

A TOWN CENTRE FIRST PLAN FOR BAILIEBOROUGH

8th of September 2023



PROJECT TEAM



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00 INTRODUCTION



00 INTRODUCTION

0.1 Introduction and Overview



Figure 2 - Town Centre First - A Policy Approach for Irish Towns

The Town Centre First Policy¹ was launched in February 2022. It provides a co-ordinated, whole-of-government policy framework to proactively address the decline in the health of towns across Ireland and support measures to regenerate and revitalise them through a plan led approach. It aims to tackle vacancy, combat dereliction and breathe new life into town centres. The Town Centre First Policy stems from Our Rural Future, the Government's Rural Development Policy, which outlines a vision to support the regeneration and development of rural towns and villages. The policy is underpinned by a multi-million euro investment, spread across major Government funding schemes including, the Rural Regeneration and Development Fund (RRDF), the Urban Regeneration and Development Fund (URDF), Croi Conaithe (Towns) Fund, the Active Travel Fund and the Town and Village Renewal Scheme.

Local Authorities were invited to nominate towns for consideration for phase one of this initiative. Bailieborough was nominated by Cavan County Council. The objective was to develop a bespoke Town Centre First Plan, that identifies specific interventions that will address identified weaknesses in Bailieborough, including vacancy, dereliction, decline in public realm and poor connectivity, while capitalising on opportunities presented by the unique culture and heritage of the town, digitalisation, climate change and adaptation.

The Town Centre First Plan for Bailieborough was developed in conjunction with local community and business stakeholders by way of a tailored process of public engagement and consultation.

The Town Centre First Plan for Bailieborough aligns with, and harnesses the ambition of local, regional and national plans including the Cavan County Development Plan 2022 - 2028. The proposed projects set out in section 4.0, were examined and 'proofed' against local, regional and national policy and plans. The public realm projects identified in the plan align with the Bailieborough Town and Village Revitalisation Plan.

This location specific, place making, regeneration plan for Bailieborough is guided by nine enabling themes incorporating projects that are realisable in the short, medium

and long term. The Town Centre First Plan will seek to capitalise on opportunities arising from the Cavan Local Economic and Community Plan, the Cavan Digital Strategy, the Cavan County Council Climate Action Plan and Age Friendly and Healthy Cavan initiatives.

The proposed projects are aligned with new and existing funding streams that facilitate the implementation of the plan.

The Town Team brings together in a single focused purpose group, local residents, business people and community representatives from diverse backgrounds and interests, who have a track record of promoting the development of Bailieborough in their specific fields. They possess local knowledge, experience and deep understanding of Bailieborough and they will work together with their Town Regeneration Officer to realise the objectives and projects set out in the Town Centre First Plan.

The Town Team will work in collaboration with the Local Authority and other relevant Government departments to secure funding and implement the plan.

The process of public engagement and consultation carried out to date is already achieving 'buy in' and support for the Town Team from local community and business stakeholders and this is key to the ultimate success of this Town Centre First Plan for Bailieborough.

¹[Town Centre First - A Policy Approach for Irish Towns](#)

²[See Appendix D Detailing Relevant Policy](#)

³[Cavan County Development Plan - Bailieborough Masterplan](#)

00 INTRODUCTION

0.2 Bailieborough - An Overview

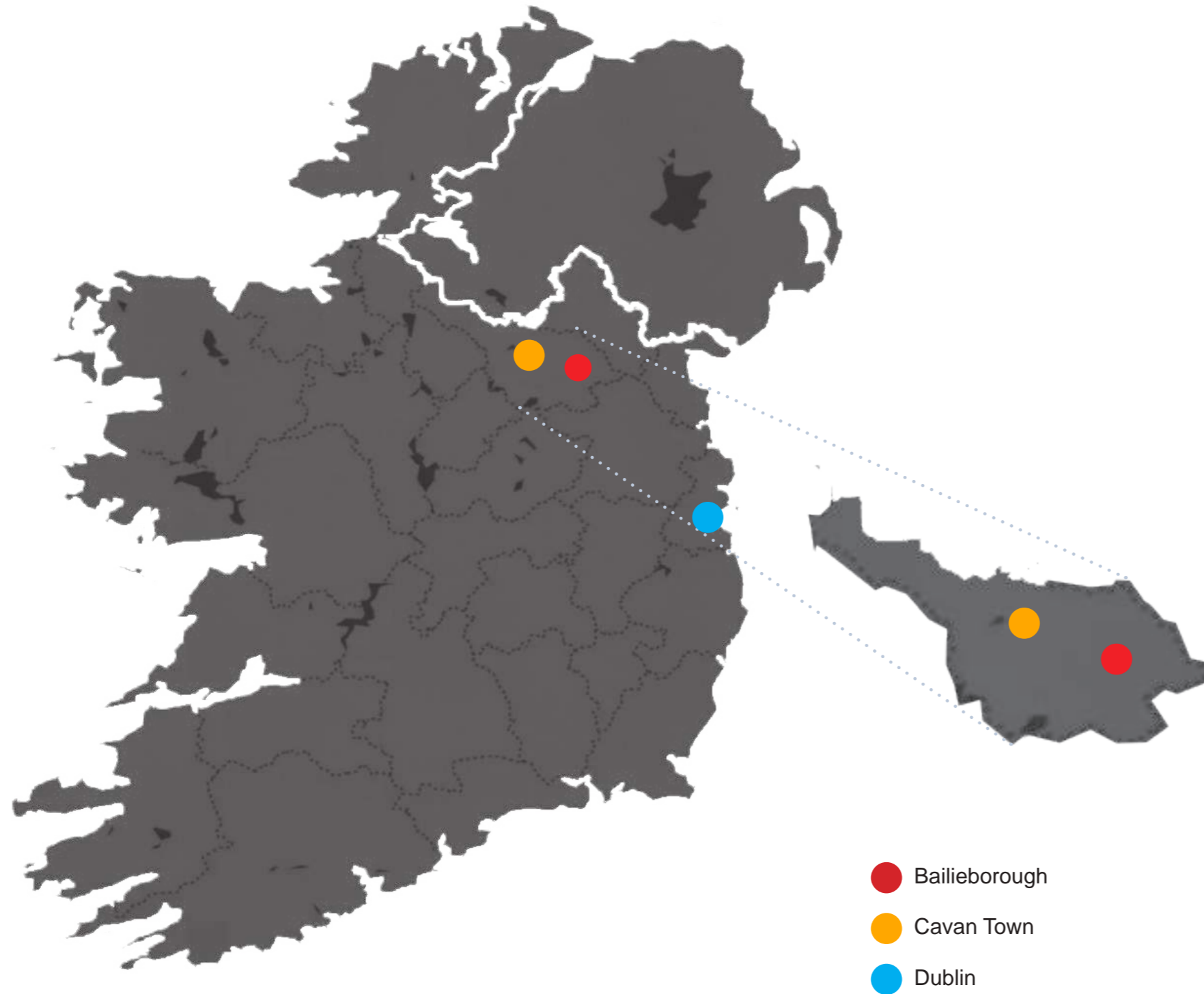


Figure 3 - Location of Bailieborough

Bailieborough is an historic administration and market town in East Cavan. The R165, the R178 and the R191 pass through the town and connect the town to the neighbouring towns of Cootehill, Shercock, Kingscourt, Mullagh and Virginia. Bailieborough is located approximately 32kms from Cavan Town and 92kms from Dublin City Centre.

The origins of the town date to 1610 when William Bailie was granted 1000 acres in what is now the townland of Tandragee. The planned layout of streets and squares responds to the drumlin topography of low hills, streams and small lakes. Main Street slopes gently from Market Square to The Church of Ireland, Barrack Street, Henry Street, Anne Street and New Road are located to the South East of Main Street with Thomas Street and Adelaide Row to the west.

Prior to the 1970's, traditional industries, milling, flax production, a foundry, food processing, shoe and boot manufacturing and local services, served the local, mostly agricultural, hinterland. Since the 1970s, the decline of traditional industries, people choosing not to live above shops and unused rear yards has led to vacancy and dereliction at the town core.

We have identified that Bailieborough has a strong compact town core with an existing urban grain that presents opportunities for urban regeneration.

The existing retail and service function of the town is mainly confined to the town core and this is supported by a number of larger employers including Lakeland Dairies, Bailieborough Foods Limited and Terra Limited. The Bailieborough Business Centre supports local developing businesses. Bailieborough has potential as a tourism town, the Castle Lake Forest Demesne has seen considerable development in recent years, work has recently commenced on the development of a community hub and visitor interpretation point in Bailieborough Courthouse. The Cavan County Development Plan 2022 – 2028 identifies Bailieborough as a Self-Sustaining Town in the County Settlement Hierarchy. Bailieborough has experienced population growth, 18.4% growth in the 2006 census, a 28.7% growth in the 2011 census and a 6% in the 2016 Census. In 2016, the total population of Bailieborough town was 2,683 and requires targeted levels of investment to become more self-sustaining.

00 INTRODUCTION

0.3 A Town Centre First Plan for Bailieborough



Figure 4 - Bailieborough Past



Figure 5 - Bailieborough Today



Figure 6 - Bailieborough in the Future Artistic Impression

Town Centre First

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

Purpose

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

Process

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

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

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

Outcomes: 'Our Ambition'

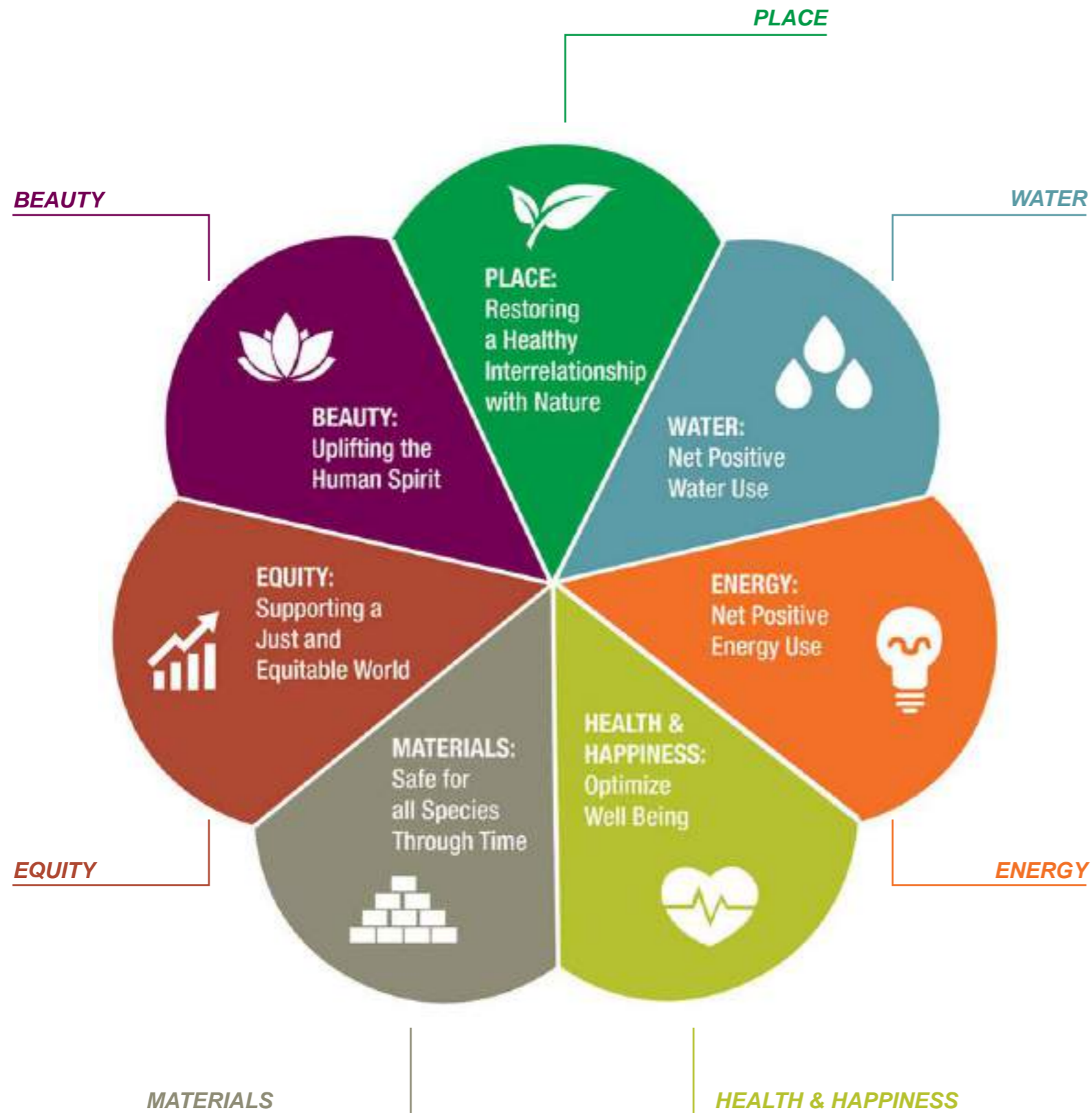
- A comprehensive enabling placemaking plan for Bailieborough that is economically sustainable, with realisable projects, that will enable the regeneration and redevelopment of Bailieborough for current and future generations.
- A plan that delivers vibrancy, beauty and activity in our town centre through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

The Plan has been developed around 9 enabling themes:

- Building vacancy, dereliction, repurposing and reuse.
- Public realm.
- Economic development opportunities.
- Connectivity/accessibility and mobility.
- Digital.
- Climate.
- Community recreational facilities.
- Tourism/Heritage and Ecology.
- Community collaboration and capacity building.

00 INTRODUCTION

0.4 The Guiding Principles for Sustainable Regeneration and Development of Bailieborough



The guiding principles for the plan have been developed in parallel with the feedback from the public consultation workshop and survey and a review of the key elements of the national, regional and local policy.

The guiding principles are summarized as the '7 Petals of The Living Building Challenge' (<https://living-futures.org>) promoting local action that will impact a sustainable future for Bailieborough as follows:

1. PLACE - Build on existing community assets and placemaking, provide better access to public transport, facilitate Bailieborough as walkable and cyclable neighbourhoods, linked to a walkable and cyclable town centre.
2. WATER - Collect water from roofs, avoid pumps and chemicals where possible, provide healthy water for drinking, provide drinking fountains locally, reuse grey water and brown water, use water efficient appliances.
3. ENERGY - Reduce requirement for energy, optimize solar gain for buildings and public realm, optimize thermal mass and energy efficient characteristics of materials. Use insulating and breathable materials. Make buildings air tight and healthy. Use energy efficient appliances and fittings. Residual energy load from renewable sources.
4. HEALTH & HAPPINESS –Encourage and facilitate local community projects that promote wellbeing and happiness.
5. MATERIALS - Reuse existing buildings. Retain as much fabric as possible. Repair rather than replace. Use local materials. Use low embodied carbon materials. Use materials from renewable sources and materials to express their time and craft.
6. EQUITY - Community first, encourage and facilitate bottom up ideas, implement meaningful consultation and communication, facilitate decisions being made locally and places managed and maintained locally.
7. BEAUTY – Recognise that beauty is central to our wellbeing.

Figure 7 – The 7 Petals of The Living Building Challenge

01 VISION



02 COLLABORATION AND COMMUNICATION



02 COLLABORATION AND COMMUNICATION

2.1 Engagement Process

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

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

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

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

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

Everyone is welcome to attend.

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



cavan Comhairle Contae an Chabháin Cavan County Council

Riailtas Áitiúil Éireann Local Government Ireland

Figure 9 - Advertisement for May Public Consultation Workshop

3D VIEWS



Main Street 3D View From Market Square Towards Church of Ireland

Main Street 3D View From Church of Ireland Towards Market Square

Main Street 3D View From Post Office Towards Church of Ireland

Main Street 3D View From Post Office Towards Market Square

Main Street 3D View From Bailieborough Courthouse Towards Church of Ireland

We welcome your suggestions and feedback - Please complete feedback form

Bailieborough Town Centre First Public Consultation

CooneyArchitects

Figure 10 - Board 1, Example of One of the 10 Boards Presented at May Public Consultation Workshop

Collaboration and Communication

All participants in the preparation of the Town Centre First Plan believe that proper, meaningful, community stakeholder engagement and engagement with internal Local Authority stakeholders, that seek to achieve 'buy in' at all stages, is key to the successful development of the Town Centre First Plan.

The following collaboration and communication process took place:

- 85 people attended the initial public consultation presentation and around table workshop in May 2023. The purpose of this initial engagement was to listen to local residents, businesses and community groups; to seek their views on issues and opportunities within the town and to facilitate their input for the plan for the future development of the town. People were notified of the public consultation event on social media and on radio.
- An information flyer setting out the purpose and aspirations of the Town Centre First initiative was distributed around the town and at the public consultation workshop.
- Information boards setting out research to date on the physical, social and cultural evolution of Bailieborough were displayed at the public consultation workshop and subsequently at Bailieborough Library.
- An Online survey was conducted following the workshop, facilitating feedback on town centre living, parking, accessibility, mobility, public realm etc.
- Ninety one questionnaires were returned during and after the initial around table workshop and in response to the questionnaire (See appendix A for details of survey questionnaire).
- One to one meetings were held with key stakeholders including individual businesses, heritage groups, sporting organisations and community groups.
- Consultation was held with members of Cavan County Council cross departmental working groups to sense check the project proposals.
- A further public consultation community drop in session was held in mid August at which emerging proposals, based on the earlier community workshop, were displayed. A further 2 weeks was provided for submissions of additional observation and submissions.
- The further feedback was reviewed and incorporated in the final plan completed and submitted on September 6th.

02 COLLABORATION AND COMMUNICATION

2.2 Public Consultation Outcomes

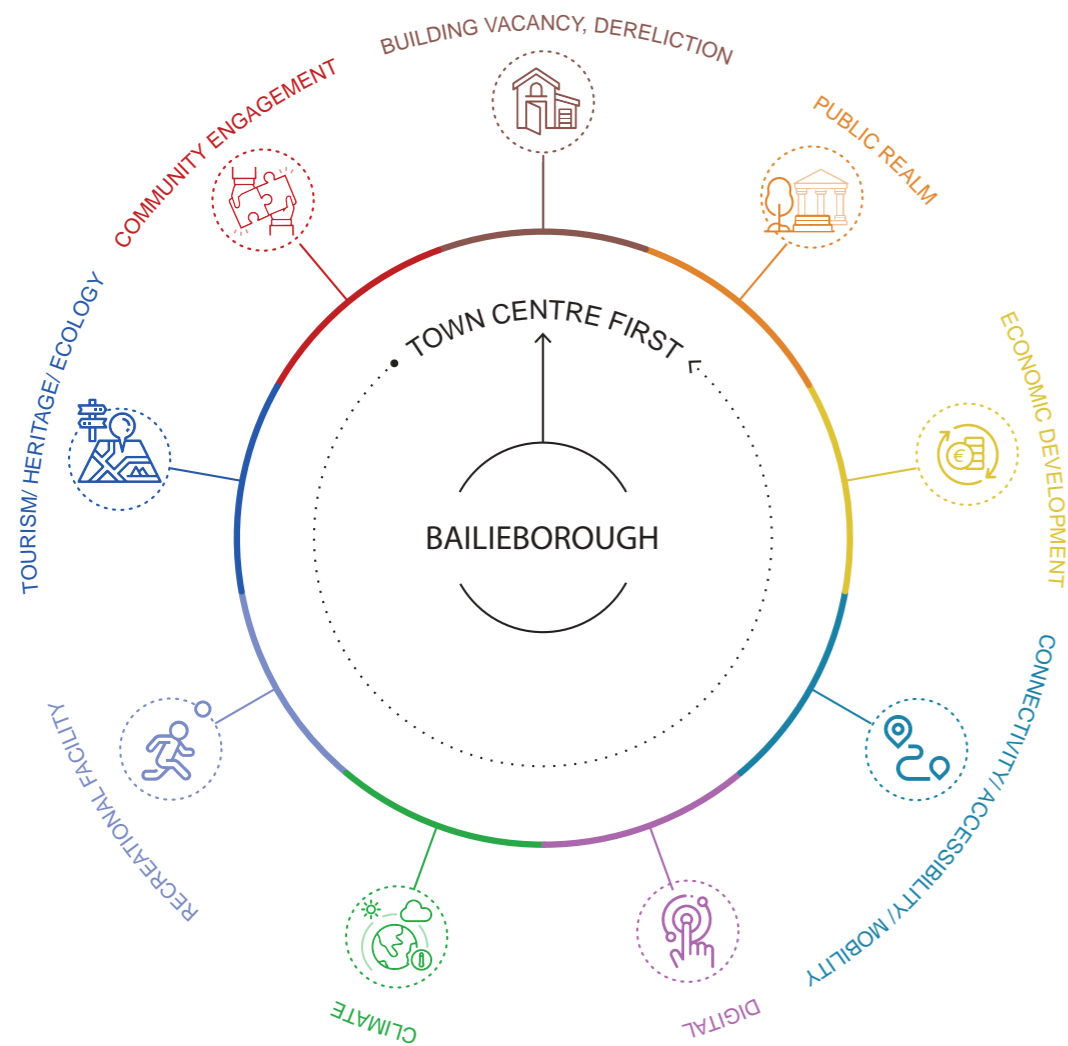


Figure 11 - Key Issues and Opportunities Identified During the Public Consultation Workshop

Overview

Feedback from the public consultation workshop and survey resulted in 9 key projects emerging as short and medium term priority opportunities. Further opportunity sites were identified as longer term opportunities:

1. Building Vacancy, Dereliction and Reuse;

- Vacancy and dereliction within the town must be addressed.
- Viable and realizable opportunities for regeneration of vacant town centre premises for over the shop living and working are identified.
- Viable and realizable opportunities for backland and infill sites for housing and mixed use opportunities are identified
- Short, medium and long term opportunities for permeability/ accessibility throughout the town are identified, permeability at Main Street is a priority.

2. Public Realm ;

- Three key public realm projects have been identified within the town at the Courthouse, Market Square and Square on Main Street at the new Garda Station and former Post Office
- More public amenities and seating are required throughout the town and where possible these should be weatherproof.
- Cables/wires should be placed underground, particularly on Main Street.
- Vehicular traffic issues and poor provision for pedestrians and cyclists at Thomas Street and Barrack Street need to be addressed.

3. Economic Development Opportunities;

- Potential to develop an enterprise hub/park for the town, this would generate employment and support existing local industry.
- Develop additional remote working spaces.
- Promote the tourism offering in the area, including Bridewell visitor interpretation, Castle Lake and Town Lake, and provide visitor accommodation within the town.

4. Connectivity, Accessibility and Mobility;

- The town is poorly served by public transport, it is desirable to provide an extended range of bus routes, proper bus stops and time tables.
- Footpaths are in poor condition and require maintenance

and repair. Crossing points, traffic calming and universal access facilities should be provided.

- Additional Disabled Parking and Pedestrian Crossings are required.
- Car parking
 - Additional carpark in the town with improved linkages and permeability to Main Street is required.

5. Digital;

- We should aspire to build awareness of the potential of digital technologies in the town for economic, societal, and environmental good.
- There are opportunities to provide a local digital innovation space for remote/co-working and community activities.
- Develop the digital skills, and innovation capacity of local enterprises.
- Promoting digital literacy for all through formal and informal learning in the community should be prioritised.

6. Climate;

- Identify opportunities for ecology pathways.
- Develop a biodiversity/ecology trail for the town.
- Provide EV charging, water drinkers.
- Develop a new pocket park.

7. Community Recreational Facility;

- Build on existing community infrastructure and develop a recreational facility to accommodate the needs of the wider community.

8. Tourism/Heritage/Ecology;

- Development of a Heritage Trail within and around the town.
- Provide pocket parks close to the town centre and enhanced facilities at the Town Lake.

9. Capacity Building and Community Engagement;

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

03 UNDERSTANDING THE PLACE



Aerial View of Bailieborough

03 UNDERSTANDING THE PLACE

3.0 Introduction



Bailieborough has a rich and complicated tradition of settlement and evolution over many centuries - See appendix E, History of the Town.

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

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

Figure 12 - Bailieborough Fair Day, 1963. Extracts from "It Really Did Happen – The changes in farming since the 1940's" by Alan McElwaine".

3.1 UNDERSTANDING THE PHYSICAL EVOLUTION

3.1.1 Topography, Rivers and Ecology

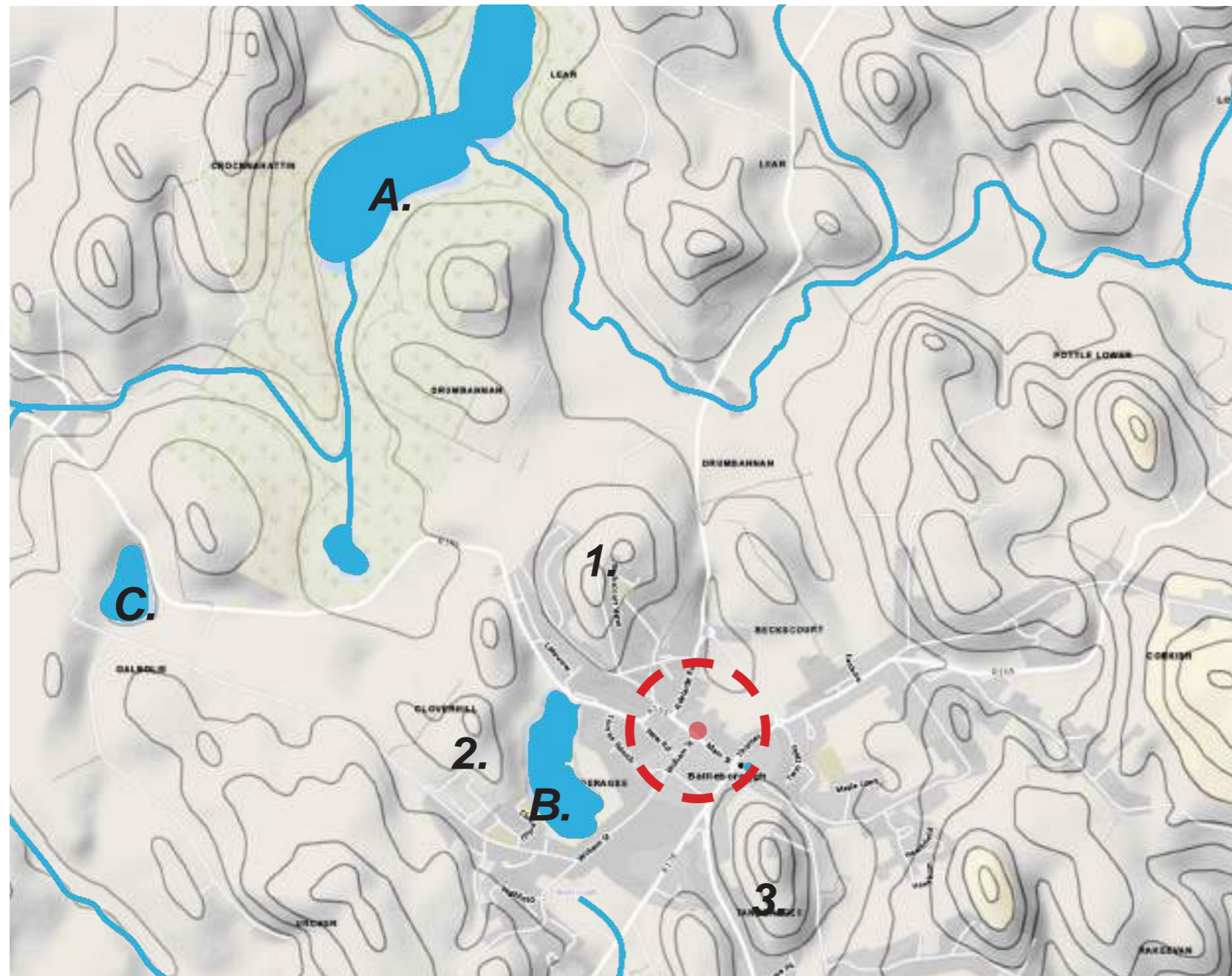


Figure 13 – Topography - Bailieborough in Context - Hills and Lakes



Figure 14 - Bailieborough From Above



Figure 15 - Castle Lake



Figure 16 - Major Rivers

Overview

The landscape of east Cavan is a drumlin landscape. The landscape consists of low hills acting as a watershed for small streams and rivers leading to ponds and lakes. Bailieborough is a planned town, formally laid out, responding to this unique topography. The form of the central core of Bailieborough consists of a grid of streets with squares and civic buildings located at key intersections and civic buildings. Main Street slopes gently from Market Square to The Church of Ireland, Barrack Street, Anne Street and Church Street connect Henry Street and New Road to Main Street, to the South West. Thomas Street and Adelaide Row to the North East connect to Main Street and are linked by the more recently constructed Link Road adjacent to Tesco.

Roads and streets leading to and from the town follow the contours of the low-lying drumlin hills, avoiding the small lakes, with bridges crossing the numerous streams. The town form provides a unique sense of place and microclimate, where all vistas looking towards Main Street are terminated by buildings and vistas outwards from Main Street are terminated by landscape features.

Civic buildings are located in pride of place. Infill street buildings are narrow fronted with shops (mostly) at ground floor level allowing an active vibrant street frontage. Former living accommodation for shop owners on the floors above the shops overlook the streets and the back yards. In the past, the long narrow back yards and gardens supported the economic activity of the marketplace on the streets. This town form provides opportunities for passive solar gain within buildings, sheltered sunny outdoor spaces, opportunities to provide living over the shop or working over the shop, dual aspect accommodation and opportunities to re-imagine the backyards as vibrant living, working, cultural and service mews streets and lanes.

BAILIEBOROUGH HILLS AND LAKES MAP LEGEND

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

3.1 UNDERSTANDING THE PHYSICAL EVOLUTION

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



Figure 17 - Bailieborough 1778

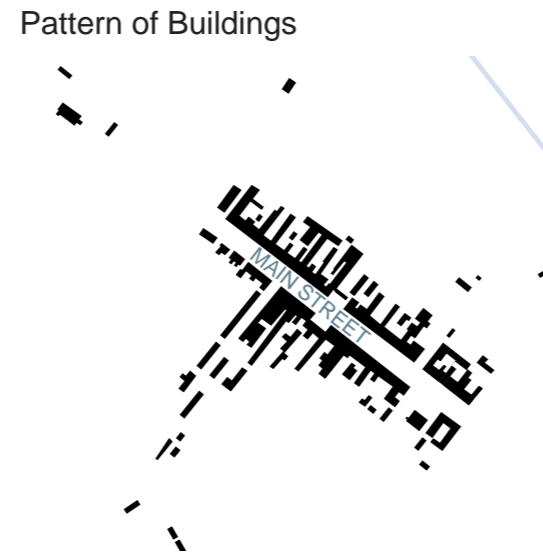


Figure 18 - Bailieborough 1829-41



Figure 19 - Bailieborough 1897-1913



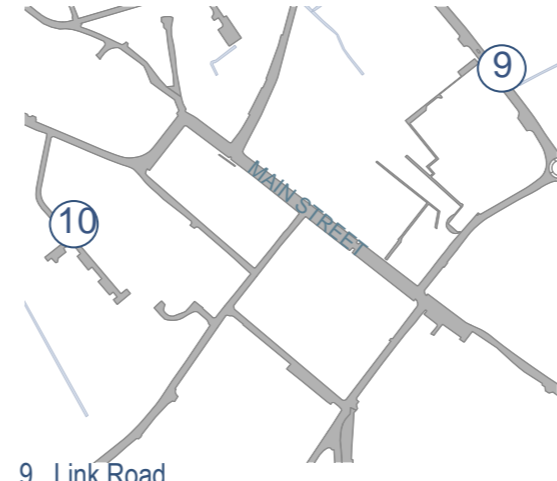
Figure 20 - Bailieborough 2023



- 1. Main Street
- 2. Cavan Road
- 3. Adelaide Row
- 4. Anne Street
- 5. Thomas Street
- 6. Barrack Street



- 7. New Road
- 8. Henry Street



- 9. Link Road
- 10. Tanderagee

Overview

The pattern of how we engage with our towns has changed since the 1970's. The Central Statistics Office (CSO) recored 29% of people traveling by car for a journey of less than 2km in the National Travel Survey 2019. The Bailieborough public consultation survey recorded 83% of people traveling to the town by car.

The Town Centre First Plan presents an opportunity to identify how the usage of our streets and squares has changed since the times of Fair Days, market days, horses, carts and bicycles. Increasingly larger areas of our streets and squares are given over to day long car parking.

Heritage led regeneration presents an opportunity for increased dwell time, increased footfall, resulting in economic and social benefits.

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

The Town Centre First Plan presents an opportunity for Bailieborough to develop a balanced sustainable approach to transport; to reduce the need for private transport movements by providing for a living and walkable towns with beautiful sheltered pleasant safe public realm that is not dominated by parked cars; to provide for safe, beautiful sheltered permeable linkages, to encourage modal shift by providing cost effective, efficient; frequent public transport and safe cycling facilities and create sustainable mobility in the town, as advocated in a meeting on the 26th of June 2023 with the Active Travel Team in Cavan County Council. Section 4.4 of this masterplan identifies opportunities on how to create this modal shift.

3.1 UNDERSTANDING THE PHYSICAL EVOLUTION

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



Figure 21 - Bailieborough Church Of Ireland - 1880-1900



Figure 22 - Main Street - 1880-1900



Figure 23 - Market House 1880-1900



Figure 24 - Bailieborough Church Of Ireland - Current



Figure 25 - Main Street - Current



Figure 26 - Market House - Current

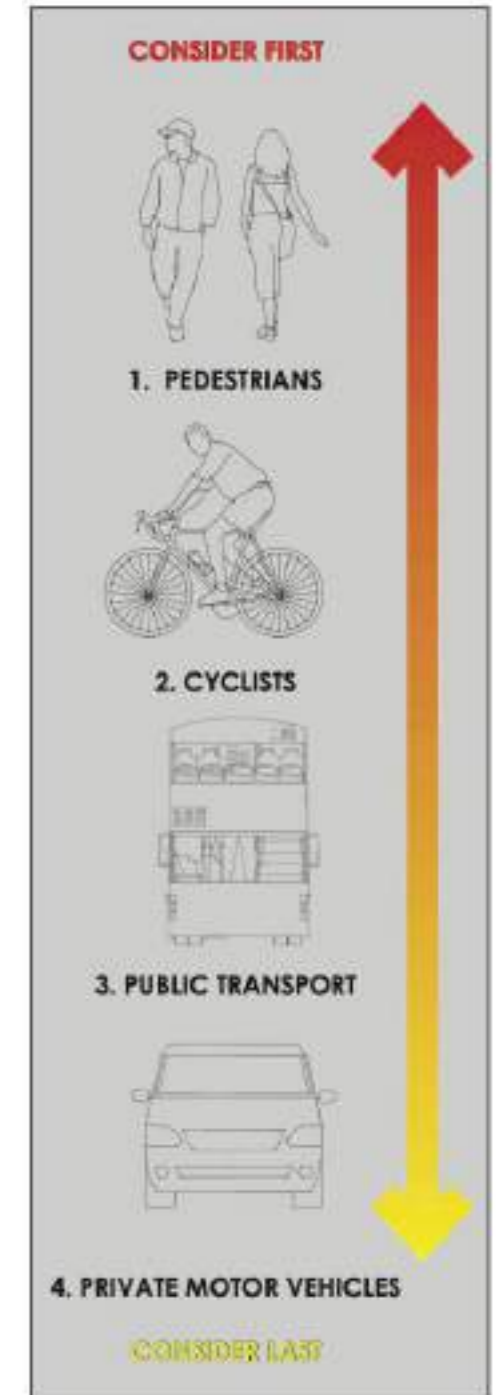
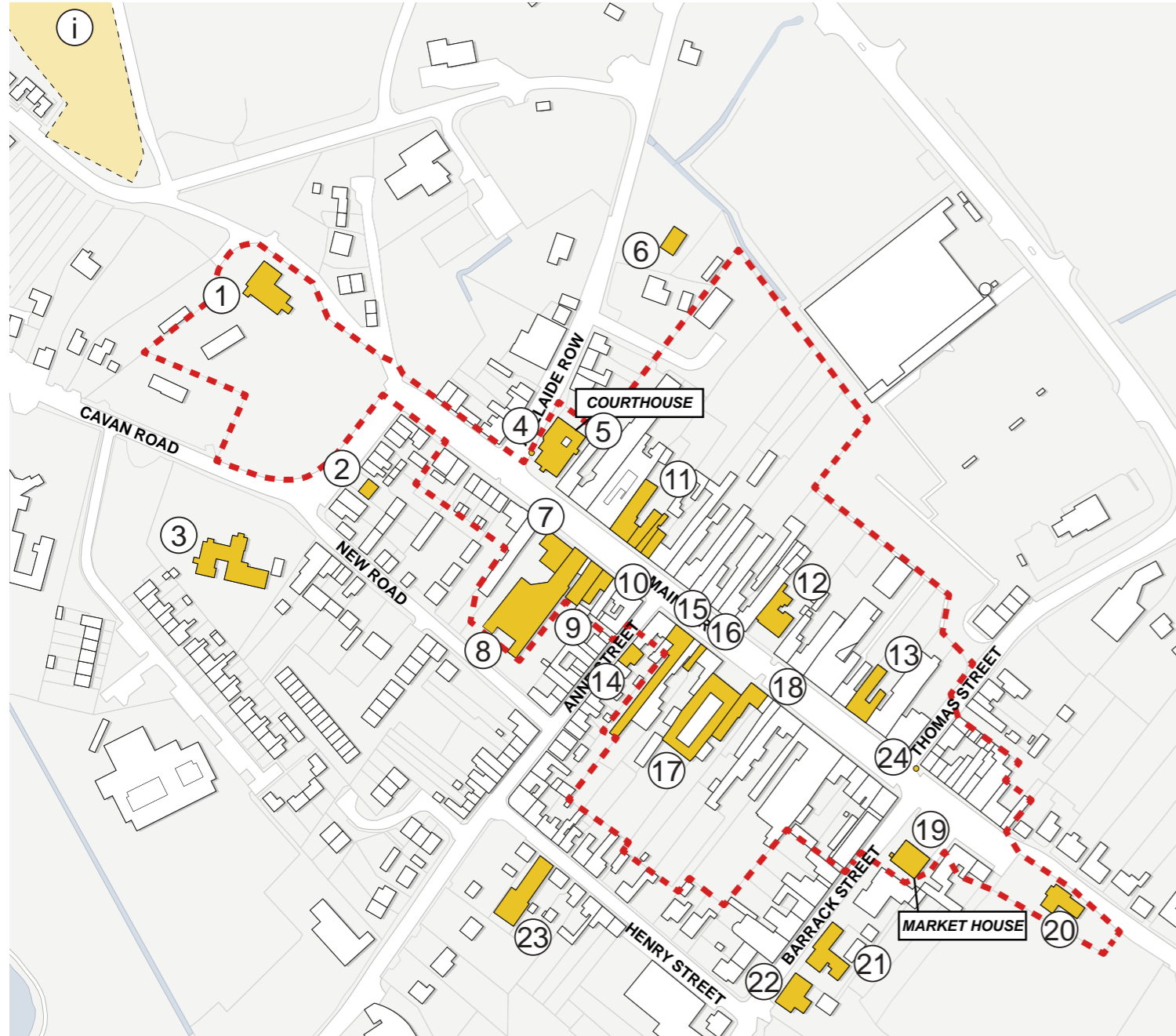


Figure 27 - Extract from Design Manual from Urban Roads and Streets

3.1 UNDERSTANDING THE PHYSICAL EVOLUTION

3.1.3 Protected Structures and Architectural Conservation Area



MAP LEGEND

--- Architectural Conservation Area

■ Protected Structures

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

Overview

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, technical, social, cultural, or scientific interest or that contributes to the appreciation of a protected structure. A protected structure is a structure that a planning authority considers to be of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view.

See Figure 28 showing extent of Architectural Conservation Area and 25 protected structures within and adjacent to the Architectural Conservation Area of Bailieborough, as set out in the Cavan County Development Plan 2022 – 2028.

The Bailieborough ACA is made up of historic streets and squares in the town centre, where it merits preserving the civic identity and architectural character in the area.

Opportunities

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

The Town Centre First Plan identifies an opportunity to develop a heritage trail, see Figure 127, with a trail head at the Courthouse and Bridewell visitor and community interpretation centre. The Town Centre First Plan identifies an opportunity to develop public realm civic squares along the heritage trail, at key protected structures that allow people to sit, observe, interpret and appreciate the heritage of Bailieborough. The Town Centre First Plan identifies a number of case studies see section 4.1 that demonstrate how perceived limitations of redeveloping or reusing historical/protected structures and older buildings can be overcome and illustrate the opportunities presented for proper sustainable reuse of existing structures in a cost-effective manner. There are various financial and advisory supports available to encourage their sustainable regeneration resulting in viable, vibrant and attractive locations for people to live work and visit, within a short walking distance of all necessary social, cultural and recreational services and facilities.

By proactively tackling vacancy and dereliction in our town centres and returning vacant and derelict properties to residential and commercial use, the guiding principles of sustainable regeneration and addressing climate change set out in Figure 7 can be realized at a local level in Bailieborough. These principles include, building on existing community assets, reusing rather than rebuilding, optimizing local microclimate, appropriately upgrading the energy performance of existing fabric, retaining embodied energy and carbon and achieving beauty that supports wellbeing.

Figure 28 - Map of Bailieborough - Protected Structures and Architectural Conservation Area (ACA)



Figure 29 - Library, Market Square



Figure 30 - Masonic Hall



Figure 31 - King's Cottage, Chapel Road

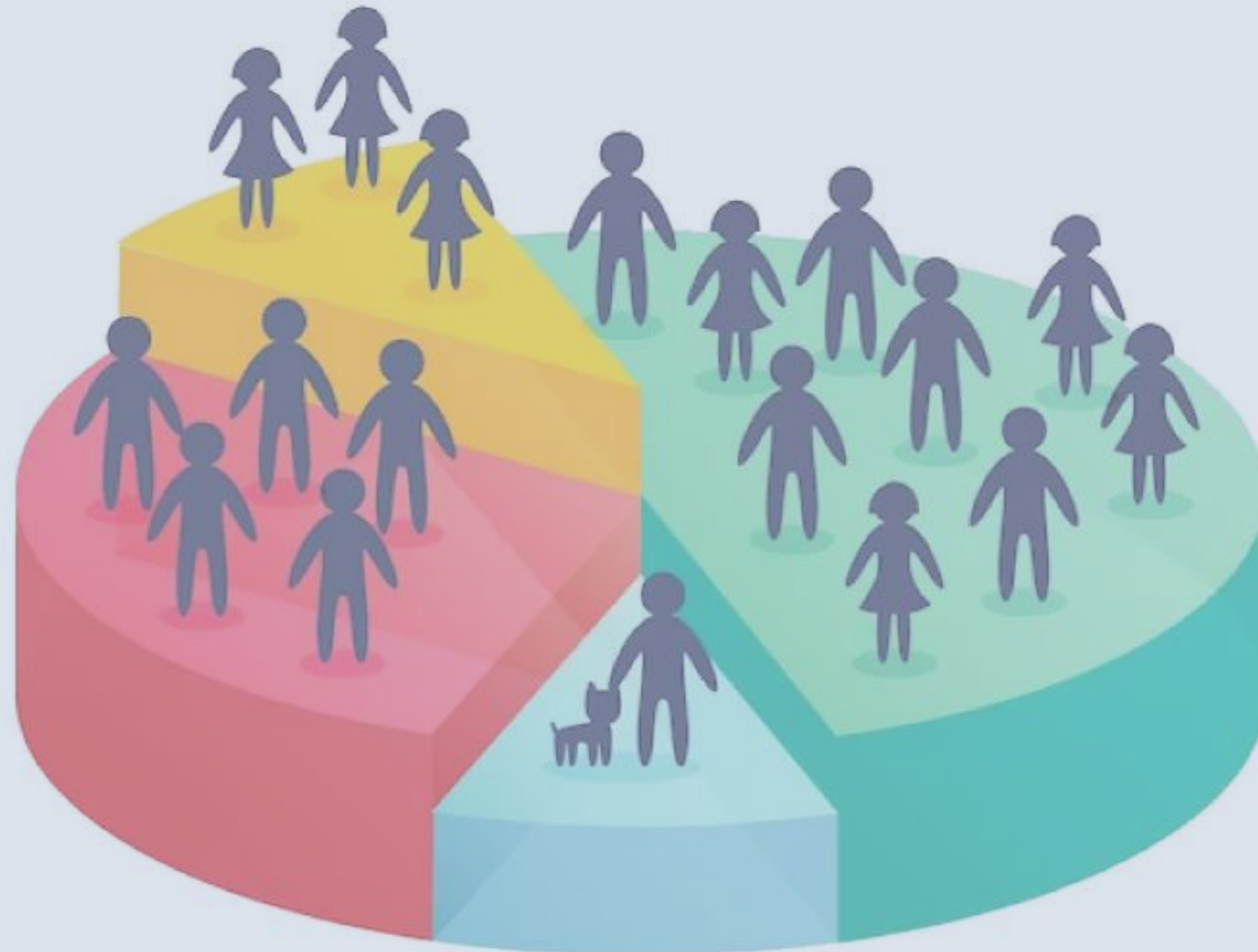


Figure 32 - The First Church of Ireland of Bailieborough

3.2 UNDERSTANDING THE PLACE

Understanding the Social Demographic of the Town

Larem



UNDERSTANDING THE PLACE

3.2 Understanding the Social Demographic of the Town

Bailieborough Town Socio Economic Profile Summary

- See full report in Appendix F

Bailieborough is an attractive, planned town dating from the 17th Century. It is the 3rd largest town in County Cavan, only slightly smaller than the 2nd largest, Virginia, in terms of population. It is centrally located close to the M3 motorway. It is one hour distance, by car to Dublin, 30 minutes to Cavan Town, 15 minutes to Virginia and 45 minutes to Dundalk. There is a daily bus link to Dublin.

Bailieborough has a strong compact town core with an existing street pattern that lends itself well to further development. The retail and service function of the town is mainly confined to the town core with one major edge of core retail development.

Bailieborough has a number of larger employment providers within the town, Lakeland Dairies, Bailieborough Foods Limited and Terra Limited. The Bailieborough Business Centre on Shercock Road helps with the creation of local enterprise in the area.

Bailieborough has a high rate of vacancy for a town within the self-sustaining town category but has a relatively large amount of convenience floorspace provided by a relatively small number of retailers. The town has many independent retailers selling comparison goods.

In 2016, the population of the town was 2,683, of which 1,106 were classified as being 'at work'.

Of these:

- A total of 27% (304) were employed in Bailieborough.
- 31% (340) were employed elsewhere in Cavan.
- 23% (250) commuted out of the county for employment.

- The remaining 19% (212) were either mobile workers or had a blank or un-coded destination.
- In total, there were 808 jobs located within Bailieborough, this accounted for 3.9% of all jobs based in the county. Of these, 38% (304) were undertaken by residents living in Bailieborough, 46% (375) are undertaken by workers living elsewhere in Cavan County and the remaining 16% (129) were undertaken by workers who commuted to Bailieborough from outside the county.
- Although 53% of the resident workers in the town are employed elsewhere in the county, Bailieborough is the employment location for 504 workers from outside the town.
- In 2016, Bailieborough Town was a net exporter of jobs (-298).

In the Cavan County Development Plan 2022-2028, Bailieborough has been categorised as a 'Self-Sustaining Town' which in the settlement hierarchy means it has high levels of population growth but requires targeted 'catch up' investment to become more self-sustaining. The Core Strategy of the County Development Plan projects that the population of Bailieborough town will grow to 3380 from 2022-2028.

The National Planning Framework⁴ sets out a list of Hierarchy of Settlements and related infrastructure which details the range of services and infrastructural requirements relative to settlement size. Bailieborough is within the category of smaller towns and villages and is relatively well serviced by a range of socio and economic enablers for a town of its size.

⁴ [National Planning Framework](#)

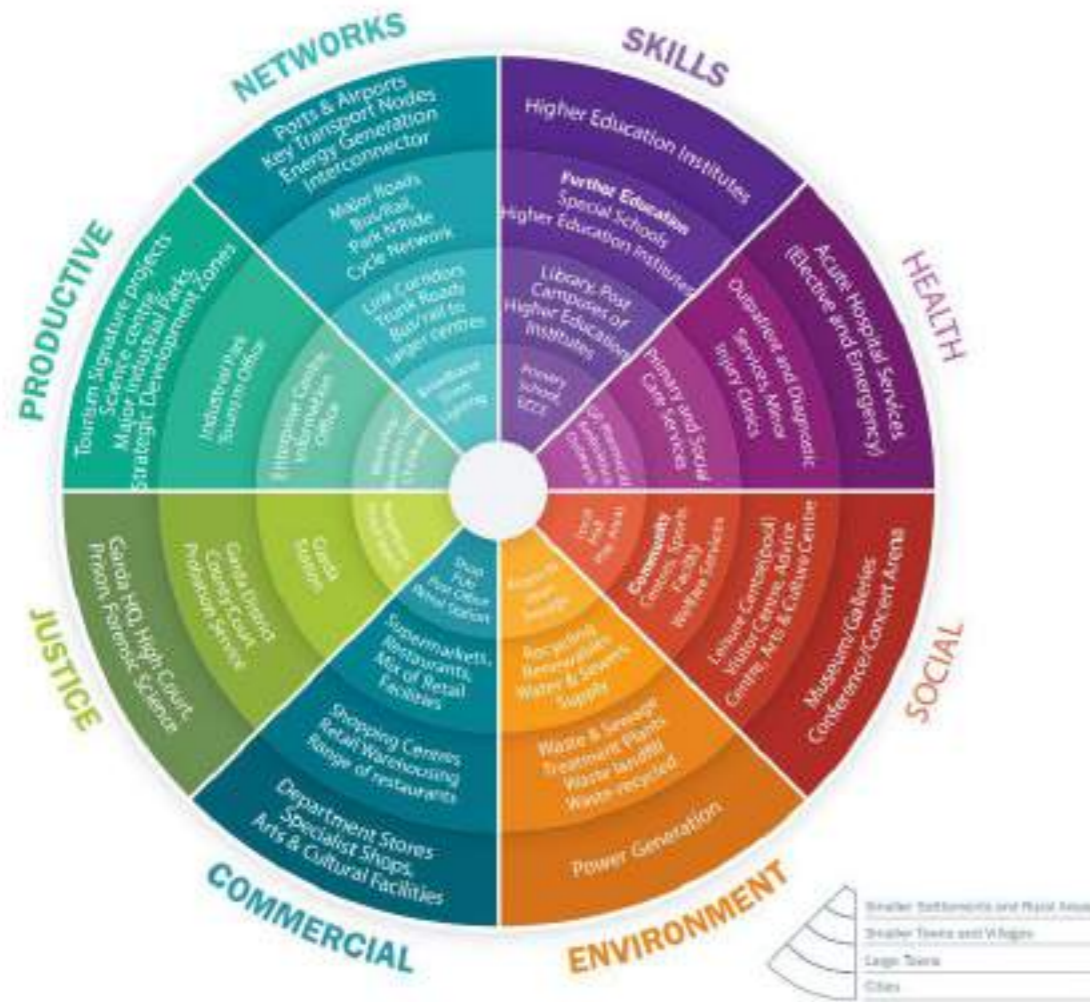
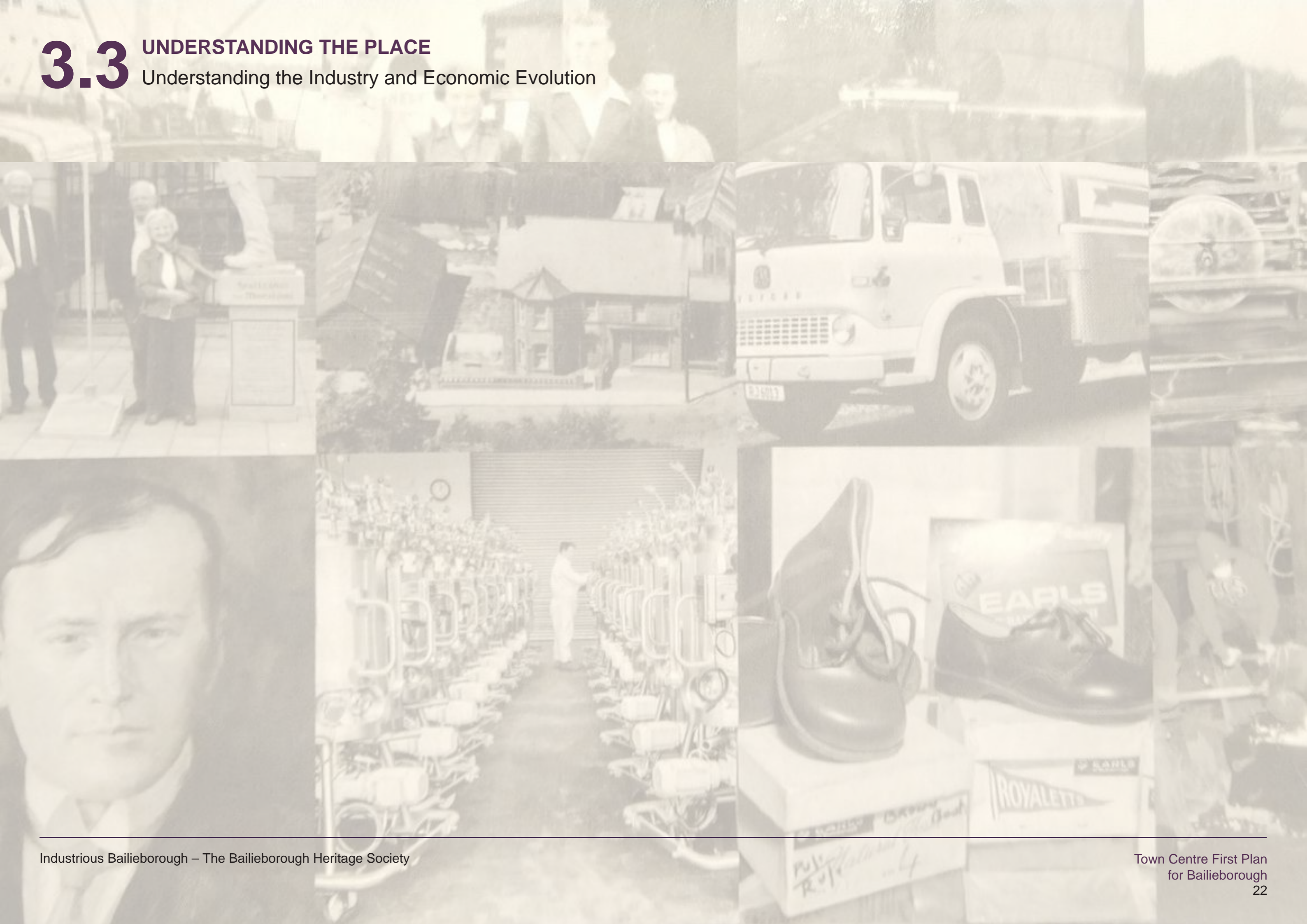


Figure 33 -Hierarchy of Settlements and related Infrastructure considered by NPF (Source: NPF; page 83) ¹

3.3 UNDERSTANDING THE PLACE

Understanding the Industry and Economic Evolution



UNDERSTANDING THE PLACE

3.3 Understanding the Industry and Economic Evolution



Figure 34 Bailieborough Market Day



Figure 35 Main Street Bailieborough 1990



Figure 36 Bailieborough Woolen Mills



Figure 37 Bailieborough Workhouse 1895



Figure 38 Stainless Steel Fabrication



Figure 39 Lakeland Dairies

Overview

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

From the 1920's to the 1970s Bailieborough had a rich industrial, and commercial heritage. See publication 'Industrious Bailieborough' published by Bailieborough Heritage Society.

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

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

From the 1970s to today:

- Many of the traditional industries ceased trading and new industries including food processing, a bath and shower factory, stainless steel fabrication, and a box factory were developed.
- It became fashionable for business owners, who traditionally lived over the shop, to move out of the central core of the town and leave upper floors vacant, used for storage or short-term rental accommodation.
- Occupancy of ground floor shops remained reasonably buoyant, see Figure 52 for current town occupancy and vacancy.
- Service industries, traditionally located at the rear of the streets, many of which were accessed through archways from the streets, moved out of the central core of the town or ceased to trade, leaving large tracts of brownfield sites vacant and deteriorating. See Figure 53 showing opportunity sites and case studies. The case studies seek to demonstrate how upper floors can be reused, backyards can be regenerated, public realm and linkages can be developed. This will facilitate and encourage longer 'dwell times' and footfall which will lead to the enhancement of the town centre of Bailieborough as a vibrant, beautiful, culturally rich social and economically thriving urban place.

Summary of industry and economic evolution of Bailieborough;

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

1613 William Bailie had constructed a castle.

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

1814 William Young of the East India Trading Company purchased the town and he laid out the current Main Street with new houses and businesses built of solid stone.

1817-1833 The Courthouse and Market House were redeveloped.

1834 Riot at which 34 people died on a fair day.

1841 The Bailieborough Workhouse is constructed to provide famine relief.

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

1920s - 1970 Bailieborough had a rich industrial, and commercial heritage.

1970s to current - Traditional industries ceased to trade, new industries developed on the outskirts of the town, traditional service industries in backyards ceased to trade or moved to the edges, upper floors deteriorated and yards and backlands become vacant.

3.4 UNDERSTANDING THE PLACE

Available Places of Recreation, Amenities and Facilities



UNDERSTANDING THE PLACE

3.4 Available Places of Recreation, Amenities and Facilities

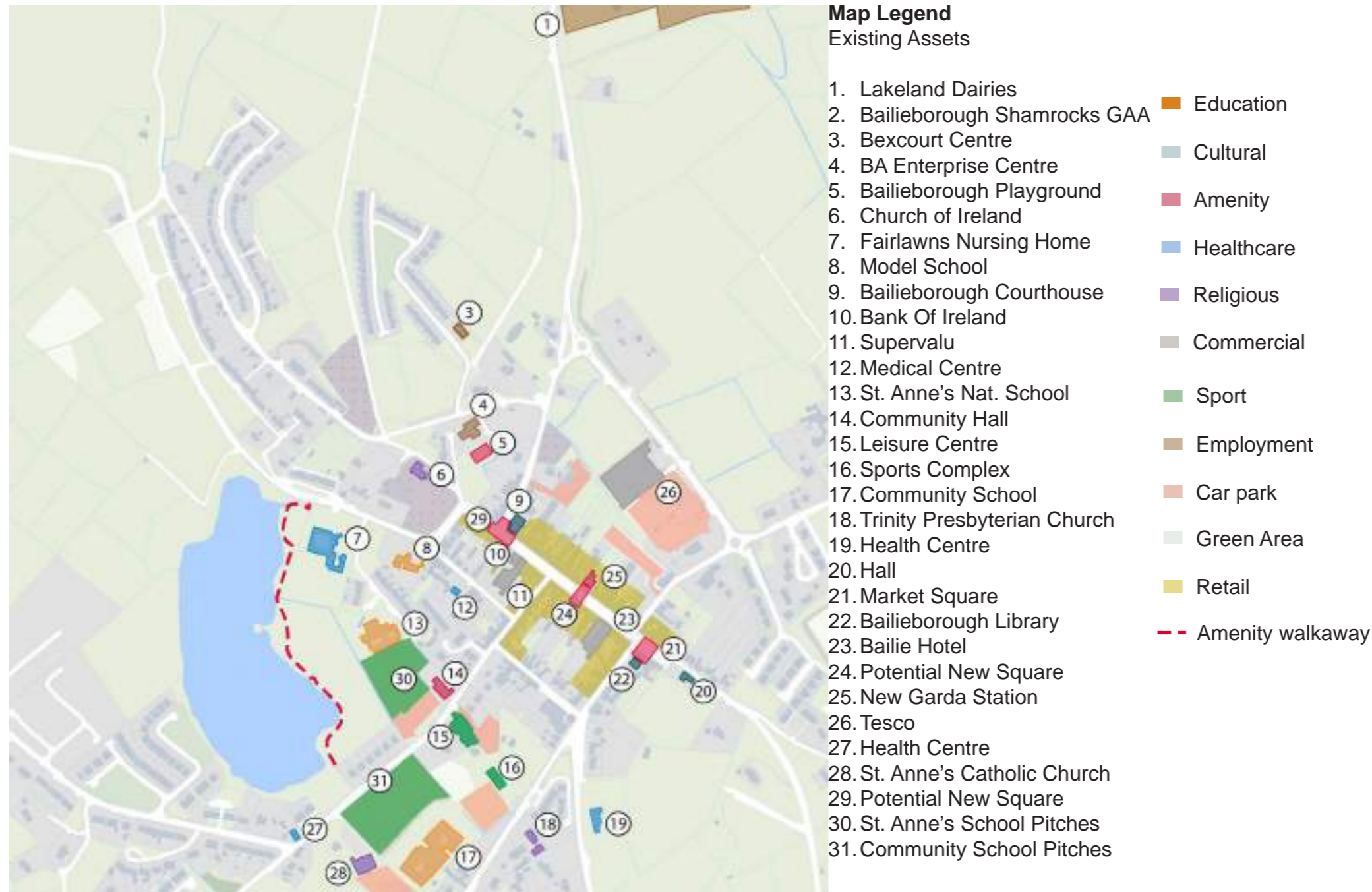


Figure 40 Map of Existing Assets in Bailieborough



Figure 41 - Courthouse



Figure 42 - Swimming Pool



Figure 43 - Library

Overview

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

Prior to the public consultation workshop, an audit of existing assets within and adjacent to the town, see Figure 40. At the consultation workshop, participants identified key services, commercial or otherwise, that are missing in the town, see Figure 44. These missing key services include a range of retail/commercial assets as well as a number of other social and economic assets.

The enabling actions in the Town Centre First Plan for Bailieborough identify a number of projects; see section 4.0, that will facilitate heritage led urban renewal, which will improve footfall and dwell time, resulting in economic development and allow the gaps in services/amenities to be addressed.

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

Figure 44 - Gaps in Key Services as Identified at Public Consultation on Town Centre First Plan

UNDERSTANDING THE PLACE

3.5 SWOT Analysis

STRENGTHS

Economic

- Local major industries with almost full employment
- Industry anchored in the locality founded on strong agricultural supply chain
- Reasonable range of local economic services- See section 3.4 Figure 40.
- Shop occupancy and vacancy at ground floor within national norms

Social

- Good range of local community services and facilities including some services not normally available in towns of this size. See section 3.4 Figure 40.
- Numerous committed voluntary and community organisations - see section 02 engagement process
- Three number progressive primary schools and a secondary school

Heritage

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

Cultural

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

Health and Well-Being

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

Place making

- Compact cohesive formal town core with clearly defined urban spaces.

Uniqueness

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

CHALLENGES AND OPPORTUNITIES

Economic

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

Heritage

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

Facilities

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

Connectivity Regional and Local

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

Health and Well-Being

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

Sustainability

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

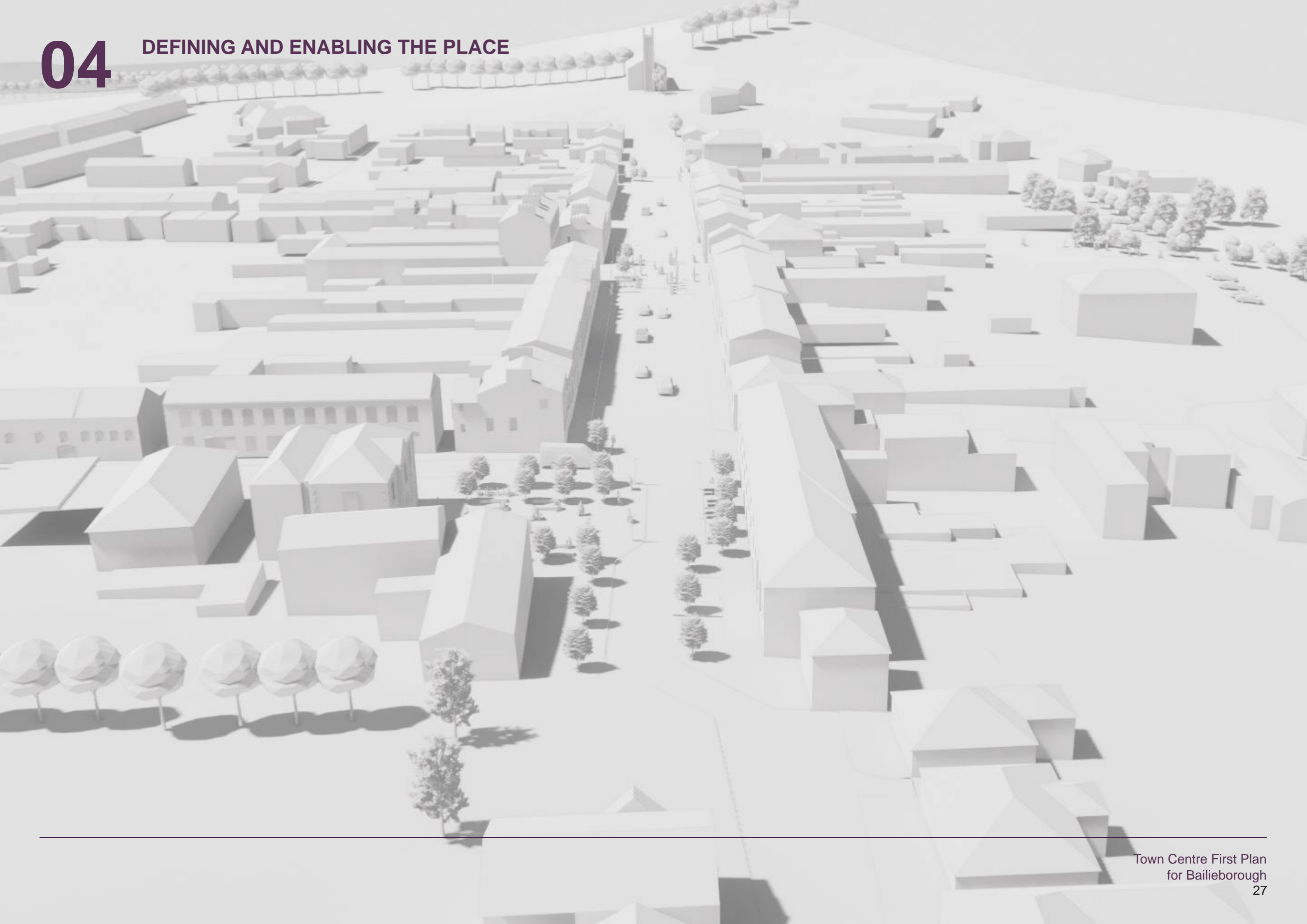
model for other towns of how the principal of acting locally and thinking globally can be implemented in small regional towns.

Place making

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

THREATS

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



DEFINING AND ENABLING THE PLACE

4.0 Overview

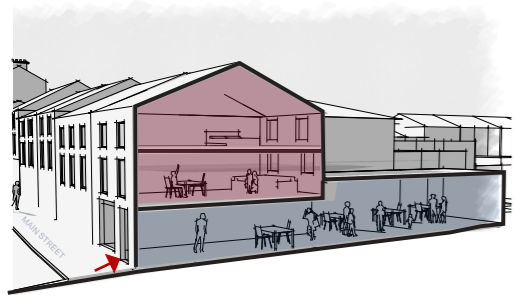


Figure 45 - Key project 1 - Building vacancy, dereliction and reuse



Figure 46 - Key project 2 - public realm



Figure 47 - Key project 4 - connectivity, accessibility and mobility



Figure 48 - Key project 6 - climate



Figure 49 - Key project 7 - community, recreational facility



Figure 50 - Key project 8 - tourism, heritage and ecology

Overview

The Town Centre First Policy, which stems from ‘Our Rural Future’¹, sets out the framework for the development of Town Centre First plans. The ambition of Town Centre First is to build strong towns that provide the variety of services and opportunities to local businesses and communities alike. While many of our rural towns have substantial vacancy and dereliction, the targeted intervention of the Town Regeneration plans presents an opportunity to reverse such decline through the repurposing and adaptation of older buildings and yards. This in turn opens up new opportunities for the provision of much needed accommodation for housing as well as opportunities for new businesses, new ways of working and enhanced community engagement.

Bailieborough, an historic town with much of the town core within an ‘Area of Architectural Conservation’ is perceived as having additional layers of complexity for building adaptation and reuse. However the case studies outlined in section 4.1 demonstrate the feasibility of these projects.

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

Challenges

Section 3.3 identifies the changes that have taken place in Bailieborough since the 1970s resulting in building vacancy and dereliction and the associated adverse effects on social, cultural, community, and economic vibrancy. This is further exacerbated by the significant decline in public realm and the overall visual amenity of the town. The challenge now presented, is to reverse this, through a range of projects and interventions that will halt this decline and bring about improvements throughout the town.

Opportunities

Section 4 of the Town Centre First Plan (Defining and Enabling the Place) identifies a number of enabling projects that will regenerate and rejuvenate Bailieborough as a sustainable town and community, acting locally to facilitate people to live, work, socialise and visit while supported by all necessary social, cultural, recreational, project groups, services and facilities.

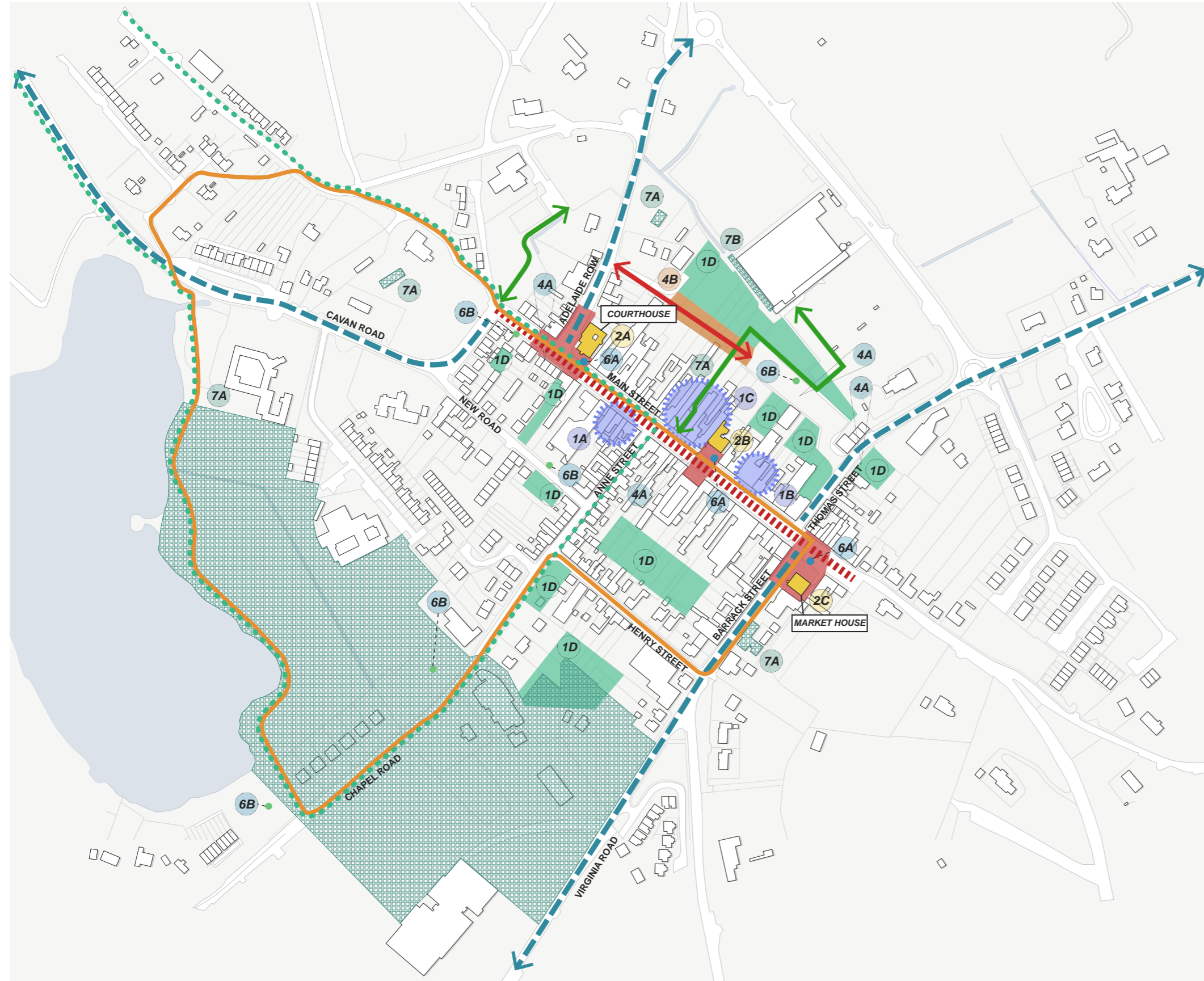
The Town Centre First Plan has identified the following 9 enabling project groups to be developed and implemented over the short, medium, and long term:

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

¹[Town Centre First - A Policy Approach for Irish Towns](#)

DEFINING AND ENABLING THE PLACE

4.0 Overview



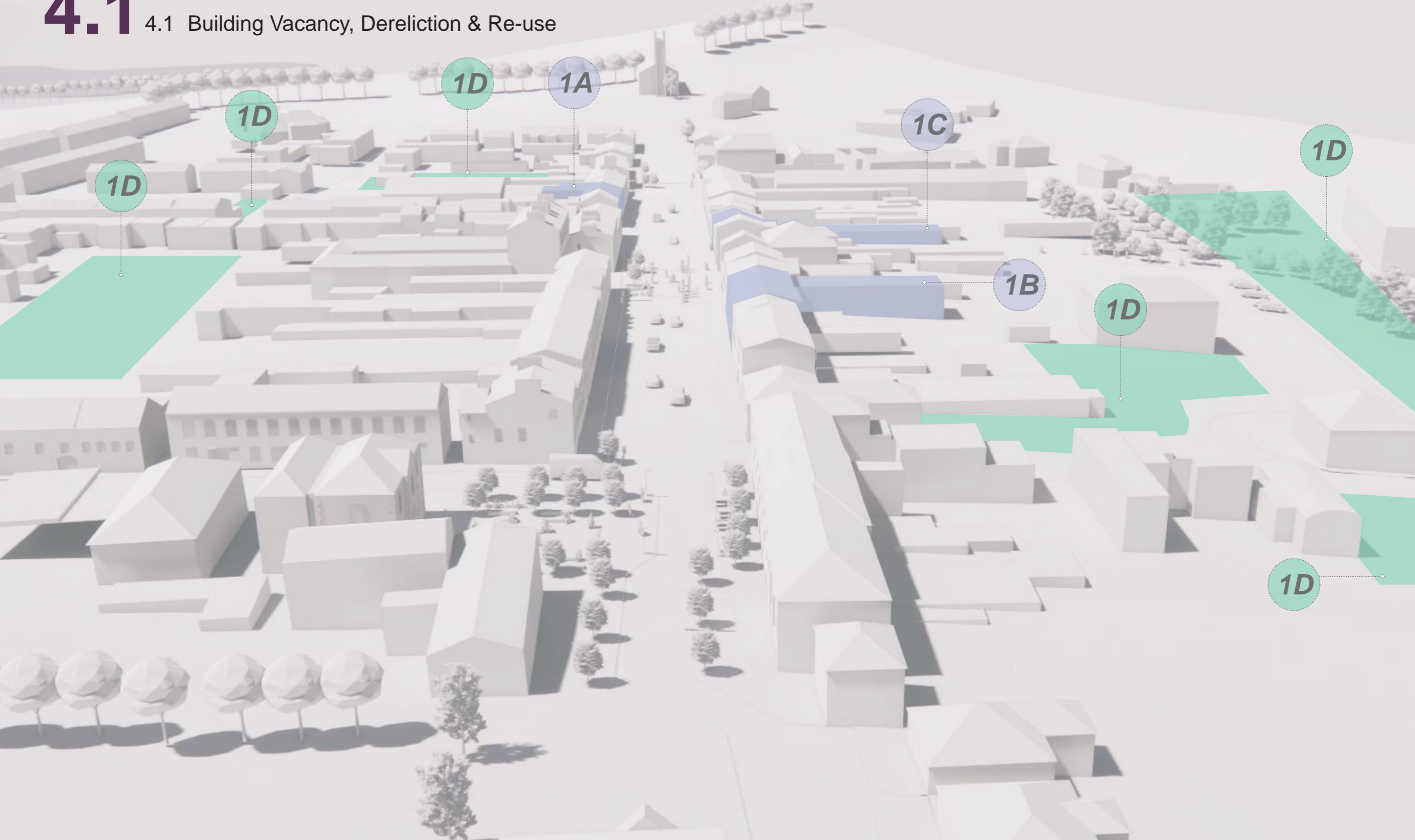
OPPORTUNITY SITES LEGEND

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

Figure 51 - Opportunity sites and enabling projects

4.1 DEFINING AND ENABLING THE PLACE

4.1 Building Vacancy, Dereliction & Re-use



DEFINING AND ENABLING THE PLACE

4.1.1 Building Vacancy, Dereliction & Re-use - Land Use and Vacancy

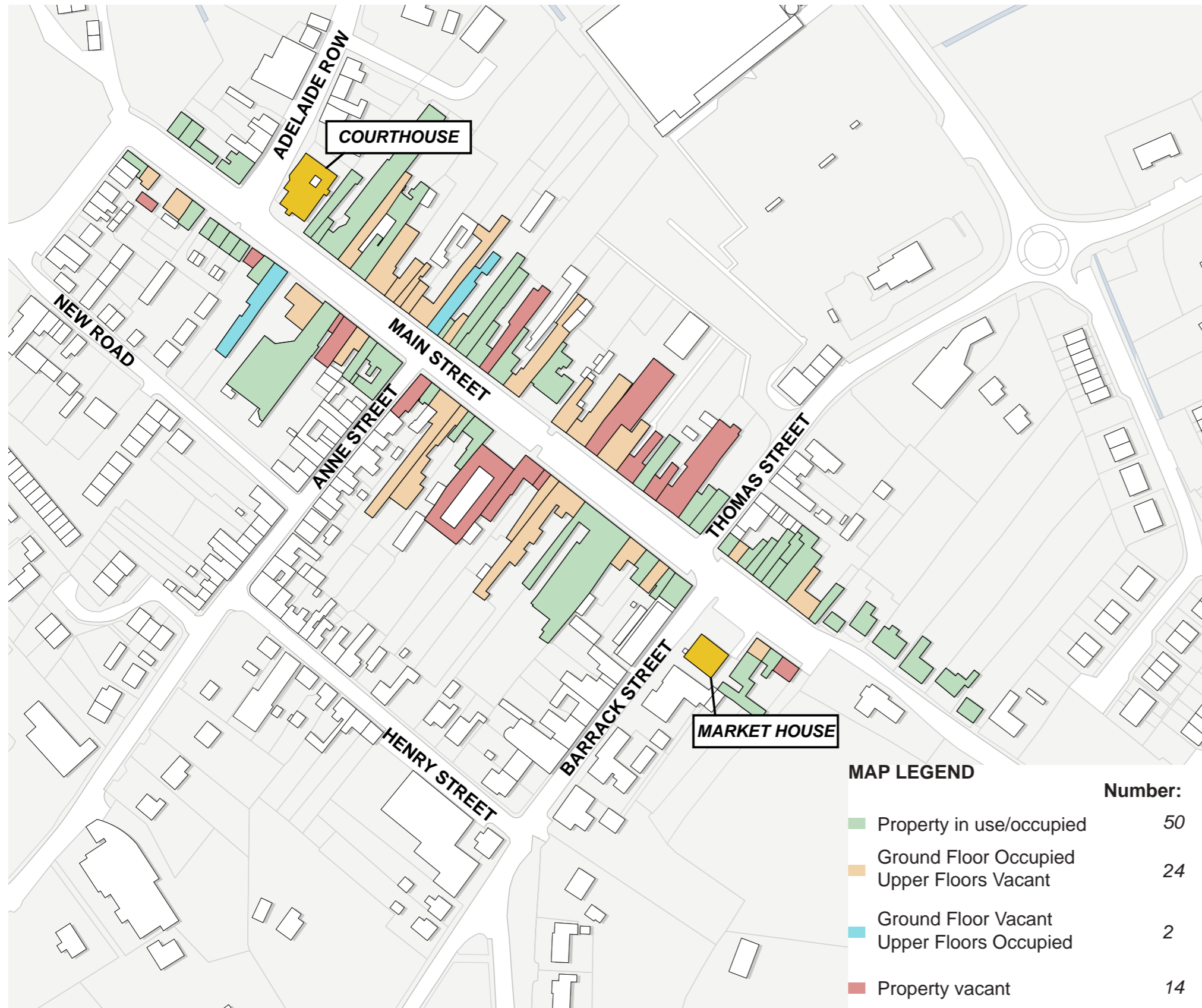


Figure 52 Map of Vacancy in Bailieborough Today

Overview

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

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

Challenges

Figure 52 (map of vacancy in Bailieborough today) represents the current properties in use and vacant properties in Bailieborough. (Surveyed 14/08/2023). The challenge is to retain footfall and a consistent flow of movement for the purposes of supporting the local economy and the atmosphere of a lively town and to ensure a sufficient number of services and shops are provided. Currently there is a vacancy issue which needs to be addressed in the town core, only 55.5% of the buildings are completely occupied. On the ground floor only, a total of 90 properties have been mapped, 16 of which are vacant so on a percentage basis 17% of the town is vacant.

Encouraging people to live in town centres and addressing the hollowing out of town centres, in adapting older buildings to the demands of modern living and doing business is another of the challenge.

DEFINING AND ENABLING THE PLACE

4.1.2 Building Vacancy, Dereliction & Re-use

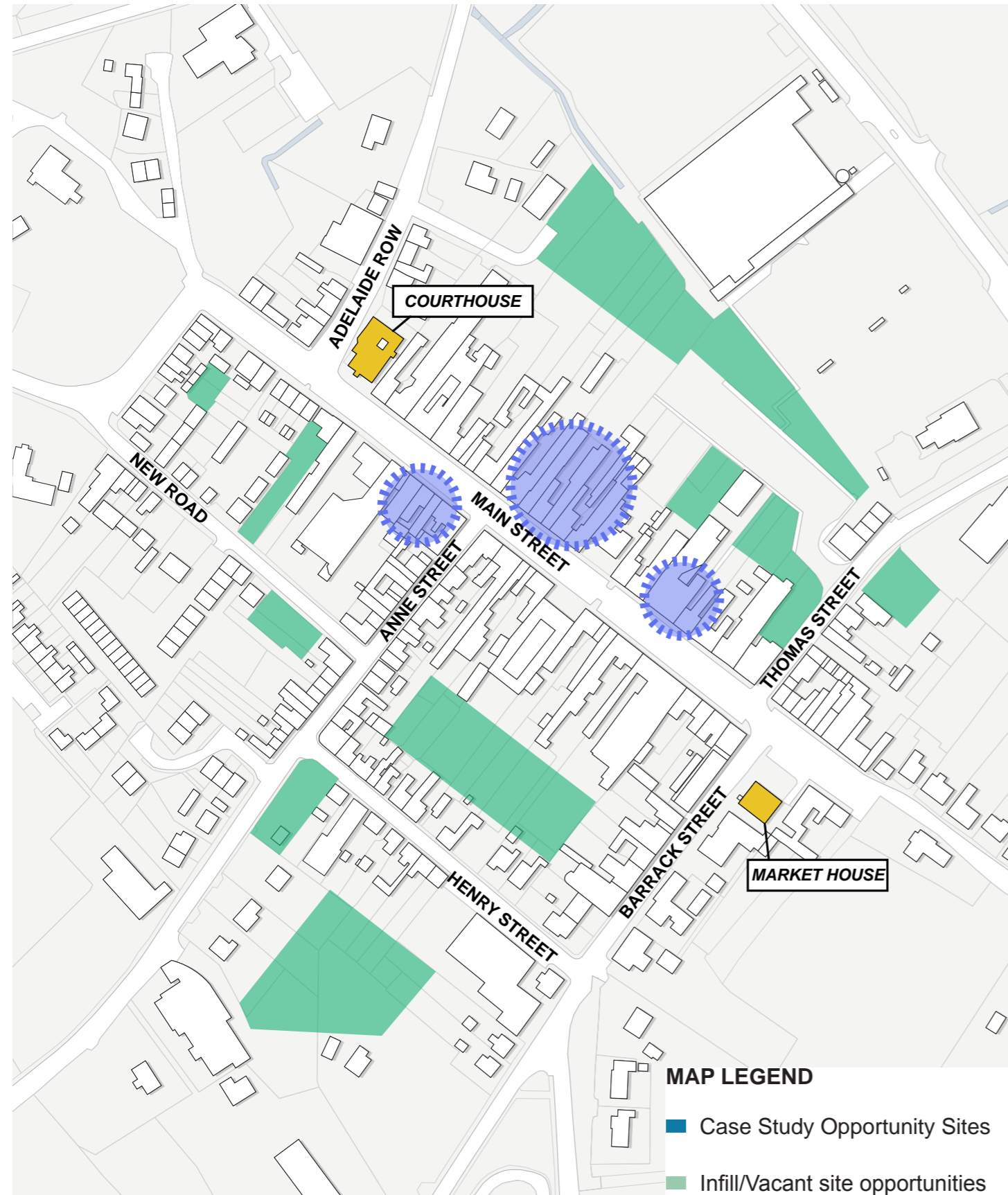


Figure 53 Map of Case Study Sites and Infill Opportunity Sites



Figure 54 Backlands development Castleblaney Craft Studio Architects



Figure 55 Urban Infill and Backlands Development Project Virginia, CAKM Architects

Opportunities

The vacancy rate of the upper floors presents an opportunity to develop a vibrant “lived in” and “worked in” town centre with increased footfall and dwell time, thus enhancing social, cultural and economic opportunities. The layout of the town as detailed in section 3.1 highlights the opportunities for the redevelopment of the long narrow gardens and back lands which are a key feature of the town.

The Town Centre First Plan presents an opportunity to examine, through 3 key case studies, the regeneration opportunities presented within the town core and address perceived reasons for not carrying out redevelopment. Regeneration is the process of bringing social, cultural, economic and environmental life back into an area resulting in high quality life for its inhabitants and visitors. Regeneration encourages and supports sustainable businesses and future investment from private sector and public sector alike.

For many people the prospect of taking on a large scale town centre redevelopment -residential or commercial can prove daunting.

The Town Centre First Plan, through the inclusion of three demonstrator/case studies provides an overview of the schedule of works required and approximate costings associated with the redevelopment within the town core of the following:

- Case Study 1: 4.1.1 Living over the shop. Demonstration project.
- Case Study 2: 4.1.2 Working over the shop demonstration project.
- Case Study 3: 4.1.3 Residential regeneration of Back lands of future opportunity infill sites.

DEFINING AND ENABLING THE PLACE

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

Front Access - Dual Aspect

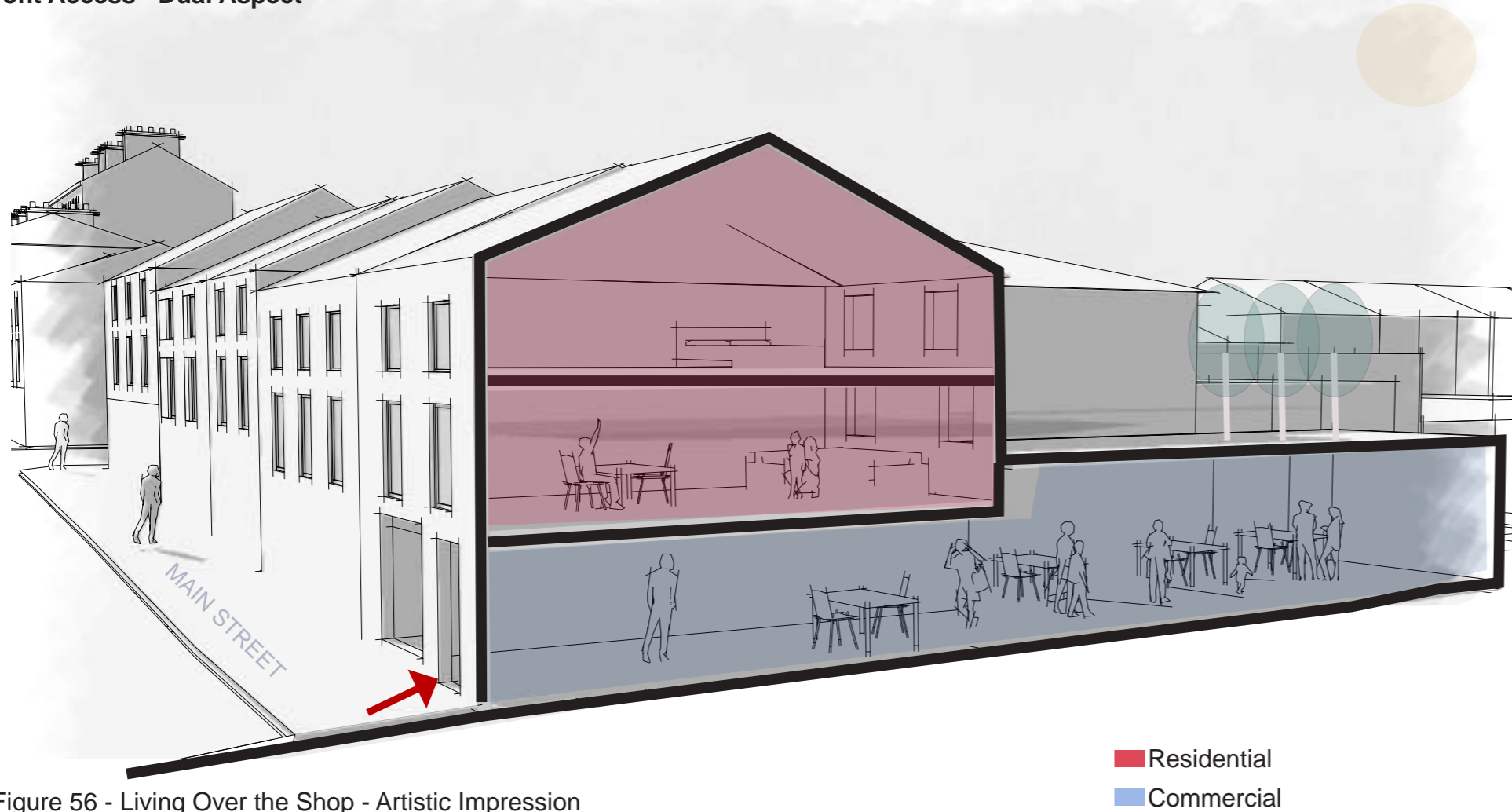


Figure 56 - Living Over the Shop - Artistic Impression

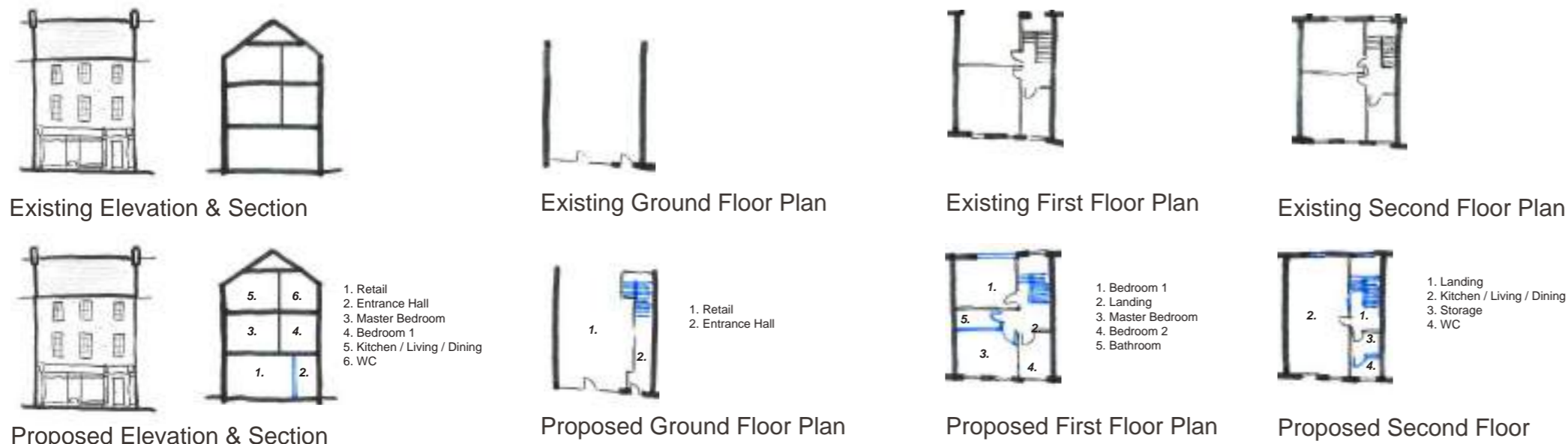


Figure 57 - Case Study 1 - Living Over the Shop

Overview

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

Schedule of Work

1. Minimal demolition, make new openings.
2. Make provision for bathrooms, kitchen and services.
3. Electrics and fire alarm.
4. Plumbing and heating
5. Repair existing lime plaster – appropriate insulation to external walls.
6. Fire proofing and acoustic separation between residents and shop, fire enclosure to stairs.
7. Repairs to the floor structure.
8. Repair/alteration to existing stairs.
9. Upgrade thermal performance and repair windows.
10. Repair and insulate roof.
11. Draught proofing at all junctions.
12. Retain lath and plaster ceilings where possible and carry out repairs.
13. Retain internal joinery where possible, repair and replace where necessary.
14. Sanitaryware and bathroom finishes.
15. Install kitchens.
16. Floor wall and ceiling finishes.



Figure 58 - Recently completed 2-Storey Maisonette over Shop at Main Street Bailieborough

DEFINING AND ENABLING THE PLACE

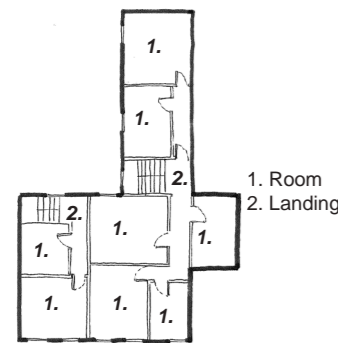
4.1.4 Building Vacancy, Dereliction & Re-use - Case Study 2: Working Over the Shop



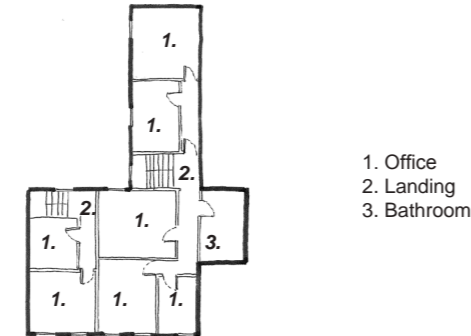
Existing Elevation



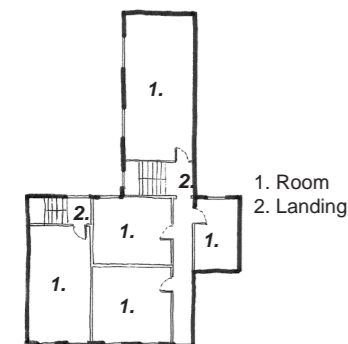
Proposed Elevation



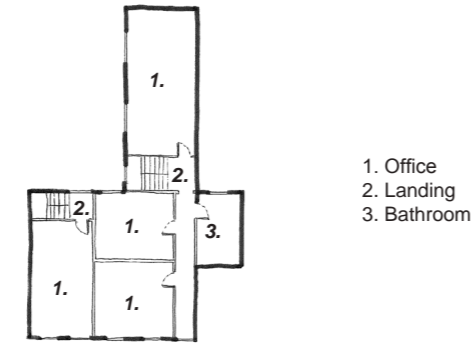
Existing Second Floor Plan



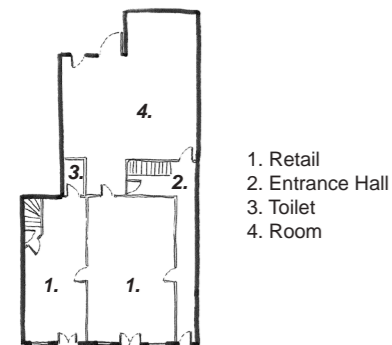
Proposed Second Floor Plan



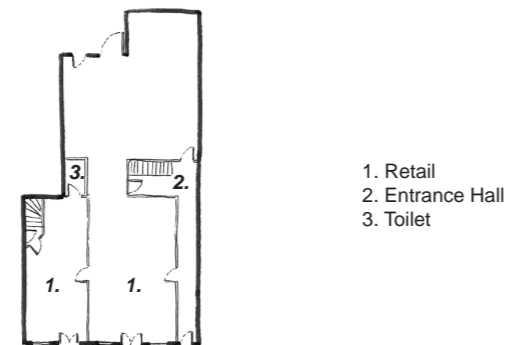
Existing First Floor Plan



Proposed First Floor Plan



Existing Ground Floor Plan



Proposed Ground Floor Plan

Figure 59 - Case Study 2 – Working Over The Shop



Figure 60 - Example of Remote Working Space in Historic Building - Cooney Architects



Figure 61 - - Example of Remote Working Space in Historic Building- Cooney Architects



Figure 62 - Example of Remote Working Space in Historic Building - Cooney Architects

Overview

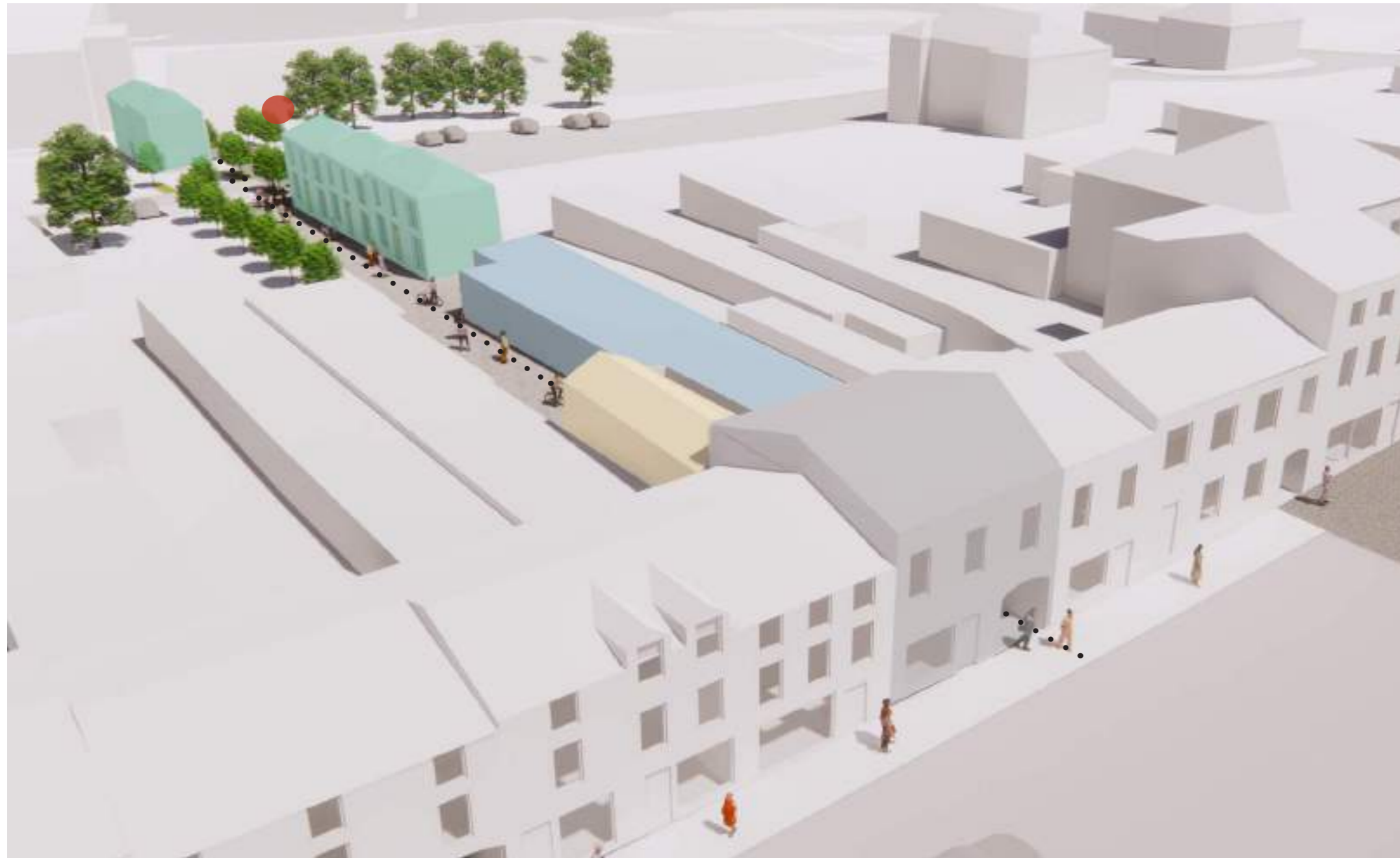
This case study demonstration project is for a two storey offices and remote working spaces located over two shops on Main Street with access from the street and an archway. Natural light and dual aspect to the street and rear yard.

Schedule of Work

1. Minimal demolition, make new openings.
2. Make provision for bathrooms, kitchenette and services.
3. Electrics, data and fire alarm.
4. Heat pump.
5. Repair existing lime plaster – appropriate insulation to external walls.
6. Fire proofing and acoustic separation between working spaces and shop, fire enclosure to stairs.
7. Repairs to the floor structure.
8. Repair/alteration to existing stairs.
9. Upgrade thermal performance and repair windows.
10. Repair and insulate roof.
11. Draught proofing at all junctions.
12. Retain lath and plaster ceilings where possible and carry out repairs.
13. Retain internal joinery where possible, repair and replace where necessary.
14. Floor wall and ceiling finishes.
15. Provision for meeting rooms.

DEFINING AND ENABLING THE PLACE

4.1.5 Building Vacancy, Dereliction & Re-use - Case Study 3: New Housing in Backlands



Overview

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

Existing shops are retained on the ground floor that front on to the street. Residential is located in the existing building above the shop. Offices, remote working are located in a re-purposed building in the rear yard and existing residential retained with new infill housing addresses the new street and new existing car park as follows:

1. Newly constructed 2 bed own-door units approx. 90m2 (ground internal floor area) including site development works.
2. Residence to meet all current regulations and government standards.
3. BER: A Rated.
4. Dual Aspect where possible.

ARTISTIC IMPRESSION LEGEND

- New Build Residential Opportunity Sites
- Existing Building Facing Main Street - retained with shops on ground floor and residential above
- Upgrade Existing Outbuilding for Enterprise Use
- Existing Residential Retained
- ... Universal Access, Security-by-Design, Overlooked Steps and Universal Access Ramp Towards Carpark and Tesco.
- Opportunity for New Playground

Figure 63 - Case Study 3 – Artistic Impression - New Housing in Backlands



Figure 64 - Existing Photo



Figure 65 - Existing Photo - Before



Figure 66 - Artistic Impression - After



Figure 67 - Project Example - Steps



Figure 68 - Project Example - Ramp

DEFINING AND ENABLING THE PLACE

4.1.6 Building Vacancy, Dereliction & Re-use - Financial Viability of Case Studies

RENTAL YIELD

Based on consultation with local property experts/agent, the following would be the projected rental income for a newly refurbished/constructed property:

Property Type	Projected Rent
3 Bed Duplex OTS	€1,000/€1,200 (€1,100 in example)
2 Floors of serviced offices	€1,200
2 Bed Own door townhouse	€1,000

Where we factor in the Vacant Property Refurbishment Grant of €50,000, the following yields arise (the grant is only available for residential lettings but as the table below sets out, this significantly improves the projected yield on the residential conversion. Where the SEAI grants are obtained, the yield will increase further:

Type of Property:	OTS Residential	OTS Commercial	New Build Residential
Example Cost	180,000	300,000	235,000
Less Grant Aid	(50,000)		
Net Cost	130,000	300,000	235,000
Annual Rental	13,200	14,400	12,000
Gross Yield Before Costs	10.2%	4.8%	5.1%

Figure 69 - Case Study Example Investment & Returns (Extract From Appendix F)

Overview

The design team have considered the financial viability of the proposed refurbishment of vacant “over the shop” space in the town, together with an assessment of 2 bedroom newly constructed dwellings at the Back Lands. See [Appendix F](#) Socio Economic & Financial Report for full details.

The following investment & financing scenarios have been considered based on the estimated build costs set out below, in relation to the potential residential developments:

1. Development of “Over The Shop” type 3-bedroom apartments at a projected development cost of €180,000;
2. Development of “Over The Shop” type commercial/office space at a projected cost of €300,000; and
3. 6 newly constructed 2 bed dwellings units at an aggregate cost of €235,000 each.

In summary:

- Based on estimated generic example costings, the development of Over The Shop residential units would appear to offer a good investment return.
- The Vacant Property Refurbishment Grant of €50,000 or €70,000 where the conversion is for residential purposes further increases the investment yield (in our example, a gross yield in excess of 10% could be possible. The availability of this grant, and the additional SEAI grants (which were not factored into the examples), should be explored by any property owners or developers considering work on the vacant properties.
- While raising bank/institutional funding will be difficult, potential investors will also factor into account capital appreciation and, therefore, some investors may be prepared to use existing funds which are not earning any substantial return under current bank deposit rates;
- The repair and lease scheme, whereby the Local Authority can fund up to €80,000 of works on residential units, could also be of benefit in some cases. In addition to the Local Authority, there are a number of Housing Associations which could have an interest in long term leases of the residential units.

DEFINING AND ENABLING THE PLACE

4.1.7 Building Vacancy, Dereliction & Re-use - Current Town Projects



Figure 70 - Bailieborough Library Before



Figure 71 - Bailieborough Main Street - Before Painting Scheme



Figure 72 - Bailieborough Courthouse Before



Figure 73 - Bailieborough Library After



Figure 74 - Bailieborough Main Street - After Painting Scheme



Figure 75 - Bailieborough Courthouse After

4.2 DEFINING AND ENABLING THE PLACE

Public Realm



DEFINING AND ENABLING THE PLACE

4.2 Public Realm - Overview

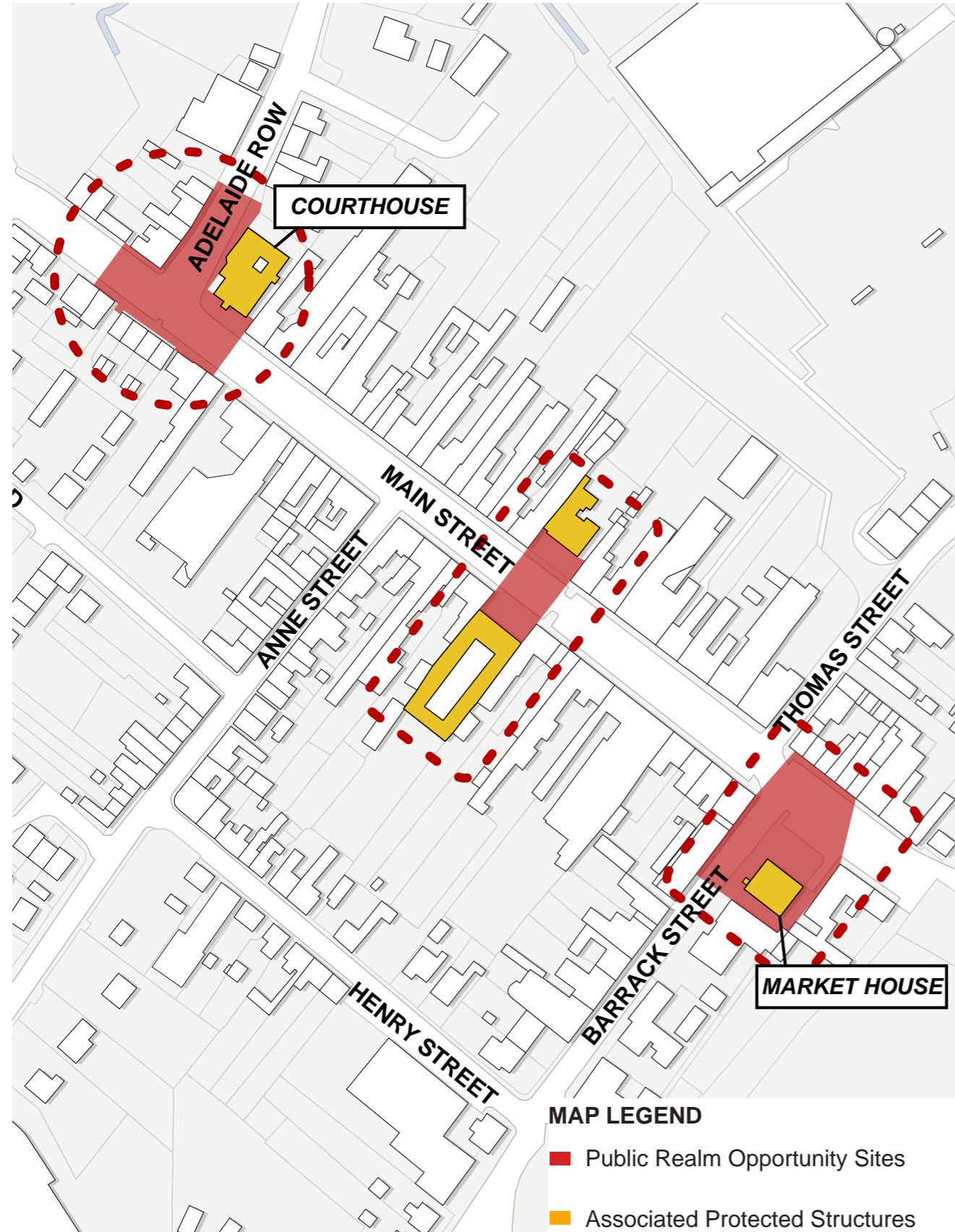


Figure 76 - Map of Public Realm Opportunity Sites

Overview

The Town Centre First policy recognises that successful places are characterised by an attractive public realm (streets, spaces, and parks) that is designed to invite people to meet, mingle and dwell. Bailieborough is no different to many medium sized rural towns. It's public realm has deteriorated and is in need of maintenance and renewal. Streets and squares were formerly used as marketplaces with shared access for pedestrians, bicycles, horses, and carts. 84% of available public realm space is now occupied by moving or parked vehicles. Cyclists share the roads with lorries and cars. There are no public transport set down areas. Footpaths are narrow on the sunny side of the streets and do not provide for passing, viewing into shopfronts or sitting out spaces. Opportunities for enhanced ecology are limited to hanging baskets. Spaces in front of public buildings, The Courthouse, the former Post Office and The Market Square are mostly used for car parking with limited provision for pedestrian crossing and traffic calming.



Figure 77 - Francis Street, Dublin Public Realm



Figure 78 - Francis Street, Dublin Public Realm

Challenges

The challenge is to address the issues outlined above and to reverse the pattern of stagnation and decline of the public realm while securing the necessary financial and technical resources to develop and implement a range of short, medium and long term public realm projects. A future challenge is to address the need for perceived additional car parking spaces.

Opportunities

There is an opportunity to maximise the potential presented by existing features within the town. The plan promotes the development of public realm that is safe, easy to access, provides for the community, seating, cycle parking, drinking fountains, activities and supports the needs of people with limited mobility or with a disability. The plan also promotes sustainable development through a number of digital and climate related proposals.

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

1. Provision of beautiful paved, traffic calmed civic squares in front of public buildings, with reduced car parking, pedestrian friendly crossing points, trees, seating, optimising microclimate, priority for pedestrians, cycle parking and public transport in places at the following locations:
 - The Courthouse
 - The Market Square
 - The former Post Office
2. Opportunities for a future medium to long-term provision of wider footpaths on the sunny side of the streets with more generous provision for passing, viewing into shopfronts or sitting out spaces.
3. Opportunities for enhanced ecology corridors.
4. Quality street furniture, signage, public lighting and avoidance of clutter.

³Town Centre First – A Policy Approach for Irish Towns

DEFINING AND ENABLING THE PLACE

4.2.1 Public Realm - Market Square



Figure 79 - Artistic Impression of Market Square Public Realm

Overview

Market Square is located on the axis of Main Street at the junction of Barrack Street, Thomas Street and Institute Road. The junction at Barrack Street, Thomas Street, Main Street and Market Square present a number of challenges; vehicle movements, cycling movements, pedestrian crossing points, levels and quality of public realm. See section 4.4.3 setting out process and opportunities for addressing challenges at Thomas Street junction. Figure 79 focuses on the public realm and area outside market house in public library.

Challenges

The main challenges identified are:

- Vehicular movements at Barrack Street, Thomas Street, Main Street, Market Square and Institute Road.
- Lack of provision for cyclists.
- Pedestrian crossing points.
- Car parking provision.
- Visual clutter and uncoordinated signage provision.
- Footpaths blocked by services.
- Facilities and provision of generous, safe crossing points for pedestrians.

Opportunities

- The former Market Square and Market House presents an opportunity to recreate a formal civic space including:
- Phased provision of a paved, traffic calmed, civic square.
- Redesign of car parking layout to provide for enhanced spaces for pedestrians, seating, ecology and to enhance the formal setting of the classical front of the former Market House, now the town library.
- Optimising local microclimate and quality of public realm to encourage increased footfall and dwell time.
- Pedestrian friendly crossing points.
- Cycle parking.
- Redesigned signage, street furniture and utilities.

This layout is subject to a detailed traffic study to address the challenges presented by vehicular movements.

DEFINING AND ENABLING THE PLACE

4.2.2 Public Realm - Bailieborough Courthouse



Figure 80 - Artistic Impression of Bailieborough Courthouse Public

Overview

Significant conservation works have already been carried out to the former Courthouse and Bridewell. The courthouse was repurposed as a remote working centre and a community space. The allocation of c. 1.4 million funding under the Rural Regeneration and Development Funds is facilitating ongoing works, which include conservation of the former Bridewell at the rear of the courthouse and the provision of community, education and a visitor interpretation and trail head.

The visitor centre shall be the first Plantation Museum in Ireland. The proposed courthouse public realm space at the junction of Main Street and Adelaide Row provides a formal civic space that addresses the setting of the former courthouse, optimised local microclimate and quality of public realm to encourage increased footfall and dwell time.

Challenges

- Vehicular movements.
- Lack of provision for cyclists.
- Pedestrian crossing points.
- Car parking provision.
- Level differences and narrow footpaths blocked by services.
- Lack of generous, safe crossing points for pedestrians.

Opportunities

The location and setting of the former courthouse and Bridewell present an opportunity to recreate a formal civic space including:

- Phased provision of a paved, traffic-calmed, civic square.
- Redesign of car parking layout to provide for enhanced spaces for pedestrians, seating, ecology and to enhance the formal setting of the classical front of the former courthouse.
- Optimising local microclimate and quality of public realm to encourage increased footfall and dwell time.
- Pedestrian-friendly crossing points.
- Cycle parking.
- Redesigned signage, street furniture and utilities.

DEFINING AND ENABLING THE PLACE

4.2.3 Public Realm - New Garda Station & Former Post Office



Figure 81 - Artistic Impression of New Garda Station Public Realm

Overview

Central Square is located half way along Main Street, equidistant from Market Square at the south east end of Main Street and the Church of Ireland grounds at the north west end of Main Street. This square is overlooked by the former post office and the new Garda station. The former post office and new Garda station are set back from the building line of Main Street.

The OPW and Gardaí acquired the former National Irish Bank In 2018. The extension and repurposing of this building as a new Garda station is currently under construction. It is proposed to extend the public realm works for the new Garda station across Main Street to the front elevation of the former post office.

Challenges

The main challenges identified are:

- Speed of vehicular movements along Main Street.
- Space is required for bus and taxi pull in.
- Limited pedestrian crossing points.
- Car parking provision.
- Visual clutter and uncoordinated signage provision prioritised over cycling and pedestrian.
- Limited opportunities for outdoor dining, seating and congregation.
- Overhead services are unsightly.
- Footpaths blocked by services.

Opportunities

- The setback elevations of the former Post Office and new Garda station present an opportunity to recreate a unified formal civic space while maintaining vehicular movement through the square including:
 - Phased provision of a paved, traffic calmed, civic square.
 - Redesign of car parking layout to provide for enhanced spaces for pedestrians, seating, ecology and to enhance the formal setting of the former Post Office and new Garda Station.
 - Optimising local microclimate and quality of public realm to encourage increased footfall, outdoor seating and dwell time.
 - Pedestrian friendly crossing points.
 - Sitting out spaces.
 - Opportunity for enhanced ecology and biodiversity with linked ecology corridors.
 - Cycle parking.
 - Redesigned signage, street furniture and utilities.

This layout is subject to a detailed traffic study to address the challenges presented by vehicular movement.

DEFINING AND ENABLING THE PLACE

4.2.4 Public Realm Improvements



Figure 82 - Bailieborough Main Street - Signage, Utilities and Damaged Paving



Figure 83 -Virginia Public Realm - Recently Completed by Cavan County Council



Figure 84 - Westport biodiversity



Figure 85 - Biodiversity garden at Barrack Street, Carlow



Figure 86 -Bailieborough Main Street - Existing overhead cables and Damaged Paving



Figure 87 - Bailieborough Main Street - After underground cables and repaving the footpath

Overview

The proposed three key public realm projects are Figure 79 Market Square, Figure 80 Courthouse and Figure 81 Central Square, which, if advanced, would demonstrate the transformative social and economic benefits of well-designed and executed, people centric, public realm enhancement. The existing public realm of Bailieborough also requires considerable improvement. Streets, including Main Street, are visually cluttered with overhead cables, poles for cables and lighting, signage and services installations. Provision for universal access is limited. The pavements were renewed in the 1990s with coloured concrete brick paving. This paving has deteriorated, recent installation of services has damaged the paving, it is uneven with limited dished kerbs, tactile surfaces and crossing points.

During the public consultation, a small number of sites within the town were identified as in need of remedial/regeneration works, as they currently detract from public realm within the town. These were identified as the council yard on New Road as well as the scrub lands at the junction of Main Street and Church Street.

Challenges

Bailieborough is perceived by many people as run down with substantial dereliction. People do not see the town as vibrant, beautiful, a place to visit and spend time dining or perusing the public realm.

Securing funding and technical resources required to address the very poor public realm is essential.

Opportunities

The recently completed public realm redevelopment at Virginia demonstrates the economic, social and cultural benefits of public realm improvement. Under grounding cables and services, beautiful quality pedestrian friendly paving, enhance planting and biodiversity result in increased dwell times for visitors and locals and pride of place for the local community.

In 2017, Cavan County Council completed the preparation of Town and Village Revitalisation Plans¹ for towns and villages throughout the county including Bailieborough. The

aim of the plans is to propose improvements, which will enhance the towns and villages as attractive places in which to live and work. The plans propose a range of projects which could be implemented over the short, medium, and long term. The Town and Village Revitalisation Plans include a range of County Wide Proposals (referenced as CWP) that are recommended to be rolled out in each town across County Cavan as well as a series of potential Town Specific Proposals (referenced as SP) that are recommended to be implemented in specific towns and villages across County Cavan only. The actions proposed in the Town Centre First Plan for Bailieborough will be consistent with and compliment the ambition of the Town and Village Revitalisation Plan for Bailieborough and will also endeavor to advance the projects within the Town and Village Revitalisation Plan.

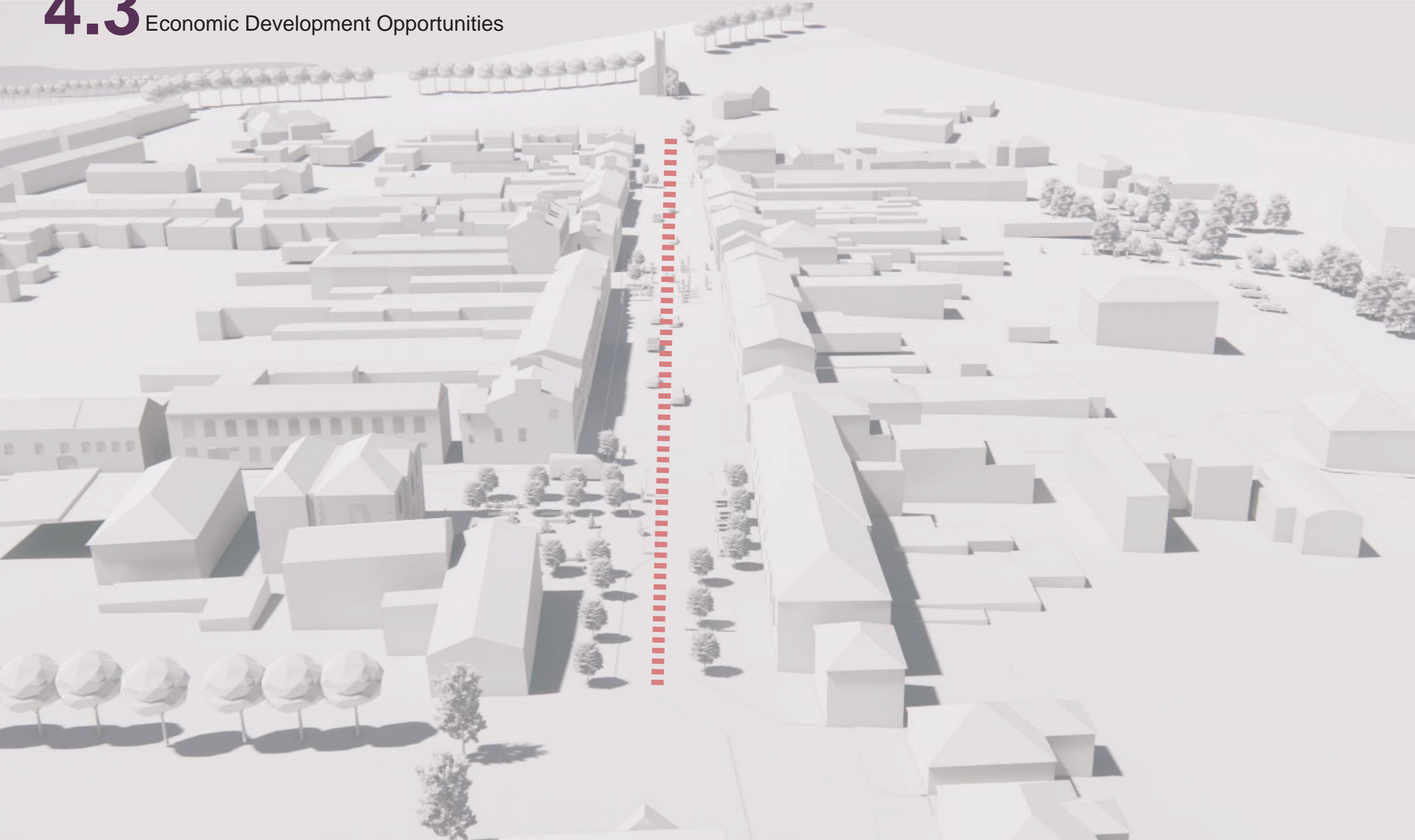
The Town Centre First Plan identifies 6 public realm enhancements which it seeks to progress over the short medium and long term:

1. Review and updating of signage throughout and on approach to the town.
2. As part of the proposed public realm projects include the provision of appropriate street furniture that is unobtrusive and future proofed in terms of digital and climate action.
3. In addition to the roll out of the Streetscape Scheme support the development of murals on premises within the town to rejuvenate the streetscape.
4. Where possible incorporate biodiversity and planting into public realm projects of all scales.
5. Carry out remedial and improvement works to improve the visual amenity of a number of sites within the town, in particular those identified on New Road and at the junction of Main Street and Church Street
6. Review of lighting within the town and explore opportunities to underground cables as well as introducing new low level and more efficient lighting within the town.
7. In conjunction with public realm and public lighting projects advance the opportunities to upgrade footpaths throughout the town using quality pavers that would enhance accessibility and the visual amenity of the town.

¹[Bailieborough Town and Village Revitalisation Plan](#)

4.3 DEFINING AND ENABLING THE PLACE

Economic Development Opportunities



DEFINING AND ENABLING THE PLACE

4.3 Economic Development



Figure 88 - Artistic Impression of Town Events at Main Street Bailieborough

Overview

Bailieborough has a strong compact town core with an existing street pattern that lends itself well to further development. The retail and service function of the town is mainly confined to the town core with one major edge of core retail development.

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

Challenges;

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

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

There have been many precedents for local action in Bailieborough to address economic challenges facing towns. A town including 'Midnight Madness' shopping promotion, community festivals, poetry town events and street parades.

Opportunities

Town core projects have been identified at section 4.0:

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

Local enablers of enhanced economic activity:

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

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

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

4.4 DEFINING AND ENABLING THE PLACE

Connectivity, Accessibility and Mobility - Overview



DEFINING AND ENABLING THE PLACE

4.4 Connectivity, Accessibility and Mobility



Figure 89 - Map of Existing Links in Bailieborough



Figure 90 - Pavement at Barrack Street



Figure 91 - Pavement at Thomas Street



Figure 92 - Pavement at Henry Street



Figure 93 - Pavement at Main Street

Overview

Key ingredients that support increased footfall, dwell time and resultant economic activity within town centres include:

- Connectivity to the town centre including vehicular access, public transport access, cycling and pedestrian access.
- Accessibility within the town centre including sufficient, appropriately located parking with safe, pleasant pedestrian linkages.
- Permeability that encourages people to walk and take shortcuts linking key services.
- Mobility around the town centre including generous, safe, quality footpaths with appropriately located ditched kerbs and pedestrian and cycling crossing points.
- Connectivity: Figure 89 Shows the existing roads to the town and the roads and streets within the town. Bailieborough has very good road linkages to local and regional towns including Cavan, Cootehill, Kingscourt, Shercock, Virginia and Kells.

There are a limited number of bus routes serving the town. The bus services are due to be expanded in the coming months, see section 4.4.1. Currently there are two designated pedestrian routes within the town centre. There are no cycle lanes. Urban blocks are large and impermeable. There are no drinking fountains in the town and very few bicycle stands.

Mobility and Accessibility

The town is well serviced with footpaths along streets and roads. Upgrade works are required to many of the footpaths to provide for better accessibility.

Feedback at the public consultation workshop and returned questionnaires highlighted the need for additional ditched kerbs, relocation of poles and services restricting access and pedestrian crossing in appropriate locations. These improvements together with proposed public realm projects, will facilitate ease of movement for all, including people with disability and mobility issues.

DEFINING AND ENABLING THE PLACE

4.4 Connectivity, Accessibility and Mobility

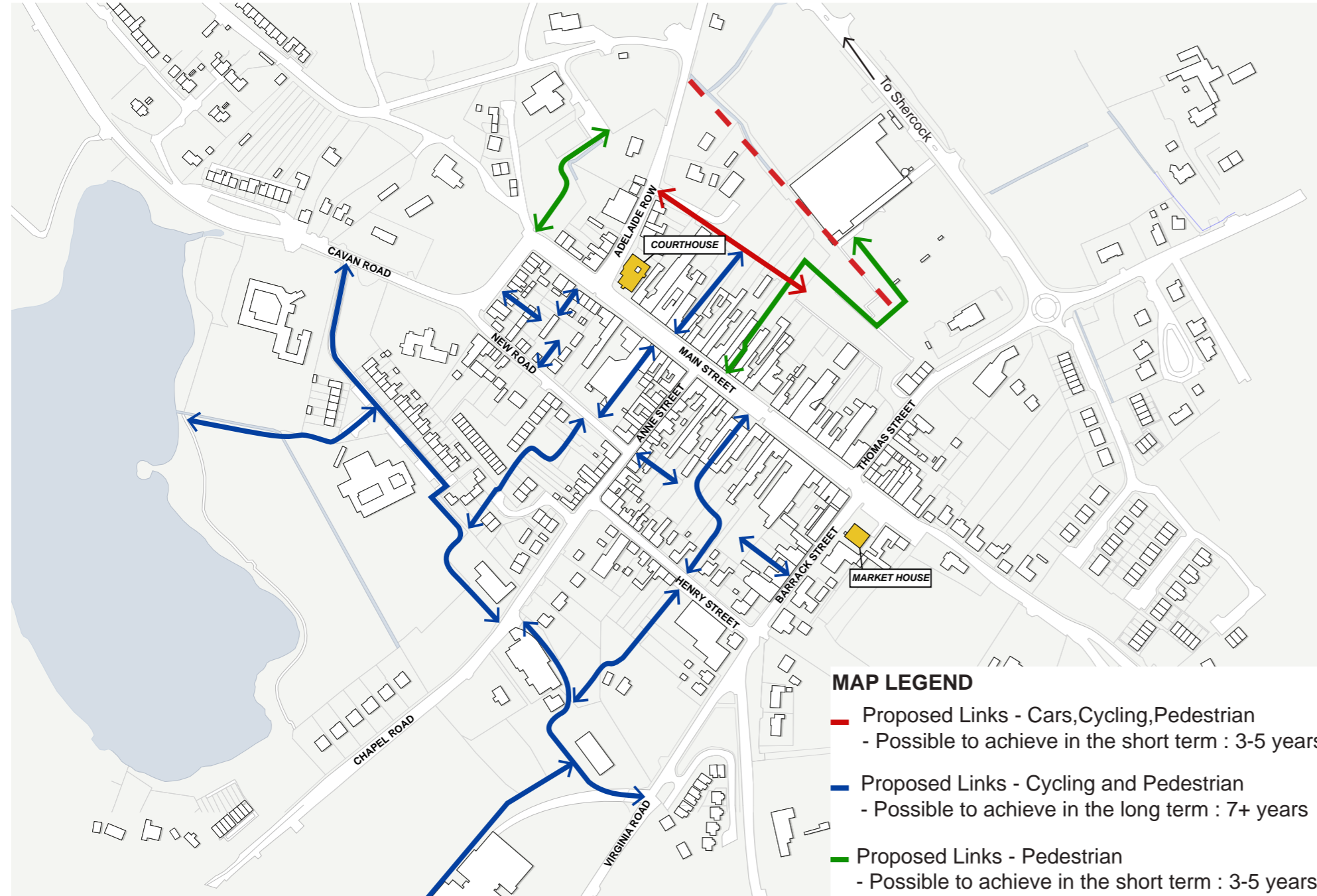


Figure 94 - Map of Desirable/Possible Links in Bailieborough - Subject to Future Consultation



Figure 95 - Existing Alley



Figure 96 - Proposed Alleyway



Figure 97 - Existing Bike Parking



Figure 98 - Existing Pedestrian Crossing

Challenges

Retail and service providers are distributed along Main Street and on adjacent streets. There is car parking provided on both sides of Main Street. There are two links to the existing car park, at the rear of Main Street, a narrow, unpleasant pedestrian passageway adjacent to the former Duff and McCartney premises and vehicle access at Thomas Street. More, better quality linkages, to this car carpark would encourage people to use this car park for longer term parking and free up spaces on Main Street for short-term parking.

There is a narrow, steep, pedestrian pathway and steps linking the Tesco car park and the Thomas Street car park.

Opportunities

The Town Centre First Plan presents opportunities for properly designed, generous steps and gently sloping universal access ramps, overlooked by housing, providing security by design, with an opportunity for a playground. People could comfortably walk from Tesco to Main Street. This would further support the businesses on the Main Street and in the town centre.

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

1. Working with the Local Authority and local stakeholders in supporting and developing Active Travel Schemes and other funding schemes that will enhance accessibility and mobility throughout the town through the provision of improved footpaths, pedestrian crossings, dished kerbing and development of projects that will support cycling and walking to and throughout the town.
2. Work collaboratively with private landowners in identifying dedicated linkages for cyclists and pedestrians that would provide increased permeability to the town core, encourage walking and cycling and encourage more access to and dwell time within the town.
3. Support the progression of proposals to modify traffic flows on Main Street in creating a one way system, as proposed in Bailieborough's Town and Village Revitalisation Plan. Such proposals will be subject to detailed audit and design.

DEFINING AND ENABLING THE PLACE

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

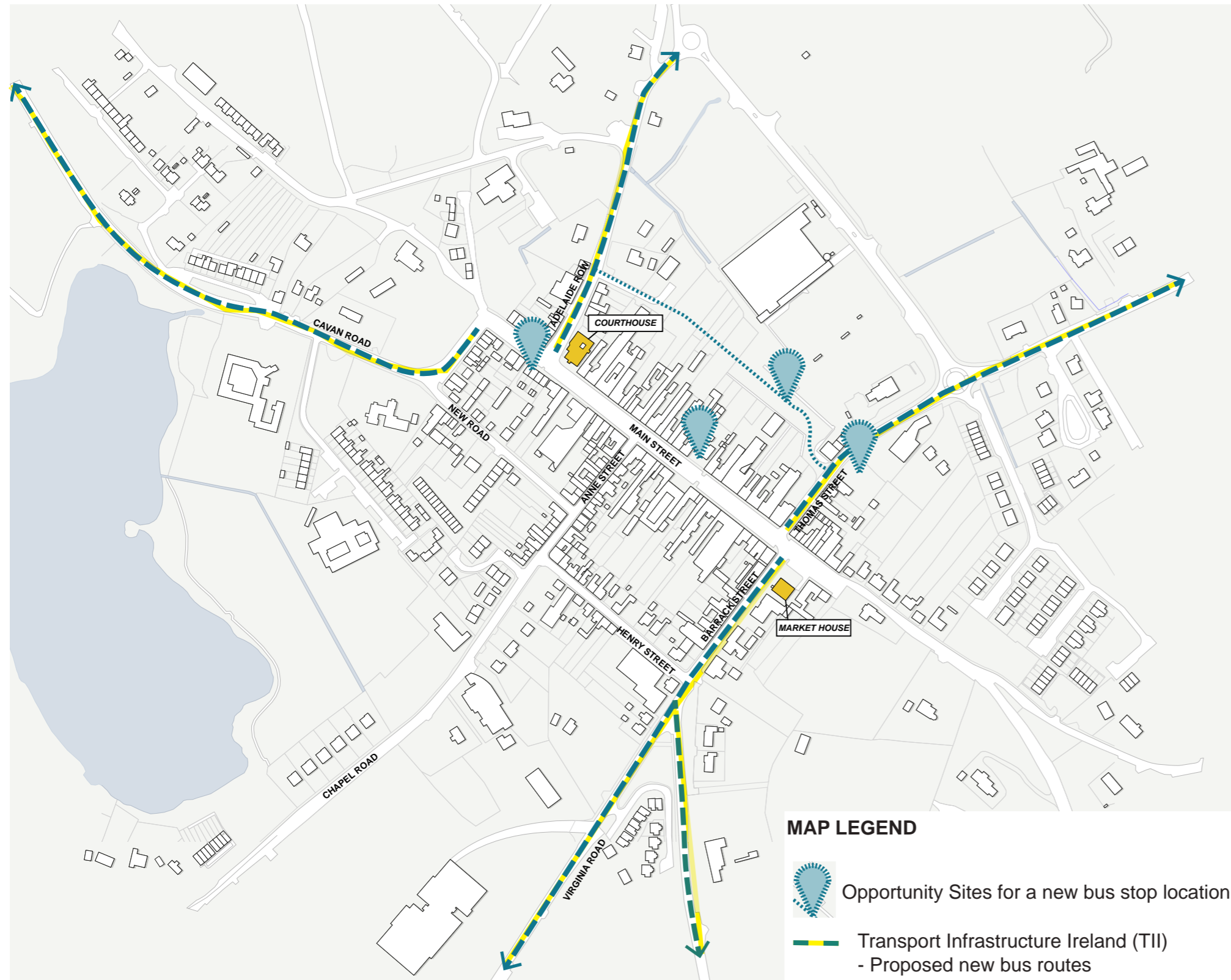


Figure 99 - Map of New Bus Routes and Bus Stop Opportunities

Overview

Bailieborough has limited public transport provision. Timetables for public transport were identified, during public consultation, as having a negative impact, socially and economically.

The need for additional routes, and particularly, routes serving Dublin and Cavan were identified.

Challenges

Bailieborough, requires a comprehensive, efficient, comfortable, cost effective, coordinated, public transport service, providing connectivity with local and regional urban centres.

Supporting infrastructure including bus stops, bus shelters and real-time timetables are also required.

Opportunities

A number of new bus routes serving Bailieborough, are due to become operational in the short and medium term. It is intended that additional bus routes will use the existing bus stop in the short term.

As part of the Town Centre First Plan:

It is proposed that, as additional bus routes become operational, a review will be carried out to assess the suitability of the current bus stop location. Alternative locations for bus stops have been included at Figure 99. Provision of supporting infrastructure, signage, bus shelters and timetabling will be considered.

All proposed new routes and infrastructure will be carried out in collaboration with Transport Infrastructure Ireland, Cavan Co Council, local stakeholders and local businesses.

DEFINING AND ENABLING THE PLACE

4.4.2 Existing and Proposed Car Parking

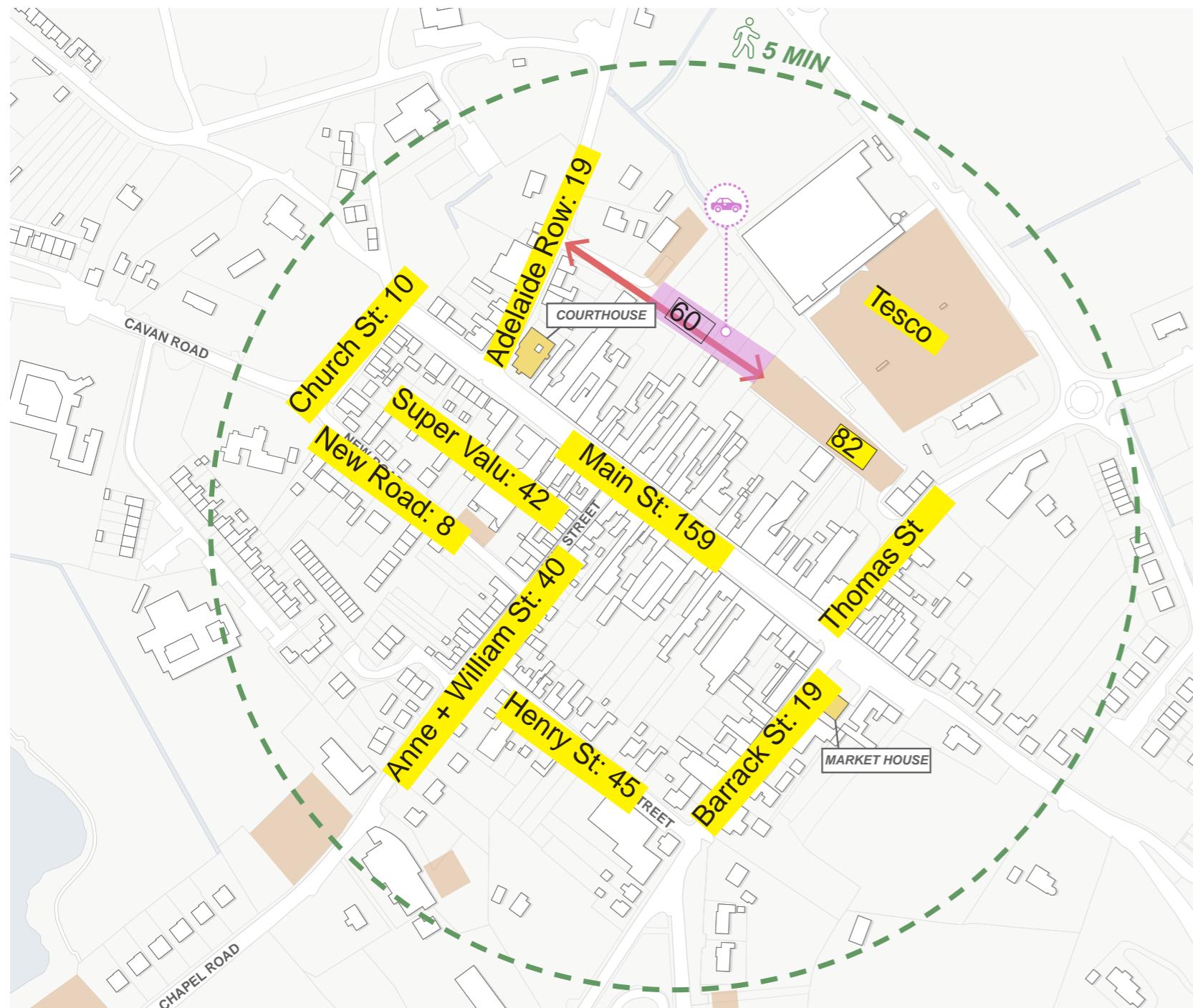


Figure 100 - Map of Existing and Proposed Car Parking in Bailieborough



Figure 100 - Tesco Car Park



Figure 101 - Main Street Parking



Figure 102 - Thomas Street Car Park

MAP LEGEND

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

Barrack Street	19
Thomas Street	82
Main Street & Market Square	159
Super Valu	42
New Road	8
Church Street	10
Henry Street	45
Adelaide Row	19
Anne & William Street	40
Total Spaces (Excluding Tesco car park)	427

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

Overview

There are currently 427 car parking spaces within a 5 minute walking distance from Main Street, Bailieborough, excluding the spaces at Tesco car park. The car parking provision compares favorably with car parking in similar sized towns. However, the public consultation survey recorded 73% of participants are in favour of additional car parking being provided within the town.

Challenges

Feedback from the survey carried out as part of the public consultation indicated that 71% of people parked for less than 1 hour on the Main Street. Notwithstanding this, feedback from the public consultation and survey also indicated that it was difficult to access parking on the Main Street and that additional parking was required within the town core. The challenge is to identify why the existing number of parking spaces in and around the town does not adequately meet the parking needs of those working in, and visiting the town and to provide an appropriate solution which addresses the needs of short, medium, and long term parking.

Opportunities

A 'duration of stay' study for cars parked on Main Street is required to better understand this anomaly. This would provide detail in respect of the 'longer stay' vehicles (who? and why?) and present proposals for alternative parking arrangements for such vehicles, thereby freeing up car parking spaces for shorter term parking within the town centre.

There is also an opportunity to develop a new (extended) carpark to the rear of Main Street which would link Thomas Street to Adelaide Road. This has the potential to create an additional 60 number car parking spaces while also improving permeability and linkages to the Main Street. Figure 103 provides an artistic impression of the proposed new carpark.

BAILIEBOROUGH TODAY

4.4.2 Existing and Proposed Car Parking

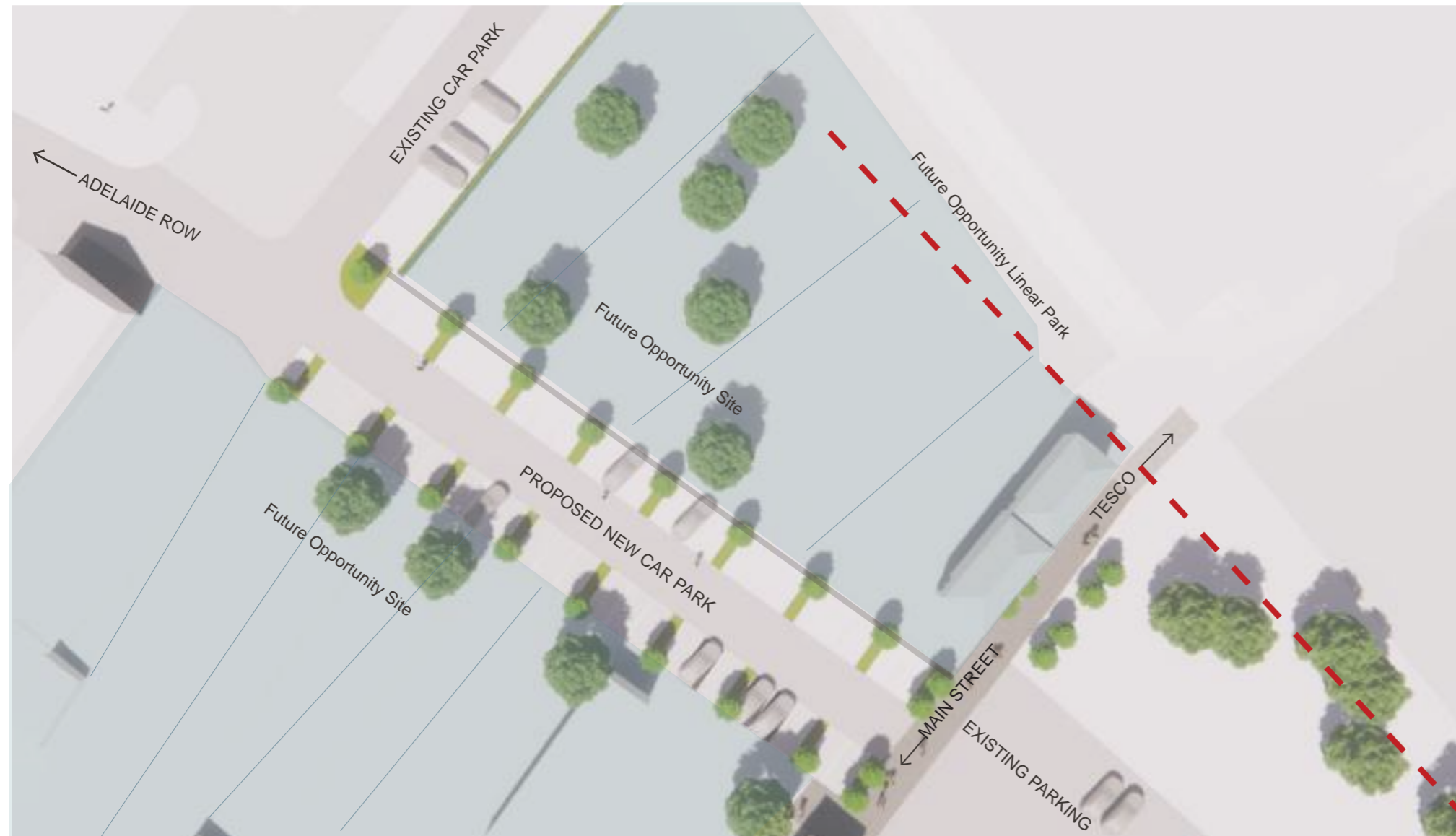


Figure 103 - Artistic Impression of Proposed New Car Park - Plan View



Figure 104 - Artistic Impression of Proposed New Car Park - New



Figure 105 - Artistic Impression of Proposed New Car Park -

The Town Centre First Plan will support a review of existing and proposed carparking in the town by:

- Completing a 'duration of stay' study for cars parked on Main Street to get a better understanding of the parking trends in the town core.
- Taking the findings from the study develop a set of proposal's to address the short medium and long term parking requirements as well as the identification of short term solutions to facilitate parking within the town.
- Progressing proposals for the development of the extended carpark to the rear of Main Street and in particular where lands are not in the ownership of Cavan Co Council, work in collaboration with the respective landowners to advance this key project within the town core.

BAILIEBOROUGH TODAY

4.4.3 Thomas Street Junction

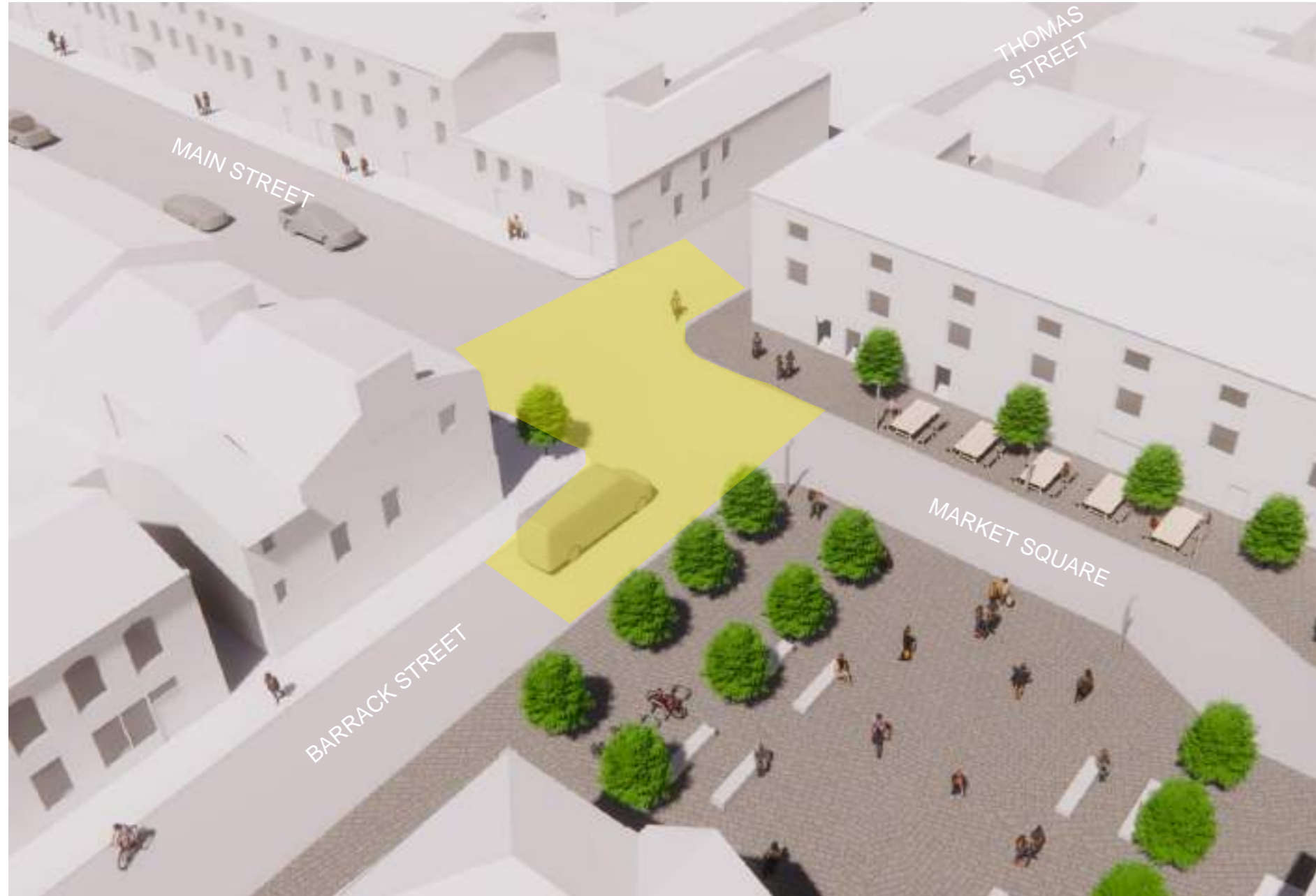


Figure 106 - Artistic Impression of Junction at Thomas Street

Indicates Area of Vehicular traffic, Cyclist and Pedestrian study to be Resolved



Figure 107 - Existing Aerial View



Figure 108 - Existing Junction View

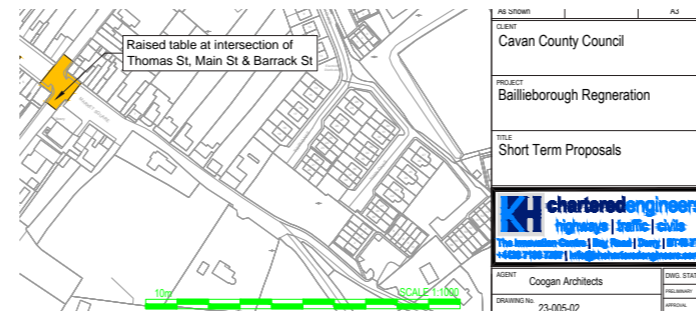


Figure 109 - Road Engineers Drawing

Overview

The Thomas Street, Main Street, Barrack Street and Market Square junction was identified during the public consultation as one of the key concerns within the town. This is a complex, busy junction with merging traffic, compounded by lorries and HGV's transiting through regularly.

Challenges

- The challenge is to provide an appropriate, well informed solution, that will support safer traffic flows at this junction, while providing facilities for pedestrians and enhanced crossing points.

Opportunities

- To carry out a detailed study and analysis of the junction including:
 - A detailed topographical survey of the area.
 - Tracking analysis on truck and all vehicular movements
 - Develop a set of proposals that will best address the traffic flow issues at this junction.

The Town Centre First Plan will:

- Seek to advance the development of proposals at the Thomas Street Junction that will address the challenges as outlined above, working in collaboration with the relevant Local Authority and Government Departments to secure the necessary technical and financial supports to progress this project.

BAILIEBOROUGH TODAY

4.4.4 Connectivity and New Streets

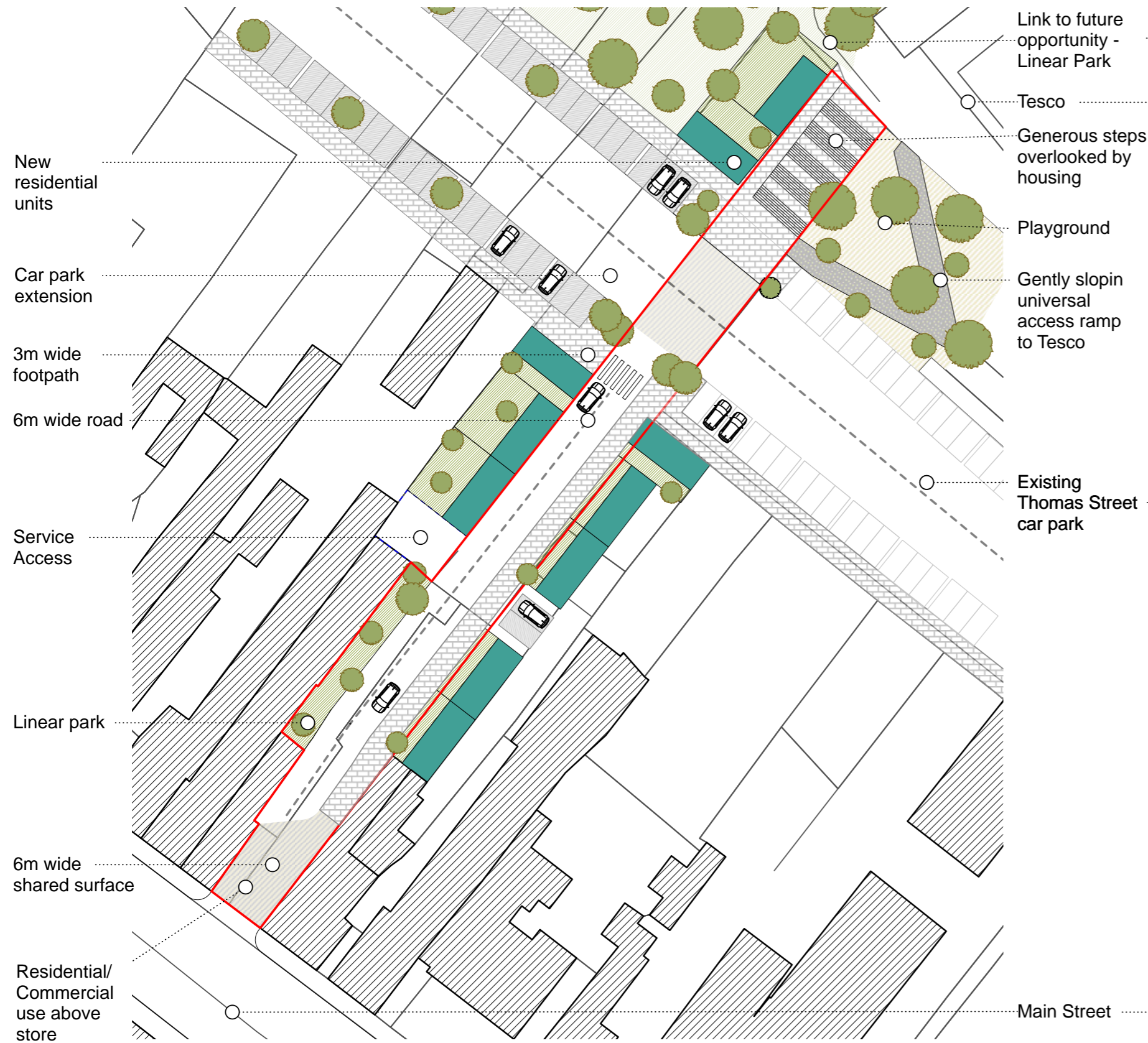


Figure 110 - Artistic Impression of Backland Opportunity Site - Plan View - New Street with 2-Way Traffic

Overview

Figure 89 (pg. 47) details the existing roads to the town, and streets within the town. It highlights the lack of permeability and linkages between Main Street and the backlands connecting to Tesco and Thomas Street carpark. Figure 110 and 111 show the development opportunities presented by opening up vehicular and pedestrian access via the former Town and Country pub on Main Street to access backlands, making way for enhanced access to the new carpark proposals outlined at 4.2.2, development of a small linear park, the potential to develop a small playground while also incorporating enhanced universal ramp access to Tesco.

The Town Centre First Plan will support the development of new vehicular and pedestrian access from Main Street to backlands opportunity sites via the Town and Country pub. Such proposals will be subject to further consultation and a detailed design process.

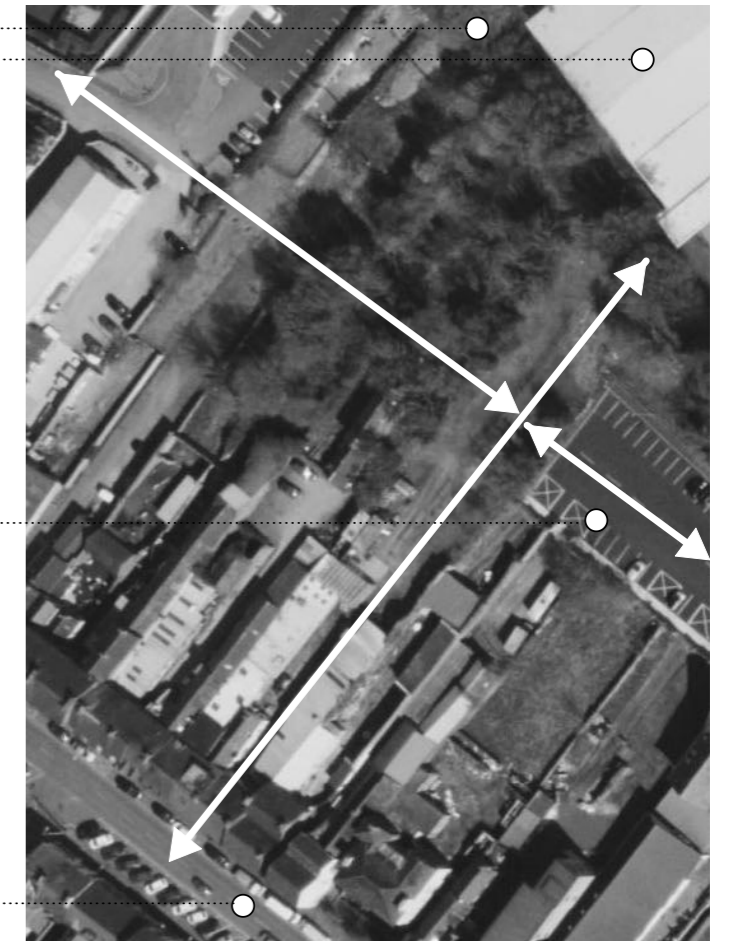
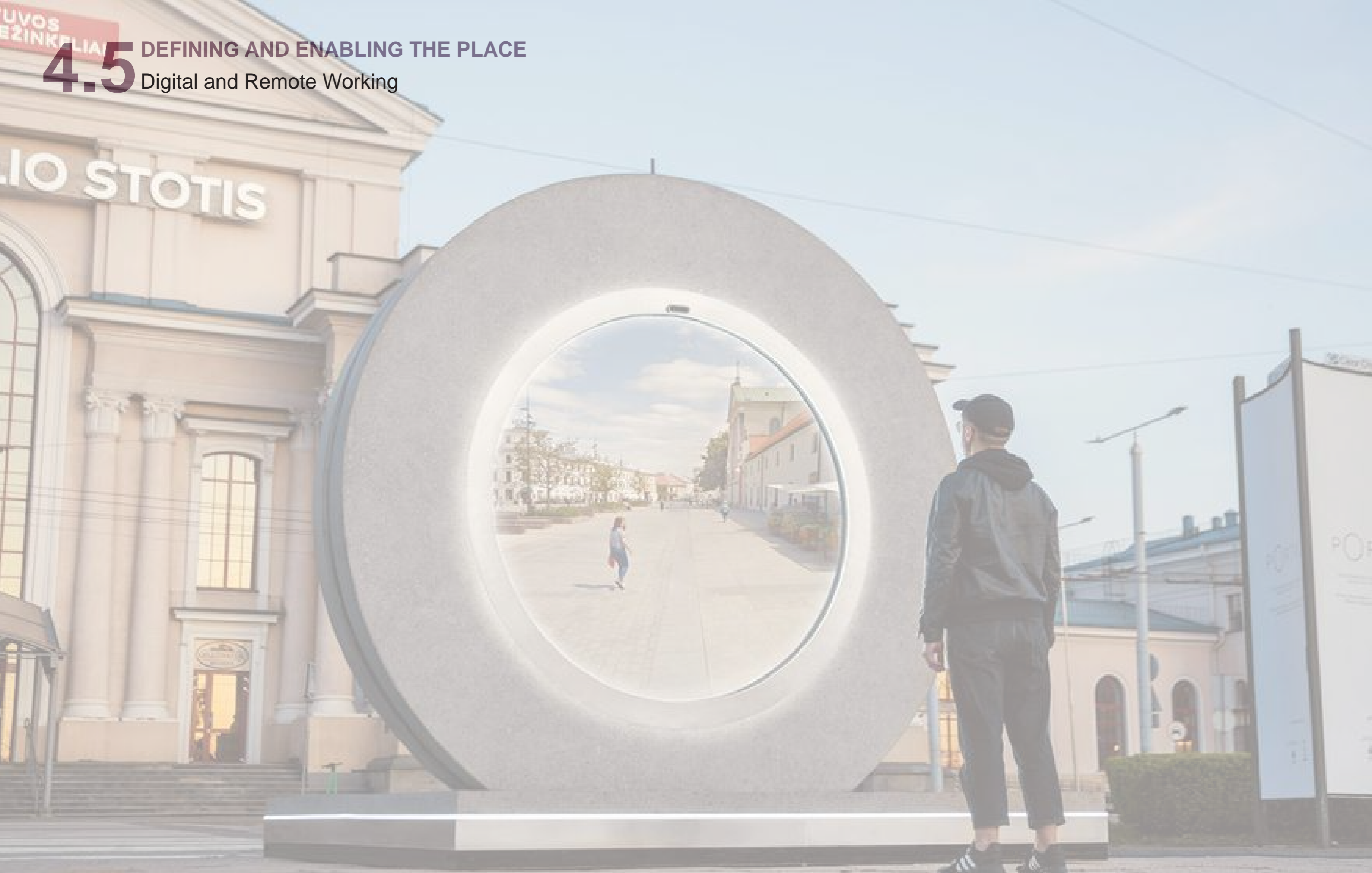


Figure 111 - Aerial View of Backland Opportunity Site

4.5 DEFINING AND ENABLING THE PLACE

Digital and Remote Working



DEFINING AND ENABLING THE PLACE

4.5 Digital and Remote Working



Figure 112 - Solar paneled, smart bench, digital screen



Figure 113 - Vodafone Foundation



Figure 114 - Smart bench, USB Chargers

Overview

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

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

Challenges:

At public consultation and analysis stage there was a mixed response to the questionnaire relating to spaces for employment, digital and remote working. Further consultation indicated that office space and remote working could be accommodated by the private sector on upper floors of existing buildings. Existing buildings would require adaptations to ensure universal access, achieve fire compliance, and meet acoustic performance standards while preserving their historic fabric. During the feasibility study for the development of enterprise space for the town, further analysis of the demand for remote working space of this type will be completed and presented.

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

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

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

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

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

Opportunities

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

The Town Centre First Plan will drive the development of digital society in Bailieborough through the following:

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

⁵[Making Remote Work, National Remote Working Strategy](#)

4.6 DEFINING AND ENABLING THE PLACE

Climate



DEFINING AND ENABLING THE PLACE

4.6.1 Climate

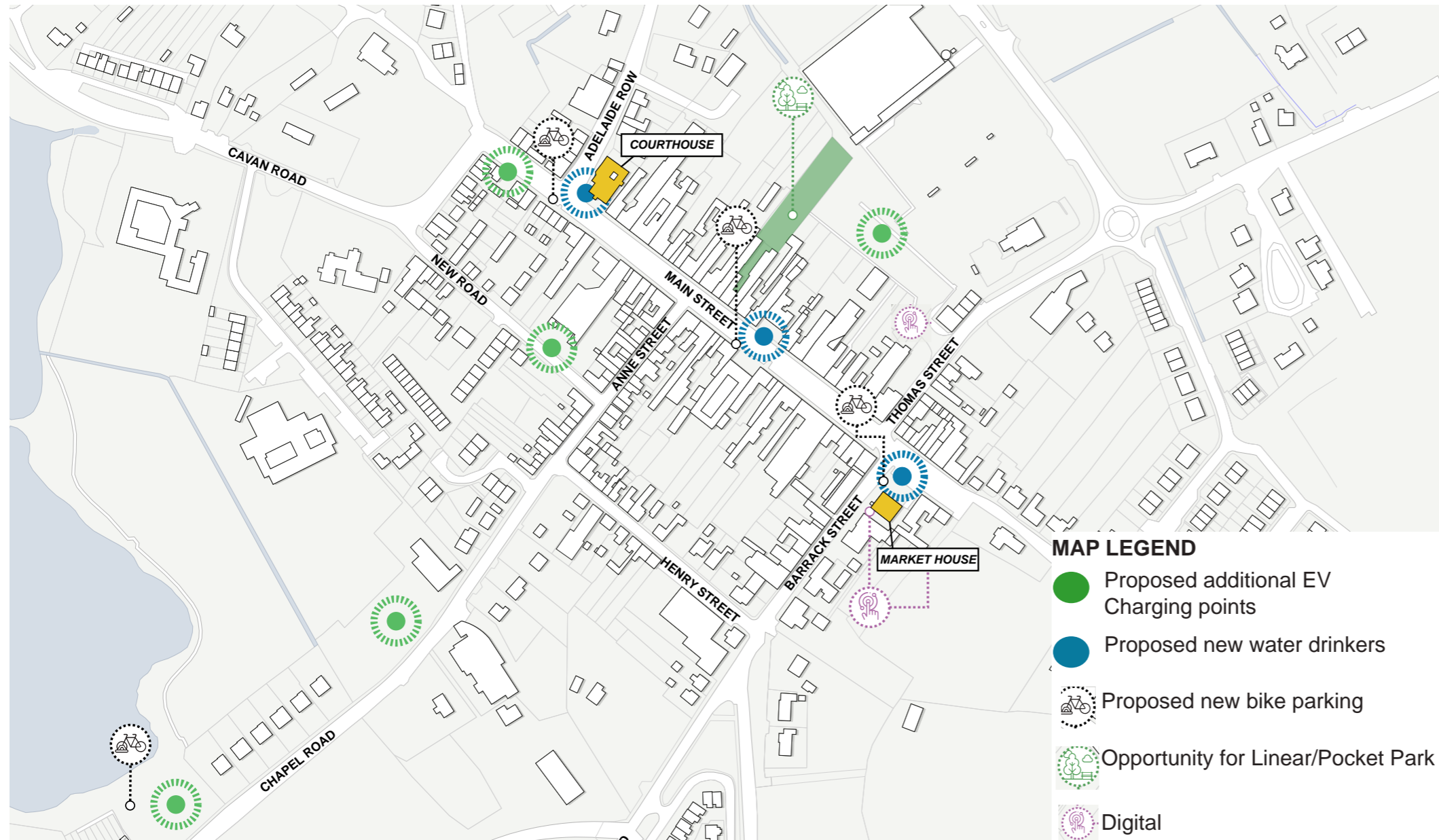


Figure 115 - Map Indicating Possible Opportunity Site for EV Charging Points, Water Drinkers, Pocket Park and Bike



Figure 116 - Pocket Park Reference Image Quartier des Inventeurs



Figure 117 - Water Drinkers Reference Image



Figure 118 - Bike Parking Reference Image



Figure 119 - 7 Petals of the Living Building Challenge

Overview

Towns have a key role to play in supporting the transition to a low carbon society. Many rural towns, including Bailieborough, have a high dependency on car usage. Many town centre buildings lie vacant. Buildings could be adopted for living and working locally, thus reducing the need for car usage.

Challenges:

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

Opportunities

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

The Town Centre First Plan will support Bailieborough transition to a greener low carbon society through the following:

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

DEFINING AND ENABLING THE PLACE

4.6.2 Climate - Proposed Linear/Pocket Park

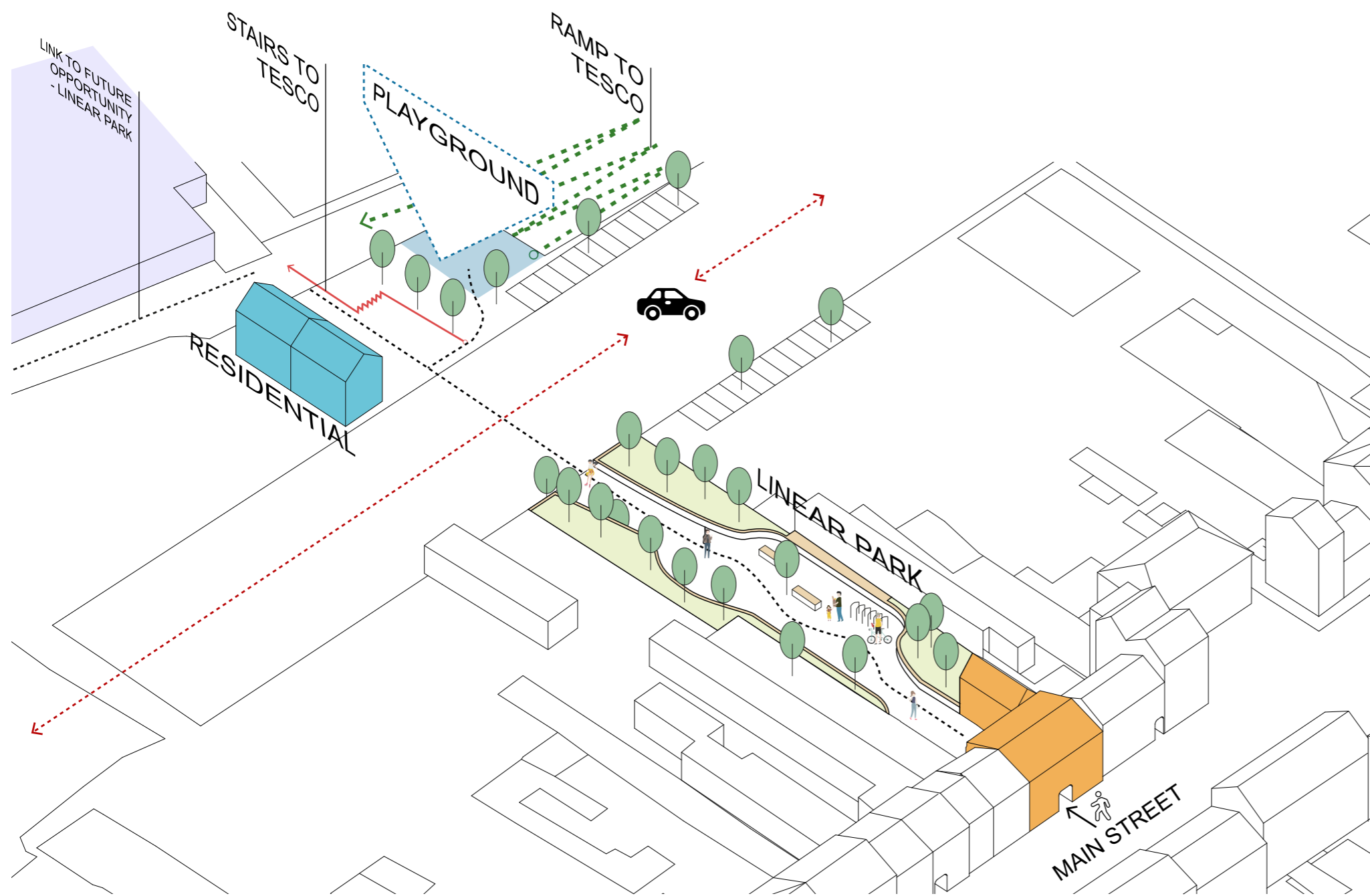


Figure 120 - Artistic Impression of Proposed Pocket Park



Figure 121 - Narrow Streets Temple Bar



Figure 122 - Universal Access



Figure 123 - Pocket Park London

Overview

The public consultation and analysis stage highlighted a mixed response to the availability of community facilities, including hard paved public realm and pocket parks within, and adjacent to the town core. The existing walkways at the Town Lake are remote from the town core and have limited opportunities for future enhancement.

Challenges

The challenge is to provide a quiet safe overlooked green space within the town core where existing and future residents, people with limited mobility, families, shoppers, visitors can rest and chat and for children to play.

Opportunities

The Town Centre First Plan presents an opportunity to carry out a detailed needs analysis for a pocket park within the town core. During the public consultation stage, it was suggested that part of the Town and Country site could be used for a pocket park or alternatively a small site adjacent to the Thomas Street carpark would be suitable for a pocket park servicing the town.

The Town Centre First Plan will support the development of a Pocket Park within the Town Core by:

- Working with local stakeholders and landowners to identify suitable locations for the development of a Pocket Park (s) within the Town Core.
- Conduct research on 'best practice' examples of pocket parks developed elsewhere to ensure high-quality design and accessibility for users.
- Develop short, medium and long term plan for the development of a pocket park for the town to include design, funding streams as well as maintenance considerations.

4.7 DEFINING AND ENABLING THE PLACE

Community Recreational Facility



DEFINING AND ENABLING THE PLACE

4.7.1 Community Recreational Facility



Figure 124 - Map Indicating Possible Opportunity Sites for a Community and Recreational Facility

 Proposed opportunity site for a community recreational facility



Figure 125 - Thomastown Recreational Amenity



Figure 126 - Artistic Impression of Recreational Amenity

Overview

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

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

There are multiple facilities for people who play sport, including all weather and outdoor facilities for soccer, and GAA and a swimming pool.

As part of the public consultation feedback three sites were identified for potential redevelopment and reuse for indoor recreational and amenity facilities and will all be considered, they include:

- The Church of Ireland Parish Hall
- Wesleyan Hall
- The Garda Station (following the opening of the new Garda Station)

Other facilities include the multipurpose space over the Library, the multipurpose space at the Courthouse, Church Halls and facilities made available by the four schools the town. These provide space to facilitate non-sporting relating activities. There are limited facilities for people who do not play sports

Challenges

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

- Indoor facilities for arts, social and cultural events, dance, drama, and snooker.
- Availability of recreational and non-mainstream sporting facilities such as basketball, tennis, skate park etc.¹

¹ South Dublin County Council's Teenspace Programme is a good example of meeting the needs for teenagers to engage in a range of unstructured physical activities that have been incorporated as part of public realm; <https://www.sdcc.ie/en/services/sport-and-recreation/teenspace/>

Opportunities

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

1. Indoor facilities such as arts, dance, drama, snooker, and other cultural events.
2. Larger scale outdoor sport and recreation facilities such as basketball, tennis, skate park etc.

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

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

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

- Conduct an analysis of existing recreational and amenity facilities within the town, along with a review of their promotion and collaboration among various service providers.
- Carry out a detailed needs analysis to identify the extent and type additional needs for the town.
- Work with local stakeholders and landowners to identify potential suitable locations for the development of a multipurpose facility for the town.
- Develop a short-, medium-, and long-term plan for the town's multipurpose facility development, including design, funding sources, and operational considerations.

4.8 DEFINING AND ENABLING THE PLACE

Tourism, Heritage & Ecology



4.8 DEFINING AND ENABLING THE PLACE

Tourism, Heritage & Ecology

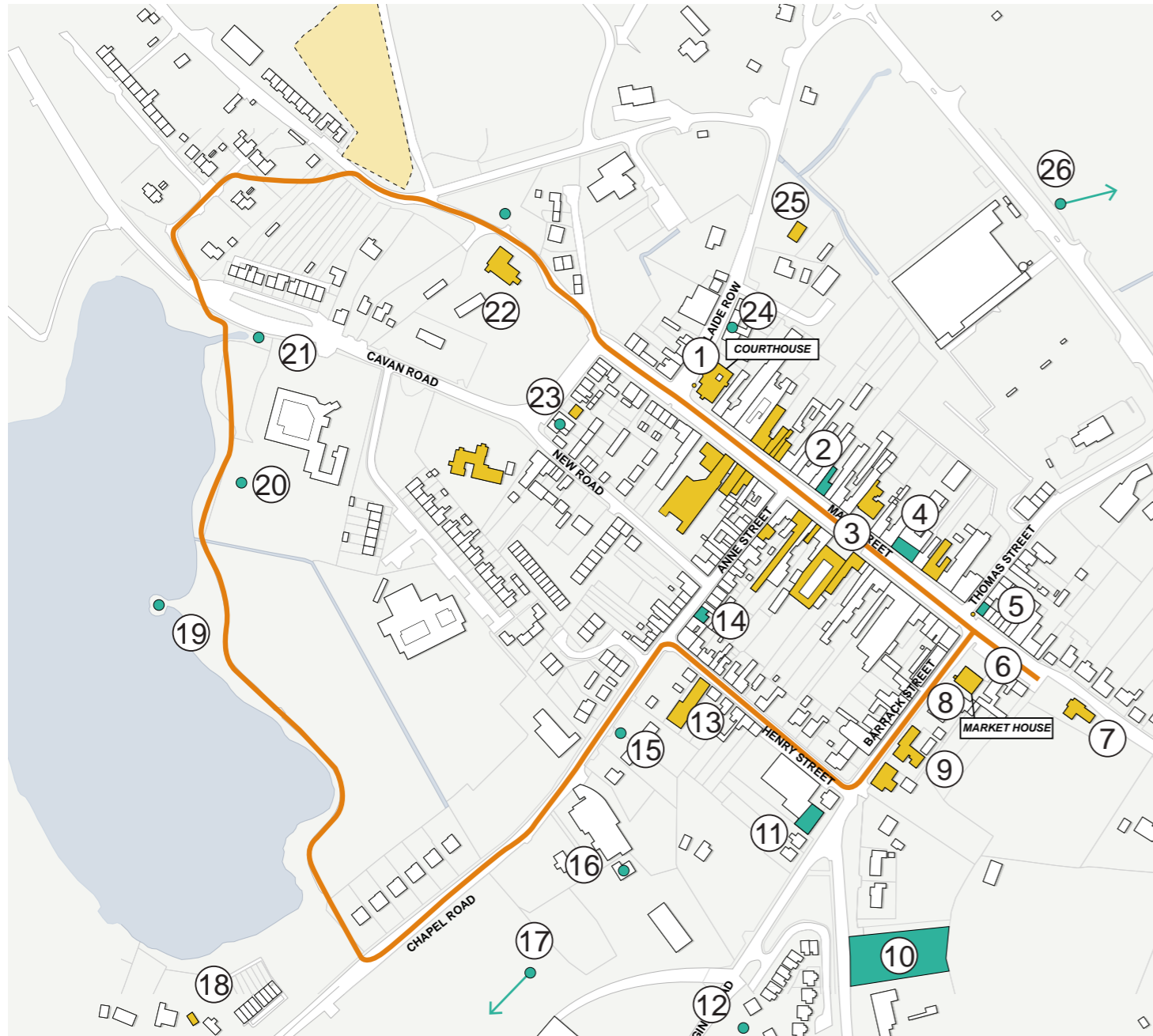


Figure 127 -Map of the Proposed Heritage Trail

MAP LEGEND

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

5. Former Revenue Police Barracks
6. Market Square
7. Masonic Hall
8. Library former Market House
9. Garda Barracks
10. Site of Model Farm
11. War of Independence Links
12. Church
13. Former Cinema
14. Former Irish National League Meeting Place
15. Tom McIntyre Homeplace
16. Former Presentation Sister Convent

17. Church
18. Kings Cottage
19. Viewing point
20. Site of The Workhouse
21. Route to former Bailieborough Castle
22. Church of Ireland
23. F. McDonald, William St.
24. Alexander Greenlaw Hamilton Homeplace
25. Wesleyan Chapel
26. Becksourt House former barracks

Overview

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

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

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

Challenges:

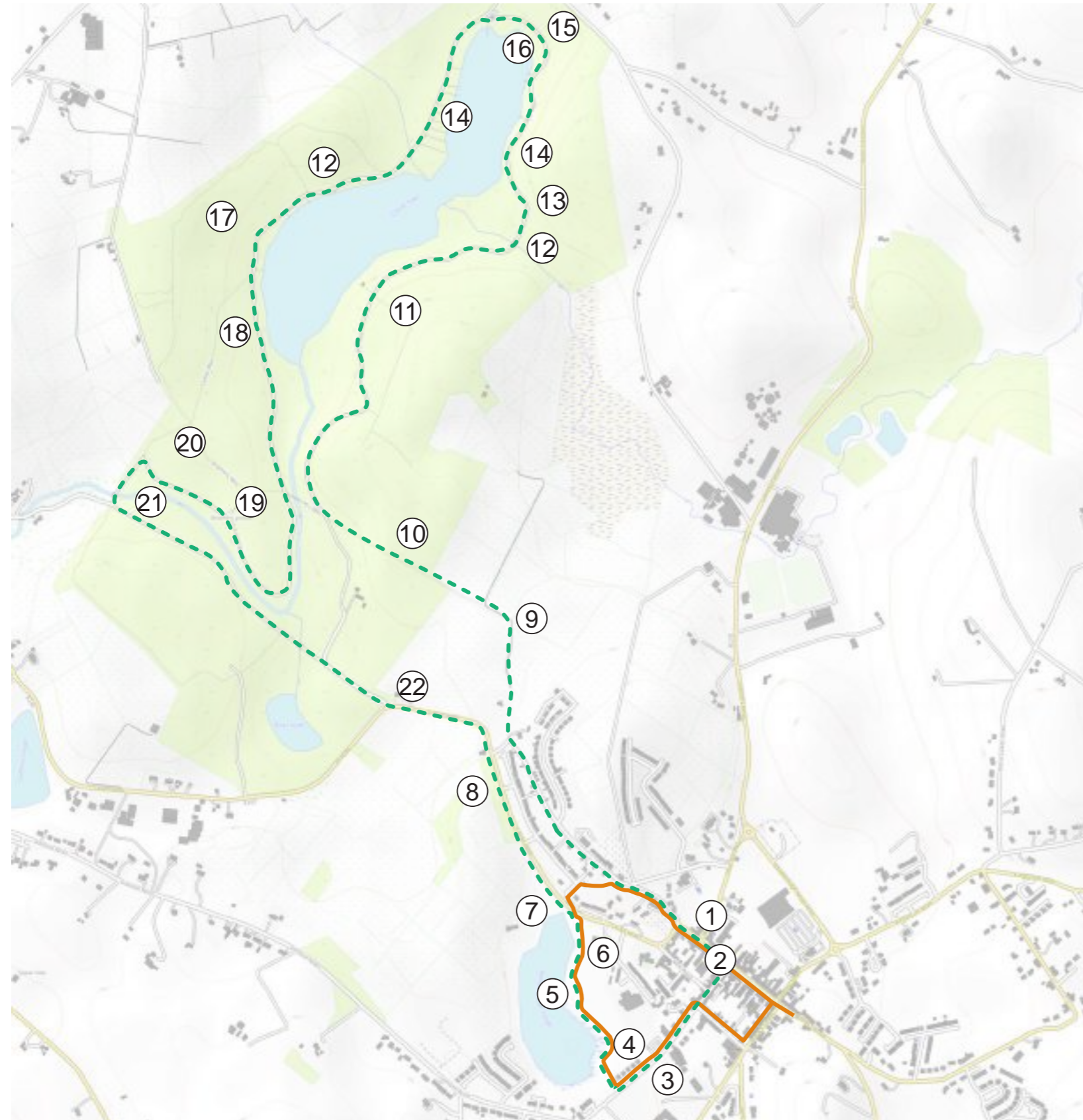
- Previous studies carried out for the proposed visitor facilities at the former Courthouse and Bridewell have shown that there are a substantial number of visitors 'culturally curious and great escapers' who come to this region but do not visit Bailieborough.
- Despite the increase in footfall to both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

Opportunities:

- Figure 127 details the potential for the development of a Heritage Trail in and around Bailieborough Town with the creation a trail head that would complement the proposed visitor facilities at the former Courthouse and Bridewell, provide signage and plaques on buildings and sites of heritage interest and to provide a self-guided app.
- In tying in with both the Climate Action and Tourism ambitions of the plan, the Town Centre First Plan has identified an opportunity to develop an ecology trail and biodiversity corridors which ties in with both Castle Lake and Town Lake
- By creating a trail head within the town, it will promote increased footfall to the town and the other enabling projects outlined as part of the Town Centre First Plan, enhanced public realm, improved mobility and accessibility etc will encourage increased dwell time and economic activity within the town.
- There is also an opportunity for the town of Bailieborough to become a Gateway to Tourism in East Cavan, working in collaboration with adjacent towns in the east of the county to develop a network and package of tourism based activities that could act as a draw to the area, increasing footfall and the demand for retail and tourism related services in the town.

4.8 DEFINING AND ENABLING THE PLACE

Tourism, Heritage & Ecology



MAP LEGEND

- Proposed Ecological Trail
- Proposed Heritage Trail

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

The Town Centre First Plan will support the development of:

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

Figure 128 - Map Indicating Possible Trails

4.9 DEFINING AND ENABLING THE PLACE

Capacity Building and Community Engagement



4.9 DEFINING AND ENABLING THE PLACE

Capacity Building and Community Engagement



Figure 129 - Public Consultation August 2023

Overview

The Town Centre First Plan for Bailieborough has been developed in consultation with the local community and business stakeholders. The plan sets out a range of short medium and long term projects which will be delivered by the local community and business stakeholders through the Town Team in conjunction with Cavan County Council and other relevant public agencies and bodies.

Challenges

As with many rural towns and communities, the development and implementation of projects is dependent on local volunteers and community development groups who encounter the following challenges:

- Many of these volunteers are involved in multiple groups and may not have the capacity to dedicate time and energy to new projects.
- It can be challenging to get new participants to join local development groups and build their confidence in leading, and participating in new projects.

Opportunities

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

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

The Town Team:

A Town Team is put in place to work alongside the Town Regeneration Officer, to lead the implementation of the Town Centre First Plan. The members of the Town Team have a track record of working collectively to deliver projects over many years.

The Town Team is made up of local residents, business people, community representatives and other local stakeholders. They possess in-depth knowledge of the local community, they will collaborate as a group to implement plans, projects, and initiatives aimed at improving their town for residents, workers, visitors, and investors. As projects develop smaller working groups with additional expertise may be established to drive project development.

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

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

- Identifying the training and support they need, both in the short and long term, to build their capacity as the leaders of the projects outlined in the plan.

Appendix A

Public Consultation Survey

Public Consultation Feedback

Thank you for your time and commitment. Your contribution to informing our plan is important and valued.

Name (optional):

Contact Details (optional):

Please complete the following and return through any of the following options by 12th June 2023

1. By email to:

bailieboroughtcf@cavancoco.ie

2. By post - Please address submissions to:

Caroline Brady
Town Regeneration Officer
Community and Enterprise Department
Cavan Co Council
Farnham Centre
Farnham Street
Cavan
H12 C9K1

3. By filling the survey online.



Bailieborough Town Centre First

Public Consultation

CooneyArchitects



Riailtas Aitiuil Eireann
Local Government Ireland



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

#OurRuralFuture



Riailtas
na hÉireann
Government
of Ireland

Tionscadal Eireann
Project Ireland
2040

Public Consultation Feedback

Topic: Living

Q1 Would you consider living on the Main Street?

- Yes
 No

Why? _____

Q2 Would you consider living on the Tomas Street?

- Yes
 No

Why? _____

Q3 Would you consider living on the Market Square?

- Yes
 No

Why? _____

Q4 Would you consider living on the Barack Street?

- Yes
 No

Why? _____



Public Consultation Feedback

Topic: Living

Q5 Would you consider living on the Henry Street?

- Yes
 No

Why? _____

Q6 Would you consider living on the Anne Street?

- Yes
 No

Why? _____

Q7 Would you consider living on the New Road?

- Yes
 No

Why? _____

Q8 Would you consider living on the Church Street?

- Yes
 No

Why? _____



Public Consultation Feedback

Topic: Living

Q9 Would you consider living on the Shercock Road?

- Yes
 No

Why? _____

Q10 Would you consider living in another location in the town centre?

- Yes
 No

Why? _____

Q11 What do you see as the blockages to living in the town centre?

Q12 What do you see as the blockages to living on upper floors (over shops)?

Q13 Would you consider borrowing money to upgrade an existing own door house/property on any of the above streets?

- Yes
 No

Why? _____



Public Consultation Feedback

Topic: Living

Q14 Would you consider borrowing money to upgrade an existing upper floor house/property on any of the above streets?

- Yes
 No

Why? _____

Q15 The Croí Cónaithe grant is worth up to €70,000.00 for upgrading existing properties to residential use. Would you consider availing of this grant?

- Yes
 No

Why? _____

Q16 What do you think are the blockages to having residential buildings in the centre of town lived in by owner occupiers?

Q17 What do you think are the blockages to having residential buildings in the centre of town lived in by renters?



Public Consultation Feedback

Topic: Living/Economic/Cultural

Q18 Please tick boxes below for times you typically spend in the town centre on a typical week;

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
8am							
9am							
10am							
11am							
12pm							
1pm							
2pm							
3pm							
4pm							
5pm							
6pm							
7pm							
8pm							
9pm							
10pm							



Public Consultation Feedback

Topic: Mobility/Parking

Q19 Do you mostly access the town centre by;

- A. Car
- B. Bike
- C. On Foot
- D. Other _____

Q20 How often do you park on Main Street?

- A. 1-2 times a week
- B. 5 times a week
- C. Other _____

Q21 What is the typical duration to park in the main street?

- A. Less than 1 hour
- B. 1-2 Hours
- C. 2-4 Hours
- D. All Day

Q22 How often do you park in the town car park at rear of Main Street

- A. 1-2 times a week
- B. 5 times a week
- C. What is the typical duration of your stay? _____



Public Consultation Feedback

Topic: Mobility/Parking

Q23 Do you think there is good connectivity between key services and amenities within the town?

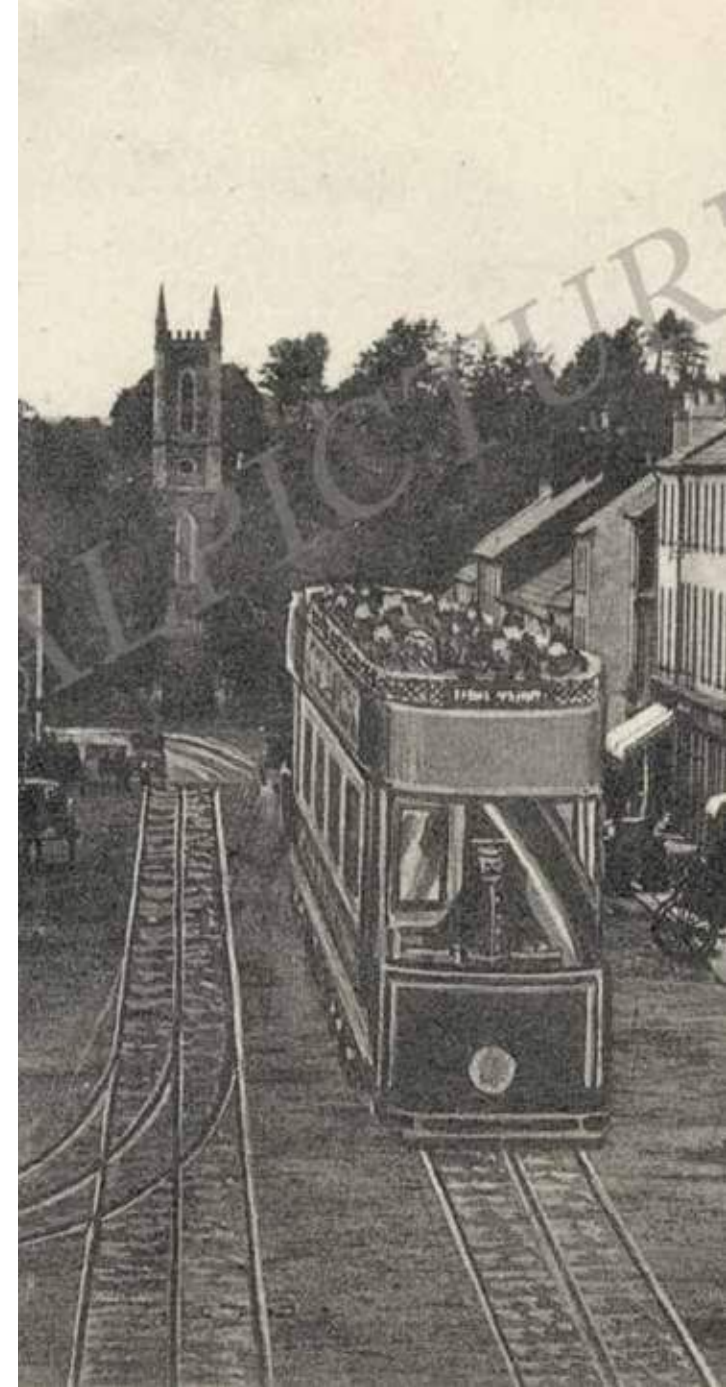
- Yes
- No

Why? _____

Q24 Is additional Parking Required?

- Yes
- No

If Yes Where should this be located _____



Public Consultation Feedback

Topic: Public Realm

Q25 Should Footpaths on Main Street be widened to allow for;

- People to view in to shop windows,

- Yes
 No

- Ease of access for people with a disability

- Yes
 No

- People to pass with buggies,

- Yes
 No

- People to stand and chat,

- Yes
 No

- People to sit outside cafés and provide

- Yes
 No

- Trees and planting?

- Yes
 No

If no, why?



Public Consultation Feedback

Topic: Public Realm

Q26 Would you spend more time on Main Street and other streets if bicycle parking was provided?

- A. Yes
- B. No

If Yes where should this bicycle parking be located

Q27 Where should dish curbs and crossing points be located?

- A. Market Square
 - B. Square at former Post Office and Bank
 - C. Courthouse
 - D. Other
-



Public Consultation Feedback

Topic: Commercial

Q28 Do you have a need for a remote working space in the town centre?

- Yes
- No

If yes where should this be located?

If yes what size do you require?

Q29 Do you have a need for offices or shop space or workshop space in the town centre?

- A. Yes
- B. No

If yes where should this be located?

If yes what size do you require?



Public Consultation Feedback

Topic: Commercial

Q30 What are your main concerns for your area and community?

Q31 What opportunities do you see for you, your community and area?
Please highlight areas of potential opportunities on the map. >

Q32 what facilities should be provided for children and teenagers?

Where should these be located?



Public Consultation Feedback

Topic: Socio - Economic

Q33 Looking forward 10 years from now, what do you think will be the main economic drivers for jobs and incomes in Bailieborough? Please rank in order of importance from 1-7;

- Agricultural produce and processing
 - Secondary agricultural supplies such as hardware shops etc.
 - Services industries like technology
 - Private and public sector employment, either locally or via commuting to places like Dublin, Cavan, Dundalk etc
 - Local retail outlets and small businesses providing services year round to the local community.
 - Tourism services to visitors such as accommodation, cafés, restaurants etc.
 - Other;
-

Q34 Looking forward 10 years from now, do you think there will be any major changes to society in Bailieborough. Please rank in order of importance from 1-7;

- The indigenous population will increase or decrease in or around the town
 - The town will develop a larger population of commuters, i.e. people from elsewhere who decide to live in Bailieborough and commute to work in Dublin etc
 - Numbers living in the town centre will increase or decrease
 - Working from home or local remote working facilities will be more common
 - More and better community services will be required, e.g. coordinated public services for health & social welfare, services for older people, more public space to socialise and relax in the town, etc
 - Climate change will affect peoples' daily lives, e.g. more electric cars and commercial vehicles with increased need for charging points / more home upgrades such as insulation, heat pumps, solar panels etc.
 - Other;
-



Public Consultation Feedback

Topic: Socio - Economic

Q35 What key services (commercial or otherwise) are missing from the town ?

Q36 What one project either physical, economic, social, cultural or environmental do you think would have the most impact on the town? ?

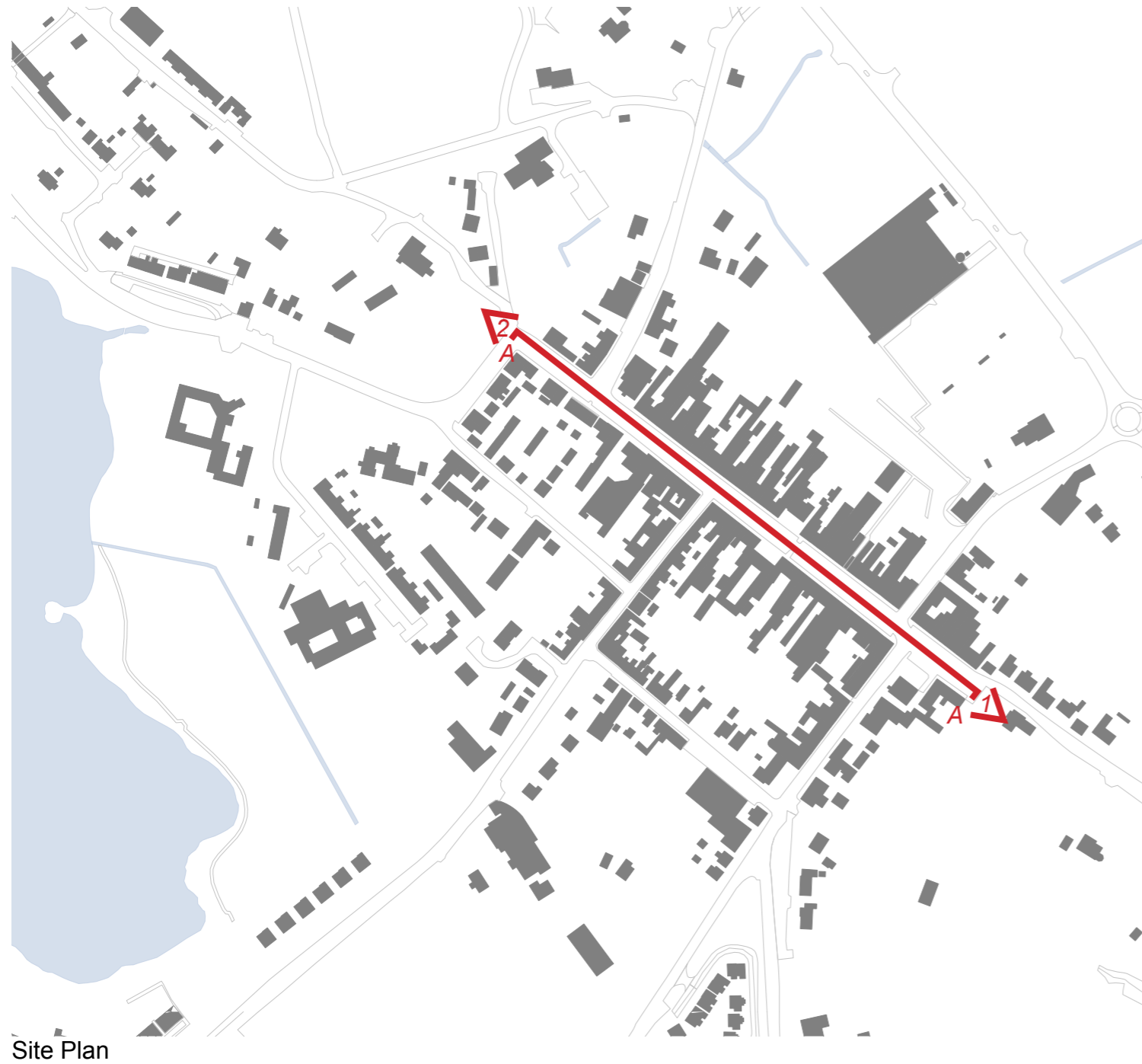


Appendix B

STREET VIEWS

APPENDIX B STREET VIEWS

Main Street



Site Plan



View 1: Main Street



View 2: Main Street

APPENDIX B STREET VIEWS

Main Street

i.

ii.



Elevation A: Main Street



Elevation A.i: Main Street



Elevation A.ii: Main Street

APPENDIX B STREET VIEWS

Henry Street



View 3: Henry Street



View 4: Henry Street

APPENDIX B STREET VIEWS

Henry Street

i.

ii.



Elevation B: Henry Street



Elevation B.i: Henry Street



Elevation B.ii: Henry Street

APPENDIX B STREET VIEWS

New Road



View 5: New Road



View 6: New Road

APPENDIX B STREET VIEWS

Barrack Street



View 7: Barrack Street



View 8: Barrack Street

APPENDIX B STREET VIEWS

Barrack Street

i.

ii.



Elevation C: Barrack Street



Elevation C.i: Barrack Street



Elevation C.ii: Barrack Street

APPENDIX B STREET VIEWS

Adelaide Row



Site Plan

i. Main Street ii. Adelaide Row



View 9: Adelaide Row



View 10: Adelaide Row

APPENDIX B STREET VIEWS

Thomas Street



View 11: Thomas Street



View 12: Thomas Street

APPENDIX B STREET VIEWS

Cavan Road



Site Plan

i. Main Street ii. Cavan Road



View 13: Cavan Road



View 14: Cavan Road

Appendix C

Protected Structures

APPENDIX C PROTECTED STRUCTURES



01. Church of Ireland

Reg No. 40303001
 Rating Regional
 Original Use Church
 Date 1830-1840



02. Detached House, Church St.

Reg No. 40303024
 Rating Regional
 Original Use House
 Date 1840-1860



03. Model National School

Reg No. 40303030
 Rating Regional
 Original Use Model School
 Date 1845-1850



04. Water Hydrant

Reg No. 40303004
 Rating Regional
 Original Use Water pump
 Date 1900-1920



05. Courthouse and Bridewell

Reg No. 40303002
 Rating Regional
 Original Use Court House
 Date 1815-1820



06. Arts & Cultural Centre

Reg No. 40303003
 Rating Regional
 Original Use Church
 Date 1830-1835



07. Bank of Ireland

Reg No. 40303023
 Rating Regional
 Original Use Bank
 Date 1920-1925



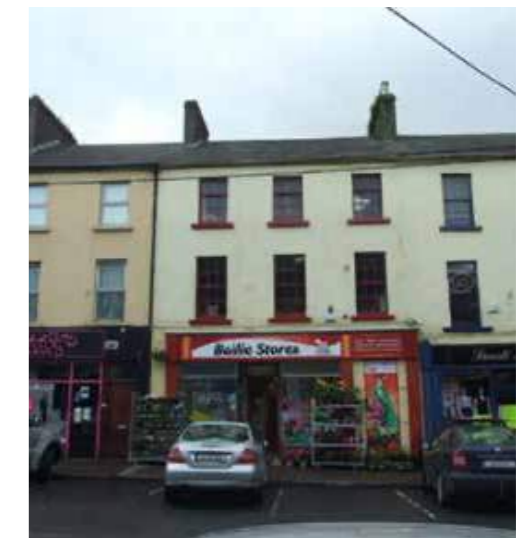
08. SuperValu

Reg No. 40303022
 Rating Regional
 Original Use House
 Date 1800-1840



09. Sandi Modes

Reg No. 40303021
 Rating Regional
 Original Use House
 Date 1800-1840



10. Bailie Store

Reg No. 40303020
 Rating Regional
 Original Use House
 Date 1800-1840

APPENDIX C PROTECTED STRUCTURES



11. Finnegan's/Branching out

Reg No. 40303005
 Rating Regional
 Original Use Shop/Retail
 Date 1870-1890



12. National Irish Bank

Reg No. 40303025
 Rating Regional
 Original Use Bank
 Date 1910-1915



13. O'Reilly's Shoes

Reg No. 40303006
 Rating Regional
 Original Use Shoes
 Date 1840-1860



14. F. Mc Donald

Reg No. 40303017
 Rating Regional
 Original Use Shop/Retail
 Date 1760-1800



15. D. Jameson Medical Hall

Reg No. 40303016
 Rating Regional
 Original Use House
 Date 1760-1800



16. What Knot

Reg No. 40303014
 Rating Regional
 Original Use Shop/Retail
 Date 1820-1840



17. B. O'Reilly

Reg No. 40303015
 Rating Regional
 Original Use House
 Date 1760-1800



18. End of Terrace House

Reg No. 40303031
 Rating Regional
 Original Use House
 Date 1800-1840



19. Library, Market Square

Reg No. 40303009
 Rating Regional
 Original Use Market House
 Date 1815-1820



20. Masonic Hall

Reg No. 40303011
 Rating Regional
 Original Use School
 Date 1875-1880

APPENDIX C PROTECTED STRUCTURES



21. Garda Station

Reg No. 40303010
 Rating Regional
 Original Use Garda Station
 Date 1860-1880



22. House at Barrack St.

Reg No. 40303012
 Rating Regional
 Original Use House
 Date 1840-1860



23. Excel Cinema, Henry St.

Reg No. 40303019
 Rating Regional
 Original Use Cinema
 Date 1940-1945



24. Water Hydrant

Reg No. 40303008
 Rating Regional
 Original Use Water pump
 Date 1900-1920



25. King's Cottage, Chapel Road

Reg No. 40303029
 Rating Regional
 Original Use House
 Date 1760-1800



i. The First Church of Ireland of Bailieborough

Reg No. 40303003
 Rating Regional
 Original Use Church
 Date 1830-1835



a. Trinity Presbyterian Church, Virginia Road

Reg No. 40303013
 Rating Regional
 Original Use Church
 Date 1885-1890



b. Trinity Presbyterian Church, Virginia Road

Reg No. 40303028
 Rating Regional
 Original Use Church Hall
 Date 1910-1915



c. Tanderagee House, Virginia Rd

Reg No. 40303027
 Rating Regional
 Original Use Steward's house
 Date 1840-1850



d. St Anne's Roman Catholic Church, Virginia Road

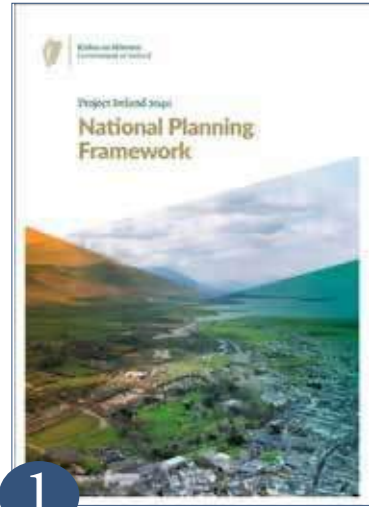
Reg No. 40303026
 Rating Regional
 Original Use Church
 Date 1835-1840

Other Protected Structures in Bailieborough

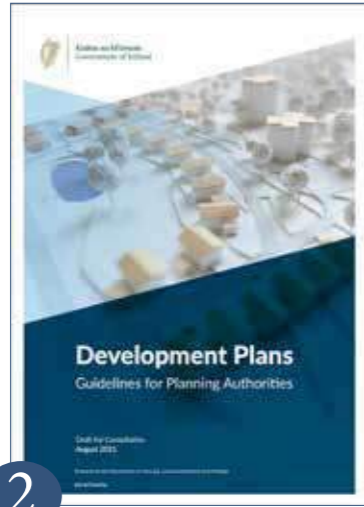
Appendix D

Policy Guidance Documents

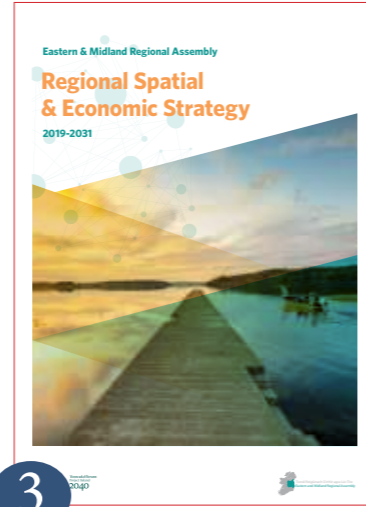
APPENDIX D - POLICY GUIDANCE DOCUMENTS



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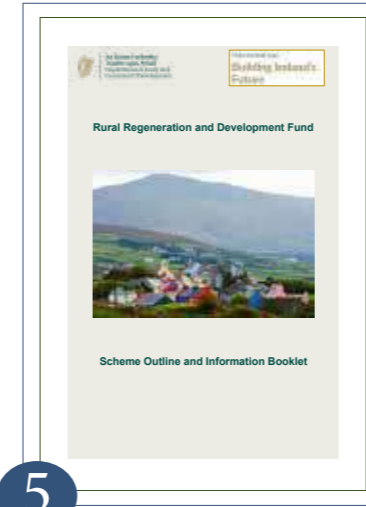
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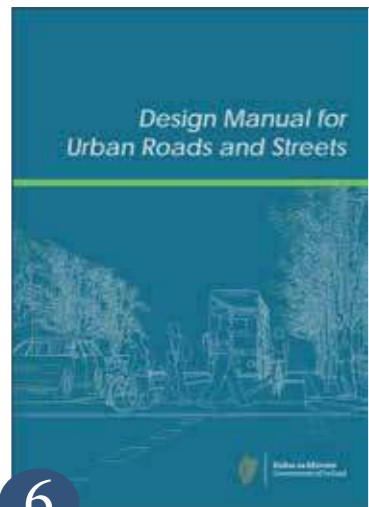
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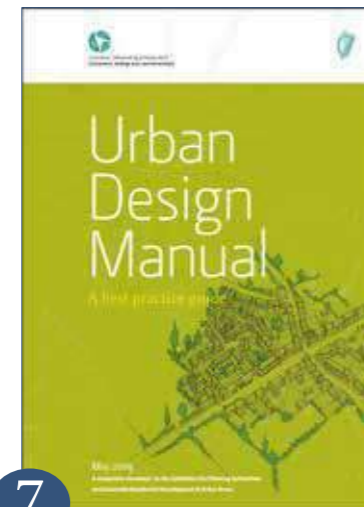
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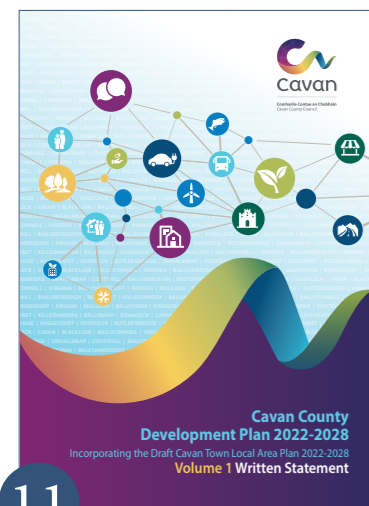
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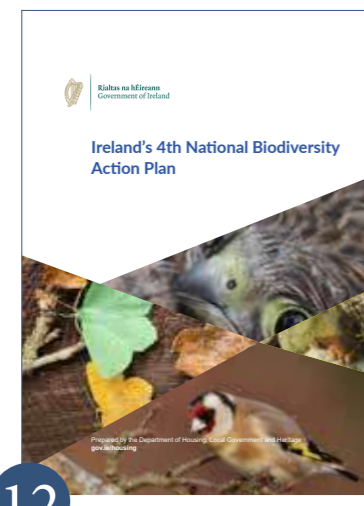
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14



15

LEGEND

1. National Planning Framework
2. Development Plans Guidelines for Planning Authorities
3. Regional Spatial & Economic Strategy 2019-2031
4. Rural Development Policy 2021-2025
5. Rural Regeneration & Development Fund
6. Design Manual for Urban Roads and Streets
7. Urban Design Manual
8. 10 Minute Towns - Accessibility & Framework Report
9. Town Centre First, A Policy Approach for Irish Towns
10. The RIAI Town & Village Toolkit
11. Cavan County Council Development Plan
12. National Biodiversity Action Plan
13. Cavan County Council
14. Climate Change Adaption Strategy
15. Bailieborough Revitalization Plan
16. Destination Towns- Fáilte Ireland

Appendix E

HISTORY OF THE TOWN

APPENDIX E - HISTORY OF THE TOWN



Bailieborough – Coill an Chollaigh – The Wood of the Boar

BAILIEBOROUGH SNAPSHOT THROUGH TIME

The area around Bailieborough has seen repeated arrival of new peoples over a period of 10,000 years, with waves arriving:

- 10,000 years ago
- 6,000 years ago
- 4,500 years ago
- 3-3,000 years ago
- 1,200 years ago
- 800 years ago
- 400 years ago
- Now



Early Bronze Age gold lunula (necklace) from Bailieborough, Co. Cavan c.4,500 years ago.



The Corleck Head, an Iron Age idol dating back 2000 years, was found just 6km from Bailieborough.

3km circle centred on Bailieborough. Of the 13 archaeological monuments shown (red dots), 7 are ringforts – enclosed farmsteads between 1,500 and 1,200 years old. Agriculture has always been of key importance to the area.



Kingdom of Breifne

- Multiple tribal groups during Early Christian period.
- Ruling tribe are the Gallenga
- O Ruaircs establish themselves as kings here in 9th century.
- Tighearnan Mor O Ruairc is king here 1124-72. Major player. His attack on Diarmait MacMurchadha leads ultimately to the Norman invasion of Ireland.



Invasion to Plantation

- Normans arrive 1169.
- By end of 13th century constant warfare has split Breifne into East and West territories.
- 1579 East Breifne officially shired as County Cavan – becomes anglicised and now to be a buffer between the Pale and rebel Gaelic areas.
- Battle of Kinsale in 1601 ends Gaelic power. Plantation follows.





Motte and Bailey castle: the remains of one built by the Normans lies just outside Bailieborough at Tanderagee.

The birth of Bailieborough

- 1610 James I grants William Bailie from Ayrshire, Scotland, 1000 acres in Tanderagee Cavan.
- Condition of grant – must build strong house or castle, enclose demesne and settle English or Scottish families and hold markets.
- Builds castle at Crocknahattin beside Castle Lough.
- Settlement develops outside the castle. Called Kilcollie first. Then moves to present location and becomes 'Bailieborough'.



The town begins to grow

- Estate passes through various owners during 17th and 18th centuries until bought by Col Wm Young of Armagh in 1814.
- Lays out the present day town of Bailieborough.
- Courthouse built in 1817
- Markethouse in 1818
- Methodist Church (Adelaide Row) built in 1833
- (new) Church of Ireland Church built in 1835
- St Anne's RC Church built in 1839 (replaces earlier thatched chapel)



Famine Years

- Fever Hospital (Tanderagee House) built in 1840
- Workhouse in 1842. Standard design accommodated 600 inmates.
- During Famine, one soup kitchen was feeding 16,000 people a day.



Market House 1880-1900



Main Street 1880-1900



1911 Census

39 shops, 23 public houses, 2 hotels, 1 bank, and 1 post office in the Main street; William Street was the town's second busiest street and had a lodging house, 11 shops, 2 public houses, and 14 private dwellings.

Image shows OS map of town in 1900.





During the period leading up to the 1798 Rebellion the castle grounds were used for military training by rebels. Part of the plantation was cut down to make pike handles and the adjoining hill where the rebels trained became known as 'Rebel Hill'.

Report by Captain Pynner in 1619.

"Upon this property there is a bawne of lime and stone 90 feetsquare, with two flankers and in one of the flankers there is a castle the length of it is 30 feet and the breadth 22 feet being vaulted. There is another house at one of the corners, 20 feet square also vaulted".



Invasion to Plantation

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Overview

When viewing Bailieborough and its context through the lens of a snapshot through time, one starts to realise and appreciate the richness of this place, its physical uniqueness, the layers of settlement.

The innovation and resilience of the various generations and to recognise the opportunities to build on the innovation and vision of previous generations for this generation and future generations to enhance this unique place as a sustainable multi-layered, multicultural, viable, vibrant and attractive location for people who are demonstrating through the public consultation process carried out to date, their willingness and enthusiasm to come together to recognise the strength of this place and address the opportunities in an innovative creative forward-looking matter.

Appendix F

BAILIEBOROUGH TOWN SOCIO ECONOMIC & FINANCIAL REPORT

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1 Introduction

Cavan County Council has received funding from the Department of Rural and Community Development for the preparation of a **Town Centre First (TCF) Plan for Bailieborough, Co Cavan**.

The TCF approach, a new Government policy initiative for development of Irish Towns, aims to create urban centres that function as viable, vibrant, and attractive locations for people to live, work and visit, while also functioning as a service, social, cultural, and recreational hub for local communities.

The TCF approach lays the foundation for small towns in Ireland to develop, at a local level, their own planned path forward. This is to be expressed through a tailored TCF Plan, underpinned by a clear assessment of local strengths and challenges, together with a vision for future regeneration opportunities.

The Bailieborough TCF Plan is being developed in partnership with the local community and local businesses, collaborating as part of a Town Team. Cavan County Council is responsible for establishment of this Town Team.

The TCF Plan will provide a basis for Bailieborough to seek support in the near-term from multiple funding streams, including the Rural Regeneration Funding and the Town & Village Renewal Scheme. The TCF Plan will also help to maximise State investment in the medium-term and will support a holistic approach to the delivery of a co-ordinated investment programme for the area, rather than seeking funding for individual projects on an ad-hoc basis.

A multi-disciplinary consultancy team, led by experienced architects, has been appointed to work with Cavan County Council and the Town Team to develop the Bailieborough TCF Plan.

One of these consultancy disciplines relates to the **socio-economic profiling of the Bailieborough area, and to the financial appraisal of emerging ideas for the plan**: the report before you examines various official databases such as Census 2016-2022, Pobal Deprivation Index, CSO 2020-22 Estimates of Household Income and Gross Domestic Product, a range of local strategies and policies such as the Cavan County Development Plan / Local Economic & Community Plan / Local Enterprise Office Catchment Profile, and a number of important EU and National Policies such as the European Green Deal, EU Smart Village Concept, and Ireland's Rural Development Policy 2021-25.

This analysis concludes that Bailieborough can benefit socially and economically from its TCF Plan, that there are multiple opportunities to develop despite some significant social and economic challenges, and that many of the emerging development ideas are viable subject to careful assessment by interested property owners and investors. The analysis also concludes that there are very significant public investment opportunities for the town at both EU and National level, subject to successful development and agreement of the Bailieborough TCF Plan.



2 Socio-economic Profile

The data reported in this chapter is comprised in large part of information drawn from the Central Statistics Office (CSO) Census 2016, together with information published by Cavan County Council in relation to society & economy, and by Pobal on levels of deprivation.

Throughout the rest of 2023, CSO will publish eight themed reports, exploring a range of topics in greater detail: including housing, homelessness, religion, disability, and carers. Small Area Population Statistics (SAPS) will also be published at the end of September 2023.

Therefore, based on available data at time of writing, this chapter summarises and analyses information as follows:

- Section 2.1 provides a summary of population changes at County Cavan level between 2016 and 2022
- Section 2.2 uses 2016 data only to analyse the socio-economic position in the Electoral Division of Bailieborough
- Section 2.3 reports on relevant information for Bailieborough contained in the County Development Plan 2022-28
- Section 2.4 presents data on employment and the economy of Bailieborough from the County Enterprise Strategy
- Section 2.5 describes the level of socio-economic deprivation in Bailieborough Town reported by Pobal in 2016
- Section 2.6 presents the 2020 CSO Estimate of Household and Disposable Income for Co. Cavan – with some comparator figures, particularly Dublin and the Border Region.

2.1 Census 2022 – Preliminary Data Available for Co. Cavan

The CSO has released [Census 2022 Summary Results](#), which details the population changes at a national level since April 2016. CSO has also broken down the results at a county level, and their press release of 30th May 2023 highlights some of the main changes for Co. Cavan as follows ¹.

1. **Population – Changes since 2016:** Census 2022 shows that the population of Cavan grew by 7% to 81,704, which means the number of people in the county rose by 5,528 between April 2016 and April 2022. Over the same period, Ireland's population grew by 8% from 4,761,865 to 5,149,139;
2. **Population – Males and Females:** Of Cavan's population, 40,644 were female and 41,060 were male, which means there were 101 males for every 100 females. In Ireland overall, there were 2,604,590 females and 2,544,549 males, or 98 males for every 100 females;
3. **Population – Average Age:** The average age of Cavan's population in April 2022 was 38.5 years, compared to 37.2 years in April 2016. Nationally, the average age of the population was 38.8, up from 37.4 in April 2016;
4. **Population – Older People:** The number of people aged 65 and over continues to grow. This age group increased by 19% to 12,501 in Cavan, and by 22% to 776,315 at a national level, since 2016;
5. **Dual Irish Citizens:** In Cavan, the number of dual Irish citizens increased from 1,297 to 2,335 while non-Irish citizens accounted for 12% of the county's population. In the State,

¹ <https://www.cso.ie/en/csolatestnews/pressreleases/2023pressreleases/presstatementcensusofpopulation2022-summaryresultscavan/>

2.2.1 Demographics

13. The **2016 population of Bailieborough ED stood at 4,005**, of which 2,006 were female with 1,999 males
14. 1,455 people were married, 2,183 were single, 211 were divorced or separated, and 156 were widowed
15. **24% of the population was under 15**, and 14% was aged 65 or older – therefore, the overall age dependency ratio was c. 38%
16. The **older age dependency ration was 22%**, defined as the population aged 65+ years as a percentage of the population aged 15-64 years (similar to average for Co. Cavan)
17. 91.5% of the population was born in Ireland, with **8.5% being born abroad**
18. There were **1,507 children**, of which 1,211 lived with couples, 265 with mothers only and 31 with fathers only.



2.2.2 Social Indicators

19. Some 1,422 people aged 15 and over were working in the ED (46.7%)
20. Circa 10% of the population were **students**
21. C. 10% were looking after **home/family**
22. C. 19% were lone parents
23. C. 12% were Local Authority tenants
24. C. 20% had primary education only
25. C. 16% were **retired**
26. C. 12.75% were **unemployed** including persons first regular job (almost 2/3rds of unemployed persons were male - see table below)
27. Almost 5% were unable to work due to permanent **sickness or disability**

Principal Status

Electoral Division: BAILEBOROUGH (CAWN)

2016

Download PDF

Population aged 16 years and over by principal economic status and sex

Chart Table

Show 10 entries

Search

Download

Principal Economic Status	Males	Females	Both Sexes
At work	796	626	1,422
Looking for first regular job	21	4	25
Unemployed having lost or given up previous job	223	140	363
Student	131	167	298
Looking after home/family	28	284	304
Retired	255	223	478
Unable to work due to permanent sickness or disability	62	79	141
Other	7	4	11
Total	1,515	1,527	3,042

Showing 1 to 9 of 9 entries

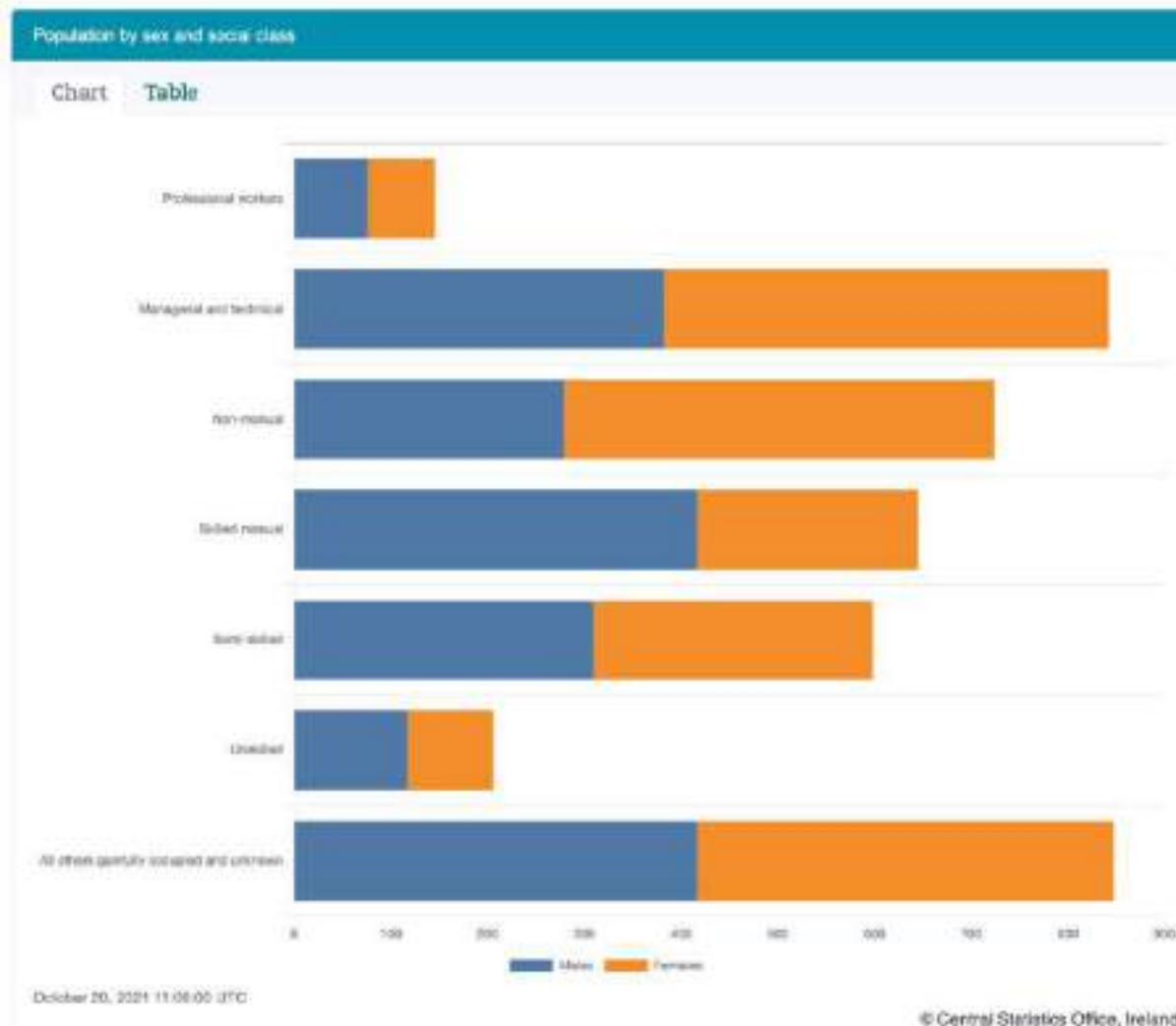
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March 23, 2023 11:00:00 UTC

© Central Statistics Office, Ireland

<https://data.cso.ie/table/SAP2016TBT1ED>

28. The following **social classification data** includes **persons at work and unemployed**:
- **31%** of Bailieborough ED residents in 2016 were classified as **Skilled Manual or Semi-skilled Workers** (50:50 approx.)
 - Just over **21%** classified their occupation or skillset as **Managerial / Technical**
 - This was followed by **18%** who classified themselves as **Non-Manual Workers**
 - 5% were Unskilled Workers
 - About 3.6% were classified as Professional Workers
 - About 6.5% were Farmers or Farm Workers



2.2.3 Education

29. Census 2016 reported the highest levels of education achieved for persons aged 15 years and over as follows:

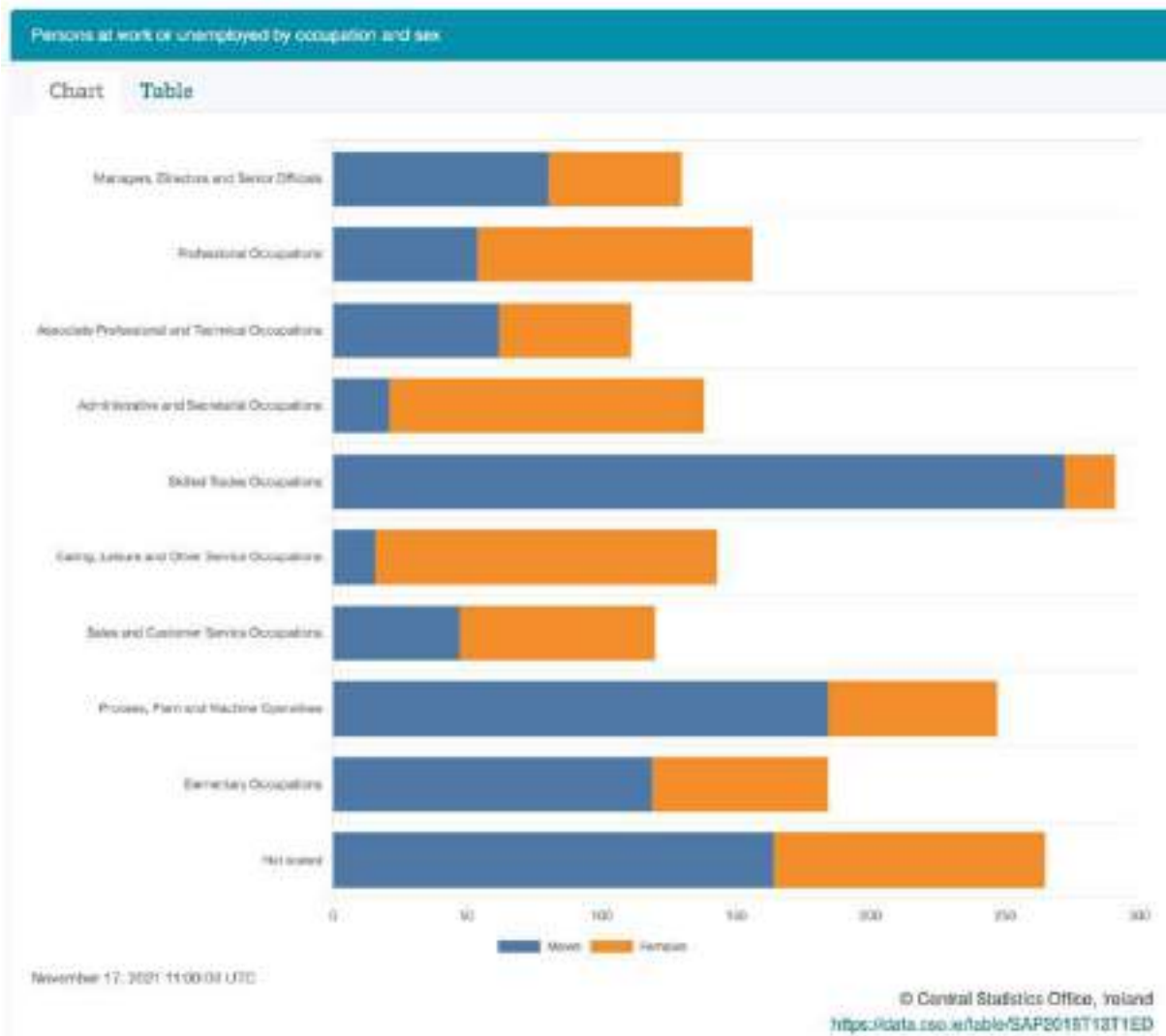
- **18.8%** had either **primary only or no formal education**
- **38%** had either lower or upper **secondary education**
- **22.7%** had a **technical or vocational qualification**
- **14.9%** had a **third level education** (8.9% female / 5.9% male)

2.2.4 Employment & Economy

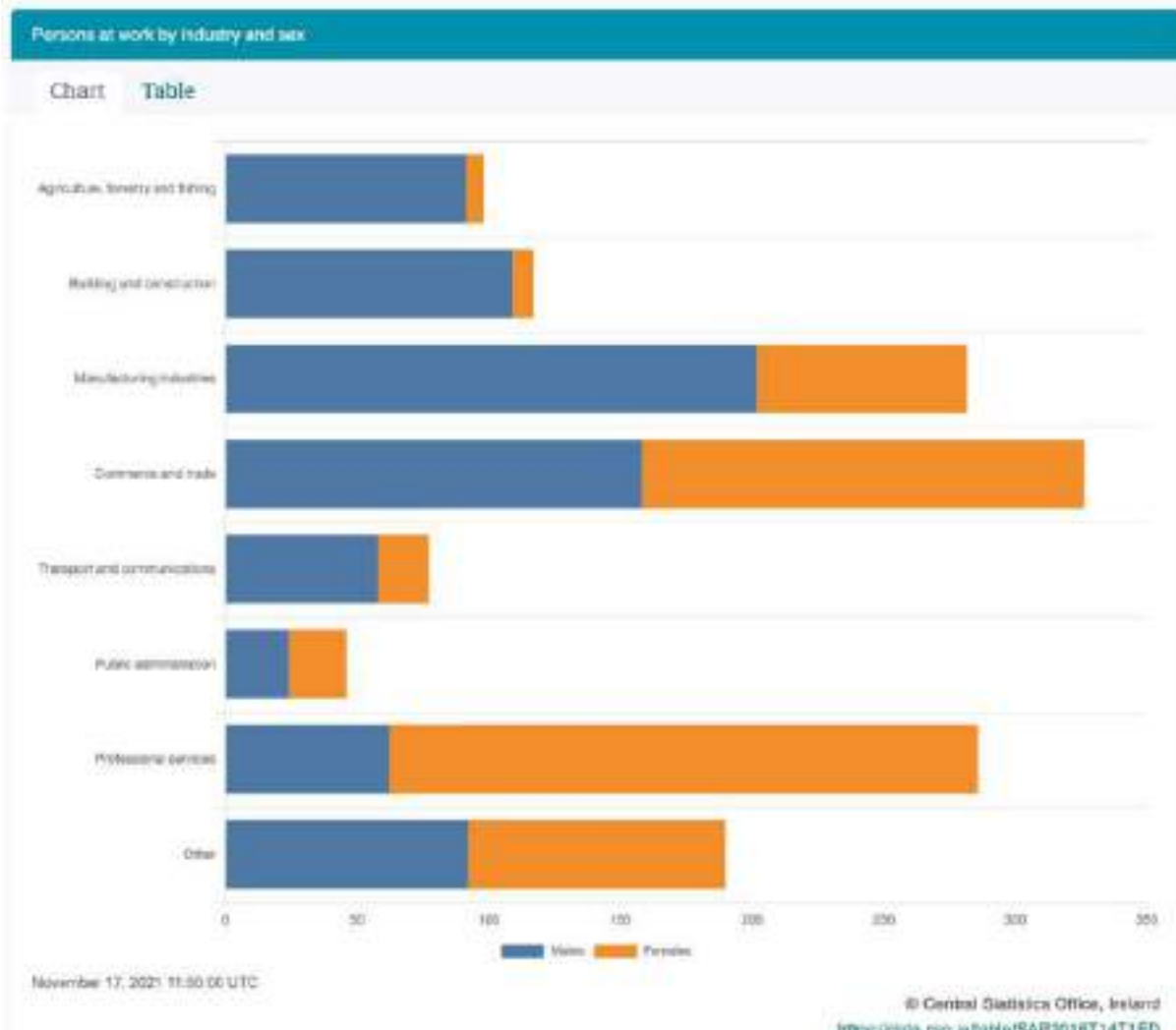
Occupations

Electoral Divisions: BALLYBOROUGH (CAWAN)
2016

Download PDF



30. The **majority of workers are of the Skilled Trades classification** (c.16%)
31. Followed by **Process / Plant / Machine operatives** (c.14%)
32. Elementary occupations (c.10%)
33. In terms of higher paid occupations, c.9% were in Professional roles, with c.7% classified as Managers / Directors / Senior Officials
34. About **13% were unemployed (almost 2/3rds of these were male)** – this includes c.1% seeking their first job.



35. Major Industries are Commerce & Trade (23%), Manufacturing (20%) and Professional Services (20%)

36. Building & Construction employs 8%

37. Agriculture & Forestry employs about 6.8% of the workforce

38. Females dominate the Professional Services industry, while Males are the main employees in Manufacturing, Building & Construction and Agriculture & Forestry

39. The Professional Services industry is the largest employer of females at 224, employing almost 36% of working women in the Bailieborough ED. Commerce & Trade employs almost 27% of the working females in the ED

40. Manufacturing employs 25% of working males in the ED, followed by Commerce & Trade (20%) and Building & Construction (c.14%)

41. Figures for Gross Domestic Product per Person are available from the Central Statistics Office for 2012 to 2021

- The data shows a worrying downward trend for the Border Region
- In 2012, Border GDP per Person stood at c.56% of the State average

- **By 2021, Border GDP per Person had fallen to c.24% of the State average - please CSO table below** ³

● Table 5.9a GDP per Person, 2012 to 2021

Table 5.9a GDP per person 2012 to 2021 ^{1,2}											€
Region	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 ¹	
Northern & Western	26,761	24,940	25,299	26,492	25,903	28,142	28,521	30,562	28,531	31,927	
Border	21,385	19,760	19,670	20,779	19,878	23,608	23,393	25,020	16,708	20,306	
West	31,360	27,808	30,254	31,520	30,453	32,132	33,035	35,371	37,055	42,010	
Eastern & Midland	43,210	45,779	50,499	56,544	62,765	67,480	71,490	75,602	70,632	80,200	
Dublin	67,656	62,226	69,196	74,433	83,524	90,760	96,592	103,080	111,717	125,579	
Mid East	24,737	26,343	27,007	35,868	39,531	40,982	43,623	44,716	42,220	46,858	
Midland	20,868	18,963	20,614	24,256	22,988	23,948	22,722	21,735	19,905	21,842	
Dublin plus Mid East	45,484	46,709	54,878	61,276	68,694	73,860	78,636	83,356	88,208	98,681	
Southern	37,354	37,077	38,877	71,541	65,877	72,928	82,211	90,283	92,740	107,352	
Mid West	32,185	31,024	29,555	*	*	*	58,682	69,544	61,228	70,300	
South East	23,507	25,418	25,952	33,787	33,948	34,306	45,364	57,092	45,950	52,064	
South West	49,517	46,053	51,550	*	*	*	121,459	124,648	143,033	166,655	
State	38,230	38,888	41,995	56,098	57,010	62,131	67,250	72,479	74,906	85,061	

¹ Preliminary

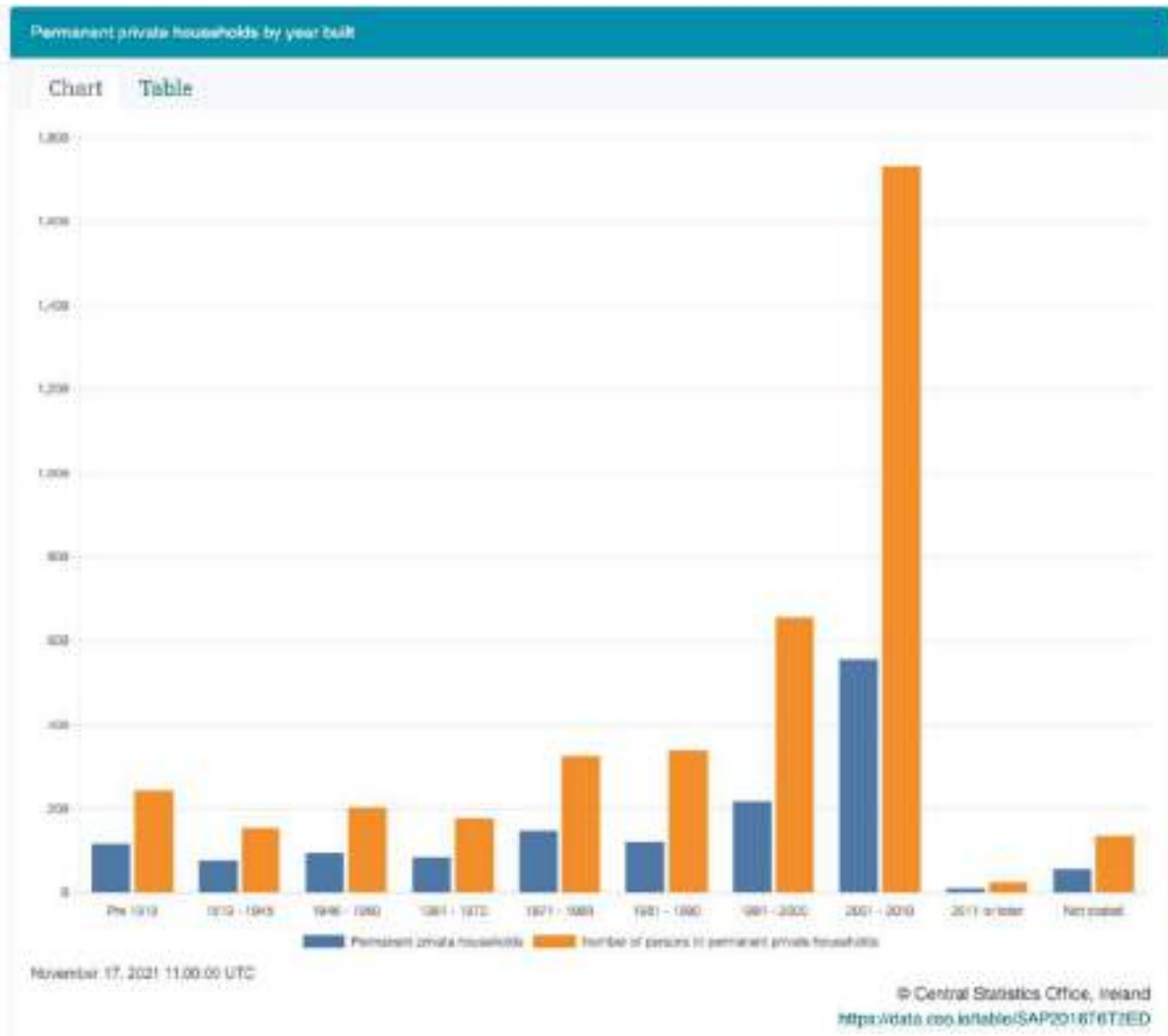
² The per capita average of constituent counties will not equal the per capita total for the region

* Data for 2015, 2016 and 2017 suppressed for reasons of confidentiality

2.2.5 Housing

42. Census 2016 recorded **1,822 dwellings** in the Bailieborough ED
43. **1,490** of these are **permanently occupied private households**, housing 4,004 persons
44. **95% of these were houses**, with most of the remainder being apartments
 - **67% are privately owned**
 - 36% are owned outright
 - 31% are mortgaged
45. **29% are rented homes**
 - 17% are rented from a private landlord
 - 12% are rented from the Local Authority
46. There were 271 vacant dwellings and 27 unoccupied holiday homes
 - Therefore, **c. 20% of dwellings were unoccupied in 2016**
47. Almost 80% of houses are heated by oil, and over **90% depend on fossil fuel heating**
48. Almost 60% use public sewage facilities, while **32% have individual septic tanks**
49. **House building expanded greatly during the Celtic Tiger era and dropped off sharply after 2010. This expansion included significant suburbanisation (growth in suburbs) around Bailieborough Town, contributing to the hollowing out of the old urban core.**

³ <https://www.cso.ie/en/releasesandpublications/ep/p-cirgdp/countyincomesandregionalgdp2020/data/>



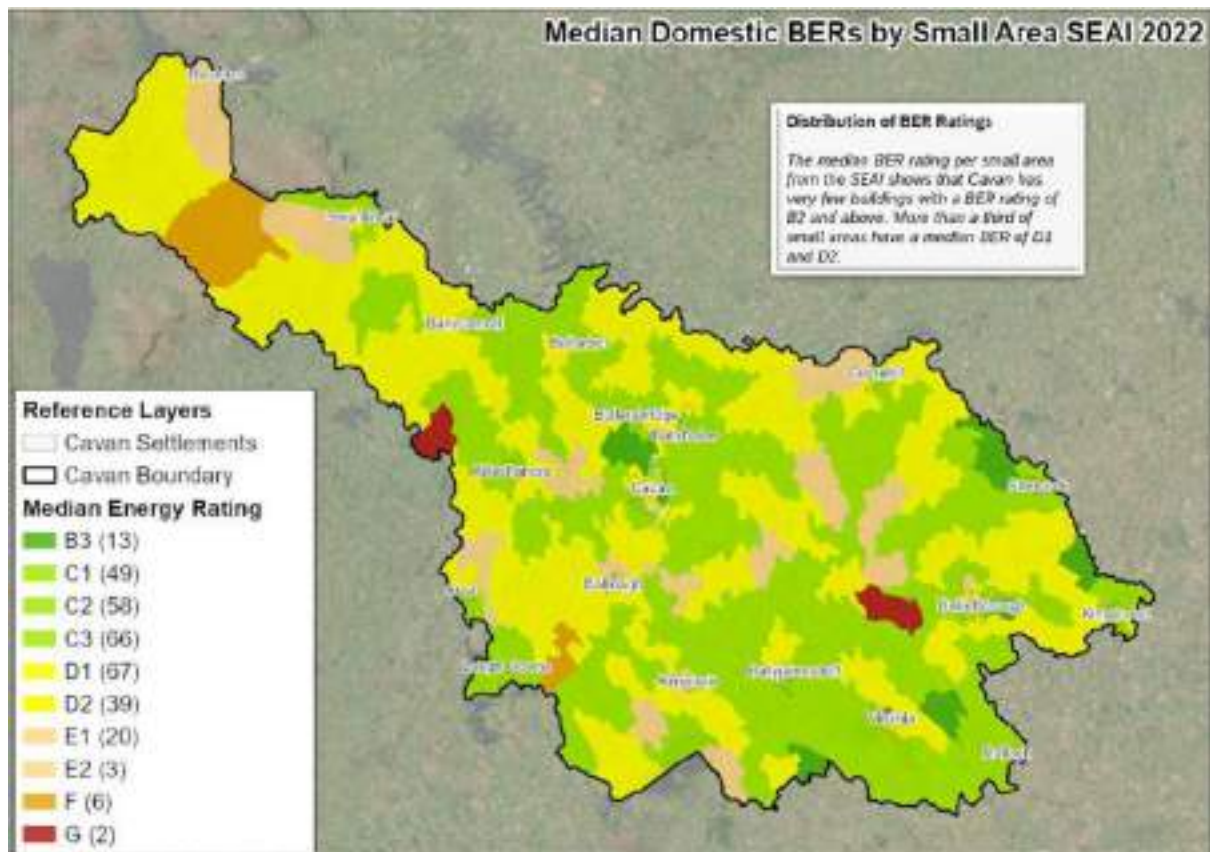
2.2.6 Environment

At Electoral Division level:

50. As stated in the housing section above, almost **80% of houses** in the Bailieborough ED are **heated by oil**, and over 90% depend on fossil fuel heating
51. 32% of homes in the ED have individual septic tanks
52. Most people in the ED **travel to work, school, or college by car**
53. 82% of ED households own at least one car, with c. 37% owning more than one car
54. Bailieborough is served by an existing **wastewater treatment plant** which has a project underway to upgrade its plant. Water supply is from Skeagh Lough.

At county level:

55. Data from the SEAI (2022), shows that Cavan's energy efficient buildings are clustered in and around towns and villages, and **areas with lower BER ratings generally situated in rural areas**

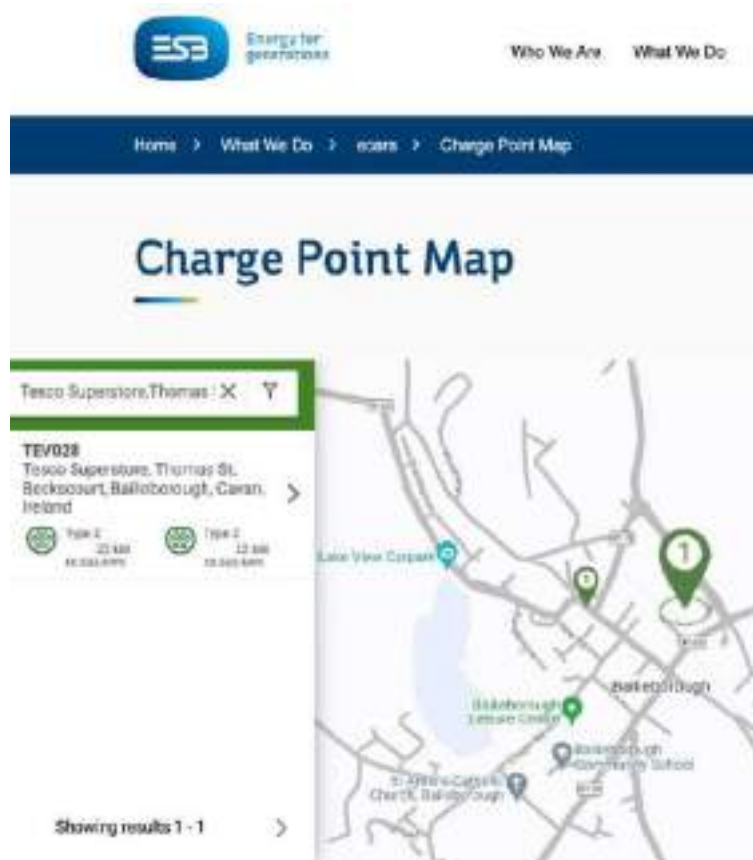


56. In 2022, an EPA study of the ecological status of Irish rivers between 2016 and 2021 found that **20.5% of Cavan's rivers were of poor quality** (caused primarily by farm waste, sewage, pesticides, and chemicals), with **59%** being considered either **good** or high quality

57. **Flooding is a major issue** for the county. In recent years heavy rain caused significant subsidence in Bailieborough

58. There are six Special Areas of Conservation and three Special Protection Areas in the county. There are two Natural Heritage Areas

59. The **SEAI supports 12 Sustainable Energy Communities in the county** which are focussed



on a range of community development and sustainability initiatives

60. **Sales of electric vehicles are increasing rapidly** at national level, and Co. Cavan is currently reflecting this trend. There are 8 public EV charging stations in the county, with another 182 granted permission. **Bailieborough has only two EV charging points** at the moment, both relatively low speed units at 22kw.

2.3 Bailieborough Town – Information in Cavan County Development Plan 2022-28 ⁴

61. Bailieborough has a strong compact town core with an existing street pattern that lends itself well to further development. The **retail and service function of the town is mainly confined to the town core** with one major edge of core retail development
62. Bailieborough has several **employment providers within the town**, which includes Lakeland Dairies, Bailieborough Foods Limited and Terra Limited. The Bailieborough **Business Centre on Shercock Rd.** in the town helps in the creation of local enterprise in the area
63. Bailieborough has a **high rate of vacancy** for a town within the self-sustaining town category but has a relatively **large amount of convenience floorspace** provided by a relatively small number of retailers. The town has many **independent retailers** selling comparison goods
64. Proposals for additional commercial space should be mindful of the growing levels of vacancy in the town centre and the fact that **Bailieborough has the highest level of retail vacancy in the county** (p. 98, County Dev Plan)
65. In 2016, the **population of the town was 2,683, of which 1,106 were classified as being 'at work'**. Of these:
- A total of **27% (304) were employed in Bailieborough**
 - **31% (340) were employed elsewhere in Cavan**
 - **23% (250) commuted out of the county for employment**
 - The remaining 19% (212) were either mobile workers or had a blank or un-coded destination
 - In total, there were **808 jobs located within Bailieborough**, this accounted for 3.9% of all jobs based in the county. **And of these, 38% (304) were undertaken by residents living in Bailieborough**, 46% (375) are undertaken by workers living elsewhere in Cavan county and the remaining 16% (129) were undertaken by workers who commuted to Bailieborough from outside the county
 - Although 53% of the resident workers in the town are employed elsewhere in the county, **Bailieborough is the employment location for 504 workers from outside the town**
 - Therefore in 2016, **Bailieborough Town was a net exporter of jobs (-298).**

⁴ <https://www.cavancoco.ie/file-library/planning/development-plans/development-plan-2022-2028/written-statement/cdp-written-statement.pdf>



Economy Status

Labour Force & Non Labour Force (RoI only)



1,200

The total labour force within the settlement is 1,200 and represents approximately 2.2% of the labour force in the county (57,921) in 2016.



34,480

Within a 30 minute drive time there is a labour force of 34,480. This figure represents approximately 6.0% of the labour force of Ireland (579,216) in 2016.

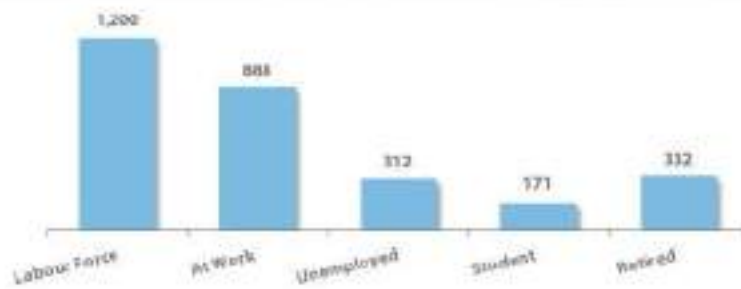


203,563

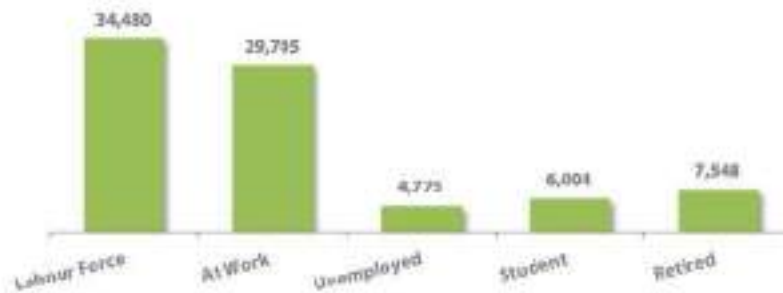
Within a 60 minute drive time there is a labour force of 203,563. This figure represents approximately 35.0% of the labour force of Ireland (579,216) in 2016.



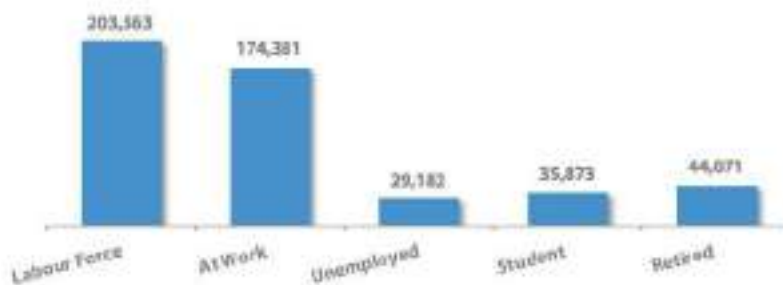
within the settlement



30 minute drivetime



60 minute drivetime





Employment and Commuting Flows

Resident Workers and Locally based Jobs

Note: For Commuting Flows and Jobs Profile, the settlement is based on the CSO Settlement boundary and all intersecting small areas. This allows for the inclusion of key employers located outside the town boundaries.



Where are Bailleborough resident workers (1,106) employed?

Summary of Outbound Flows



Destination of Bailleborough Residents Workers - by Settlement*



* Rural denotes destinations within a county that are not within a CSO defined settlement boundary.

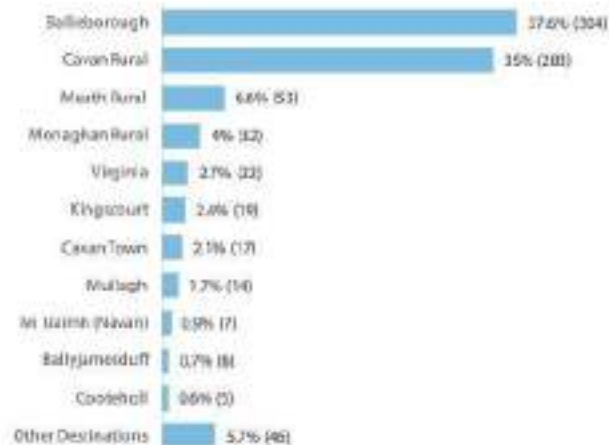
Bailleborough based Jobs - where do workers come from? (808)



Summary of Inbound Flows



Origin of those employed in Bailleborough - by Settlement*



* Rural denotes destinations within a county that are not within a CSO defined settlement boundary.



There are 1,106 people residing in the Bailleborough settlement area who are classed as being 'At Work'. Of these workers, a total of 27% (304) are employed in Bailleborough, 31% (340) are employed elsewhere in Cavan, 23% (252) commute out of the county for employment and the remaining 19% (210) are either Mobile workers or have a blank or un-codable destination.

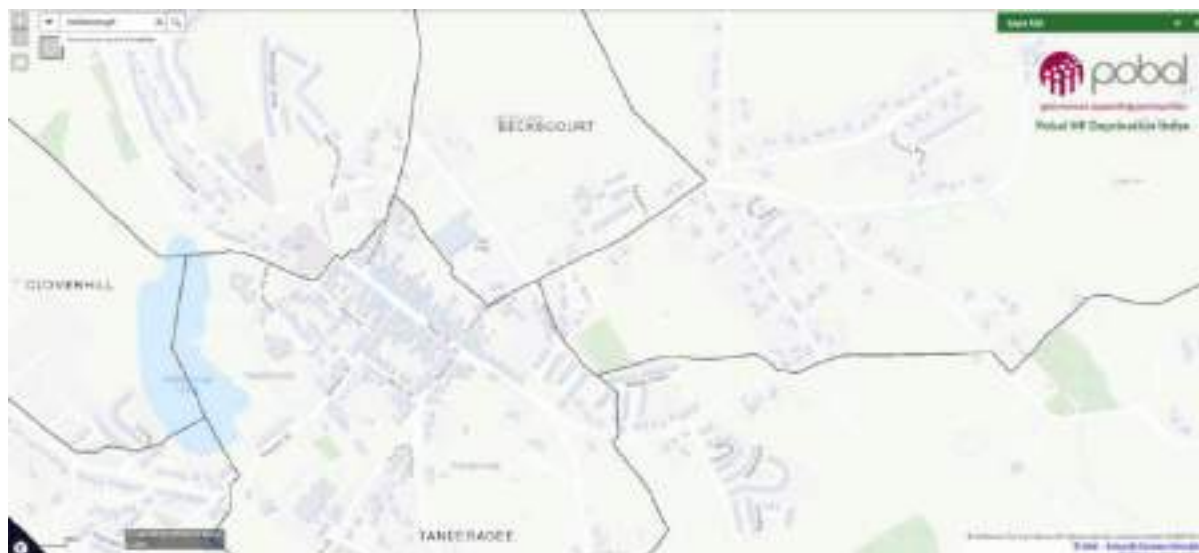


In total, there are 808 jobs located within the Bailleborough settlement. Of these, 38% (304) are undertaken by local residents living in Bailleborough, 46% (373) are undertaken by workers living elsewhere in Cavan county (see Map on following page) and the remaining 16% (129) are undertaken by workers who commute to Bailleborough from outside the county.

2.5 Bailieborough Town – Pobal Deprivation Index 2016

67. The Pobal Index 2016 reports deprivation levels as follows for **seven townlands** (populated by 1,635 people) in and around the urban area of Bailieborough:

- **67%** of the population is **marginally above or below average deprivation** levels (1,095 people)
- **33%** of the population is **disadvantaged or very disadvantaged** (540 people)



TOWNLANDS AROUND B'BOROUGH	POPULATION	POBAL INDEX 2016
Corkish incl. Beckcourt	283	Marginally above average
Lear	311	Marginally below average
Lisnalea	238	Marginally below average
Rakeevan	262	Marginally below average
Tanderagee	134	Disadvantaged
Cloverhill	198	Very disadvantaged
Drumbanan	209	Very disadvantaged
TOTAL POPULATION 2016	1,635	

2.6 Household Income – CSO Estimate 2020 for County Cavan

68. The income figures in the table below are sourced from the **CSO 2020 Estimate of Household Income at County level**⁶: while this is not specific to Bailieborough alone, the figures provide an overview for people living in Co. Cavan as below⁷:

- Total Household Income was €2.12 billion
- Total income per person was €26,638
- After tax, **disposable income per person in Co. Cavan was €19,697** (Dublin was highest nationally at €27,686 per person)
- **Employees** in Cavan earned €1.202 billion or **c. 56%** of total county household income
- **Self-employed** income in Co. Cavan was €233 million, which equated to **c. 11%** of total county household income

⁶ <https://www.cso.ie/en/releasesandpublications/ep/p-cirgdp/countyincomesandregionalgdp2020/data/>

⁷ Preliminary household income figures are also available from CSO but vary little from the established data for 2020.

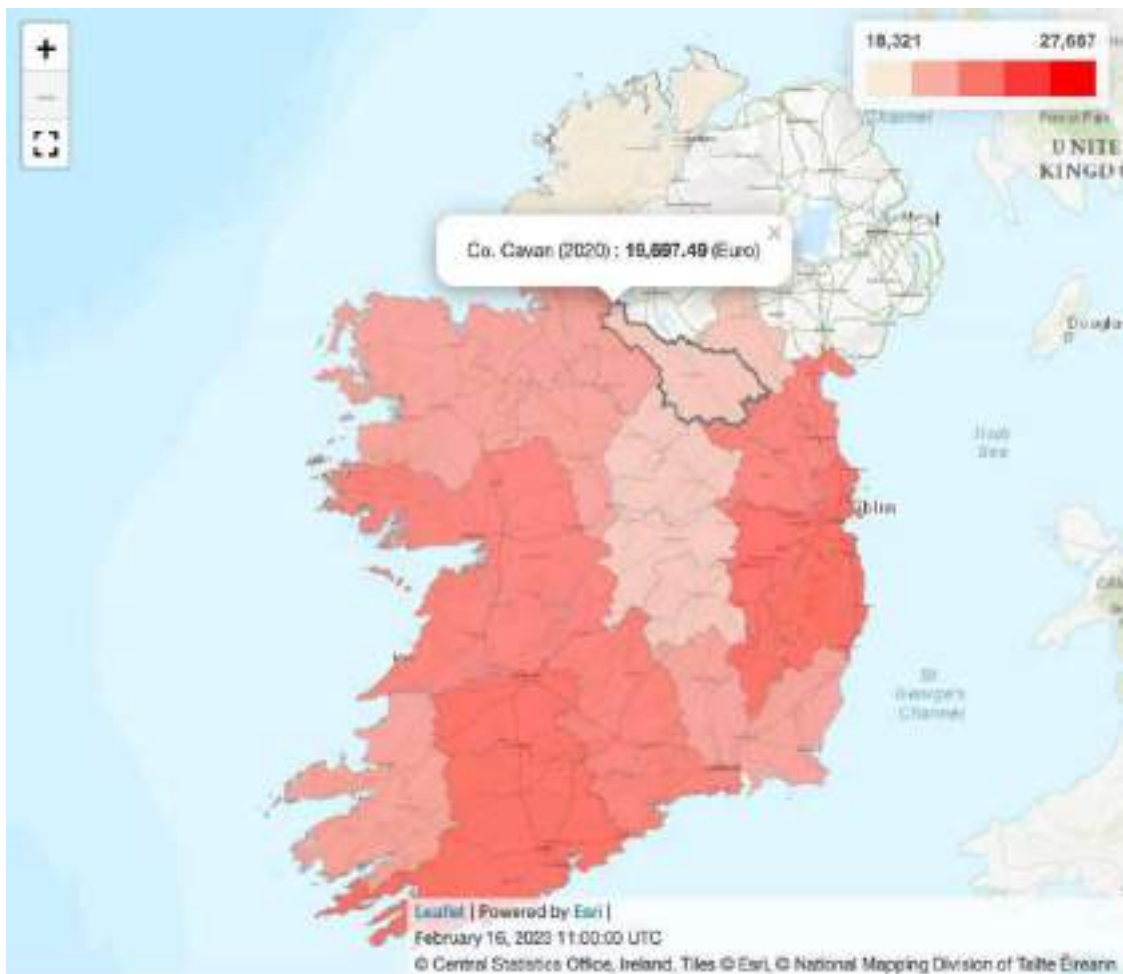
- **Rental** income was €111 million or **5%** of total county household income
- **Social benefits** paid to the County amounted to €527 million, which equated to **c. 25%** of the total Household Income for the county

[View all related tables on data.cso.ie >](#)

Table 5.1 Estimates of Primary, Total & Disposable Household Income by Region & County in 2020

Table 5.1 Estimates of Primary, Total & Disposable Household Income by Region & County in 2020

	Compensation of Employees €m	Income of Self Employed €m	Imputed Rent of Dwellings €m	Net Interest and Dividends €m	Primary Income €m	Social Transfers €m	Total Household Income €m	Taxes ¹ €m	Disposable Household Income €m	Disposable Income per Person ² €
Northern & Western	13,208	2,268	1,528	213	17,509	6,462	23,971	4,028	17,943	20,264
Border	5,816	1,009	911	219	7,454	3,194	10,659	2,518	8,341	19,535
Cavan	1,202	203	111	47	1,590	327	2,120	553	1,266	18,897
Donegal	1,913	357	234	76	2,590	1,311	3,891	849	3,043	18,322
Leitrim	472	96	51	19	637	277	914	216	699	20,885
Monaghan	949	153	98	38	1,234	449	1,682	412	1,270	19,818
Sligo	1,000	170	115	41	1,411	340	1,950	480	1,461	21,370
West	7,592	1,258	909	295	10,055	3,358	13,412	3,559	9,903	20,878
Galway	4,717	675	585	91	6,159	1,910	7,974	2,176	5,799	21,437
Mayo	1,874	397	221	75	2,567	1,000	3,602	880	2,722	19,932
Roscommon	1,000	187	103	39	1,333	500	1,836	454	1,382	20,597
Eastern & Midland	57,739	4,372	6,625	2,682	71,019	17,116	88,135	26,992	61,143	25,137
Dublin	38,982	2,614	4,732	1,372	48,700	10,382	57,101	18,134	38,967	27,886



3 SWOT Analysis based on Socio-Economic Profile

	OBSERVATIONS FROM PROFILING	CHAPTER 2 REFERENCE NO.
STRENGTHS	A. Growing population in generally good health – c. 7% increase in county population since 2016 in line with national trend, with 84% reporting good/very good health	1
	B. Employment in Co. Cavan is up 16% since 2016	8
	C. Skilled workforce in Bailieborough (skilled manual / managerial / technical skills constitute over 50% of workforce in the Electoral Division)	28 / 30-33
	D. There are several good employment providers in Bailieborough Town - Lakeland Dairies / Bailieborough Foods / Terra / others	62
	E. Over 800 jobs are located within the Bailieborough Town settlement – 38% of these employees are residents. It should be noted, however, that 62% of employees commute to the town from elsewhere	65-66
	F. Good local retail skills and experience, albeit with a high retail vacancy rate that reflect general changes in the way society works and lives today	63-64
	G. Bailieborough Town has a strong compact town core with an existing street pattern that lends itself well to further development. The retail and service function of the town is mainly confined to the town core with one major edge of core retail development	61
	H. Bailieborough is an attractive old, planned town dating from the 18 th Century. It is the 3 rd largest town in the county, only slightly smaller than the 2 nd largest Virginia in terms of population. It is very centrally located close to the M3 motorway, with approximate drive times of 1 hour to Dublin, 30 minutes to Cavan Town, 15 minutes to Virginia and 45 minutes to Dundalk.	
	I. Good educational levels in the ED (c. 75% have secondary, technical or third level qualifications)	29
	J. Good employment opportunities in Commerce & Trade / Manufacturing / Professional Services	35-40
	K. Good housing stock – 67% is privately owned – 29% is rented. There is a high property vacancy rate in the ED at c.20%.	44-46
	L. Town waste treatment plant upgraded / good local water supply from Skeagh Lough	54
	M. People, businesses, and communities in Co. Cavan are showing interest in preserving their natural environment and reducing their carbon footprint e.g., SEAI supports 12 sustainable energy community projects in the county / sales of Electric Vehicles are increasing rapidly / 182 permissions have been granted for c. 180 EV charging stations that will further accelerate the transition to low carbon private and business transportation.	59-60

	OBSERVATIONS FROM PROFILING	CHAPTER 2 REFERENCE NO.
WEAKNESSES & CONSTRAINTS	N. c. 33% of the population resident within seven townlands in or adjacent to Bailieborough were classified by the Pobal 2016 Index as disadvantaged or very disadvantaged (540 people)	67
	O. c. 13% unemployment rate in the Bailieborough ED (2/3rds of these are male)	26 / 34
	P. While there are over 800 jobs located within Bailieborough – 62% of those employees commute to the town from elsewhere (504 people)	65
	Q. Bailieborough has a high rate of vacancy for a town within the self-sustaining town category. However, it has a relatively large amount of convenience floorspace provided by a relatively small number of retailers i.e., goods purchased frequently and usually of low value such as food. The town also has many independent retailers selling comparison goods i.e., products which are usually of higher value and purchased infrequently, such as vehicles, household goods or clothing.	63
	R. The Border Region is seeing a downward trend in GDP per person – it had only 24% of the State average GDP in 2021, and only 16% of Dublin GDP, and an even lower 12% of the most productive region in Southwest	41
	S. In 2020, disposable income per person in Co. Cavan was 71% of the Co. Dublin level	68
	T. Heavy reliance on social welfare transfers and State Pension. In 2020, social benefits constituted c. 25% of total Household Income for Co. Cavan	16 / 25 / 68
	U. High vacancy rate in housing @ c. 20% in the ED	46 / 63
	V. House building rate fell off sharply at the end of Celtic Tiger era in 2010	49
	W. Suburbanisation (growth in suburbs) around Bailieborough Town is contributing to the hollowing out of the old urban core.	49
	X. Very high dependence on fossil fuel for home heating	50
	Y. Significant dependence on septic tanks by households at 32% in the ED	51
	Z. Data from the SEAI (2022), shows that Cavan's energy efficient buildings are clustered in and around towns and villages, and areas with lower BER ratings generally situated in rural areas including Bailieborough	55
	OPPORTUNITIES & POTENTIAL	1) Bailieborough is an attractive old, planned town, centrally located close to major urban centres including Dublin, Cavan Town, and Dundalk, and adjacent to the M3 motorway.
2) All the above, combined with the potential availability of existing vacant housing or redeveloped over-the-shop accommodation at		Chapter 4 on Funding Potential

OBSERVATIONS FROM PROFILING

CHAPTER 2
REFERENCE NO.

	reasonable prices, good local educational standards, and good employment opportunities, should make Bailieborough an attractive place to live for Dublin-based commuters, or remote workers, or people who already commute to the town from other regions for work.	
3)	There is a large amount of retail space available in Bailieborough Town.	63
4)	The town is a net exporter of jobs (-298 in 2016 census). There are over 500 jobs in Bailieborough performed by persons who are not resident in the town – therefore, there may an immediate opportunity to develop town core accommodation using old vacant houses or over-the-shop apartment conversions. There are significant public funding supports for this type of development.	65 and chapter 4 on funding potential
5)	There is a labour force of 34,480 people located within a 30-minute drive of Bailieborough, of which 4,475 are unemployed and thus may be available for work. There is also a significant level of unemployment and deprivation in Bailieborough Town itself that may improve if more employers could be attracted.	66
6)	There is an opportunity to develop and encourage social and knowledge capital from immigration – over 12% of the County population are either dual citizens or non-Irish. In 2016, c. 8.5% of the Bailieborough ED population was born abroad – this is expected to increase when the full census 2022 results are published later this year.	5 / 17
7)	Reducing carbon footprint / improving home insulation / charging electric vehicles / greening the economy are clear opportunities for Bailieborough to improve and participate. There is a strong emerging network of EU and Government supported ‘smart village’ initiatives, including some already established with SEAI support in Co. Cavan.	Appendix xxx
8)	An assessment of funding potential and financial viability at chapter 4 shows good potential for the development of ‘over-the-shop’ <u>residential</u> units, which appear to offer a good investment return.	Chapter 4
9)	The Vacant Property Refurbishment Grant of €50,000, or €70,000 where the conversion is for <u>residential</u> purposes, further increases the investment yield.	Chapter 4
10)	In addition, the potential for SEAI grants to improve home energy efficiency should also be explored by interested property owners or developers.	Chapter 4
11)	While raising bank/institutional funding will clearly be difficult, potential investors will also factor into account capital appreciation and, therefore, some investors may be prepared to use their own existing funds which are not earning any	Chapter 4

	OBSERVATIONS FROM PROFILING	CHAPTER 2 REFERENCE NO.
THREATS & CHALLENGES	substantial return under current bank deposit rates.	
	12) The repair and lease scheme, whereby the Local Authority can fund up to €80,000 of works on <u>residential</u> units, could also be of benefit in some cases. In addition to the Local Authority, there are a number of Housing Associations which could have an interest in long term leases of the <u>residential</u> units.	Chapter 4
	I. Bailieborough has the highest level of retail vacancy in Co. Cavan.	64
	II. Local business and urban core property owners need to be convinced of the viability of redeveloping old properties for accommodation and business. This will require financial supports as well individual case assessment for each property. Raising bank finance to fund acquisition or development of rental properties is exceptionally difficult now as banks have restrictive internal policies on the rental sector.	Chapter 4
	III. In addition, bank interest rates would likely be greater than the gross yield available on development of <u>commercial units and town houses</u> . Therefore, borrowing for these units from a third-party bank would not be financially viable.	Chapter 4
	IV. Unemployment and entrenched deprivation are major issues in Bailieborough Town that need to be tackled quickly if community harmony and confidence is to be maintained.	26 / 34 / 67
	V. Although positive greening trends are clearly emerging in Cavan societal attitudes, most homes and businesses remain heavily dependent on fossil fuels for heating and transport in the Bailieborough ED.	50 / 52 / 59-60
	VI. Water quality is a challenge in Co. Cavan. In 2022, an EPA study of the ecological status of Irish rivers between 2016 and 2021 found that 20.5% of Cavan's rivers were of poor quality (caused primarily by farm waste, sewage, pesticides, and chemicals)	56
VII. Flooding is also a major issue in Co. Cavan, including Bailieborough.	57	

4 Funding Potential

4.1 Assessment of Investment Scenarios

We have considered the financial viability of some of the proposed refurbishment of vacant “over the shop” (OTS) space in the Town, together with an assessment of 2 bedroom newly constructed dwellings at the Back Lands.

INVESTMENT EXAMPLE SCENARIOS: Based on the estimated build costs set out below, we have considered the following investment & financing scenarios in relation to the potential residential developments:

1. Development of “Over The Shop” type 3-bedroom apartments at a projected development cost of €180,000;
2. Development of “Over The Shop” type commercial/office space at a projected cost of €300,000; and
3. 6 newly constructed 2 bed dwellings units at an aggregate cost of €235,000 each.

Please note these costs are based on high level discussions with KSN Construction Consultants and Cooney Architects, and are presented for example purposes only. The figures are based on an estimate of construction costs plus and estimated €20,000 for professional fees per unit. Any person considering a refurbishment will need to quantify the works necessary for each separate building, and such costs could be higher or lower than those used in our examples.

GOVERNEMENT SUPPORTS:

Prior to looking at the individual examples, we have considered which Government financial support schemes could be available, and have set out below a review of some of the main schemes currently in place:

a. Vacant Property Refurbishment Grant

There are two levels of the Vacant Property Refurbishment Grant:

1. Vacant properties : a **grant of up to a maximum of €50,000 is available for the refurbishment of a vacant property into a principal private residence or to be made available for rent**, including the conversion of a property that has not been used for residential purposes before. The property must be vacant for two years or more and be built before 2008.
- and
2. Derelict properties : **a maximum of €70,000 is available for the refurbishment of a derelict property**. For a property to be deemed derelict (i.e. structurally unsound and dangerous), the applicant must confirm this by submitting an independent report prepared by an appropriately qualified professional along with the application form. The property can also be deemed derelict if it is on the local authority’s Derelict Sites Register. Evidence that the property was built before 2008 and that it is vacant for two years or more will also be required.

The grant is inclusive of the VAT cost of the works. The Local Authority administers the scheme.

b. SEAI Energy Better Energy Home Scheme Grant

A Sustainable Energy Authority of Ireland (SEAI) Better Energy Home Scheme Grant may be available in combination with this grant. The SEAI Better Energy Home Scheme covers works of up to €26,750.

Further details are included at: <https://www.seai.ie/publications/Homeowner-Application-Guide.pdf>

c. Repair & Lease Scheme

The Repair and Leasing Scheme is targeted at owners of vacant properties who cannot afford or who do not have access to the funding required to bring those properties up to the standard for a rental property.

If a property requires repairs to bring it up to standard for letting, a local authority or Approved Housing Body will pay for this repair work, up to a maximum of €80,000 (including VAT) per unit. In return, the property is made available for social housing for a period of between five and 25 years. The value of the repairs will then be offset against the agreed rental payment over a defined period within the lease.

It may be available for properties that have been vacant for at least one year and which require repairs to bring the property to rental standards.

RENTAL YIELD

Based on consultation with local property experts/agent, the following would be the projected rental income for a newly refurbished/constructed property:

Property Type	Projected Rent
3 Bed Duplex OTS	€1,000/€1,200 (€1,100 in example)
2 Floors of serviced offices	€1,200
2 Bed Own door townhouse	€1,000

The following would be the projected gross investment yields based on the estimated costs and rents:

Type of Property:	OTS Residential	OTS Commercial	New Build Residential
Example Cost	180,000	300,000	235,000
Net Cost	180,000	300,000	235,000
Annual Rental	13,200	14,400	12,000
Gross Yield Before Costs	7.3%	4.8%	5.1%

Where we factor in the Vacant Property Refurbishment Grant of €50,000, the following yields arise (the grant is only available for residential lettings but as the table below sets out, this significantly improves the projected yield on the residential conversion. Where the SEAI grants are obtained, the yield will increase further:

Type of Property:	OTS Residential	OTS Commercial	New Build Residential
Example Cost	180,000	300,000	235,000
Less Grant Aid	(50,000)		
Net Cost	130,000	300,000	235,000
Annual Rental	13,200	14,400	12,000
Gross Yield Before Costs	10.2%	4.8%	5.1%

We have not considered the potential income where the property is utilised on a short-term letting basis.

Additionally, the sale of the property could be examined post construction.

FINANCIAL INSTITUTIONS:

Raising finance to fund the acquisition or development of rental properties is exceptionally difficult in the current environment as banks have restrictive internal policies on the rental sector. We are aware of some institutions lending up to 70% of the value of the property whereas 50% funding may be more achievable for this sector.

Bank funding is more likely where the property owner enters into a long-term lease with the Local Authority or other State backed institutions.

Taxation of rental income is a major factor in assessing the viability of a rental property proposal. The construction costs of the property are not tax deductible against rental income (a tax deduction would be available for such costs on a sale of the property). Only repairs and maintenance after letting would be allowable for tax purposes, with furniture and fittings qualifying for a write-off over an eight-year period. Interest on finance would also be deductible.

We have prepared detailed workings to show the gross rental income, before tax, required in the scenarios below to fund debt repayments:

1. 70% funding in personal names (subject to Income Tax, PRSI & USC);
2. 70% funding in a corporate entity (Subject to 25% Corporation Tax plus a c. 15% surcharge for most privately owned companies);
3. 50% funding in personal names (subject to Income Tax, PRSI & USC);
4. 50% funding in a corporate entity (Subject to 25% Corporation Tax plus a c. 15% surcharge for most privately owned companies);

We have assumed fifteen-year loan terms with a current interest rate of 5.75% (Financial Institutions charge a higher rate for investment properties than for SME and owner occupier lending). Detailed workings have been supplied to the client to show the basis for these figures.

The following is a tabular summary of our analysis:

Private Sector Residential Investment Scenarios in Bailieborough

<i>Scenario</i>	<i>Build Cost</i>	<i>Loan %</i>	<i>Total Rental Income required over 15 years</i>	<i>Monthly Rent Required per unit in first 5 years</i>	<i>Current Market Value rent for Newly Constructed Unit</i>
3 Bed dwelling Over The Shop – <u>Personal</u> Ownership	€180,000	<u>70%</u>	€327,933	€1,622	€1,100
3 Bed dwelling - Over The Shop – <u>Corporate</u> Ownership	€180,000	<u>70%</u>	€275,433	€1,407	€1,100
3 Bed dwelling Over The Shop – <u>Personal</u> Ownership	€180,000	<u>50%</u>	€234,238	€1,159	€1,100
3 Bed dwelling - Over The Shop – <u>Corporate</u> Ownership	€180,000	<u>50%</u>	€196,738	€1,005	€1,100
2 Floors Commercial Over The Shop – <u>Personal</u> Ownership	€300,000	<u>70%</u>	€546,556	€2,704	€1,200
2 Floors Commercial Over The Shop – <u>Corporate</u> Ownership	€300,000	<u>70%</u>	€459,056	€2,346	€1,200
2 Floors Commercial Over The Shop – <u>Personal</u> Ownership	€300,000	<u>50%</u>	€390,397	€1,931	€1,200
2 Floors Commercial Over The Shop – <u>Corporate</u> Ownership	€300,000	<u>50%</u>	€327,897	€1,675	€1,200
2 Bed Town House – <u>Personal</u> Ownership	€235,000	<u>70%</u>	€428,135	€2,118	€1,000
2 bed Town House – <u>Corporate</u> Ownership	€235,000	<u>70%</u>	€359,594	€1,837	€1,000
2 Bed Town House – <u>Personal</u> Ownership	€235,000	<u>50%</u>	€305,811	€1,513	€1,000
2 bed Town House – <u>Corporate</u> Ownership	€235,000	<u>50%</u>	€256,853	€1,312	€1,000

The 70% and 50% loan to value ratios require a significant equity input from the developers.

Based on the above summary, it is clear that, with current interest rates, borrowing to fund the development costs will be difficult and, where available, the loan repayments will not be met entirely out of rental income. The interest rates would likely be greater than the gross yield available on the commercial units and town houses. Therefore, borrowing for these units from a third-party bank would not be financially viable.

While the corporate ownership/development will provide lesser taxes, this is unlikely to be attractive to private owners as there can be additional tax on the extraction of the funds from the company and potential double taxation on the sale of the property in the future.

4.2 Conclusions on Investment Scenarios

In conclusion, the following points are relevant:

1. Based on estimated generic example costings, the development of **Over The Shop residential units would appear to offer a good investment return.**
2. The **Vacant Property Refurbishment Grant** of €50,000 or €70,000 where the conversion is for residential purposes **further increases the investment yield** (in our example, a gross yield in excess of 10% could be possible. The availability of this grant, and the additional SEAI grants (which we have not factored into our examples), should be explored by any property owners or developers considering work on the vacant properties.
3. While raising bank/institutional funding will clearly be difficult, **potential investors will also factor into account capital appreciation** and, therefore, some investors may be prepared to use existing funds which are not earning any substantial return under current bank deposit rates;
4. The repair and lease scheme, whereby the **Local Authority** can fund up to €80,000 of works on residential units, could also be of benefit in some cases. In addition to the Local Authority, there are a number of **Housing Associations** which could have an interest in long term leases of the residential units.

Appendix 2 contains example costings - detailed financial excel workings have been supplied to Cavan County Council.

5 Ten-Point Summary & Conclusions

5.1 Executive Summary

1. County Cavan has a growing population with an average age of 38.5 years, with most people being in good health, with increasing numbers in employment, with c. 2/3rds owning their own home, and with most other trends being in line with national averages;
2. The 2016 population of Bailieborough town was 2,683 of which 1,106 were at work, with 340 of those working in Bailieborough itself. Over 500 people travel from outside the area to work in town. Age dependency rates are in line with national averages. Educational attainment is good, and about 10% of the population are students;
3. Census 2016 reported significant unemployment at c. 13% in the Bailieborough Electoral Division, about 19% are lone parents, about 16% are retired, and a very significant number of people in the town and surrounding townlands were classified by the Pobal Index 2016 as disadvantaged or very disadvantaged (33%);
4. Bailieborough Town has over 800 local jobs, with a workforce well skilled in the manual, technical and managerial fields of employment. The town also has several good employment providers as well as strong experience in retail business;
5. Major Industries are Commerce & Trade (23%), Manufacturing (20%) and Professional Services (20%). The Professional Services industry is the largest employer of females, while manufacturing employs 25% of working males in the ED;
6. Employees are the biggest generators of household income at c. 56% for the county. 11% is generated by the self-employed, and 25% of county household income derives from social benefits;
7. Figures for Gross Domestic Product per Person are available from the Central Statistics Office for 2012 to 2021: these show a worrying downward trend for the Border Region ... in 2012 Border GDP per Person stood at c.56% of the State average but by 2021 Border GDP per Person had fallen to c.24% of the State average;
8. Housing stock is good, with 67% being private owners (50:50 owned outright v. mortgaged), 29% are rented with just under half rented from the Local Authority. About 20% of dwellings were unoccupied in Census 2016. Most homes depend on fossil fuel heating, few have higher than average BER ratings, and there is a heavy dependence by people and businesses on cars/vans for transport;
9. However, people in Co. Cavan are beginning to purchase EVs in larger numbers, but there is a severe shortage of high-speed public charging points. The SEAI also supports 12 Sustainable Energy Communities in the county which are focussed on a range of community development and sustainability initiatives;
10. According to the County Development Plan, Bailieborough town has a strong compact core with an existing street plan that lends itself well to further development. It also states the town has the highest level of retail vacancy in the county.

5.2 Conclusions

1. Bailieborough is an attractive old planned town, centrally located close to major urban centres including Dublin, Cavan Town and Dundalk, and adjacent to the M3 motorway;
2. All of the above, combined with the potential availability of existing vacant housing or redeveloped over-the-shop accommodation at reasonable prices, good local educational standards and good employment opportunities, should make Bailieborough an attractive place to live for Dublin-based commuters, or remote workers, or people who already commute to the town from other regions for work;
3. There is a large amount of retail space available in Bailieborough;

4. The town is a net exporter of jobs (-298 in 2016 census). There are over 500 jobs in Bailieborough performed by persons who are not resident in the town - therefore, there may be an immediate opportunity to develop town core accommodation using old vacant houses or over-the-shop apartment conversions. There are significant public funding supports for this type of development;
5. An assessment of funding potential and financial viability at chapter 4 shows good potential for the development of 'over-the-shop' residential units, which appear to offer a good investment return;
6. The Vacant Property Refurbishment Grant of €50,000, or €70,000 where the conversion is for residential purposes, further increases the investment yield;
7. In addition, the potential for SEAI grants to improve home energy efficiency should also be explored by interested property owners or developers;
8. While raising bank/institutional funding will clearly be difficult, potential investors will also factor into account capital appreciation and, therefore, some investors may be prepared to use their own existing funds which are not earning any substantial return under current bank deposit rates;
9. The repair and lease scheme, whereby the Local Authority can fund up to €80,000 of works on residential units, could also be of benefit in some cases. In addition to the Local Authority, there are a number of Housing Associations which could have an interest in long term leases of the residential units;
10. Reducing carbon footprint / improving home insulation / charging electric vehicles / greening the economy are clear opportunities for Bailieborough to improve and participate. There is a strong emerging network of EU and Government supported 'smart village' initiatives, including some already established with SEAI support in Co. Cavan.

Please see appendices 1 and 2 enclosed.

6 Appendix 1: Other Potential Funding & Policy Supports

6.1 The European Green Deal

SYNOPSIS: The European Green Deal is a comprehensive plan and roadmap launched by the **European Commission in 2019** to make the European Union (EU) climate neutral by 2050.

- It aims to transform the EU into a sustainable, resource-efficient, and competitive economy
- The Green Deal **covers various sectors, including energy, industry, agriculture, mobility, and buildings, with the goal of reducing greenhouse gas emissions and promoting clean and circular economy practices**
- Key objectives of the Green Deal include achieving **net-zero greenhouse gas emissions by 2050**, increasing the EU's renewable energy capacity, improving energy efficiency, and promoting sustainable and smart mobility
- The deal also focuses on **protecting biodiversity, enhancing the circular economy, reducing pollution**, and ensuring **a just and inclusive transition for all citizens** and regions
- The Green Deal sets specific targets, such as increasing the EU's **greenhouse gas emission reduction target for 2030 from 40% to at least 55%** compared to 1990 levels. This **55% level is legally binding**, and based on an impact assessment carried out by the European Commission
- It emphasises the **need for sustainable finance and investment to support the transition to a greener economy** – the EU will invest heavily in the transition
- The Green Deal promotes the **EU as a global leader in climate action**, advocating for international cooperation and partnerships to address climate change.
- The implementation of the **Green Deal requires collaboration among EU member states, businesses, civil society, and citizens** to ensure a sustainable and resilient future for Europe
- To achieve its objectives, the **Green Deal includes a range of policy measures, legislative proposals, funding mechanisms, and initiatives**, such as the **Just Transition Mechanism and the European Climate Law**. For example, the **'Fit for 55 package'** is a set of legislative **proposals and amendments to existing EU legislation** that will help the EU cut its net greenhouse gas emissions and reach climate neutrality – it includes:
 - a revision of the EU emissions trading system (EU ETS), including its extension to **shipping**, and a revision of the rules for **aviation** emissions and the establishment of a separate emissions trading system for **road transport and buildings**
 - a revision of the LULUCF regulation on the inclusion of greenhouse gas emissions and removals from **land use, land use change and forestry**
 - an amendment of the regulation setting CO₂ emission standards for **cars / vans**
 - a revision of the **renewable energy directive**
 - a recast of the **energy efficiency directive**
 - a revision of the **energy tax directive**
 - a carbon **border adjustment** mechanism
 - a revision of the directive on the deployment of **alternative fuels infrastructure**
 - 'ReFuelEU' Aviation for sustainable **aviation fuels**
 - 'FuelEU' Maritime for a green European **maritime space**
 - a **social climate fund**
 - a revision of the energy performance of **buildings directive**

- reducing **methane emissions** in the energy sector
- a revision of the third energy package for **gas**

Europe's future depends on a healthy planet. EU countries are committed to achieving climate neutrality by 2050, **delivering on the commitments under the Paris Agreement**. The European Green Deal is the EU's strategy for reaching the 2050 goal⁸

6.1.1 Relevance of EU Green Deal to Bailieborough

THE EU Green Deal seeks **to incentivise all sectors of the economy** to be more ambitious in reducing their ecological footprints and to embrace new technologies **in maximising energy efficiency**, while increasing productivity and **generating new employment and training** opportunities.

At the same time, the European **Green Deal sets specific targets**, such as increasing the EU's **greenhouse gas emission reduction target** for 2030 to at least 55% compared to 1990 levels – this target is **now legally binding**.

Therefore, for both financial and legal reasons, the **European Green Deal is highly relevant** to policy development at local authority level in Ireland, and the future development of **Bailieborough will be expected** by Irish Government and EU Funding mechanisms **to align closely with it**.

In addition, National Governance Structures have been put in place by the Irish Government to monitor and record progress in implementing and applying **Ireland's Climate Action Plan**⁹

Ireland's Climate Action Plan 2023 (CAP23) is the second annual update to **Ireland's Climate Action Plan 2019**. This plan is the first to be prepared under the **Climate Action and Low Carbon Development (Amendment) Act 2021**, and following the introduction, in 2022, of economy-wide carbon budgets and sectoral emissions ceilings. The plan was launched on 21 December 2022: implements the [carbon budgets](#) and [sectoral emissions ceilings](#) and sets out a roadmap for taking decisive action to **halve our emissions by 2030** and reach net zero no later than 2050, as committed to in the Programme for Government. Climate Action Plan 2023 sets out how Ireland can accelerate the actions that are required to respond to the climate crisis, putting climate solutions at the centre of Ireland's social and economic development. [Progress Reports](#) on the Climate Action Plans are published each quarter. For CAP23, the progress reports will highlight 'high impact' measures, Key Performance Indicators (KPIs), state of play on emissions targets, recent emissions trends, action case studies and foresight on key actions due later in 2023.

⁸

<https://www.consilium.europa.eu/en/policies/green-deal/#:~:text=The%20European%20Green%20Deal%20is%20a%20package%20of%20policy%20initiatives,a%20modern%20and%20competitive%20economy>

⁹ <https://www.gov.ie/en/publication/7bd8c-climate-action-plan-2023/>



6.2 EU Smart Village Concept

SYNOPSIS: The origin of the EU Smart Village concept can be traced back to the **European Commission's efforts to address the challenges faced by rural areas** within the European Union. While there is no specific legal basis exclusively dedicated to Smart Villages, their **implementation is guided by existing EU policies and initiatives**. Some key legal and policy frameworks that provide a foundation for Smart Villages include:

- Rural Development Policy: CAP includes measures to support rural development and Smart Villages
- Digital Agenda for Europe: Promotes digital transformation in rural areas
- Cohesion Policy: ESIF provides funding for rural development, including Smart Villages
- European Territorial Cooperation: Programs like Interreg foster collaboration among rural communities
- Sustainable Development Goals: Smart Villages align with various SDGs
- While there isn't a dedicated legal basis, Smart Villages benefit from these frameworks at the EU and national levels.

The EU Smart Village concept aims to foster sustainable development in rural areas of the European Union by:

- Focusing on **leveraging digital technologies** and innovative solutions to enhance the quality of life, economic opportunities, and environmental sustainability in rural communities
- Bridging the digital divide by providing **access to high-speed internet and digital infrastructure** in rural areas

- Promoting the **use of renewable energy sources**, such as solar or wind power, to reduce carbon emissions and create energy self-sufficiency
- Encouraging the **adoption of smart grid systems** to efficiently manage and distribute energy resources
- Supporting the **development of local businesses and entrepreneurship** by providing training, mentorship, and access to funding opportunities
- Prioritising the provision of essential services like healthcare, education, and transportation through **digital platforms and telemedicine**
- Emphasizing community engagement and participatory decision-making to ensure that **local residents are actively involved in shaping the future of their villages**
- Encouraging **sustainable agriculture practices**, such as precision farming and organic production, to enhance food security and reduce environmental impact
- Promoting the **preservation of cultural heritage and encouraging tourism** by showcasing the unique characteristics of rural areas.

6.2.1 Relevance of EU Smart Village Concept to Bailieborough TCP

Overall, the implementation of the Smart Village concept in Ireland **involves a combination of government initiatives, community-led projects, and collaboration with various stakeholders** to drive sustainable development, enhance digital connectivity, and improve the quality of life in rural areas. The concept is **becoming an important way to involve smaller and more isolated rural communities** in social and economic fulfilment.

Smart Village is **implemented and supported financially** through initiatives such as:

- National Broadband Plan: Improving broadband connectivity in rural areas
- Rural Regeneration and Development Fund (RRDF)
- Local Smart Village Initiatives: Communities implementing tailored initiatives
- Innovation and Digital Hubs: Establishing spaces for collaboration and digital skills development
- Sustainable Agriculture and Food Production: Promoting sustainable practices and local food networks
- Community Engagement: Involving local communities in decision-making

This broad framework of support channels, including the EU Common Agricultural Policy, makes the Smart Village concept an important platform for rural towns like Bailieborough going forward.

6.3 Ireland: Our Rural Future: Rural Development Policy 2021-2025

SYNOPSIS: "Our Rural Future", Ireland's policy document for rural development covering the period from 2021 to 2025, **aims to support the vitality and sustainability of rural communities, economies, and environments.** FROM DOC ITSELF BELOW

Our Rural Future focuses on the following thematic objectives:

- Optimising the opportunities for rural communities from high speed **broadband**
- Supporting improved **quality employment** and career opportunities in rural areas
- Assisting the regeneration, repopulation and **development of rural towns and villages**
- Enhancing the **participation, leadership and resilience** of rural communities
- Enhancing **public services** in rural areas
- Supporting a **Just Transition to a climate neutral economy**
- Supporting the **sustainability of Agriculture, the Marine and Forestry**

- Supporting the **sustainability of our island and coastal communities**
- Nurturing our **culture and heritage**
- The policy will be delivered through a **joined-up, whole-of-Government approach** to service delivery and investment, underpinned by regular **consultation with rural stakeholders** and the **flexibility to be able to respond to changes** in the external environment.

To deliver on the objectives set out in this policy Government will:

- **Invest significantly in remote working infrastructure** to provide an opportunity for people to continue to live in rural communities while following their career ambitions
- **Invest in rural towns and villages** as hubs of economic and social activity
- Transform the opportunity for the **diversification of rural economies**, including through the delivery of **high-speed broadband to every part of the country**
- **Adopt a place-based approach to rural development** to meet the needs of different areas in a holistic way and maximise the impact of investment in those areas
- **Invest in and empower rural communities** to design and deliver responses that meet their local needs
- **Actively involve young people in rural areas in decisions** that affect them and their future.

6.3.1 Relevance to Bailieborough TCP

This is Ireland’s official strategy to improve and develop our rural society and environment over the five-year period up to 2025, and as such is a **key National Policy driver for delivery of all rural investment Programmes**.

It demands a joined-up, whole-of-Government approach to service delivery and investment, underpinned by regular consultation with rural stakeholders.



7 Appendix 2: Financial Workings for Town Centre Residential & Commercial Space

Example Investment & Returns			
<i>Assumptions:</i>			
Cost of Refurbishment of OTS Residential Unit			180,000
Cost of Refurbishment of OTS Commercial Unit			300,000
Cost of Constructing New Units			235,000
Projected Rental Income for OTS Residential Unit - 3 Bed			1,100 pm
Projected Rental Income for OTS Commercial Unit			1,200 pm
Projected Rental Income New Build Residential - 2 Bed			1,000 pm
Type of Property:	OTS Residential	OTS Commercial	New Build Residential
Example Cost	180,000	300,000	235,000
Less Grant Aid	(50,000)		
Net Cost	130,000	300,000	235,000
Annual Rental	13,200	14,400	12,000
Gross Yield Before Costs	10.2%	4.8%	5.1%
Note: The Costs are estimates and the development requirements and costs for each property will vary.			
Other Points to Note:			
- The figures do not take account of the capital appreciation of the properties into the future			
- Investment returns are healthy where cash on deposit is effectively losing money due to inflation			
- Leasing options to council can help fund €80,000			
- Appetite from Housing Associations and Local Authority for long term leases			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
Over The Shop Residential - Rental Profits Required to Fund Loan Repayments - 7% Loan																				
Conventional Borrowing - 15 Years																				
Cost of Borrowings																				
Total Cost																				
Total																				
Debt/Equity ratio																				
Equity																				
Debt																				
Term in Years																				
Interest rate																				
Annual repayments																				
Loan Amortisation																				
Year																				
Opening balance																				
Interest																				
Repayments																				
Closing balance																				
Capital Repayments																				
Personal Savings Required - BASED ON A 52% EFFECTIVE TAX RATE ON RENTAL INCOME (Income Tax @ 40%PIS @ 45A,50C @ 0%) - for earners over 70k																				
Interest Payable																				
Gross Capital Repayments																				
Rental Profit Required																				
Average Rental Income required per month over first 5 years																				
Rental Projections Continued - Corporate Structure																				
Conventional Borrowing - 15 Years																				
Cost of Borrowings																				
Total Cost																				
Total																				
Debt/Equity ratio																				
Equity																				
Debt																				
Term in Years																				
Interest rate																				
Annual repayments																				
Loan Amortisation																				
Year																				
Opening balance																				
Interest																				
Repayments																				
Closing balance																				
Capital Repayments																				
Corporate Savings Required @ 0-40% Corporation Tax rate (including surcharge)																				
Interest Payable																				
Gross Capital Repayments																				
Rental Profit Required																				
Average Rental Income required per month over first 5 years																				
Average Per Month without Tax																				

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
Over The Shop Residential - Rental Profits Required to Fund Loan Repayments - 50% Loan																		
Conventional Borrowing - 15 Years																		
Cost of Borrowings																		
Euro																		
Total Cost					180,000													
Total					180,000													
Debt/Equity ratio																		
Equity		50%	90,000															
Debt		50%	90,000															
Term in Years					15													
Interest rate					5.75%	Assumption												
Annual repayments					(5,195)													
Loan Amortisation																		
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Opening balance	90,000	90,000	81,803	77,465	72,826	67,866	62,684	57,172	51,344	45,180	38,682	31,766	24,430	16,772	8,820			
Interest	5,175	4,948	4,708	4,455	4,187	3,904	3,604	3,287	2,952	2,598	2,225	1,827	1,400	964	496			
Repayments	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)			
Closing balance	86,059	81,392	77,485	72,824	67,866	62,684	57,172	51,344	45,180	38,682	31,766	24,430	16,772	8,820	0			
Capital Payments	(2,891)	(4,581)	(4,607)	(4,881)	(4,988)	(4,712)	(3,872)	(3,028)	(2,189)	(1,350)	(5,883)	(7,289)	(7,758)	(8,158)	(8,625)			
Personal Savings Required - BASED ON A 5% EFFECTIVE TAX RATE ON RENTAL INCOME (Income Tax @ 40% PRSI @ 4%/USC @ 8%) - for owners over 70k																		
Interest Payable	5,175	4,948	4,708	4,455	4,187	3,904	3,604	3,287	2,952	2,598	2,225	1,827	1,400	964	496			
Regress Capital Repayments	8,250	8,082	8,151	8,709	9,268	10,028	11,482	12,143	12,841	13,029	14,380	15,196	16,029	16,982	17,329			
Rent Profit Required	13,885	13,671	13,860	14,165	14,496	14,762	15,087	15,430	15,733	16,177	16,583	17,012	17,467	17,947	18,454			234,233
Average Rental Income required per month over first 8 years																		
						1,988												
Rental Projections Continued - Corporate Structure																		
Conventional Borrowing - 15 Years																		
Cost of Borrowings																		
Euro																		
Total Cost					180,000													
Total					180,000													
Debt/Equity ratio																		
Equity		50%	90,000															
Debt		50%	90,000															
Term in Years					15													
Interest rate					5.75%	Assumption												
Annual repayments					(5,195)													
Loan Amortisation																		
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Opening balance	90,000	90,000	81,803	77,465	72,826	67,866	62,684	57,172	51,344	45,180	38,682	31,766	24,430	16,772	8,820			
Interest	5,175	4,948	4,708	4,455	4,187	3,904	3,604	3,287	2,952	2,598	2,225	1,827	1,400	964	496			
Repayments	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)	(5,195)			
Closing balance	86,059	81,392	77,485	72,824	67,866	62,684	57,172	51,344	45,180	38,682	31,766	24,430	16,772	8,820	0			
Capital Payments	(2,891)	(4,581)	(4,607)	(4,881)	(4,988)	(4,712)	(3,872)	(3,028)	(2,189)	(1,350)	(5,883)	(7,289)	(7,758)	(8,158)	(8,625)			
Corporate Earnings Required @ c.40% Corporation Tax rate (including surcharge)																		
Interest Payable	5,175	4,948	4,708	4,455	4,187	3,904	3,604	3,287	2,952	2,598	2,225	1,827	1,400	964	496			
Regress Capital Repayments	8,598	8,368	7,345	7,758	8,214	8,686	9,180	8,714	10,275	10,663	11,480	12,149	12,847	13,580	14,367			
Rent Profit Required	11,743	11,394	12,054	12,223	12,802	12,940	12,790	13,002	13,226	13,467	13,711	13,905	14,265	14,540	14,942			198,733
Average Rental Income required per month over first 5 years																		
						1,965												
Average Per Month without Tax			768															

Over The Shop Commercial Space - Rental Profits Required to Fund Loan Repayments - 70% Loan																		
Conventional Borrowing - 15 Years																		
Cost of Borrowings																		
Total Cost																		
Total																		
Debt/Equity ratio																		
Equity																		
Debt																		
Term: in Years																		
Interest rate																		
Annual repayments																		
Loan Amortisation																		
Year																		
Opening balance																		
Interest																		
Repayments																		
Closing balance																		
Capital Repayments																		
Personal Earnings Required - BASED ON A 52% EFFECTIVE TAX RATE ON RENTAL INCOME (Income Tax @ 40%PRSI @ 4%USC @ 8%) - for earners over 70k																		
Interest Payable																		
Regress Capital Repayments																		
Rental Profit Required																		
Average Rental Income required per month over first 5 years																		
Rental Projections Continued - Corporate Structures																		
Conventional Borrowing - 15 Years																		
Cost of Borrowings																		
Total Cost																		
Total																		
Debt/Equity ratio																		
Equity																		
Debt																		
Term: in Years																		
Interest rate																		
Annual repayments																		
Loan Amortisation																		
Year																		
Opening balance																		
Interest																		
Repayments																		
Closing balance																		
Capital Repayments																		
Corporate Earnings Required @ c.47% Corporation Tax rate (including surcharge)																		
Interest Payable																		
Regress Capital Repayments																		
Rental Profit Required																		
Average Rental Income required per month over first 5 years																		
Average Per Month without Tax																		

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	
Over The Shop Commercial Space - Rental Profits Required to Fund Loan Repayments - 50% Loan																			
Conventional Borrowing - 15 Years																			
Cost of Borrowings																			
1	Total Cost																		
2	300,000																		
3	0																		
4	Total																		
5	300,000																		
Debt/Equity ratio																			
6	Equity																		
7	50%																		
8	100,000																		
9	Debt																		
10	50%																		
11	100,000																		
12	Term in Years																		
13	15																		
14	Interest rate																		
15	5.75% Assumption																		
16	Annual payments																		
17	(15,193)																		
Loan Amortization																			
18	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
19	Opening balance	150,000	143,432	136,498	129,141	121,373	113,158	104,473	95,287	85,575	75,300	64,437	52,949	40,800	27,995	14,307			
20	Interest	8,025	8,247	7,848	7,426	6,979	6,507	6,007	5,479	4,920	4,330	3,705	3,045	2,346	1,607	826			
21	Repayments	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)			
22	Closing balance	143,432	136,498	129,141	121,373	113,158	104,473	95,287	85,575	75,300	64,437	52,949	40,800	27,995	14,307	0			
23																			
24	Capital Repayments	(8,980)	(8,980)	(7,246)	(7,788)	(8,210)	(8,688)	(9,188)	(9,713)	(10,272)	(10,868)	(11,499)	(12,165)	(12,867)	(13,606)	(14,381)			
25																			
26	Personal Savings Required - BASED ON A 50% EFFECTIVE TAXRATE ON RENTAL INCOME (Income Tax @ 40%P25 @ 4%ADIC @ 8% - for savings over 75)																		
27	Interest Payable	8,025	8,247	7,848	7,426	6,979	6,507	6,007	5,479	4,920	4,330	3,705	3,045	2,346	1,607	826			
28	Regress Capital Repayments	13,884	14,470	15,302	16,182	17,113	18,087	19,137	20,238	21,401	22,632	23,933	25,310	26,765	28,306	29,931			
29	Rental Profit Required	22,309	22,718	23,150	23,608	24,092	24,603	25,145	25,717	26,322	26,962	27,638	28,354	29,111	29,911	30,757			
30																			
31	Average Rental Income required per month over first 8 years																		
32																			
33																			
34																			
35	Rental Projections Continued - Corporate Structure																		
36	Conventional Borrowing - 15 Years																		
37	Cost of Borrowings																		
38	Total Cost																		
39	300,000																		
40	0																		
41	Total																		
42	300,000																		
Debt/Equity ratio																			
43	Equity																		
44	50%																		
45	100,000																		
46	Debt																		
47	50%																		
48	100,000																		
49	Term in Years																		
50	15																		
51	Interest rate																		
52	5.75% Assumption																		
53	Annual payments																		
54	(15,193)																		
Loan Amortization																			
55	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
56	Opening balance	150,000	143,432	136,498	129,141	121,373	113,158	104,473	95,287	85,575	75,300	64,437	52,949	40,800	27,995	14,307			
57	Interest	8,025	8,247	7,848	7,426	6,979	6,507	6,007	5,479	4,920	4,330	3,705	3,045	2,346	1,607	826			
58	Repayments	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)	(15,193)			
59	Closing balance	143,432	136,498	129,141	121,373	113,158	104,473	95,287	85,575	75,300	64,437	52,949	40,800	27,995	14,307	0			
60																			
61	Capital Repayments	(8,980)	(8,980)	(7,246)	(7,788)	(8,210)	(8,688)	(9,188)	(9,713)	(10,272)	(10,868)	(11,499)	(12,165)	(12,867)	(13,606)	(14,381)			
62																			
63	Corporate borrowings Required @ a 50% Corporate Tax rate (including surcharge)																		
64	Interest Payable	8,025	8,247	7,848	7,426	6,979	6,507	6,007	5,479	4,920	4,330	3,705	3,045	2,346	1,607	826			
65	Regress Capital Repayments	10,347	11,570	12,242	12,948	13,680	14,427	15,202	16,106	17,121	18,156	19,147	20,248	21,412	22,643	23,946			
66	Rental Profit Required	18,572	19,814	20,090	20,371	20,689	21,017	21,317	21,689	22,042	22,426	22,852	23,290	23,758	24,250	24,771			
67																			
68	Average Rental Income required per month over first 8 years																		
69																			
70	Average Per Month without Tax																		
71																			

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
New Build Residential - Rental Profits Required to Fund Loan Repayments - 70% Loan Conventional Borrowing - 15 Years																		
Cost of Borrowings																		
Euro																		
Total Cost	208,000																	
Total	208,000																	
Debt/Equity ratio																		
Equity	30%																	
Debt	70%																	
Term: In Years	15																	
Interest rate	5.75% Assumption																	
Annual repayments	(16,000)																	
Loan Amortisation																		
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Opening balance	164,500	187,307	196,886	141,625	123,106	124,068	114,572	104,458	92,845	82,579	70,865	58,067	44,744	30,666	18,798			
Interest	8,458	9,045	8,807	8,543	7,954	7,138	6,188	5,009	3,990	3,148	2,063	1,338	2,475	1,760	808			
Repayments	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)			
Closing balance	157,297	149,680	141,625	133,106	124,068	114,572	104,458	92,845	82,579	70,865	58,067	44,744	30,666	18,798	0			
Capital Repayments	(7,333)	(7,817)	(8,396)	(8,916)	(9,398)	(9,828)	(10,214)	(10,555)	(10,850)	(11,100)	(11,315)	(11,495)	(11,639)	(11,750)	(11,828)			
Personal Earnings Required - BASED ON A 52% EFFECTIVE TAX RATE ON RENTAL INCOME (Income Tax @ 45%PRSI @ 4%USG @ 6% - for earners over 70k)																		
Interest Payable	8,458	9,045	8,807	8,543	7,954	7,138	6,188	5,009	3,990	3,148	2,063	1,338	2,475	1,760	808			
Regress Capital Repayments	15,206	15,869	16,782	17,747	18,767	19,846	20,987	22,194	23,470	24,820	26,247	27,756	29,352	31,040	32,820			
Rental Profit Required	24,488	24,914	25,589	26,300	26,971	27,662	28,378	29,113	29,868	30,644	31,443	32,266	33,114	33,987	34,885			
Average Rental Income required per month over first 9 years	2,378																	
Rental Projections Continued - Corporate Structure Conventional Borrowing - 15 Years																		
Cost of Borrowings																		
Euro																		
Total Cost	208,000																	
Total	208,000																	
Debt/Equity ratio																		
Equity	30%																	
Debt	70%																	
Term: In Years	15																	
Interest rate	5.75% Assumption																	
Annual repayments	(16,000)																	
Loan Amortisation																		
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Opening balance	164,500	187,307	196,886	141,625	123,106	124,068	114,572	104,458	92,845	82,579	70,865	58,067	44,744	30,666	18,798			
Interest	8,458	9,045	8,807	8,543	7,954	7,138	6,188	5,009	3,990	3,148	2,063	1,338	2,475	1,760	808			
Repayments	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)	(16,000)			
Closing balance	157,297	149,680	141,625	133,106	124,068	114,572	104,458	92,845	82,579	70,865	58,067	44,744	30,666	18,798	0			
Capital Repayments	(7,333)	(7,817)	(8,396)	(8,916)	(9,398)	(9,828)	(10,214)	(10,555)	(10,850)	(11,100)	(11,315)	(11,495)	(11,639)	(11,750)	(11,828)			
Corporate Earnings Required @ a 52% Corporation Tax rate (including overhang)																		
Interest Payable	8,458	9,045	8,807	8,543	7,954	7,138	6,188	5,009	3,990	3,148	2,063	1,338	2,475	1,760	808			
Regress Capital Repayments	12,028	12,628	13,428	14,327	15,014	15,677	16,790	17,735	18,776	19,858	20,998	22,205	23,452	24,832	26,280			
Rental Profit Required	21,484	21,740	22,032	22,341	22,667	23,013	23,378	23,754	24,172	24,604	25,051	25,544	26,054	26,590	27,150			
Average Rental Income required per month over first 9 years	1,837																	
Average Per Month without Tax	1,388																	

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
New Build Residential - Rental Profile Required to Fund Loan Repayments - 50% Loan																		
Conventional Borrowing - 15 Years																		
Cost of Borrowings																		
Total Cost	Euro																	
Total	235,000																	
Debt/Equity ratio																		
Equity	50% 117,500																	
Debt	50% 117,500																	
Term: 15 Years	36																	
Interest rate	5.75% Assumption																	
Annual repayments	(11,801)																	
Loan Amortisation																		
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Opening balance	117,500	112,266	106,914	101,502	96,016	90,461	84,837	79,141	73,370	67,520	61,596	55,605	49,554	43,349	37,000	30,514	23,898	17,164
Interest	6,796	6,460	6,138	5,817	5,497	5,187	4,708	4,292	3,854	3,392	2,907	2,396	1,858	1,299	747			
Repayments	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)
Closing balance	112,355	106,914	101,500	96,016	90,461	84,837	79,141	73,370	67,520	61,596	55,605	49,554	43,349	37,000	30,514	23,898	17,164	0
Capital Payments	(5,188)	(5,411)	(5,736)	(6,060)	(6,384)	(6,709)	(7,033)	(7,358)	(7,682)	(8,007)	(8,331)	(8,656)	(8,980)	(9,305)	(9,629)	(9,954)	(10,278)	(10,603)
Personal Earnings Required - BASED ON A 52% EFFECTIVE TAX RATE ON RENTAL INCOME (Income Tax @ 40%/PRR @ 4%/JSC @ 6% - for earners over 75k																		
Interest Payable	6,796	6,460	6,138	5,817	5,497	5,187	4,708	4,292	3,854	3,392	2,907	2,396	1,858	1,299	747			
Regress Capital Payments	10,199	11,335	11,907	12,578	13,249	14,138	14,961	15,820	16,704	17,725	18,746	19,825	20,980	22,171	23,440			
Rental Profit Required	17,475	17,796	18,044	18,400	18,812	19,274	19,697	20,148	20,619	21,120	21,640	22,211	22,803	23,433	24,094			
Average Rental Income required per month over first 5 years	1,889																	
Rental Projections Continued - Corporate Structure																		
Conventional Borrowing - 15 Years																		
Cost of Borrowings																		
Total Cost	Euro																	
Total	235,000																	
Debt/Equity ratio																		
Equity	50% 117,500																	
Debt	50% 117,500																	
Term: 15 Years	36																	
Interest rate	5.75% Assumption																	
Annual repayments	(11,801)																	
Loan Amortisation																		
Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15			
Opening balance	117,500	112,320	106,914	101,500	96,016	90,461	84,837	79,141	73,370	67,520	61,596	55,605	49,554	43,349	37,000	30,514	23,898	17,164
Interest	6,796	6,460	6,138	5,817	5,497	5,187	4,708	4,292	3,854	3,392	2,907	2,396	1,858	1,299	747			
Repayments	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)	(11,801)
Closing balance	112,355	106,914	101,500	96,016	90,461	84,837	79,141	73,370	67,520	61,596	55,605	49,554	43,349	37,000	30,514	23,898	17,164	0
Capital Payments	(5,188)	(5,411)	(5,736)	(6,060)	(6,384)	(6,709)	(7,033)	(7,358)	(7,682)	(8,007)	(8,331)	(8,656)	(8,980)	(9,305)	(9,629)	(9,954)	(10,278)	(10,603)
Corporate Earnings Required @ c.40% Corporation Tax rate (including surcharge)																		
Interest Payable	6,796	6,460	6,138	5,817	5,497	5,187	4,708	4,292	3,854	3,392	2,907	2,396	1,858	1,299	747			
Regress Capital Payments	8,879	9,399	9,930	10,541	11,234	11,961	12,722	13,412	14,133	14,896	15,691	16,521	17,377	18,252	19,147			
Rental Profit Required	15,321	15,820	16,737	17,968	19,101	19,438	19,698	19,874	19,998	20,074	20,120	20,146	20,163	20,171	20,174			
Average Rental Income required per month over first 5 years	1,312																	
Average Per Month without Tax	862																	

Appendix G

PROJECTS, SOURCE OF FUNDING AND THE RISKS AND REWARDS

Table 4.1: Enabling the Place – Key Projects, Source of Funding and the Risks and Rewards

Project number	Project Name	Potential funding streams	4.2 Risks of implementation of this project	4.3 Opportunities of delivering this project/scheme
1	Existing Buildings Upgrade – Refurbishing, repaint, renovations etc.	Town And Village Renewal, SEAI.	Budget overruns, project being shovel ready when scheme opens, consents of property owners.	Improve visual appearance of the town, incentivise investment by private sector.
1a	Kevin Smith Building - Living over Shops	Vacant Property Refurbishment Grant for residential use only.	Site remaining vacant, costs of works justifiable/viable return on investment.	Addressing deficit in housing provision, incentivising others to follow this example.
1b	Duff & McCartney Building - Commercial Reuse	LEADER theme 1 for commercial use dependant on final use, Vacant Property Refurbishment Grant for residential use only	Site remaining vacant, costs of works justifiable/viable return on investment.	Increased economic activity, job creation, utilisation of redundant asset.
1c	Town and Country Building reuse	Vacant Property Refurbishment Grant, SEAI, LEADER depending on use.	Site remaining vacant Planning Regulations Budget Over-runs	Increased economic activity, job creation, utilisation of redundant asset.
1d	Main Street reuse building for Older People	Town And Village Renewal, SEAI, LEADER, Dormant Accounts Fund, CSP, HSE.	Site remaining vacant, securing funding package could be challenging due to no dedicated fund for	Acknowledging and respecting older people in the community, addressing a clear current gap in service provision,

			older peoples capital infrastructure.	provision of a focal point and hub for the sizeable older population of town and hinterland.
2a	Enterprise and Digital Hub	Town And Village Renewal, RRDF, SEAI, LEADER Theme 1 and 2, CSP, PEACE+	Suitable and appropriate site availability Planning Regulations Costs of construction, income generation capacity when compared to capital cost, viable business model to sustain. Occupancy rates of any facility.	To create an incentive for people to locate their business in the town core, improve quality of life for those currently commuting, provision of higher paid jobs locally.
2b	Digital Transformation	RRDF, LEADER Theme 1 and 2, Town and Village Renewal, The Ireland Funds, Community Heritage Scheme	Operational risks of failure in individual elements	To develop a suite of tasks that collectively help digitisation of the economy of the town and imbedding of a culture of utilisation of new technology to provide services, to add value to local products and for businesses to sell their products and services worldwide from a local base.
2c	Workspaces	RRDF(community led only), LEADER Theme 1, Town and Village Renewal, PEACE+	Suitable and appropriate site availability Planning Regulations	To provide space locally for businesses to locate and for existing

			Inflationary Risks Low occupancy levels.	businesses to expand, create employment and economic activity and retain money in local economy.
3a	Public Realm at Courthouse, Main St and Shercock Road - Active Travel	Town and Village Renewal, RRDF, Outdoor Recreation Grant	Planning Regulations Inflationary Risks of budget.	Build on the RRDF investment to improve to use of space adjacent to the courthouse for public activities.
3b	Public Realm at New Garda Station and Former Post Office	Town and Village, RRDF, Outdoor Recreation Grant, Community Heritage Scheme	Planning Regulations Inflationary Risks	Improve the visual appearance of the town and improving quality of life for residents and also encouraging private property owners adjacent to the works to invest in their properties, encouraging pride of place.
3c	Address Kingscourt Road and Barrack St Junction	Cavan County Council.	Competing projects from other towns within the county taking precedence.	Improve traffic flow and safety for road users and pedestrians.
3d	Public Realm at Market Square and Thomas St junction	Town and Village Renewal, RRDF, Outdoor Recreation Grant, Community Heritage Scheme	Design and full specifications being in place in time for funding schemes opening dates.	Improve the visual appearance of the town and improving quality of life for residents and also encouraging private

				property owners adjacent to the works to invest in their properties, encouraging pride of place.
3e	Improve Public Realm (Trees, seats...)	Town and Village renewal scheme.	Identification of locations and specifying of works not yet complete.	Improve the visual appearance of the town and improving quality of life for residents and also encouraging private property owners adjacent to the works to invest in their properties, encouraging pride of place.
3f	Seating facilities	Town and Village, RRDF, Outdoor Recreation Grant	Identification of locations and specifying of works not yet complete.	Improve quality of life for residents, encouraging community interaction and integration of new communities and residents.
3g	Community Recreational Facility	Community Centres Investment Fund, PEACE+	Ensuring not displacing existing service provision at Beckscourt, BDA Courthouse community facility and St. Annes Community centre.	Provision of a focal point for the community to interact and socialise. Contact point for service providers to engage with the local community and single home for the many community organisations in the town.

4a	Footpath to be repaired	Cavan County Council, Active Travel Investment Programme(NTA)	Competition for resources from other area.	Improved access and walkability for the town for all ages and abilities.
4b	Active Travel Proposal for Main Street	Active Travel Investment Programme(NTA),Town and Village Renewal.	Securing a balance between vehicle usage and bike/pedestrian access, Securing buy in from shop owners and residents.	Encourage increased walking and cycling in the local population, improve safety for pedestrians and cyclists, reduce carbon emissions and also promote activity and healthier lifestyle through greater exercise and tackle obesity.
4c	Cycling Network	Active Travel Investment Programme(NTA),Town and Village, Outdoor Recreation Grant dependant on location of works.	Developing plans for cycling lanes or space with the agreement of local property owners and business people.	Encourage increased cycling in the local population, improve safety for cyclists, reduce carbon emissions and also promote activity and healthier lifestyle through greater exercise and tackle obesity.
4d	Bus Services	NTA, Local Link through Rural Transport Programme.	Limited ability of Local Link to introduce new routes, Priority for funding new routes decided centrally by the NTA through the connecting Ireland	Potential to increase attractiveness of the town as a place to live and work for non-car owners. Improve access to services and increase footfall into the town from outlying areas.

			initiative rather than on local identified need.	Reduce isolation and improve mobility for those age dependant both older and younger people.
4e	Taxi Services	Private Investment no state funding.	Financial viability of additional taxi services in Bailieborough on a week round basis.	Additional capacity for people that are not car owners.
4f	New public LED lighting	Cavan County Council, Town and Village Renewal.	Prioritisation of this measure versus other public realm improvements, scheme design being completed in time for funding call.	Reduced energy consumption assisting in meeting climate change targets,
4g	Improve traffic flow around the town	Cavan County Council	Securing agreement with local businesses and residents on changes to current arrangements.=, securing funding from councils core budgets in highly competitive environment.	Reduction in traffic congestion at peak times, redirection of the large number of HGV's that currently come through town core daily, improved air quality and reduction in noise pollution, easier navigation of the town and incentive to shop and do business.
4h	Pedestrian crossings	Cavan County Council, Active Travel Programme(NTA)	Preparatory works being completed to design and specify works and secure	Improve access for pedestrians around the town, improve access for people with impaired

			the necessary consents where required.	mobility, greater interconnectivity between business premises and leisure/recreational facilities, improved safety for active travel.
4i	Town Events (Street markets, marathons...)	Cavan Arts office – Annual Festivals Grants Scheme, LEADER Theme 2.	Identification of unique and viable events that can be run annually.	Increased footfall in town core, increased viability of businesses and service providers, opportunity to market the town to people that are not from the area, opportunity to integrate new member of the community.
4j	Outdoor dining opportunities	Town and Village renewal, LEADER Theme 2 – if community based.	Inclement weather and wetter summers.	Providing a broader variety of dining options for patrons, increasing capacity of restaurants with minimal capital investment.
5a	Tourist Trail, Ecologic Trail, Ecology Corridors and Heritage Trail using the Bridewell as a Trail Head	Outdoor Recreation, Town and Village Renewal, LEADER Theme 3.	Limited outdoor green spaces identified for development within town core.	Development of outdoor classroom and education signage and resources to encourage greater appreciation of biodiversity in the area, provision of facilities that can be used by the

				primary and secondary schools in the town, can also add to the tourist offering of the town.
5b	Improve signage around the town	Town and Village Renewal, LEADER Theme 2.	Timely agreement of locations, designs and specifications for signage, ongoing maintenance.	Improve access around the town and quality of life for residents and visitors alike.
5c	Infrastructure as well as the provision of tree planting as part of the streetscape	Town and Village Renewal scheme, LEADER theme 2 or 3.	Securing resources for ongoing maintenance of plants and trees.	Improving the visual appearance of the town and
5d	More green areas and pocket parks	Town and Village Renewal Scheme, LEADER themes 2 or 3.	Planning Regulations Inflationary Risks Operational and Maintenance Risks	Improve quality of life for local residents, increased access to nature and biodiversity, healthier lifestyle through increased access to facilities outdoors.
5e	Linkages	N/A ??? – unknown what action is.	???????	?????
6a	Public Toilets	Town and Village Renewal scheme, Cavan County Council.	Identification of suitable location, ongoing maintenance and upkeep and cost of same, potential for antisocial behaviour	Improved facilities those visiting the town for leisure or business purposes.

6b	Skate Park	Capital Grant Scheme for Play and Recreation- Dept for Children	Mitigating against anti-social behaviour, securing agreement from nearby residents of its location.	Provision of activities outdoors and place to meet friends for the rapidly growing youth population.
6c	Playground (to be relocated)	Town and Village Renewal Scheme, Capital Grant Scheme for Play and Recreation- Dept for Children	Ongoing insurance and maintenance, and prevention of vandalism and misuse of equipment.	Provision of outdoor recreation facilities your young people, enabling new communities and residents children to interact with local population.
6d	Secure Public Spaces	Cavan County Council	Designing interventions that will achieve this action in reality.	Improving safety and quality of life for residents an in particular older people and those most vulnerable in our society.
6e	Community garden	Town and Village Renewal Scheme, LEADER Theme 3, SICAP programme.	Identification of a suitable plot of land, ongoing management, maintenance and upkeep.	Educational opportunity for people to grow their own good, social interaction for older people and for those living alone, meeting place for people to enjoy the outdoors and the build relationships with new residents of the area.
6f	Tennis court	Sports Capital Programme, Town and Village Renewal.	Identification of a suitable secure site, ongoing management and	Providing an outdoor recreation addition to the

			maintenance and mitigating against antisocial behaviour.	town, improving health of those that partake.
6g	More recreation	Town and Village Renewal Scheme, Capital Grant Scheme for Play and Recreation- Dept for Children, Active Travel Programme, Sports Capital Programme.	Identification of projects to achieve this action.	Healthier more active population, improved health outcomes.
6h	Social Club (pool club, cards club...)	LEADER Theme 2, CSP, TUS, RSS	Identification of suitable premises, identification of entity or vehicle to run and manage, viable income model to sustain.	Enhanced social outlet for all age groups in the community.
7	Art / Music Hub	Arts Council Funding, LEADER	Undermining the Performance area in the courthouse funded by PEACE programme, Wesleyan Chapel Arts and Cultural centre ????	Opportunity to grow local talent, and to promote growth of the arts as tool for community building in particular with new communities of which the town has many. Social outlets for the local population through concerts and events, arts exhibitions.
8	Water leisure (kayak...)	Sports Capital, Town and Village, Outdoor Recreation	Town lake being single water resource in the town, issues with consents from local landowners.	Potential to utilise this natural resource within the town boundary for leisure and recreation use and to exploit the untapped potential of the nearby Castle Lake for the

				benefit of the town core, Use the town core as a staging point.
9	Address anti-social behaviour	Community CCTV Grant Aid scheme- Department of Justice and Equality.	Securing funding through a suitable vehicle for the community CCTV scheme and providing management hub to monitor and act as data controller.	Improving community safety and quality of life index for the town, providing increased peace of mind for older people and those most vulnerable in society,
10	Car Parking	Cavan County Council.	Identification of suitable lands for this purpose and access to town core from same.	Providing ease of access to the town core for those visiting the town to do business or visit for recreational purposes.
11	Need for better selection of shops and restaurants	Private Investment	Viability of opening new retail premises or services.	Improvement of quality of life for residents, retention of money in local economy and additional job creation locally.
12	Create more synergies and collaboration	International Fund for Ireland	Development of a credible programme with buy in from key stakeholders to implement.	Develop programmes to build community cohesion, across different culture and traditions that make up the town in 2023, build on the museum project through suitable programmes to

				make all culture and traditions see Bailieborough as home and feel welcome.
13	Healthy Communities and Older Peoples Forum	Healthy Ireland annual funding through Healthy Cavan.	Resources to facilitate the development of this structure, volunteers recruitment and creation of a sustainable model that does not take away from existing community organisations.	Opportunity to create a voice for Older people to engage in shaping service provision and with support organisations, Liaison with the county Healthy Cavan Committee/Forum and engage in implementation of the county Healthy Ireland strategy locally in the town.
14	Tourist Accommodation	LEADER Theme 1	Existence of a viable operational environment to sustain tourism accommodation given the demand for refugee and migrant accommodation and associated financial incentives.	The opportunity exists to provide quality accommodation to cater for local businesses needs and also to provide for people returning to visit the area.
15	More Planning Control	Cavan County Council	Creating a disincentive for future developments by property owners.	Opportunity to enforce owners of derelict or indeed dangerous property's that are

				reducing the attractiveness of the town, to take action to address same.

Appendix H

BAILIEBOROUGH LOCAL AREA MASTERPLAN



Preface:

This proposal has been prepared by Gaffney and Cullivan Architects at the request of Cavan County Council. It is intended to have a dual function. Firstly, it is designed to record in map and photographic form, the current built environment in the subject area. Secondly, it offers a framework proposal which if implemented could facilitate the regeneration and redevelopment of the immediate area. This could have positive repercussions for the wider area, the town as a whole and the community.

This report has been conceived as a 'visual' document which will rely mainly on images, rather than text, to illustrate the objectives, design ideas and re-development opportunities.



Plan Area:

- *The area being considered in this plan is at the centre of Baillieborough Town. It lies between the Kingscourt and Shercock roads. (R165 & R 178) and to the rear of the established buildings on Main Street. It is bounded by a river or stream on the north eastern side. While this report does not examine any changes to the existing buildings on Main street, it does make proposals for linkages through the northern side of Main Street via existing established archways. The plan area is illustrated on Drawing 1402 – 00.*

Existing Scenario:

- *An examination of the Town Map clearly shows long 'back gardens' or 'plots' between Main Street and the stream to the North East. These vary in length from 100 meters at the eastern end to 150 meters at the western end. The vast majority of these spaces are derelict or taken up with ad hoc car parking. At the eastern end, the Local Authority have developed a surface car park, however this does not make optimum use of the space it occupies nor does it exploit any of the possible pedestrian linkages back to Main Street.*

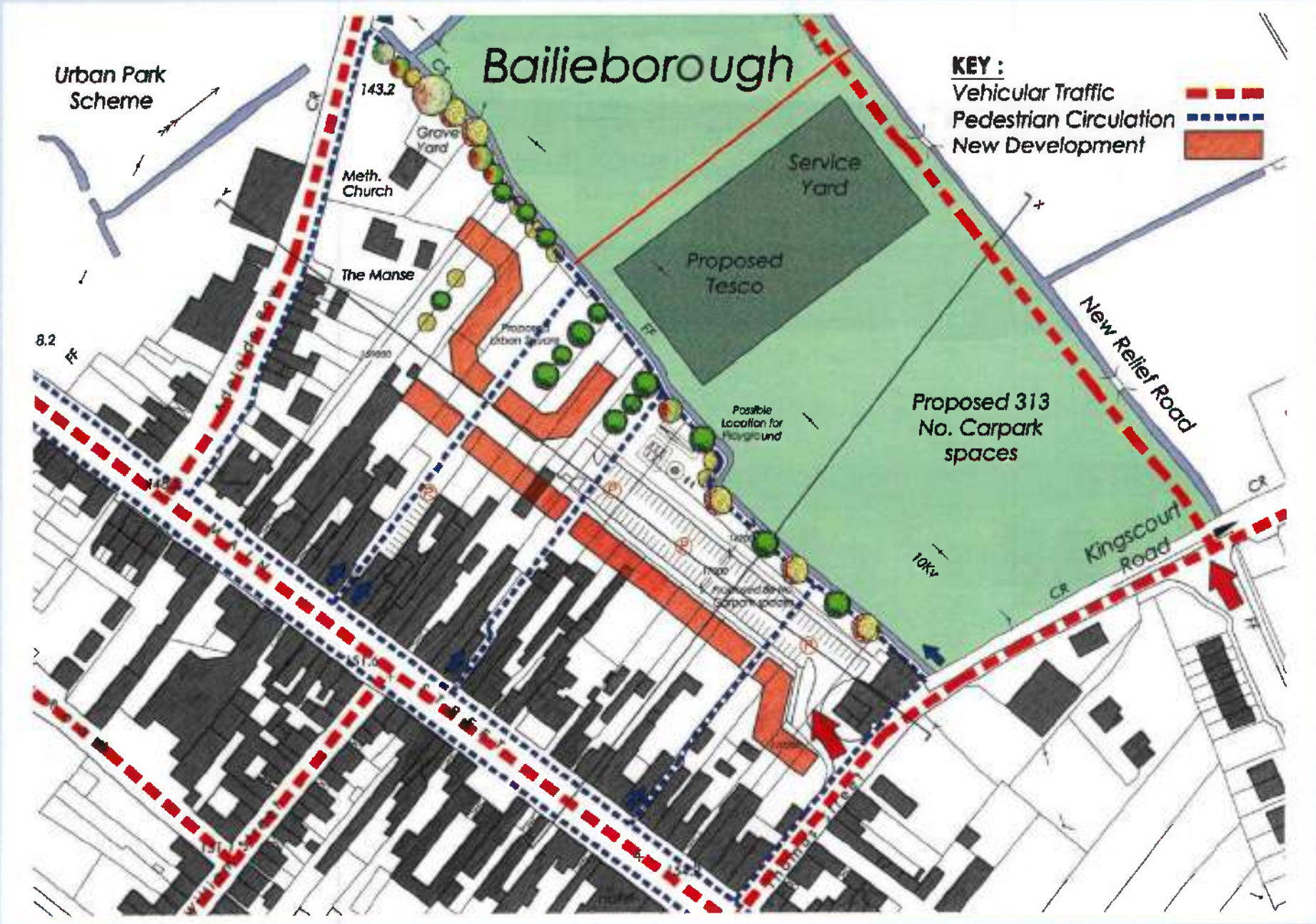
Materials and Finishes:

- *The existing Architecture of Baillieborough comprises typical provincial vernacular buildings generally two and three stories tall. Finishes comprise slate roofs, plaster walls, timber windows and occasional stone work. We would propose that all new works respect these styles and materials; however, they should be reinvented and used in more contemporary configurations. In addition careful use of materials such as copper, zinc and other metal work would be appropriate. It is important that the new architecture which will be introduced as part of the re-development is consistent with the heights, plot widths and proportions of the established townscape.*

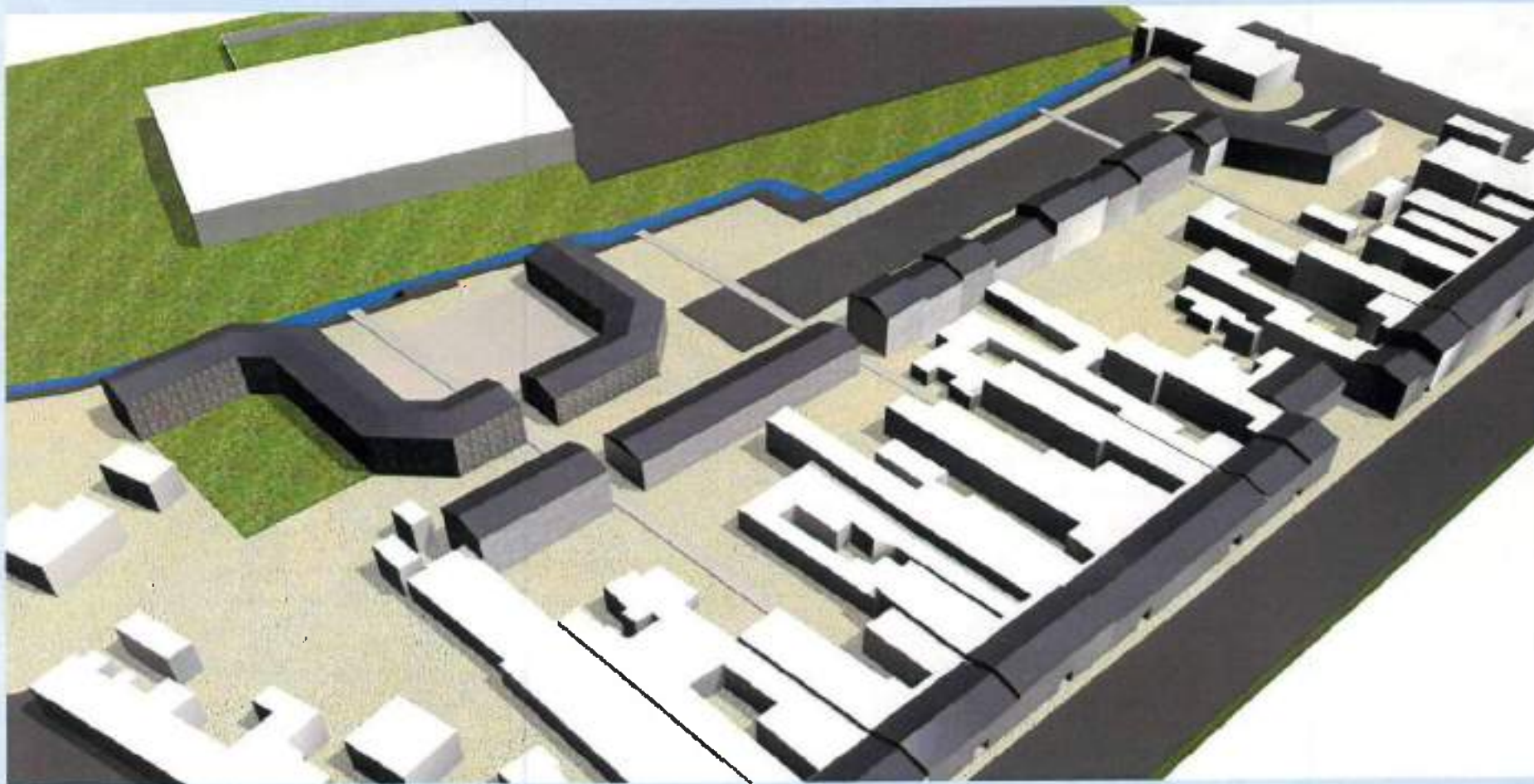


GENERAL PRINCIPLES

- *To create an attractive development as a natural extension of the Baillieborough town core which incorporates a sustainable mix of residential, retail, commercial and amenity.*
- *To provide easy and attractive linkages which links the new proposed mixed use development and the existing town centre.*

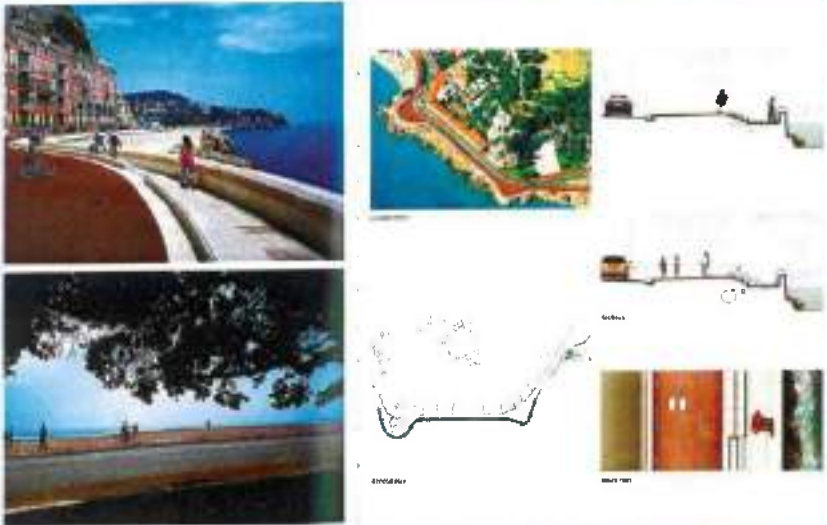


- *To provide ease of movement for everyone including pedestrians, cyclists, people with disabilities, the elderly, children and vehicular traffic.*
- *To provide a network of primary and secondary roads, paths and cycle paths linking the existing to the new.*
- *To allow for the establishment of pedestrian links within the town centre.*
- *To maximise permeability by ensuring a multiplicity of pedestrian linkages within the town centre in a manner and with a minimum of conflict with vehicular traffic.*
- *To manage vehicular traffic and parking and to enhance the parking facilities in the town centre.*



LANDSCAPE

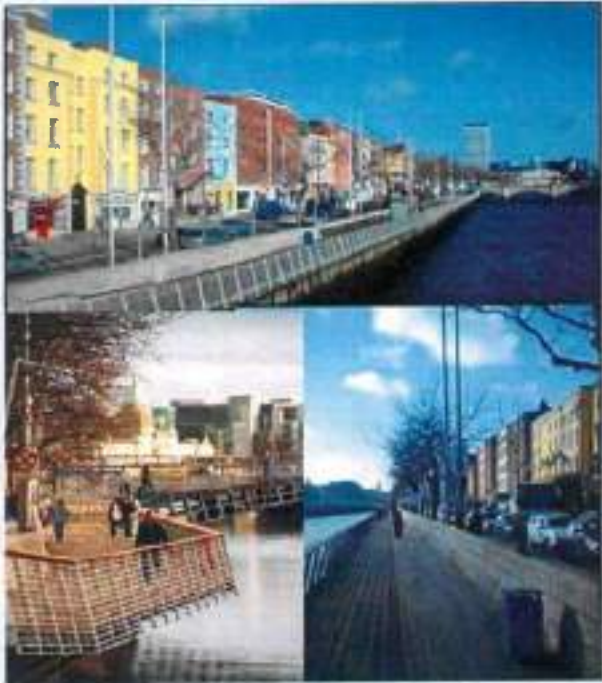
- *The treatment of the natural environment, the open spaces and the public realm are of critical importance in creating a sense of place and defining how the new development will integrate with the existing environment.*



- *Opening the stream to the public and the management of the natural environment of these areas as safe and accessible amenity areas.*

- *The utilisation of appropriate hard and soft landscape materials to emphasise pedestrian priority.*

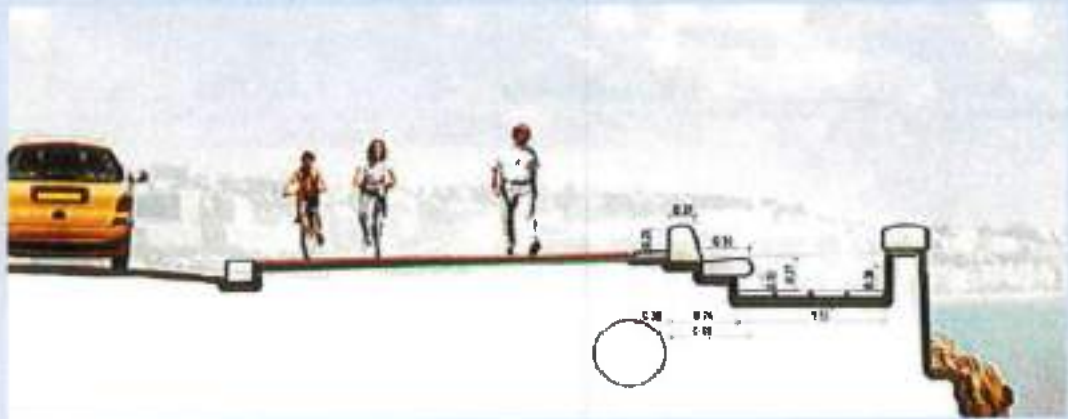
- *To promote pedestrian connections with the existing town centre so as to ensure the integration of the development with the existing townscape.*



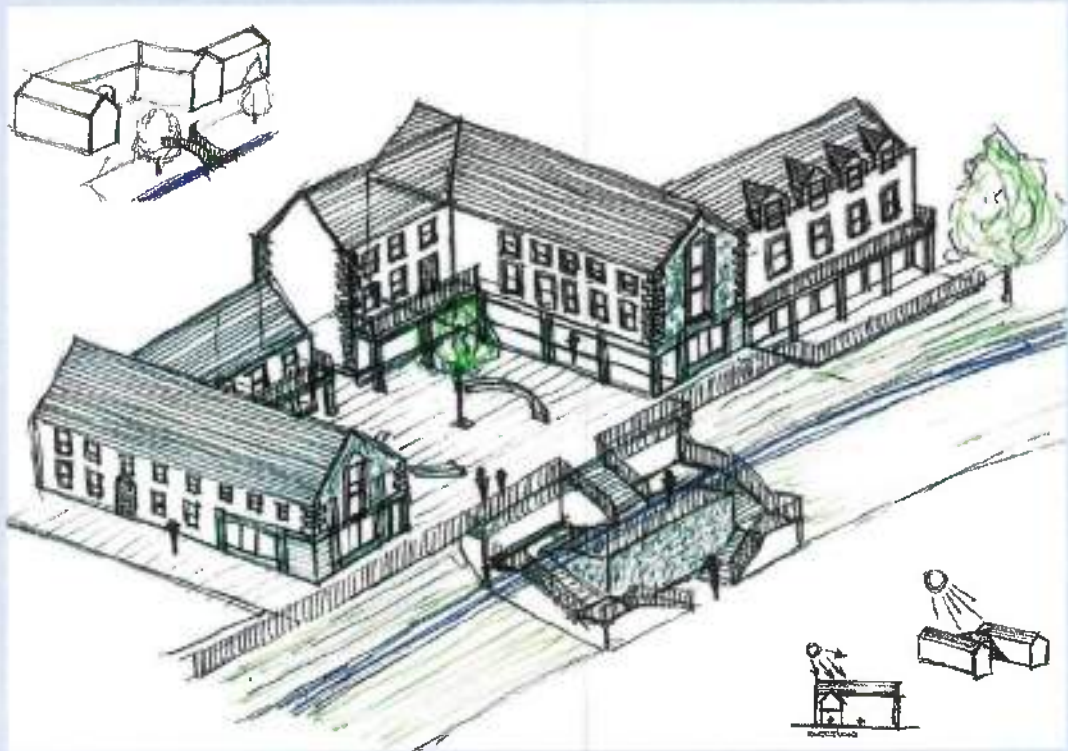


DESIGN

- Detailed design considers the choice and integration of materials, colours, textures and soft landscaping with the form and massing of buildings and location and scale of open spaces. Detailed design contributes significantly to the feel of spaces, and is vital to the creation of a sense of place. It should underpin the overarching design principles and reinforce the vision for the creation of a quality environment which is an attractive place to live, work and to relax.
- The new main square will be located at the north end of the town and will be urban in character. The buildings in the square will be mostly commercial and retail.



- All of the residential will be designed to overlook the open space, thus providing passive surveillance.
- The existing car park will be reconfigured in such a way that it utilizes its space better.
- A playground will be incorporated into the overall masterplan of the town.
- The topography falls down from the main street to the proposed extension of the town as you can see from the sections. The design is to incorporate easy and accessible steps and ramps where needed to ease the circulation and pedestrian movement.



Appendix I

BAILIEBOROUGH TOWN AND VILLAGE REVITALISATION PLAN

// County Cavan Town and Village Revitalisation Plans

REVITALISATION PLANS

Prepared for County Cavan
26th September 2018 - Issue 02
FINAL

BAILIEBOROUGH



Gaffney & Cullivan Architects

CLIENT

Cavan County Council

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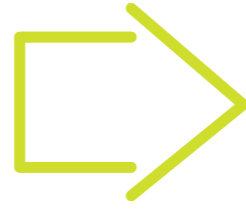
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PROJECT OVERVIEW



Cavan County Council has taken the lead in developing Town and Village Revitalisation Plans for 20 Towns and Villages across the County.

These plans have been developed in recognition of the importance of supporting and developing the physical and social fabric of these towns. The objective is to enhance our Towns and Villages as more attractive places to live and to work.

The plans are ambitious and will act as blueprints for the development and enhancement of our Towns and Villages over the next ten to fifteen years.

An integral part of the success of these plans will be the role that communities within the towns and villages take in leading out in their implementation in conjunction with Cavan County Council and other relevant bodies. Identification of a broad range of projects within the plans will enable communities to easily prioritise and develop project applications.

1. The Context for County Cavan Towns and Villages

Towns and villages play a key role in terms of serving the economic, social, cultural and community needs of the people and their hinterland. However, many towns and villages throughout Ireland are experiencing huge changes in terms of their commercial, aesthetic and cultural landscape. Provincial towns and especially provincial villages are under serious threat from the polarising effect of the larger city economies.

County Cavan is no exception to these changes. But while it shares the generic planning challenges that most provincial towns face such as out-of-town retail and residential development leading to dereliction of established town centres, Cavan County has also some very specific characteristics and needs. In particular South East Cavan due its proximity to the Greater Dublin Area has seen significant rise in population resulting in significant commuter numbers in some of the towns. In contrast parts of West Cavan, nested within pristine landscapes but in remote locations are suffering from population decline. County Cavan also faces challenges on account of its proximity to the border with Northern Ireland.

Within this context, as both the towns and villages experience huge changes across County Cavan, there is a greater importance placed on developing places that will be resilient and sustainable in the years and decades to come. In this context, County Cavan Council aim to harness local community and entrepreneurial spirit, in order to develop Revitalisation Plans for the towns and villages of Cavan.

2. Project Purpose and Outcomes

In September 2017, Tyréns UK and GCAL were commissioned by County Cavan Council to undertake the Town and Villages Revitalisation Plans project. The project will complement studies already undertaken by County Cavan and local Councils aimed at securing the long-term future of Cavan's towns.

The project encompasses the revitalisation of the following 20 towns and villages:

- Cavan Town
- Virginia
- Bailieborough
- Ballyjamesduff
- Cootehill
- Kingscourt
- Belturbet
- Mullagh
- Ballyconnell
- Ballinagh
- Ballyhaise
- Shercock
- Killeshandra
- Arva
- Kilnaleck
- Swanlinbar
- Butlersbridge
- Blacklion
- Lough Gowra
- Dowra

The purpose of this study is to prepare plans showcasing how improvements can enhance the town as an attractive place in which to live, play, work, and visit. The Revitalisation Plans will seek to enhance and improve town and village functions both on a day to day basis, while also seeking to improve the long term socio economic, cultural and environmental benefits for residents, businesses, communities and visitors.

The outcomes of the Revitalisation Plans are three-fold - to deliver successful strategies across spatial development, economic development and community development. The project will seek to ensure that the design of these town and village plans recognises the diversity that exists in the County of Cavan and will tailor each plan for the site specifics of each settlement.

3. Project Structure

The project has been structured as follows:

STAGE 1 - BASELINE

- Review of background material, reports, studies and strategies
- 'What makes Cavan - Cavan' engagement campaign
- County wide analysis
- Review of consultation findings

STAGE 2 - REVITALISATION PLANS

- Individual Town and Village Revitalisation Plans
- Consultation workshops

4. Objectives and Role of this Report

This report is one of a sequence of twenty reports providing a final summary of the proposals and proposals prepared as part of the County Cavan Towns and Villages Revitalisation project. This report is the final revitalisation report for Bailieborough (town 03 of 20).

The report sets out a series of proposals focusing on spatial, economic and community development, establishing recommendations for implementation timescales. The proposals are action-based and spatially focused and provide an urban design and public realm framework to inform local planning policy and future development and/or regeneration proposals, covering place-making, open space, transport, parking, heritage, iconic features and vistas, natural environment etc.

The report also compiles findings from the community engagement. The current design for Bailieborough is the result of a collaborative process with County Cavan Council, citizens, stakeholders and neighbours groups.

5. Project Deliverables

The following reports have been or will be delivered as part of County Cavan Town and Village Revitalisation Plans project documentation:

STAGE 1 - BASELINE

- Draft and Final Baseline Report - Site Analysis including SWOT analysis of each town and village and a County Wide analysis

STAGE 2 - REVITALISATION PLANS

- Draft and Final Individual Town and Village Revitalisation Plans

6. Project Programme

The early stages of the project - October 2017 to January 2018 - were dedicated to understanding the towns and villages context. During this period community engagement events were carried out as part of the 'What makes Cavan - Cavan' campaign.

Following this stage, from January to early February 2018, a County Wide Strategy has been prepared establishing a shared vision for County Cavan's towns and villages, identifying unique selling points, focus areas and themes for the Revitalisation Plans.

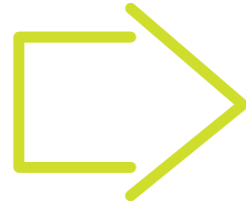
From February to May 2018, Revitalisation Plans have been prepared for each individual town. These plans have been supported by a series of workshops with the community.

7. The Tyréns and Gaffney & Cullivan Architects Approach

The GCAL and Tyréns team bring global thinking and local knowledge to the project. GCAL as Lead Architect bring expertise, extensive experience and considerable local knowledge of County Cavan. The practice specialises in built heritage which leads to proactive conservation architecture and renewal. Tyréns is a European multidisciplinary masterplanning, urban development and sustainable infrastructure consulting firm specialised in community and regional planning. The combination of Tyréns international experience coupled with GCAL's wealth of more local knowledge brings a unique perspective to the project.

Disciplines inputting to the project include urban design and planning, landscape architecture, transport and community capacity building. Working with the council's team, Tyréns and GCAL approach centre around people, their needs, their habits and their vision to inform the design of urban space. Tyréns and GCAL's goal is to activate factors that allow towns and villages to flourish as attractive places in which to live, work and socialise in.

INTRODUCTION



This report details the proposals aimed at revitalising Bailieborough. It is structured in the following way:




Section A - County Wide and Town Specific Proposals

Section A of the report identifies and describes proposals that are recommended to be implemented both county wide and on a town-by-town specific basis.




The section begins by presenting County Wide Proposals (referenced as CWP) that are recommended to be rolled out in each town across County Cavan. The report continues to outline a series of potential Town Specific Proposals (referenced as SP) that are recommended to be implemented in specific towns and villages across County Cavan only. The town specific proposals will be relevant to only some of the towns, and will be explored with further clarity in each report.

Each proposal is also associated with a suggested priority rating and predicted cost. This assumption is based on findings from consultations and feedback from members of the public. Both ratings are represented alongside each proposal with the following icons:

Priority rating:

-  High
-  Medium
-  Low

Cost rating:

-  Standard Upgrade €0 - €25,000
-  Standard Plus Upgrade €25,000 - €100,000
-  Premium Upgrade €100,000 +











Section B - Bailieborough Proposals

Following from this, the report outlines the proposals identified for Bailieborough. Firstly, a map is used to illustrate the location of both the County Wide Proposals (CWP) and Bailieborough Specific Proposals (BSP). On the map, each proposal encompasses a series of physical elements such as waste bins, lighting and seating etc. These items are identified by icons. These items are colour coded in reference to the key themes used in the Stage 1 framework to illustrate the challenges and opportunities affecting County Cavan's towns and villages. The themes are as follows;







1. Accessibility
2. Streetscape
3. Amenities and Services
4. Builtform
5. Initiatives and Events

Proposed themes and their associated icons are as follows;



ACCESSIBILITY

-  Signage
-  Maps
-  Information Panel
-  Bus Shelter
-  Crossing Point
-  Footpath
-  Cycle Path
-  Traffic Calming
-  Car Parking
-  Pedestrianisation

STREETSCAPE

-  Planters
-  Trees
-  Tree surrounds
-  Public Art
-  Fountains
-  Approach to town





AMENITIES

-  Seating
-  Outdoor Gym
-  Playground
-  River Amenity Space

BUILTFORM

-  Street Façade / Building
-  Road Surface
-  Pavement Surface
-  Kerb Finish
-  Flexible Pavilion

SERVICES

-  Waste Bin
-  Drinking Fountain
-  Charging & Wifi Station
-  Lighting

Following the summary map, each proposal for Bailieborough is detailed with supporting text, existing and proposed imagery or graphics.

Section C - Summary

In Section B, a table summarises all the proposals for Cavan and presents estimated costs and phasing.

Section D - Consultation Findings

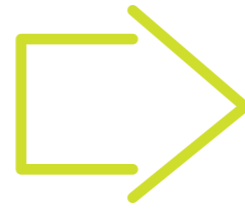
A first draft of the proposals presented in this report has been subject to a public consultation which led to the revised and final suggestions of this final report. A summary of the process and findings of the public consultation can be found in Section D.





SECTION A - COUNTY WIDE AND TOWN SPECIFIC PROPOSALS

COUNTY WIDE PROPOSALS



This section outlines recommended proposals to roll out in all 20 towns and villages across County Cavan. Proposals have been categorised into 'Standard', 'Standard Plus' and 'Premium' upgrades.

Many of the proposals suggested within these reports are recommended to be implemented in all of the 20 towns and villages involved in this study. It is important to consider these County Wide proposals at the scale of the county in order to create an integrated and seamless strategy, whereby items such as street furniture and wayfinding are uniform across multiple locations. Not only is this a cost and implementation benefit, but it will also strengthen the visual identity of Cavan as a County, to residents and visitors alike.

Potential proposals have been categorised into 'Standard', 'Standard Plus' and 'Premium' upgrades based on cost, together with an indicative priority rating for their implementation.

County Wide (CWP) 'Standard Upgrades' have been identified as:

- CWP1 Public Seating
- CWP2 Waste and Recycle Bins
- CWP3 Planting
- CWP4 Information Signs with Wifi/Charging Point
- CWP5 Paving

County Wide (CWP) 'Standard Plus Upgrades' have been identified as:

- CWP6 Approach Signage
- CWP7 Murals and Public Art
- CWP8 Electric Vehicle Charging Point
- CWP9 Walking Routes

County Wide (CWP) 'Premium Upgrades' have been identified as:

- CWP10 Façade Painting

Standard Upgrades €

CWP1 Public Seating

The first County Wide proposal is to provide upgraded and additional public seating throughout the towns. The design could incorporate the town's local history or natural assets by integrating the seat with an art installation, or simply repainting any existing public seating with vibrant imagery. The benches should be of a natural aesthetic (e.g. wood) and of a relatively traditional appearance in order to fit the local character of the area.

Seating could include benches and chairs that would allow people to rest and enjoy the public spaces. The seating should ideally be sourced from a local (County Cavan) carpenter(s) or furniture manufacturer(s) and therefore hopefully made from locally (and/or nationally) sourced materials. This will give the dual benefit for generating local employment/boosting the local economy and having a lower carbon footprint than importing from overseas. As a longer term option, introduce smart seating to key central spaces with integrated wifi, charging and information points.



TL: Sensitive and informative design, Brecon Beacons
 TM: Smart bench with charging, data collection and wifi hot spot
 B and TR: Benches painted by the local community

CWP2 Waste and Recycle Bins

Waste bins should also be sourced and fabricated locally. They should be made of natural materials where possible, and should aesthetically fit the local character of the area.

The bins should be secure to prevent theft and should have small openings to prevent people from using them to put their household waste in. Recycling bins should be implemented where possible without proposing bulky and invasive bins.



T: Modern waste bins
 B: Underground recycling bins



CWP3 Planting

In order to enhance the visual experience for both residents and visitors, a planting strategy should be implemented across all towns. Planting in the towns and villages could be landscaped using locally sourced stone to create a natural and local character. This character would also reference the topographical landscape of County Cavan. Planters could also be sourced and made locally using timber. They could also include built in planting elements, which could feature a diverse range of seasonal plants that can be enjoyed all year round.

Trees should be added throughout the town/village centres as they provide innumerable benefits to both the environment and to the residents. A good diversity of tree species should be used in order to create lush vegetation with a healthy flora environment. The introduction of tree surrounds double up as seating, and can be an easy way to create attractive landscaping to the urban environment. Permeable paving can also be used to allow the trees to capture run-off through the design of SUDS.



TL: Trees and seating create event and interaction spaces, Tullamore
TR: Property owners encouraged to use hanging baskets, Cornwall
BL: Trees along the street
BR: Tree surrounds, also acting as seating

CWP4 Information Signs with Wifi/Charging Point

A well conceived signage strategy featuring a combination of signs, maps and information panels is important to effectively inform both residents and visitors, and will create a legible and identifiable town centre. In addition to this basic wayfinding function, good signage will enhance the character of the town, reinforce the hierarchy of spaces and contribute to the streetscape aesthetics.

Design standards should be established and replicated across all signs to ensure they are consistent and complementary. Use materials that fit the character of the town, for example locally sourced timber, which is high in quality, durable and easy to maintain.

All towns across Cavan should feature a principal map with text indicating current location, landmarks, features, routes and other amenities. This principal map should be located on the main public square or similar high pedestrian traffic areas.

Public information panels provide users with more detailed information about their surroundings by explaining the significance of a specific feature or space. Information panels could be interactive or tactile to add interest and encourage use. The information signs could be integrated with wifi and/or charging points for mobile phones. Lighting poles, bus shelters, kiosks and benches can also be used to offer digital services and should be powered by solar energy.



TL and BR: Information Map
TM: Information Panel at a key landmark
TR: Information sign at a key location
BL: Interactive Information Panel

CWP5 Paving

Footpaths are a fundamental and necessary investment for all towns across the county. Often the main streets support high levels of vehicular traffic, and therefore pedestrian access and safety should be a priority. Well designed and maintained pavements encourage walking by making it safer and more attractive, but also support socialising and generate active streetscapes. Pavements should be provided on all urban streets, be accessible to all users and be uncluttered of unnecessary furniture. Pavement surfaces and kerbs should make use of locally sourced natural stone where possible.

Good quality footpaths should feature in the following zones:

- Buffer Zone (A) - should be of appropriate scale and delineated by vertical or horizontal separation - trees, kerb extension etc. - from traffic to foster a sense of safety for pedestrians.
- Street Furniture Zone (B) - sits adjacent to the buffer zone and is where street furniture and amenities should be located and aligned.
- Clear Path (C) - is the primary, dedicated and accessible pathway that runs parallel to the street. It should be at least 1.8-2.4 m wide to ensure that two people using wheelchairs can pass each other. It must be free of fixed objects and deformities that would make it inaccessible.
- Frontage Zone (D) - is at the edge between the clear path and buildings and should focus on how to make both attractive.



L: Pavement of the main street of a small town, with a landscaped buffer zone
R: Location and width of footpath zones as described above.

Standard Plus Upgrades €€

CWP6 Approach Signage

The various approaches to towns are critical to creating a strong and welcoming sense of arrival. Furthermore, as all towns and villages within County Cavan are located in rural areas with scenic views of the countryside, the approaches are sensitive spaces that can either support or be detrimental to the integration of the town into its surroundings. These approaches also signify a threshold, whereby the streets become less car oriented, more pedestrian and cycle focused in the town centre.

Bespoke signage should be introduced at the approach to the county itself and to each town and village. Signs should illustrate the location within the county, and could provide additional information such as population and an interesting unique fact. Towns should encourage the design of colourful planting and landscaping to the surrounds of the new signs to further enhance the arrival experience. An effort should be made to limit billboards.

CWP7 Murals and Public Art

Public art is the most effective way to promote a town or village's individual character. Tourism will be encouraged furthermore through the marketing of local culture and art through social media platforms and the internet.

Various types of public art should be considered as part of an overarching strategy for each town and village. Ideas include; creative structures and pavilions, sculptures and street art, which should be designed for key public spaces.

There is existing public art in the form of street art and mural paintings across many of the towns and villages including Ballinagh, Swanlinbar and Kilnaleck.

CWP8 Electric Vehicle Charging Point

To encourage behavioural changes towards using more sustainable transport solutions, additional electric car charging stations should be provided across the county. These should be located at convenient and central locations to strengthen the benefits of having an electric car. Stations could be incorporated into lighting poles to avoid cluttering the streetscape with additional items.



TL: Proposed design of approach signage for County Cavan towns

TR and B: Welcome sign enhanced with colourful planting

T and BL: Example of murals referencing the local heritage of the town and created by the local community

BR: Existing street art in Ballinagh

E-car charging station



CWP9 Walking Routes

Each town should have a variety of walking trails in order to encourage residents and visitors to explore the built, natural and tourism assets as part of well signed routes. Trails could also include information panels at specific points of interest along the way.



Variety of sign design along countryside walks

Premium Upgrades €€€

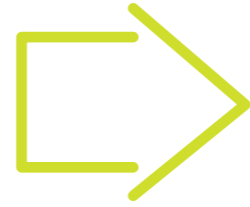
CWP10 Façade Painting

Well maintained and aesthetically pleasant street façades account for creating a welcoming and vibrant atmosphere in towns, and can also add to the character of the streetscape. This can be achieved through the implementation of a façade painting scheme, improvements to shopfronts and building frontages, or the commissioning of artwork murals, lighting schemes etc. Special treatment should be given to historic buildings that provide a special architectural, cultural or heritage value to the townscape. Landmark buildings that strengthen the identity of a town should also be well maintained and presented within the streetscape. Derelict sites should also be addressed, as they are often key spaces which could add to the character and experience of a town. Such schemes can be phased, by prioritising proposals at key locations, at entrances to town, at key nodes, and at areas around public spaces. Acting as a catalyst for future improvements, the upgrading of key sites and buildings will create maximum impact and encourage incremental changes across other parts of town.



Recent painting scheme in Mullagh

TOWN SPECIFIC PROPOSALS



This section outlines some possible proposals that will be specific to the towns across County Cavan. As within the County Wide section, proposals have been categorised into 'Standard', 'Standard Plus' and 'Premium' upgrades.

N.B: these proposals hold no priority rating as they are location specific. Priority ratings are summarised on page 30.

Standard Plus Upgrades €€

SP1 Street Redesign

Given that many of the 20 towns and villages are located along regional and local roads, through-traffic and parking are major issues experienced throughout County Cavan. These towns suffer from huge volumes of cars and industrial sized vehicles traveling along the main street. This makes for an unfriendly and dangerous pedestrian and cycle environment, that is often worsened by a lack of crossing points, narrow and damaged pavements.

Key street sections should be redesigned to create 'complete streets' that are safe and to be enjoyed by all users. Proposals could include new crossing points and refuge islands, cycle paths and associated facilities, high quality intersection surface treatment, contemporary lighting and street furniture that reflects the character of the area, shared surfaces where appropriate, traffic calming features and parking control measures. Road surfaces should be renewed when necessary to make streets both safer and more aesthetically pleasant. In particular, the use of different materials could reduce the reliance on road markings.



TL: Use of differentiated paving to strengthen the visibility of the crossing
 TM: Cycle physically separated from traffic on the main street
 BL: Shared surface
 R: Example of context sensitive lighting solution

SP2 Car Parking

Generally there is a good provision of parking across most towns and villages in Cavan. However many car parks and on-street parking could benefit from a redesign and/or realignment, enhanced with the introduction of landscaping, lighting and furniture.

Designated parking spaces for car users with disabilities should also be provided in every town and village across the County. These should be located next to key amenities with dropped kerbs to allow easy wheelchair access. Poorly designed disabled parking should be avoided: bays should not be fitted into leftover space but should instead be purposely designed from the start as part of a holistic strategy.



TL: Successful town centre car parking integrated with a landscaping scheme
 TR: The use of multiple surface materials to add texture and visual interest.
 BL: Disabled parking bay and sign, Ireland
 BR: Efficient car park layout with clear pedestrian routes and furniture.

Premium Upgrades €€€

SP3 Public Space

Improvements to existing the creation of new public spaces can activate and bring key amenities to previously lifeless towns. Plazas, squares and urban parks should be transformed into multi-use destinations, supporting a variety of civic and community uses including markets, events, seasonal programming etc. Public spaces are also spaces to rest, meet, interact and play, and should therefore incorporate seating, informal play items, canopies, landscaping and water features. The creation of new public spaces in the existing urban fabric can take advantage of building setbacks or wide roads. Community involvement in the co-creation of public spaces should be encouraged, as a way to foster a community's sense of pride and shared ownership of the town.

Public spaces could integrate flexible pavilions, which could trigger various uses and activities including pop up food stalls, amphitheatres for mini-concerts, performances, meetings, spaces to host yoga, cooking or meditation courses, offer of local services etc. Pavilions could also be made bookable by the local community in order to organise and host their own events. The design of pop up and transportable structures would also enable usage across multiple locations.



TL: Temporary activation of the public space
 TR: Pavilion dedicated to the discovery of urban gardening in Aarhus, Denmark
 B: Leyteire urban garden



SP4 Pedestrianisation

In the larger towns of the county, such as Cavan Town or Bailieborough, the pedestrianisation of some streets could be explored. Pedestrianisation can activate streets for new uses, foster interaction and encourage pedestrian movement. Overall, it makes the street more active, safer and healthier. It can also boost the local economy by generating higher footfall levels in retail areas.

In order for the concept of a shared or pedestrianised street to be well received locally, the proposal could be phased over time through small incremental measures. This could begin with pavement extensions, the creation of a shared street, the reduction of carriageways to single lane, the licensing of outdoor seating for cafés and pubs. Similarly, a short section of the road can be re-designed with space for a cycle track, large planters, trees, seating spaces and terraces. The community can also be encouraged to reinvent the public realm through the flexible and temporary programming of streets, such as events, street parties, markets, play streets, open streets, pedestrianisation one day a week etc.

These proposals will demonstrate the diverse ways in which a street may be utilised and may lead over time to more permanent transformations of the right-of-way.



T: A Parklet event - temporary pavement extension for amenity on parking spaces - and temporary street pedestrianisation, Hammersmith, London
B: Pedestrian Street in Boulder

SP5 Outdoor Gym and Playground

Playgrounds and outdoor gyms can inspire people to engage in healthy, active and outdoor lifestyles. They also serve as spaces to meet and socialise. To ensure high levels of use, they should be located near residential areas and be easily accessible by both pedestrian and cycle routes.

Playgrounds should be specifically designed for the space and context they sit in, and also make use of the available natural materials and planting. They should feature disabled friendly items and sensory rich equipment, encourage both ordered and informal play activities and support an assortment of games to appeal to different user groups. Such playgrounds should foster a sense of freedom, inspire creativity and boost the physical abilities of children.

Outdoor gyms provide public accessible places to train alone or in groups with numerous structures. Each gym should have its own character with an attractive design solution. The design should be versatile to allow users to develop their own exercises and for people of all fitness abilities to use and enjoy. In more rural areas, fitness trails could be a more appropriate solution.



T: Playgrounds in Oberhausen, Germany and New-York, USA
B: Outdoor gym in Brisbane and trim trail in Tom Ruana Park, Mayo, Ireland



SP6 River and Lakeside Amenity Space

Those towns and villages located near a river or a lake should aim to create amenity areas by the water for leisure, sport and recreation. These would positively contribute towards quality of life by providing an opportunity for all residents and visitors to access good quality open space facilities year round.

The range of activities offered could include: horse riding, cycling, picnicking, competitions, festivals, bird watching, nature trails, photography, orienteering, climbing, camping, swimming, boating, canoeing etc. Light structures such as a shelter or pavilion can facilitate the provision of a food and beverage offer and could facilitate scheduling events such as concerts and competitions. Legible pedestrian links from the amenity space to the town centre should be developed in parallel.

The promotion of the amenity value of rivers and lakes should be coupled with a strong focus on ecology by ensuring that developments do not disproportionately impact on the landscape and natural areas. The appropriate location, siting and design of proposed spaces will ensure that the natural resources which form the basis for recreation are protected and effectively managed.



T: Amenity space for walking, resting, fishing and sport in Lünen, Germany and Annecy, France
B: River dedicated to swimming in Rostock, Germany

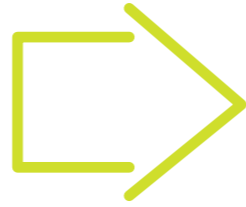






SECTION B - BAILIEBOROUGH PROPOSALS

PROPOSAL MAPS



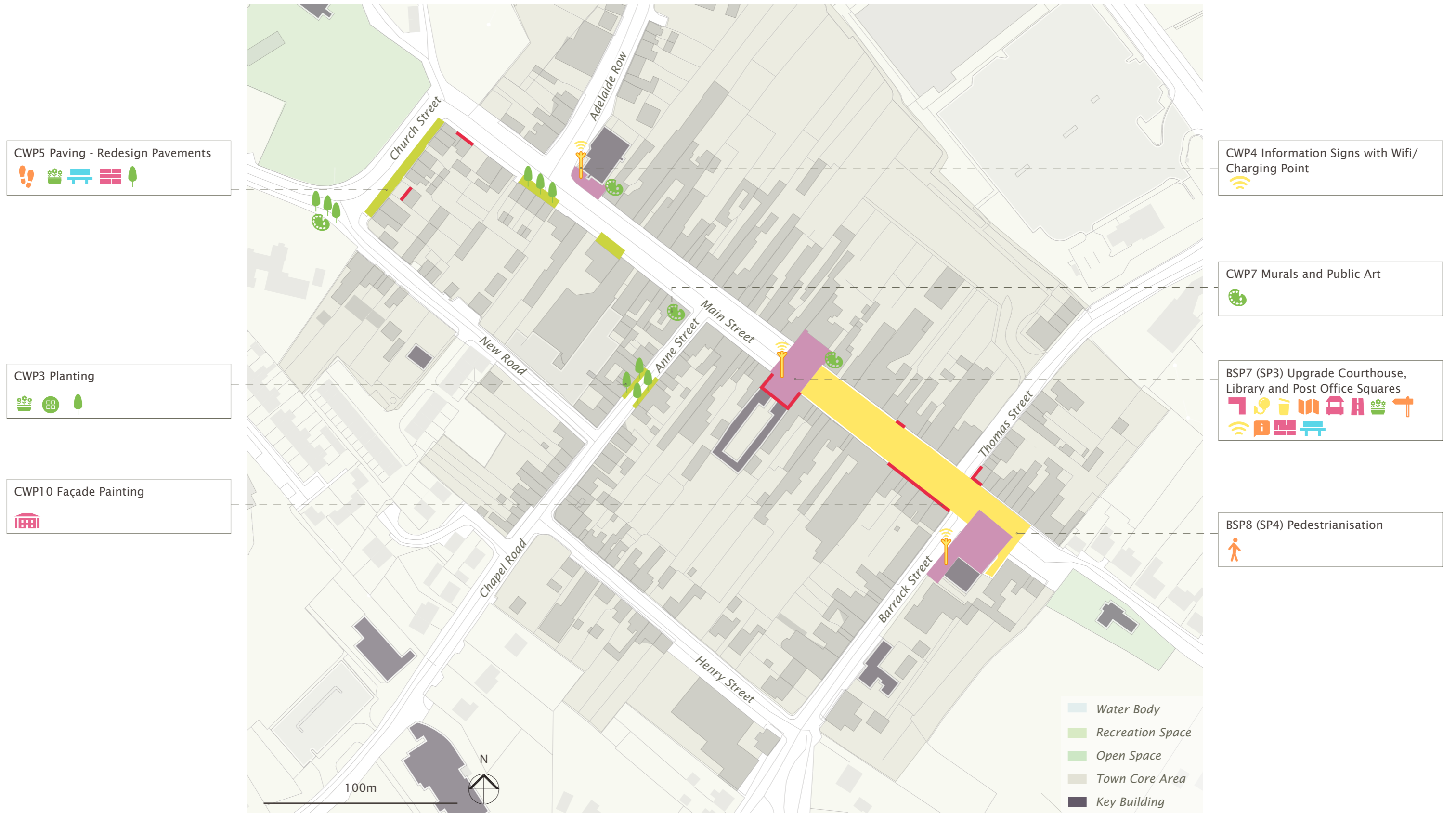
This section outlines proposals recommended for Bailieborough.

* Please note:
 BSP - Bailieborough Specific Proposal
 CWP - County Wide Proposal



- CWP6 Approach Signage
- BSP1 (SP6) Promote Lakeside Setting
- BSP2 (SP2) Improve car park layout
 CW8 Electric Vehicle Charging Point
- CWP5 Paving - Footpath to town centre
- BSP5 (SP1) Redesign of Main Street
- BSP3 (SP2) Parking Realignment
- BSP6 (SP1) Redesign of Cavan Road, Church Street and New Road junction

N.B
 CW1 Public Seating and CW2 Waste and Recycling Bins are to be located along key routes and at public spaces within the Town Core Area. Proposals relating to traffic, transport and parking alterations will be subject to a traffic audit and a detailed engineering design exercise.



County Wide Proposals



CWP1 Public Seating



In keeping with the county wide proposals, a key item to consider for upgrade or replacement in Bailieborough is public seating. There is currently a lack of seating available along key routes and in open spaces within the town centre. Additional provision would encourage further pedestrian use and create a more active centre.

As illustrated opposite, the bench design should be durable, and resistant to long term weathering. The seating should be securely fixed to the paving, and be made of local and traditional materials if possible. Benches should be minimal in design, and allow for multiple views by the user by not having a structural back. New seating should be introduced as a priority along main roads and at key open spaces within the Town Core Area as shown on the proposals map.



Bailieborough - existing: a lack of provision of public seating



Proposed: above: durable public benches to be specified in multiple locations. Below: curved seating to be implemented in parks and open spaces.



CWP2 Waste and Recycle Bins



In conjunction with the county wide proposals discussed previously in this report, new combined recycling and waste bins should be positioned within Bailieborough town centre and across other towns in Cavan. New bins should be introduced as a priority along main roads and at key open spaces within the Town Core Area as shown on the proposals map. Designed with small openings, this will discourage misuse of the bins.



Bailieborough - existing: waste bins on the Library square - no allowance for recycling.



Proposed: Cast Ductile Iron litter bin with 3 compartments; litter and recycling.



€ ●
CWP3 Planting

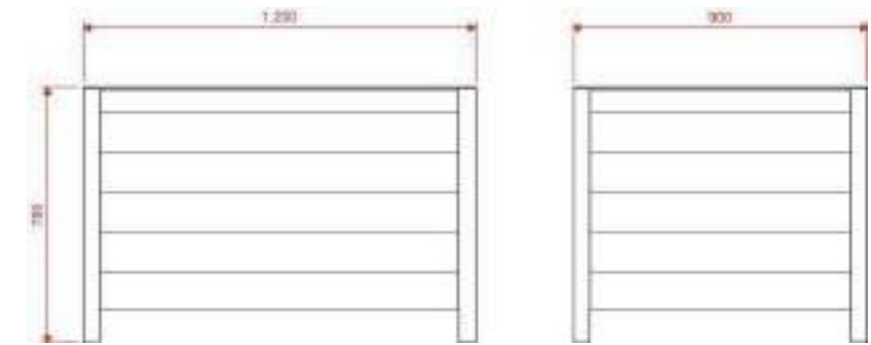


The introduction of trees and planters along Main Street, Anne Street, Church Street and in key public spaces will enhance the aesthetics of the streetscape. Native and diverse plant species could be used to enhance the local biodiversity.

Trees and planting should be located as per indicated in the proposals map.



Bailieborough - existing: a lack of trees and planting in the public space



Proposed: durable wooden planters

€ ●
CWP4 Information Signs with Wifi/Charging Point



As per the county wide guidance, run down or missing signage within Bailieborough should be replaced with newly installed information signs for all users, such as pedestrians, cyclists and vehicle drivers.

The format, layout, colours, fonts and over all design should be in conjunction with signage found in all other towns within County Cavan. This should also include upgraded information panels which are clearly legible and provide information on the local area and events.



Bailieborough - existing: information signs



Proposed: Interactive information panel



CWP5 Paving



Consider the widening of pavements, to allow space for seating and planting, whilst making the footpaths safer, buffered from traffic and more attractive. This would encourage more walking, as well as support socialising and businesses.

Introduce lighting, surface improvements and signage to increase accessibility and use of the footpath linking the Tesco supermarket and car park to the Main Street.

Specifically to Bailieborough, a high priority is to improve the walking route between the Tesco superstore, the backlands and the Main street. This should be enhanced with paving, lighting and signage.



Bailieborough - existing: uneven paving littered with chewing gum and current design enables parked cars to overlap the kerb.



Proposed: use of local materials to create aesthetically pleasant and well designed pathways. Consider application of cobbles/textured grain to edges and thresholds.



CWP6 Approach Signage



Incorporate the integration of welcoming signage, colourful planting and speed regulations on the approach roads to town. Proposals should be prioritised on primary vehicular routes, including Cavan Road, Virginia Road, Riverview and the R178.



Bailieborough - existing: a lack of coherent and welcoming approach signs.



Proposed: use of county wide signage with local information and fact. (N.B information will be town specific in detailed design).



CWP7 Murals and Public Art



Explore the commissioning of sculptures and artwork murals by local artists and schools, in order to strengthen refurbished public spaces, and to better position them as landmarks within the town centre.



Bailieborough - existing: public spaces lacking art installations.



Proposed: reinstate key buildings and façades with murals related to the town's features and heritage.



CWP8 Electric Vehicle Charging Point



With increasing numbers of electrical vehicles being used, towns should ensure that there is sufficient provision of electrical charging points. These should be located with close proximity to the town's retail street or close to key attractions. As per the proposals map, additional charging points should be located within the redesigned backlands car park and/or the Tesco car park.



Bailieborough - existing: e-car space along Main Street.



Proposed: provide additional e-car charging points with designated parking spaces.



CWP9 Walking Routes

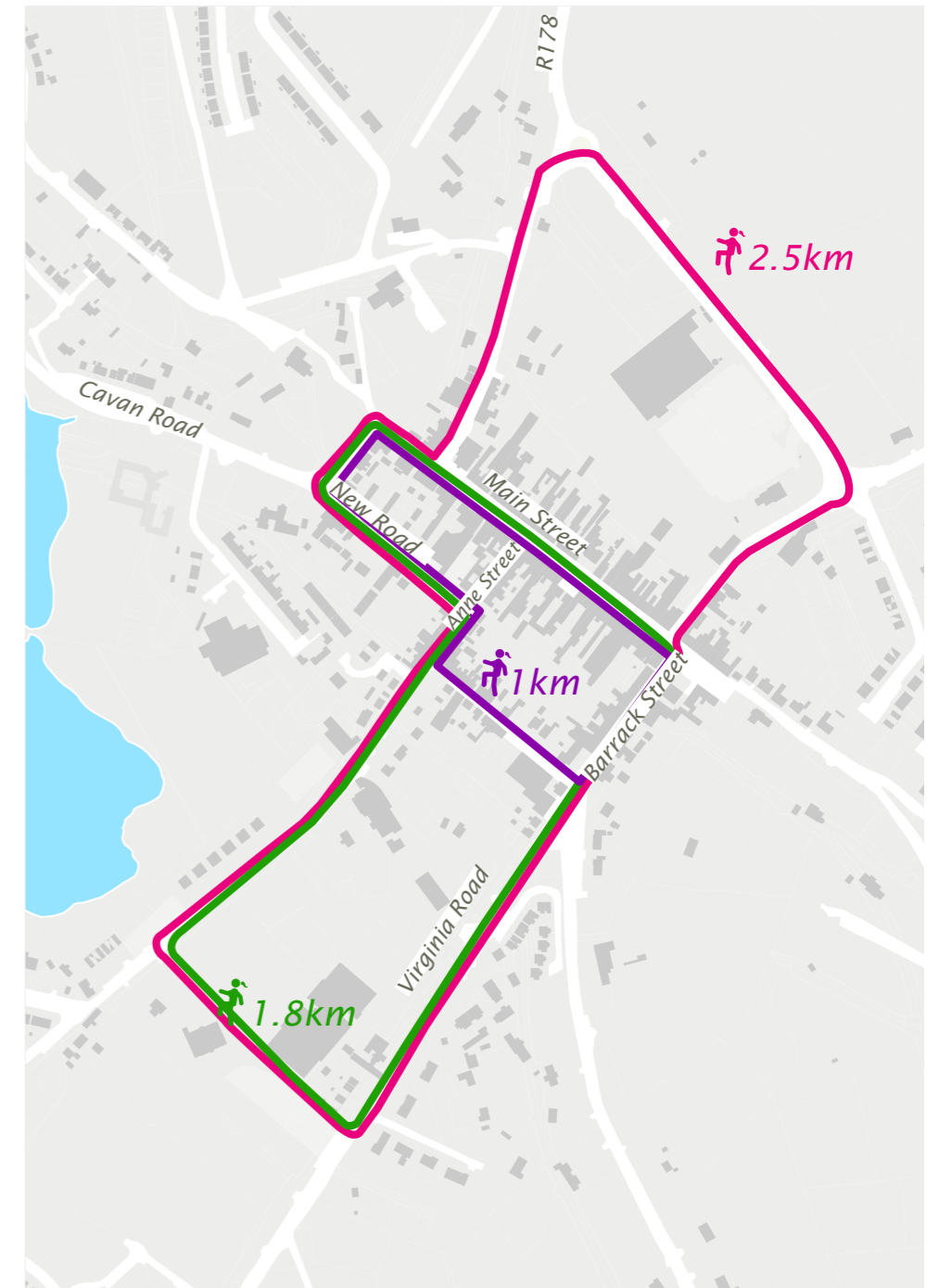
Promote the creation of three walking routes of different lengths - 1 km, 1.8 km and 2.5 km. The routes will allow residents and visitors to explore the town centre, discover the key landmarks, views and natural assets of Bailieborough. The 1.8 and 2.5 km routes will connect to the existing lake walking trail. It is recommended that these walks feature interpretative and interactive signage materials.



Bailieborough - existing: lakeside walk



Proposed: markers along the walking routes



Proposed: Bailieborough urban walking routes



CWP10 Façade Painting



Encourage the redecoration of worn façades in order to create a colourful and vibrant retail destination, protect the architectural character of the historical town centre, and enhance the positioning of landmark buildings within the townscape.



Bailieborough - existing: key façades in need of refreshment



Proposed: encourage property owners to paint their façades with a set colour palette to create a bright and uplifted town centre.

Proposed: above: create safe hardscaped areas that enable access to the waters edge for recreational activities. Below: potential lakeside activities centre.

Bailieborough Specific Proposals (BSP)



BSP1 Lakeside Access and Facilities



Explore further improvements to water-based and lake side facilities, with the creation of an amenity space for swimming and exercise. Ensure the protection of the lake's picturesque setting and support the conservation of local wildlife and biodiversity.

Currently there is some seating and a gym located alongside Bailieborough Lough. This area could be further enhanced by improving access to the waters edge and offering supervised kayaking and swimming zones. A watersports club building could also be introduced to further support this.



Bailieborough - existing: views over Bailieborough Lough



Proposed: above: create safe hardscaped areas that enable access to the waters edge for recreational activities. Below: potential lakeside activities centre.



BSP2 Improve Car Park Layout



Consider a new car park layout to make optimum use of the space available, together with the creation of disabled and e-car bays. This would relieve the on-street parking pressure on Main Street.

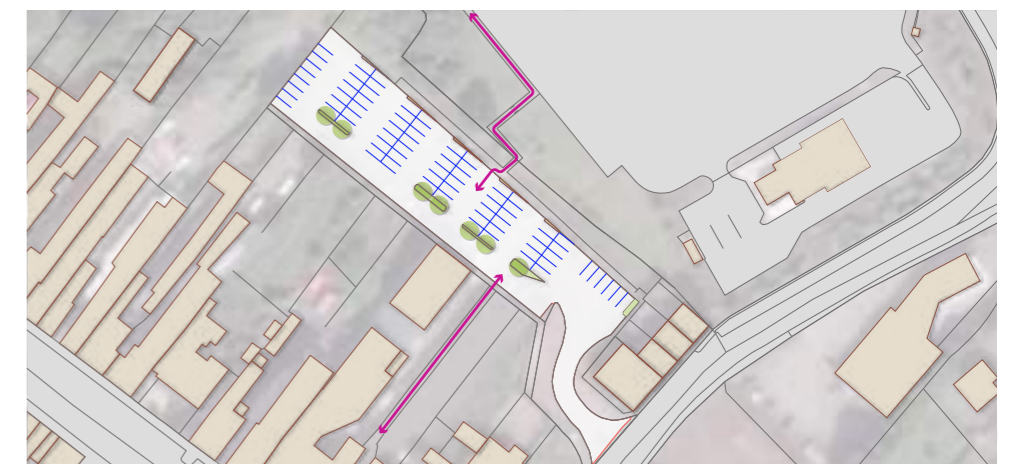
Due to restrictions of width within the car park site, it will prove difficult to provide many additional parking spaces. However the rearrangement of existing bays, together with new landscaping and improved pedestrian links between the town centre and Tesco car park will create an aesthetically more pleasant environment.



Bailieborough - existing: backlands car park layout



Proposed: redesign of the existing car park to introduce planting and varying materials in order to make the area more attractive.





BSP3 Parking Realignment

Consider the realignment of parking along Henry Street and Church Street to maximise pedestrian space and ease traffic flow. Introduce a designated number of parking spaces, and allow for parking on one-side of the street only.



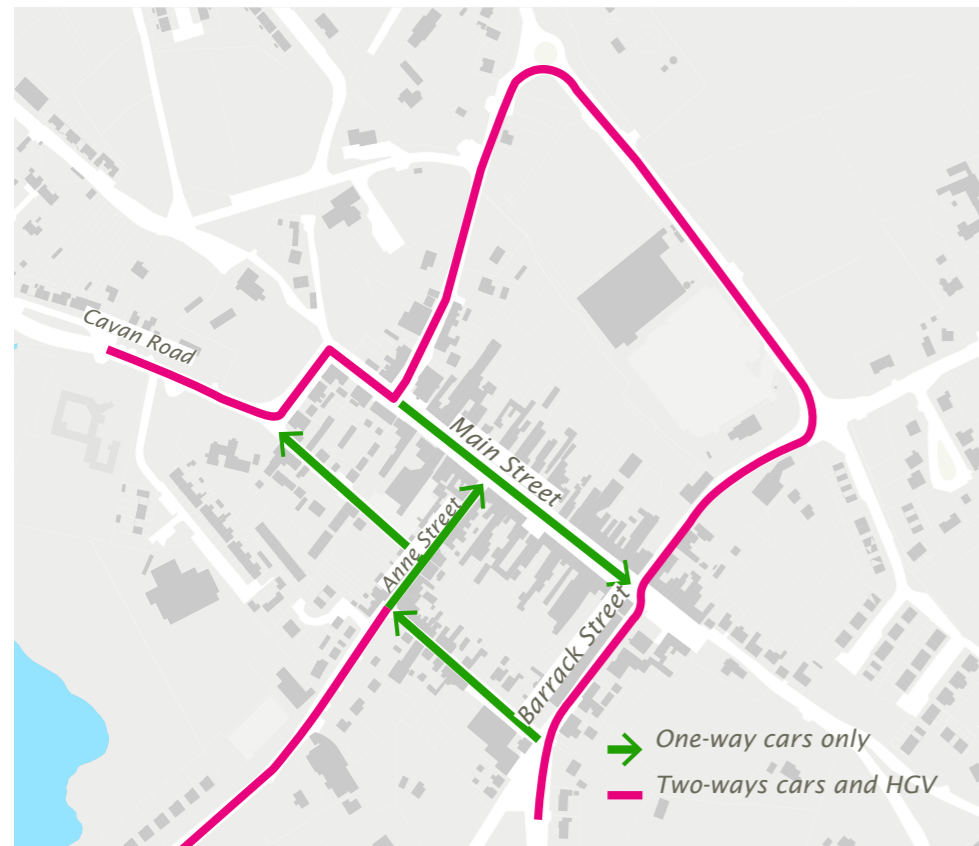
BSP4 Proposed Altered Traffic Flow

In order to facilitate pedestrian flow and enhance the streetscape, carriageways could be reduced to a one-way traffic within the town centre. Such a measure could be trialled and be in effect only at certain times, such as during weekends or public holidays. Similarly, Heavy Goods Vehicles could be encouraged to follow a route bypassing the town centre.



Bailieborough could be greatly enhanced for pedestrians with better management of town centre traffic. The potential of modifying traffic flows to create a one way main street should be explored. Coupled with greater use of the “by-pass” for HGVs such an initiative could free up space for wider pavements and a more “people friendly” environment.

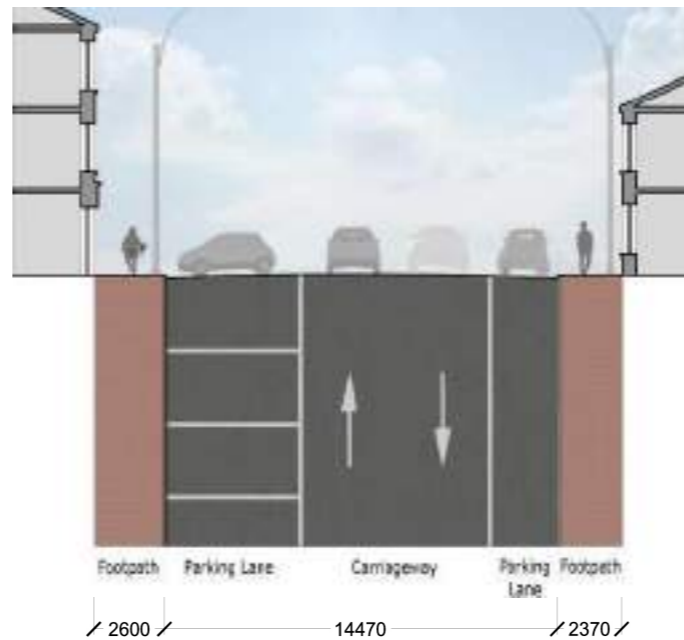
Any such proposals need to be carefully considered from a traffic design point of view and would be subject to detailed audit and design.



Bailieborough - existing: parking layout on Henry Street



Proposed: realign the parking to one side of the street only. Parallel parking should be integrated with a widened footpath and new planting.



Bailieborough - existing: two way traffic flow on Main Street, with both parallel and perpendicular parking spaces and little or no planting.



Proposed: potential redesign of Main street will allow for a single lane of traffic, and the public realm space could be maximised by removing perpendicular parking bays. A dedicated cycle track could be introduced, together with a planting and seating zone.



BSP5 Redesign of Main Street

Explore multiple opportunities to redesign Main Street: consider the widening of footpaths, altered traffic flow, creation of crossing points and rationalisation of car parking to allow for lively streets within a safer pedestrian environment, enhanced furthermore with new seating, art and landscaping.



Bailieborough - existing: Main Street layout with the Market Square.



Proposed: one directional traffic enables streetscape to be made available for wider footpaths, a cycle lane and a larger landscaped Town Square.



BSP6 Redesign of Cavan Road, Church Street and New Road Junction

As indicated opposite, the left hand side footpath could be eliminated to widen the existing carriageway. Subsequently, the junction could be realigned with the right hand side footpath being widened to create space for a planter or sculpture. This would highlight this prominent entry point to the town and create an amenity space for the houses.



Bailieborough - existing: junction on Riverview bend illustrating key arrival point with a current lack of public realm and visual interest.



Proposed: Potential sculpture and/or public art to create sense of arrival.



BSP7 Upgrade Courthouse, Library and Post Office Squares



Consider the refurbishment of the Courthouse, library and post office squares by introducing new seating, flower planters and upgraded pavement surfaces. These spaces would become multi-use destinations with the flexibility to support a variety of civic and community uses.

Explore the idea to create a pavilion within the library square. This could accommodate multiple activities, including pop up stalls, exhibition stage, local services desk, and has the potential to provide a new place to meet, interact and engage. The design should be built with local materials to strengthen the town's character.



Bailieborough - existing: Post Office square.



Proposed: introduction of high quality paving, seating and planting to foster civic and social uses of the square.



BSP8 Temporary Pedestrianisation



In order to activate Bailieborough on a larger scale, and attract visitors from further afield, the concept of pedestrianisation should be explored. Temporary pedestrianisation of a section of Main Street could be used for events, markets, fairs, recreation and shopping. This could be implemented during summer months, weekends or at particular times of the year.



Bailieborough - existing: uses on Main Street



Proposed: maximise use of town centre for community events, street fairs, markets and festivals.

LICENCE
& GIFTS

Call's

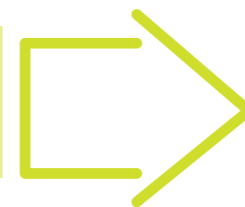
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SECTION C - SUMMARY

SUMMARY



This table summarises the proposals for Bailieborough and associated implementation timescales and costs.

PROPOSAL		NOTES	PRIORITY RATING	COST RATING
<i>County Wide Proposals</i>				
CWP1	Public Seating		Medium Priority	Standard Upgrade
CWP2	Waste and Recycle Bins		Medium Priority	Standard Upgrade
CWP3	Planting		Medium Priority	Standard Upgrade
CWP4	Information Signs with Wifi/Charging Point		High Priority	Standard Upgrade
CWP5	Paving		High Priority	Premium Upgrade
CWP6	Approach Signage		High Priority	Standard Plus Upgrade
CWP7	Murals and Public Art		Low Priority	Standard Plus Upgrade
CWP8	Electric Vehicle Charging Point		Low Priority	Standard Plus Upgrade
CWP9	Walking Routes		High Priority	Standard Plus Upgrade
CWP10	Façade Painting		High Priority	Standard Upgrade
<i>Bailieborough Specific Proposals</i>				
BSP1	Lakeside Access and Facilities		High Priority	Premium Upgrade
BSP2	Improve Car Park Layout	Backlands area	High Priority	Premium Upgrade



PROPOSAL		NOTES	PRIORITY RATING	COST RATING
BSP3	Parking Realignment		Medium Priority	Premium Upgrade
BSP4	Altered Traffic Flow (one-way system)		Low Priority	Premium Upgrade
BSP5	Redesign of Main Street		High Priority	Premium Upgrade
BSP6	Redesign of Cavan Road, Church Street and New Road junction		High Priority	Premium Upgrade
BSP7	Upgrade Courthouse, Library and Post Office Squares.		Medium Priority	Premium Upgrade
BSP8	Temporary Pedestrianisation		Medium Priority	Standard Plus Upgrade

Cost rating:

Standard Upgrade: €0 - €25,000

Standard Plus Upgrade: €25,000 - €100,000

Premium Upgrade: €100,000 +

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An Mullach
MULLAGH R191

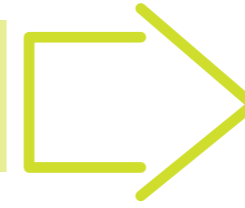
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SECTION D - CONSULTATION FINDINGS

CONSULTATION FINDINGS

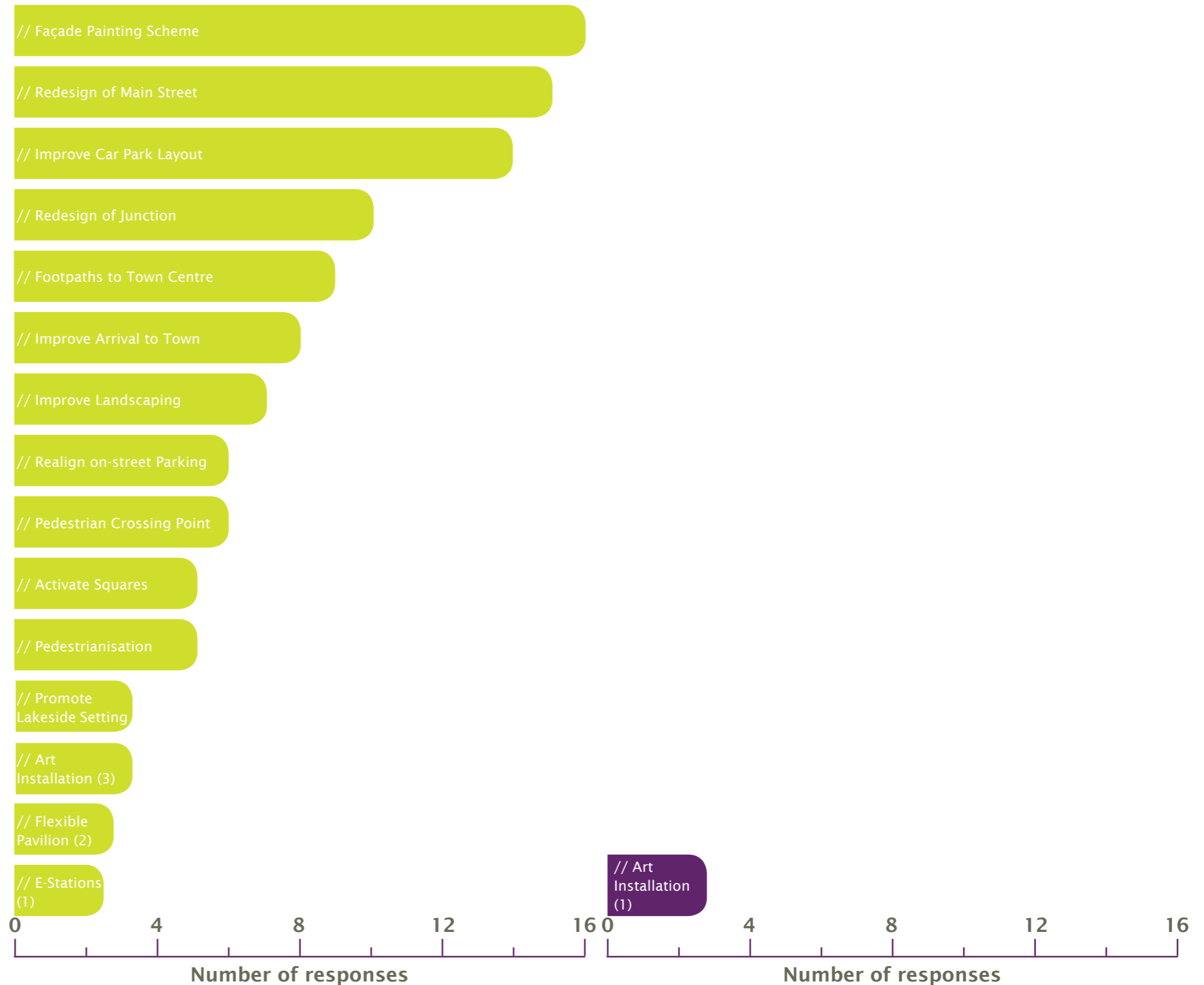


This section presents the summary of the findings of the public consultation.

A draft of the proposals presented in this report has been subject to a public consultation which led to the revised and final suggestions of the present report. The proposals were presented and members of the public were invited to provide feedback as to which proposal they thought would be most likely to improve Bailieborough, and which they thought were least likely to improve the town.

The findings are illustrated opposite, with the façade painting scheme, the redesign of the Main Street and an improved car park layout (backlands) were considered to be the most effective.

On the following page, additional suggestions provided by the public are illustrated on the map. These suggestions will be considered and incorporated as part of any formal proposals going forward.



PROPOSALS MOST LIKELY TO IMPROVE BAILIEBOROUGH

PROPOSALS LEAST LIKELY TO IMPROVE BAILIEBOROUGH



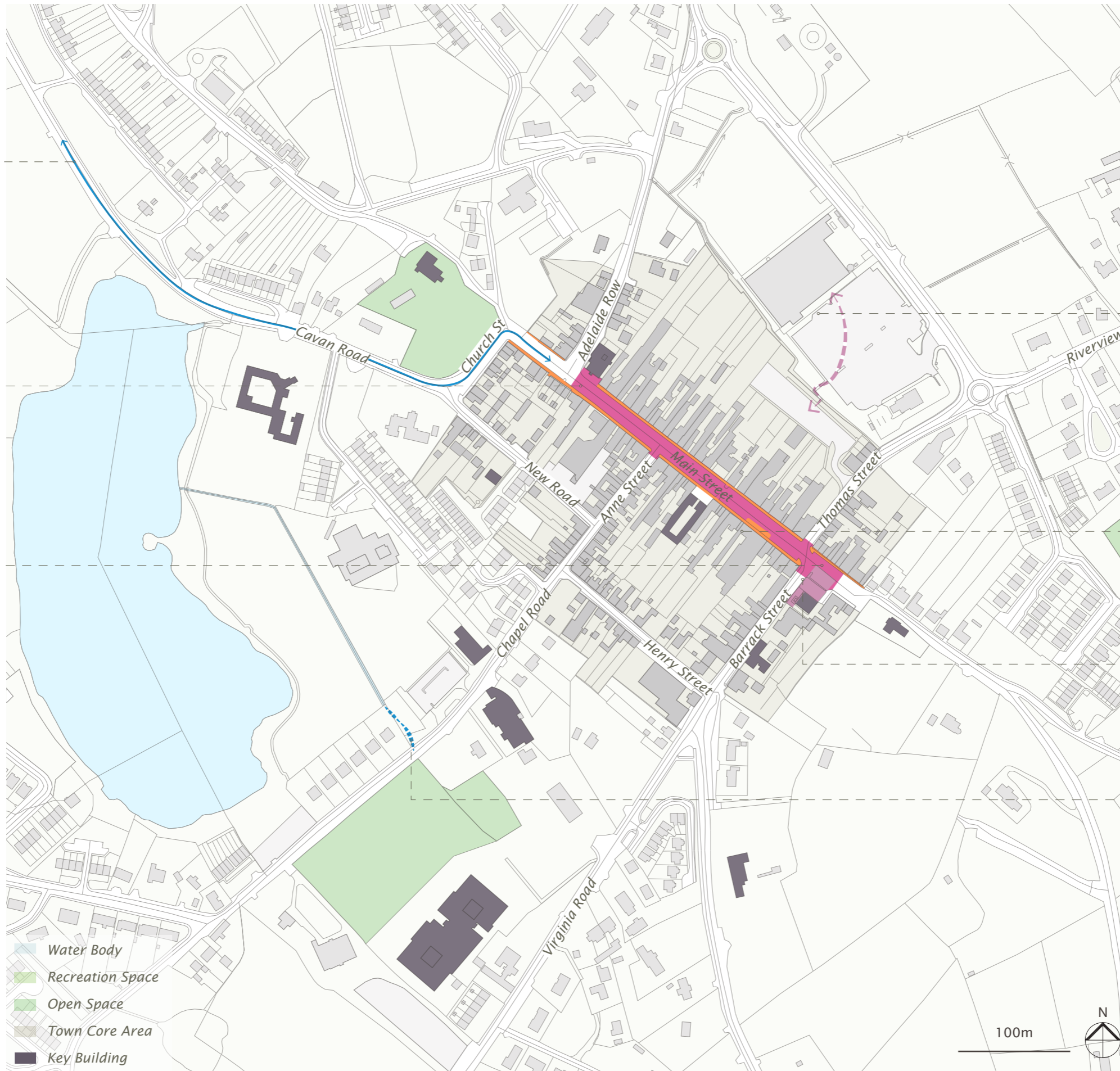
Creation of a cycle path to and in the woods



Increase time for free parking on Main Street and introduce signage



Streetscape improvements: new public litter bins, improved lighting and signage, run ESB cables underground, investment in cleaning prior to any landscaping



Create youth involvement projects and programmes

Introduction of a ramp from Tesco to the car park



Creation of a loading bay on Main Street



Opportunity for Christmas Market



Unblock exit stream from town to ensure that the walkway does not flood



SUGGESTIONS FOR IMPROVEMENTS

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