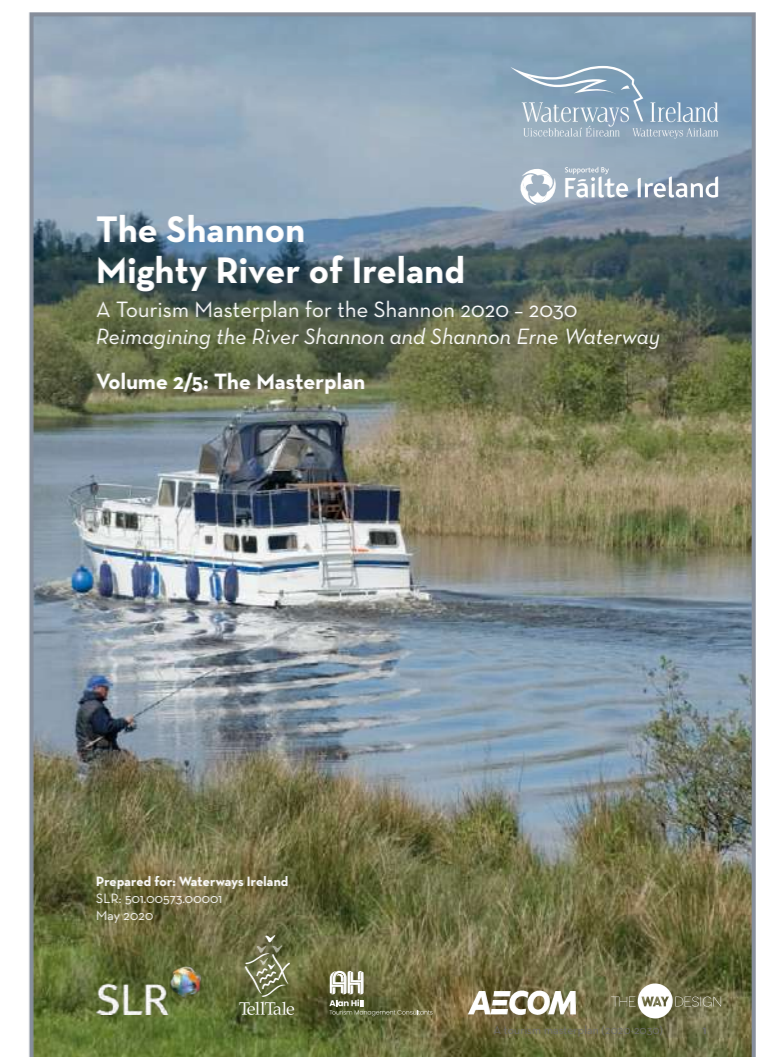


Fig. 08 The Shannon Mighty River of Ireland - A Tourism Masterplan for the Shannon 2020-2030 Reimagining the River Shannon and Shannon Erne Waterway



Fig. 09 Belturbet Town & Village Revitalisation Plan

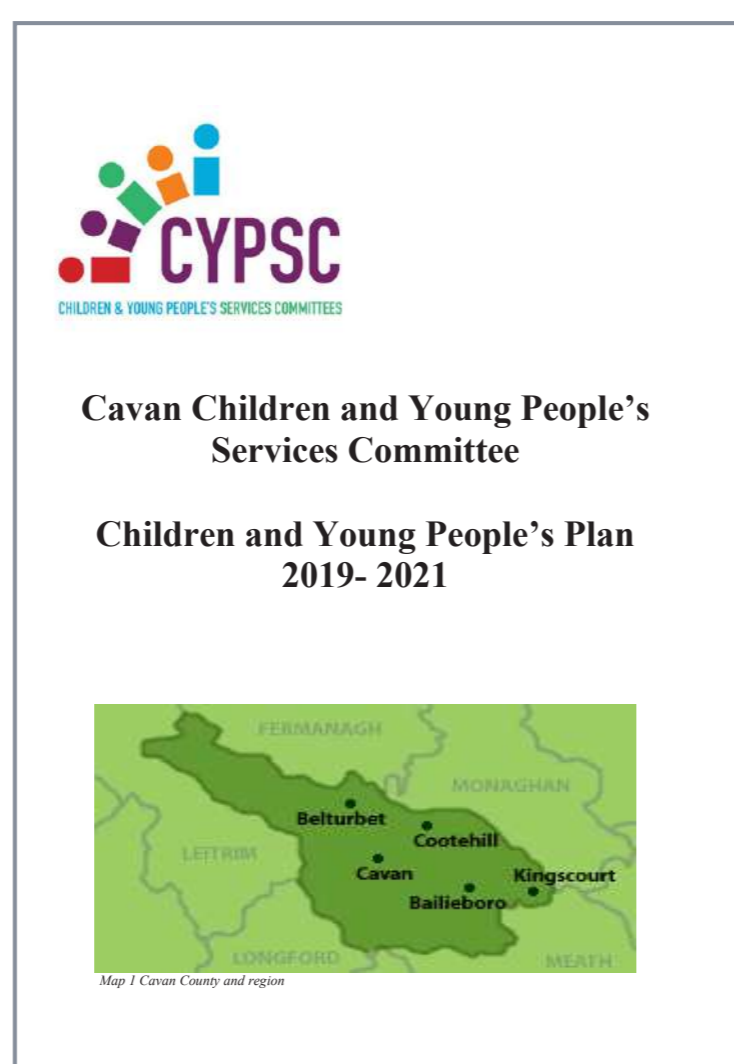


Fig. 10 CYPSC Children and Young People's Plan 2019-2021

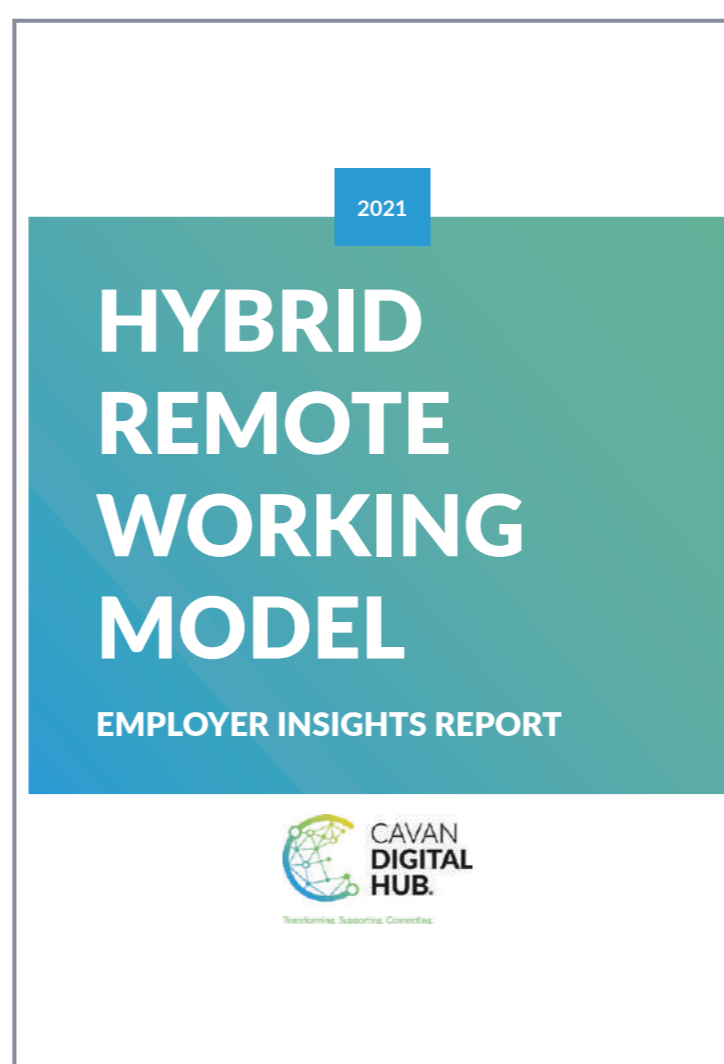


Fig. 11 Cavan Digital Hub - Hybrid Remote Working Model



Fig. 12 Planet Youth - Growing Up in Cavan 2022

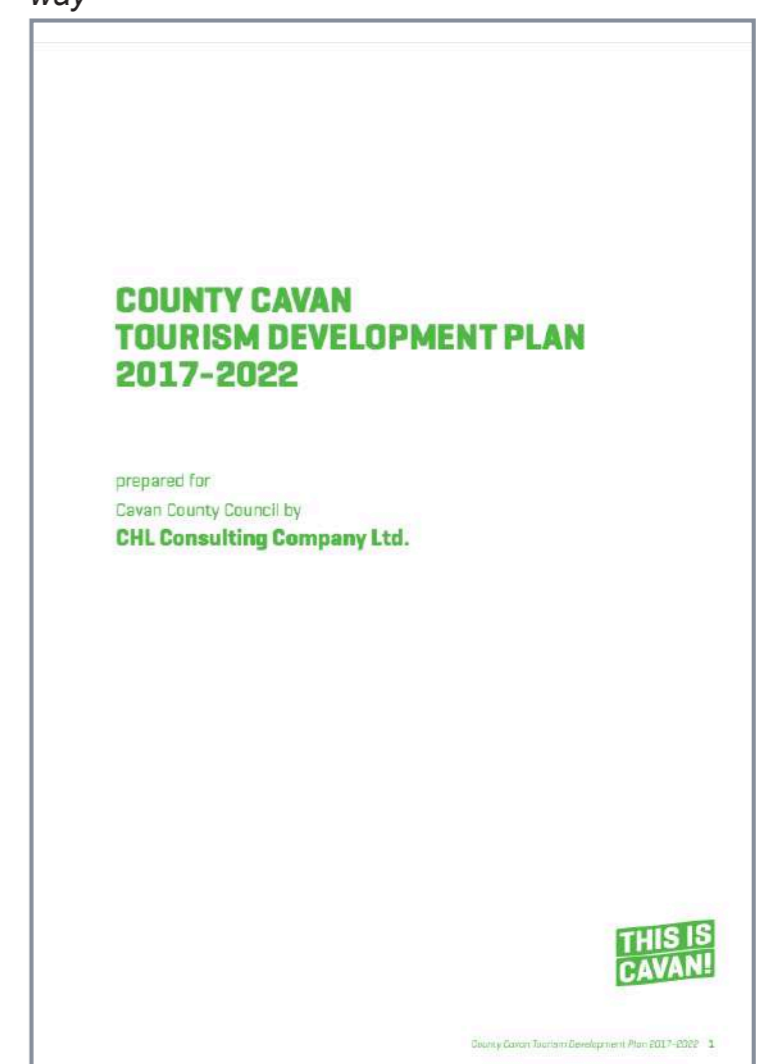


Fig. 14 County Cavan Tourism Development Plan 2017-2022

Policy Documents

Introduction

Belturbet has a strong compact town core with an existing street pattern that lends itself to further development and urban regeneration. The retail and service function of the town is mainly confined to the town core with one edge of core retail development. Belturbet has a number of employment providers within the town, which ranges from cafes, schools, public houses, service providers and an industrial park on the edge of the town.

Feedback from the public consultation and surveys highlighted a number of economic challenges facing the town. While these are not unique to Belturbet and they have impacted the economic development and capacity of the town.

Challenges

- Loss of amenities, shops and restaurants on Main street and Bridge Street
- Cost of doing business has doubled in the last 20 years : Wages, ESB, Rates, Water, PPI Insurance
- Competition and Online Shopping : Small shops and businesses now competing with multi-million euro businesses where the model is high volume and low margins.
- Since the 1970's onwards, there has been a steady decline in economic activity within the town centre. Business owners have moved out of the town, leaving the upper floors vacant, traditional industries and services have moved out of the backlands of business properties leaving those yards overgrown and derelict.
- Traffic congestion and parking to provide for remote working
- More space for pedestrians and visitors

The consensus from both the public consultation and survey feedback indicated that the town centre will only thrive if there is a strong element of local employment, industry, tourism, public realm enhancement, dereliction and vacancy are addressed, and services within the town core, activity and footfall are increased.

Opportunities

Town core projects that have been identified to date include:

- Re-using upper floors for cultural, community, employment and residential uses
- Redevelopment of vacant sites to provide employment and community facilities
- Improved public realm and parking provision to increase dwell time and footfall
- Support the development of local markets and festivals
- Improved pedestrian and cycling facilities and linkages
- Build on work already carried out at the Railway Station and Turbet Island, Town Hall Civic Centre and the Riverside for enhanced facilities for community and visitor uses.

Local Enablers of Enhanced Economic Activity:

- Development of enterprise and community space/lands to enable the development and expansion of local industry - and to connect to other towns like Butlersbridge and Clones
- Cavan County Council - Linking Belturbet to other greenway and blueway routes and become a gateway town as part of a wider county wide plan

- CCLD office located in Belturbet
- Fáilte Ireland and local tourism groups - The Railway station, Turbet Island and the river all have the potential to make Belturbet a destination/gateway town

How Economic Development can be Achieved:

- Work with community groups to achieve achieve capacity building
- A feasibility study for the development of enterprise space (including remote working space) within Belturbet
- Work in conjunction with a local enterprise officer to encourage the uptake of supporters for retailers and small and micro-enterprises within Belturbet
- Working with property owners, start-ups and micro-enterprises to explore the possibility of developing pop-up shops within the town.
- Develop a calendar of events such as Christmas Markets and shop local campaigns to encourage footfall and dwell time within the town.



Artistic impression of Town Events at Main Street Belturbet



Art Installation on Turbet Island and Along River



Town Hall Civic Centre



Interpretation Installations at the Railway

05 - BUILDING VACANCY AND DERELICTION



Vacancy Study of Main Street and Bridge Street

Legend: Fully Occupied (Green), Partly Occupied (Yellow), Fully Vacant (Red)

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

Vacancy and dereliction studies indicate that a large number of properties along Main Street and Bridge Street are left unused. There is an opportunity to regenerate the town core to create a vibrant and pleasant place to live, work and visit. The following opportunities were identified to address building vacancy and dereliction.

- Community + cultural needs to be provided in redeveloped town centre property
- Working over the shop in town centre property
- Mixed use enterprise employment and residential regeneration of backlands
- Future opportunity infill sites to be reused
- Living over the shop in town centre property to be reused (croi conaithé)

There is an opportunity to create a case study demonstration project that will promote and encourage future regeneration within town centres and avoid future dereliction and lack of use and demonstrate economic viability.

When people live and work in the town centre, it creates a more vibrant and pleasant place for the local people to live and work, and for people to visit. This increased activity in the town centre will also increase dwell time and foot fall in and around shops, creating more opportunities for local businesses.

We identified an opportunity to create a case study town centre redevelopment project, that would accommodate identified needs, demonstrate how existing buildings could be redeveloped, demonstrate how typical narrow plots can be developed, demonstrate opportunities for pedestrians and active frontages and increased dwell time for pedestrians, demonstrate economic viability which in turn will promote and encourage future growth.



Belturbet Town Hall Civic Centre



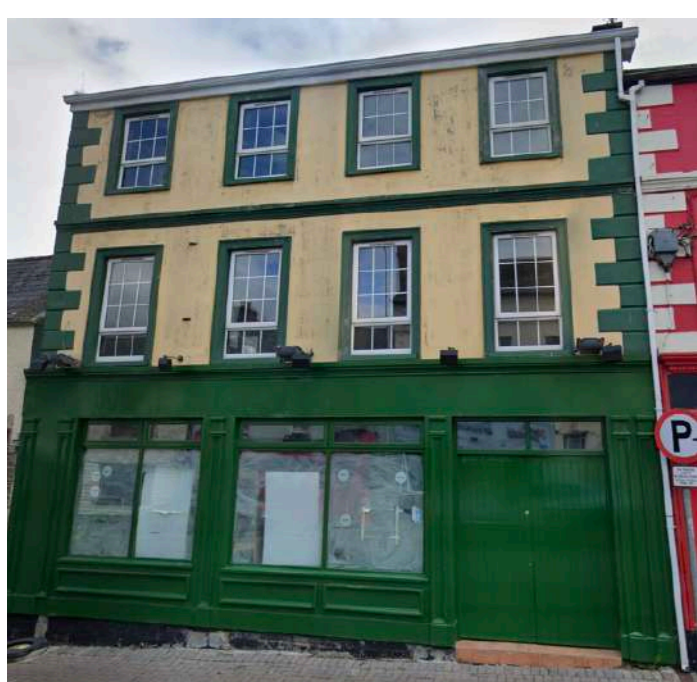
Derelict Building on Main Street



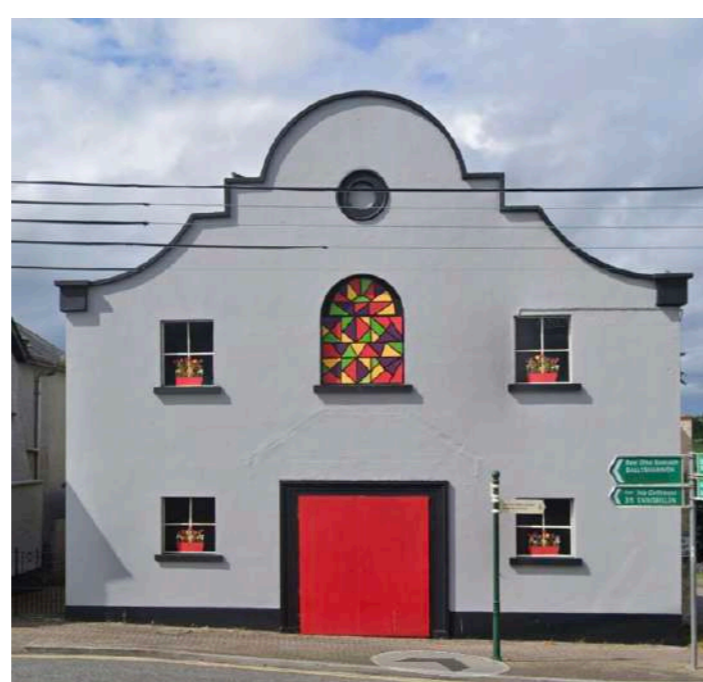
Former Fire Station currently used by Youth Groups



Former Dinkins Bakery Building Currently Unoccupied



Unused Shop Frontage on Main Street



Former Cinema now Unused on Main Street



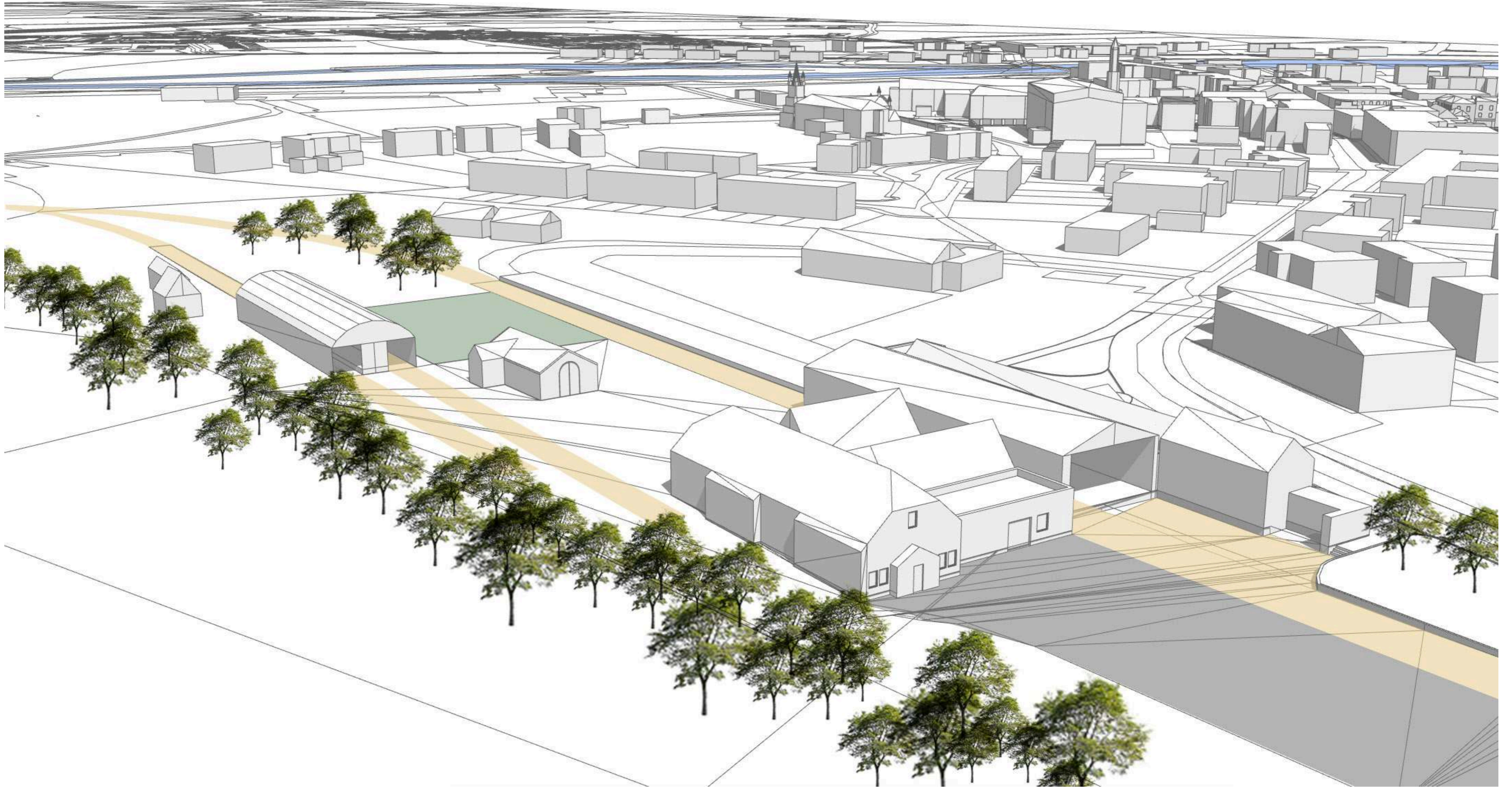
Residential Property on Main Street



Local Business on Ground Floor with Upper Floor for Sale

We welcome your suggestions and feedback - Please fill in forms on table and return

06 - RAILWAY COMPLEX



Artistic Impression of Belturbet Heritage Railway Complex

RAILWAY COMPLEX PROJECTS

Since the 1990's, restoration works were carried out to preserve and enhance the railway buildings. Visitor facilities were developed and events take place within these buildings. The Mens Shed group are currently restoring carriages and railway tracks.

The former Great Northern Rail Goods Shed has been restored to provide for local community groups events and meetings.

The Railway Museum offers an interpretive experience in relation to the history of the railway through authentic memorabilia and video recordings and informational panels and graphics.

Projects identified for further development of the visitor experience at the railway include:

- Velorail experience (Approx 650m) that can cater for family and visitor group needs.
- Enhanced Mens/Hens Shed experience, with opportunities for locals and visitors.
- Narrow gauge track
- Wide gauge track
- Enhanced all-weather sports facility
- Enhanced interpretation
- Enhanced community facilities
- Linking the railway experience to Turbet Island walking trails. Possible a velorail experience leading to the bridge at Turbet Island



Strokestown Famine Museum Interpretation Installation



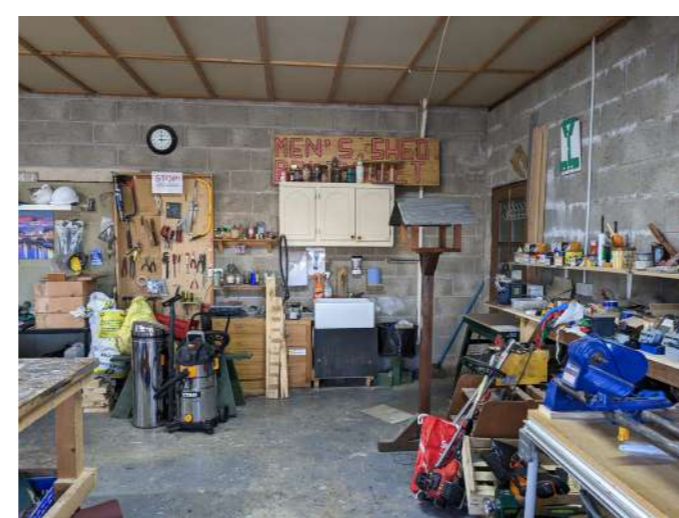
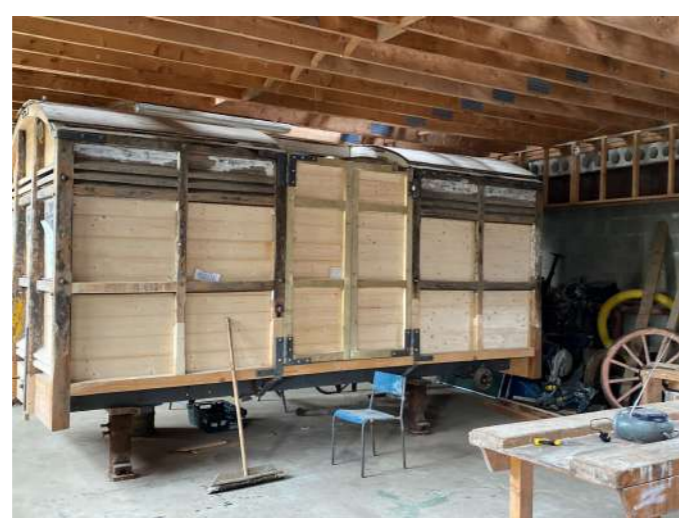
Artistic impression of Velorail Line at Belturbet Railway



Artistic impression of Covered All Weather Playing Surface



Examples of Projects Undertaken by Belturbet Mens Shed



Example of Velorail Line Experience



Carriage ride experience

We welcome your suggestions and feedback - Please fill in forms on table and return

07 - CLIMATE



Overview

Towns have a key role to play in supporting the transition to low carbon and creating a greener and more sustainable society. Many rural towns, including Belturbet, have a high dependency on car usage. Many properties in town centres lie vacant, and are ideal for reuse to provide community, enterprise and residential accommodation. The development of the town centre provides an opportunity to take a proactive approach to climate change and to ensure that sustainability and decarbonisation become an integral part of our town centre regeneration projects.

Challenges

- High car dependency and limited provision of public transport and cycling facilities
- Absence of quality pedestrian and cycling linkages and public realm
- Vacancy and dereliction within Belturbet
- Perceived additional challenges of retrofitting and repurposing these buildings

Opportunities

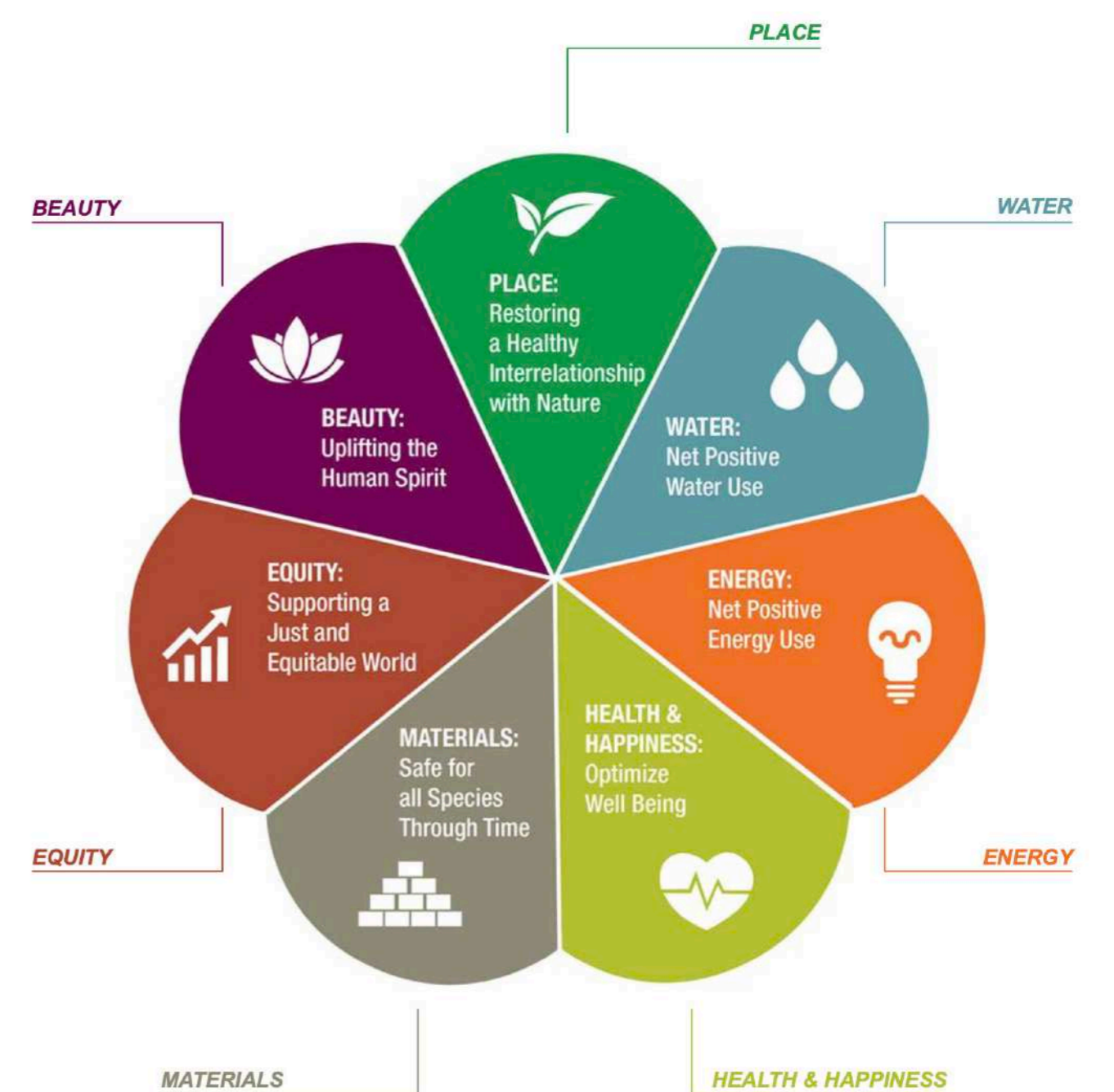
- Highlight and promote initiatives that support the sustainable and adaptive reuse of buildings within the town core
- Public realm, include climate friendly initiatives such as water fountains, to reduce the reliance on plastic
- EV charging points as well as small scale biodiversity projects and pocket parks within the town core
- Implement initiatives that support the reduction on car dependence - improving pedestrian and cycling access and public transport throughout the town
- Use digital technology to highlight issues such as air pollution and promote awareness through schools and intergenerational projects



Water drinker reference image



Artistic impression of linear/pocket park off Main Street



7 petals of the Living Building Challenge

We welcome your suggestions and feedback - Please fill in forms on table and return

08 - YOUTH



Example of Youth Space

YOUTH PROJECTS

A youth consultation was carried out with a number of the young people living in Belturbet. The following opportunities and ideas were generated:

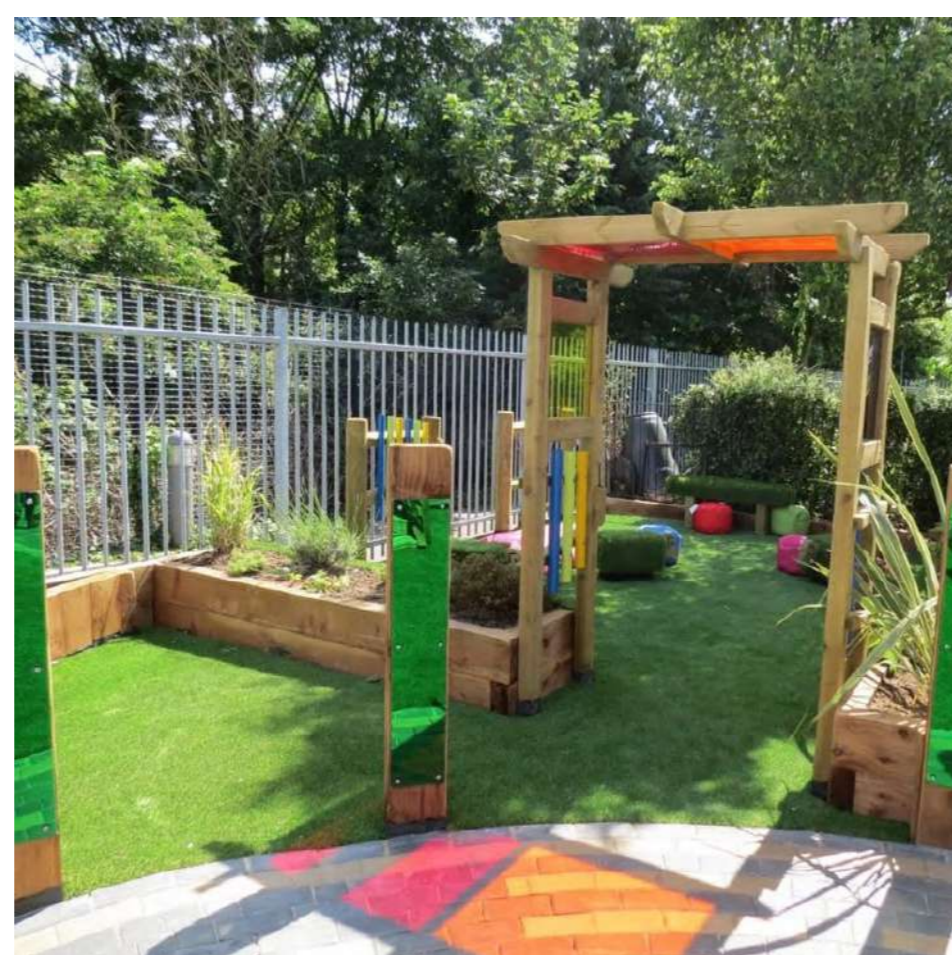
- Hang out spaces for young people that are safe
- Space to pursue interests that have no designated spaces - art/ cultural interests. There are limited facilities for teenagers who do not play sports
- Employment opportunities [night cafe for the young people, run by the young people]
- Safe place to meet friends outside of organised events
- IT Spaces + STEM Work Facilities (Science, Technology, Engineering and Maths)
- Gym and fitness facilities - outdoor equipment often are not maintained or weather dependant - a covered space for this is preferable
- Lack of outdoor space available for classes and workshops for young people
- Spaces where young and old people can connect
- Lack of storage for bus/equipment for trips and activities
- Skatepark and informal play area
- Safe to use cycling tracks
- Access and utilisation of one of Belturbet's best assets - the river - safe access and instructors to teach how to use the waterways safely
- Gallery space to showcase the talent of the community and highlight all the achievements and interests of the people of Belturbet
- Young people can manage and run an event or facility and learn new skills while changing the perception of people that might doubt their ability and motivation. In conjunction with existing facilities and groups in Belturbet



Carrickmacross Skatepark



Outdoor learning space



Sensory garden



Elevated sports court at Lasalle Franciscanas School by J1 Arquitectos



Example of a "Teen Space"

We welcome your suggestions and feedback - Please fill in forms on table and return

09 - TOURISM / HERITAGE / ECOLOGY



● Existing Cultural Route
 ● Existing Ecology Route
 ● Existing Heritage Route
 ● Proposed Walkway Links / Loop

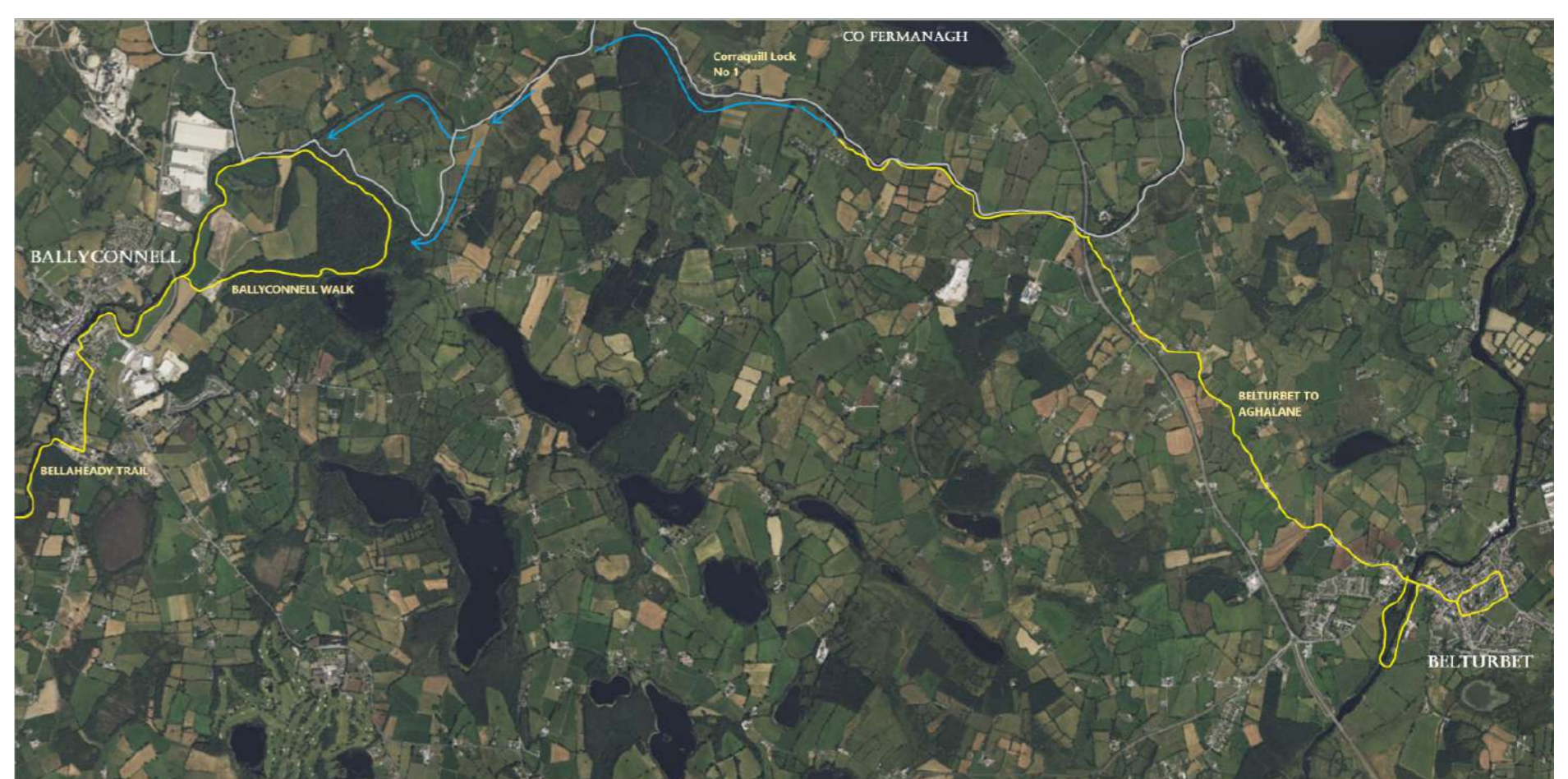
Overview

Belturbet has many unique assets including the railway, the river, history and culture. It also has a strong sense of community with many community groups and community facilities. Community commitment, interest, enthusiasm and hope for an improved Belturbet was the major take-away from the public consultation event and subsequent feedback.

Belturbet has all of the ingredients to become a destination town for visitors, where people want to work, live, and visit. It can also become a gateway town for West Cavan, a greenway and the Geopark.

Opportunities

- There is an opportunity to enhance Belturbets visitor offering at the railway, the river, at the Town Hall Civic Centre and Turbet Island
- Active travel initiatives, arts and cultural events etc.
- Opportunity to link Belturbet to wider greenway and blueway routes in Cavan.
- Enhance the ecological experience in Belturbet
- Enhance the cultural and arts offerings including events and workshops
- Co-ordinated tourism offering that Belturbet has to offer, and linking it to nearby tourism attractions



Sketch of Proposed Belturbet and Ballyconnell Greenway



Examples of a Trailhead and Cycling Route



Example of Greenway



Water Sports and Activity

We welcome your suggestions and feedback - Please fill in forms on table and return

10 - PUBLIC REALM



1 - Proposed public square to rear of Town Hall Civic Centre - Library and Civic Centre to act as an Information Hub and Trail Head point



2 - Enhanced Public Realm Opportunities for Outdoor Events



3 - Pedestrian Friendly Main Street to Promote Active Travel and Pedestrian and Cycling Friendly Spaces and Encourage Sight Seeing and Increased Dwell Time



Cavan Fleadh event on The Diamond

PUBLIC REALM

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

In developing public realm for the town, the aim is to maximise the opportunities presented by existing features within the town. The plan promotes the development of public realm that is safe, easily accessible, provides for seating, supporting the needs of people with limited mobility or with a disability and encourages footfall and dwell time that promote economic activity. The plan also promotes sustainable

development through a number of digital and climate related proposals.

Opportunities

Public consultation and feedback have identified the following public realm projects that can be delivered over the short, medium and long term:

- Provision of paved, traffic calmed squares in front of public buildings, with reduced car use, and pedestrian priority access, bicycle parking, public transport links in the following locations:
 - 1 - The rear of the Town Hall Civic Centre
 - 2 - The rear of the Town Hall Civic Centre between the 2no. Churches
 - 3 - The whole or part of Main Street between the Orange Hall and the Erne Bridge
- Opportunities for a future provision of wider footpaths on the south facing side of the streets, viewing into shopfronts or sitting out spaces, and opportunities for enhanced ecology with redesigned signage and public utilities.



Examples of pedestrian friendly installations along a street

We welcome your suggestions and feedback - Please fill in forms on table and return

11 - COMMUNITY ENGAGEMENT AND CAPACITY BUILDING



Overview

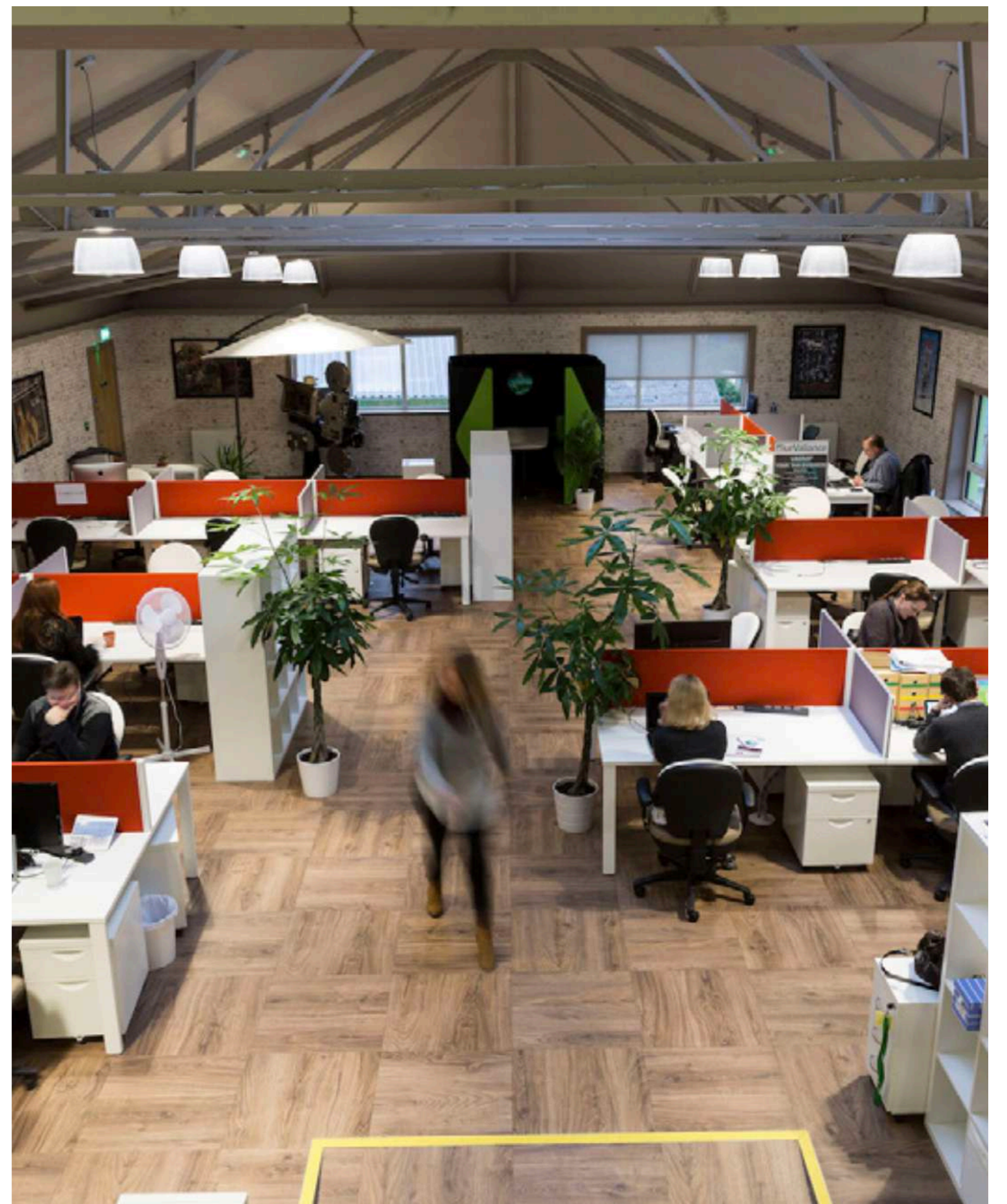
- For a town of its size, Belturbet is well serviced by a broad range of services and facilities, and a community that are engaged and interested
- Community, enterprise and tourism projects are identified.
- Projects for enhancement of the railway community and visitor experience are identified

Challenges

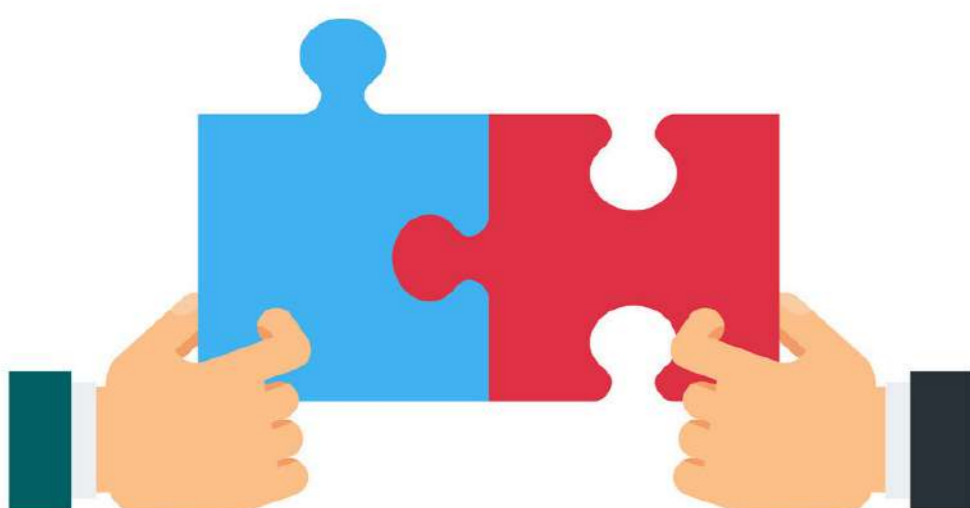
- Funding
- Delivery
- Operation, management and maintenance of facilities
- Storage

Opportunities

- More than 70 people attended the public consultation meeting in April 2023.
- 50+ feedback forms were filled out and returned
- There is a substantial opportunity to build on the enthusiasm shown to date and harness this to build capacity to evolve, develop, seek funding, enhance management and operational skills sets to develop and operate ongoing projects.



Community multi-purpose space



We welcome your suggestions and feedback - Please fill in forms on table and return

12 - COMMUNITY ENTERPRISE AND TOURISM



Town Hall Civic Centre

The Town Hall Civic Centre acts as a hub for community events and meetings. It can also become a trail head point for visitors and locals, showcasing all information about Belturbet, what it has to offer, and where to go next from here.

Belturbet Heritage Railway Complex

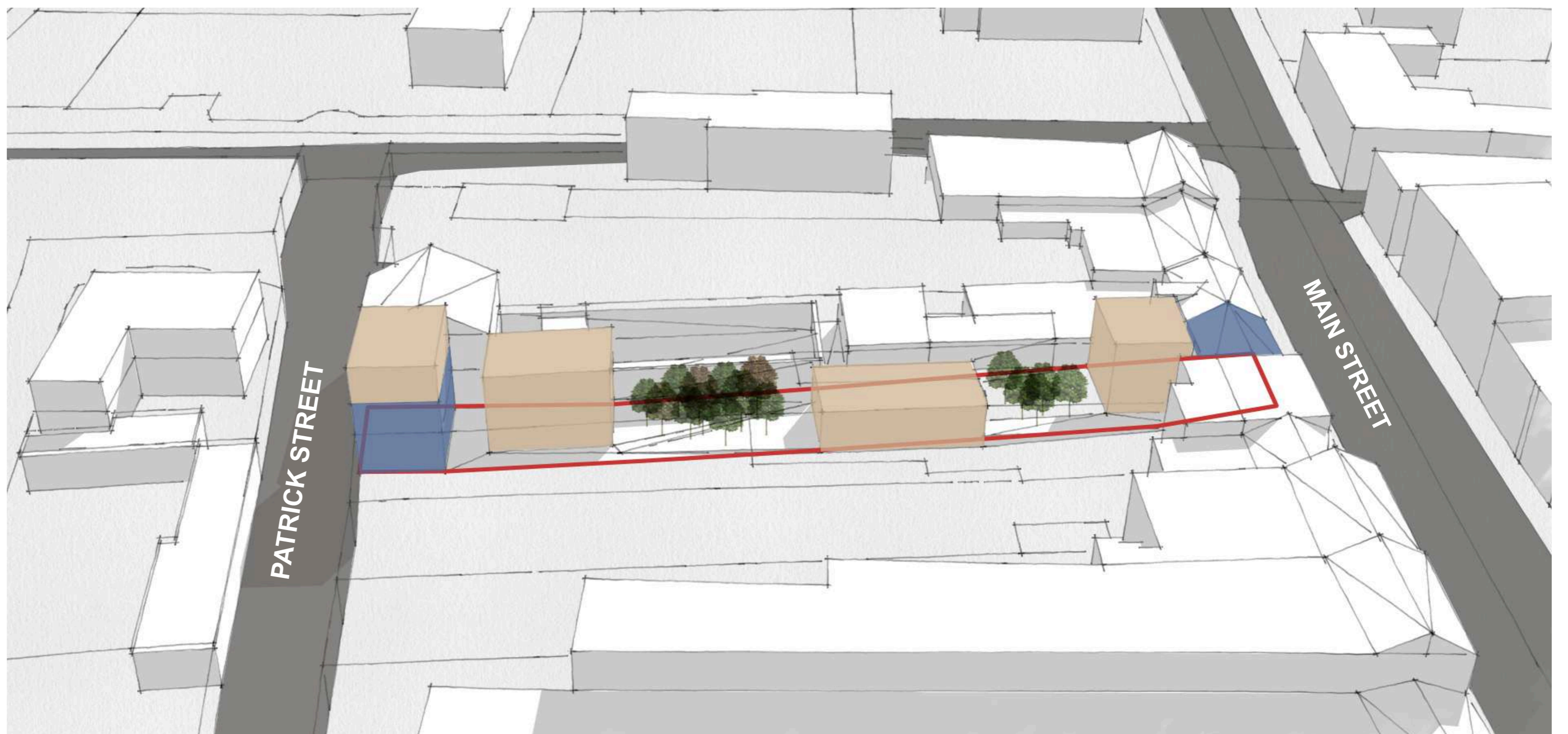
The railway buildings have the potential to create a tourism destination with enhanced interpretation offerings and the potential to link to existing trails and Turbet Island through a velorail experience

Former Dinkins Bakery Site

The former Dinkins Bakery Property on Main Street in its current condition shown to the right.

Proposed Civic Centre Annex

Proposed civic centre annex building to be developed on the former Dinkins Bakery site on Main Street. The proposal will provide for additional community, enterprise and tourism needs that have been identified through studies and public consultation.



We welcome your suggestions and feedback - Please fill in forms on table and return