



TEMPLESHANNON REGENERATION

FINAL STRATEGY
JANUARY 2018

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1 INTRODUCTION

1 INTRODUCTION

Irish towns are often a reflection of the places they inhabit; the natural environment the town shares, the agricultural hinterland that grew its economy, events of the past that echo around its streets and the community of the present that sustains and re-creates the urban fabric in their own likeness. This is true of Templeshannon in Enniscorthy.

Sitting beneath Vinegar Hill and facing across from Enniscorthy Castle in the river valley, Templeshannon and its busy historic streets have a natural amenity, and wonderful sighting and aspect. However, while the River Slaney has been the life blood of the town, it has also proved to be a serious flood hazard, which combined with many other factors has exacerbated a tangible decline in the area in recent years. This has made it difficult for residents and businesses in the area, who want the area to grow, thrive and blossom again.

Two significant infrastructure projects now present an opportunity for regeneration in Templeshannon. These are the Flood Defence Scheme which will eliminate the devastation caused by regular flooding, and the M11 Gorey to Enniscorthy scheme which will remove significant through-traffic from the town centre and Shannon Quay. These interventions will allow for a new way forward for the area and it is the purpose of this plan to ensure that this opportunity is understood and the benefits realised.

The main objective of the project is “to enhance the public realm and improve traffic management in the Templeshannon area and develop a Regeneration Strategy to outline the urban renewal development opportunities for the Templeshannon area going forward”.

Underpinning this objective is the desire to ultimately regenerate the area by tackling critical issues such as poor pedestrian environment, congestion, dereliction and anti-social behaviour. This overall vision also includes increasing the attractiveness of the area to encourage investment.

This report has been prepared by Arup, in collaboration with Future Analytics and Sheridan and Tierney Architects on behalf of Wexford County Council (WCC). The key requirements of the project are to evaluate the potential to:

- enhance the main road and pedestrian/cycling access to the Templeshannon area;
- improve the flow of traffic in the Templeshannon area and environs;
- improve and increase parking provision in and around the Irish Rail train station;
- address localised issues with dereliction and anti-social behaviour; and
- develop a Regeneration Strategy.

This Regeneration Strategy seeks to provide a living document that the community in Templeshannon and Enniscorthy can use to identify a vision for how the area can be shaped but also a pathway that shows how to get there. The Regeneration Strategy comprises a series of ideas, actions, and programmes and projects to be implemented by many groups and organisations, but for which the town is collectively responsible. It is intended that this plan will be owned by the people of Templeshannon to be used and reused for years to come.

“We do also have the skill, imagination and abilities to develop our towns in an attractive and highly individualistic ‘Irish manner’. We have inherited a fine tradition from past generations and we now hold this in trust for future generations. During our stewardship our towns will change and develop in many ways. How we direct these changes is our responsibility.”

Patrick Shaffrey,
The Irish Town – an approach for survival (1975)

2

HOW THE DOCUMENT IS STRUCTURED

2 HOW THE DOCUMENT IS STRUCTURED

This Regeneration Strategy for Templeshannon is intended to be a practical plan that can be readily understood and used by all people involved in the area, from the council to businesses, residents, institutions and community organisations.

The opening sections seek to help develop our understanding of the place, its strengths, weaknesses and opportunities. The analysis then reflects the creative process, building on inputs from multiple parties and stakeholders of where the gaps and potentials are to be found, and what the building blocks for a plan may comprise.

The purpose of a “Vision” is to identify a common purpose for the strategy; why, how and for what benefit has the plan been put together.

While a vision is often a simple statement, in reality it captures a high level of complexity reflecting that it is multi-layering of activities and reasons to be there, that makes successful urban areas interesting and satisfying places to be. So, the Vision has been extrapolated into simple ‘Themes’ that highlight the key elements that a strategy for Templeshannon should incorporate.

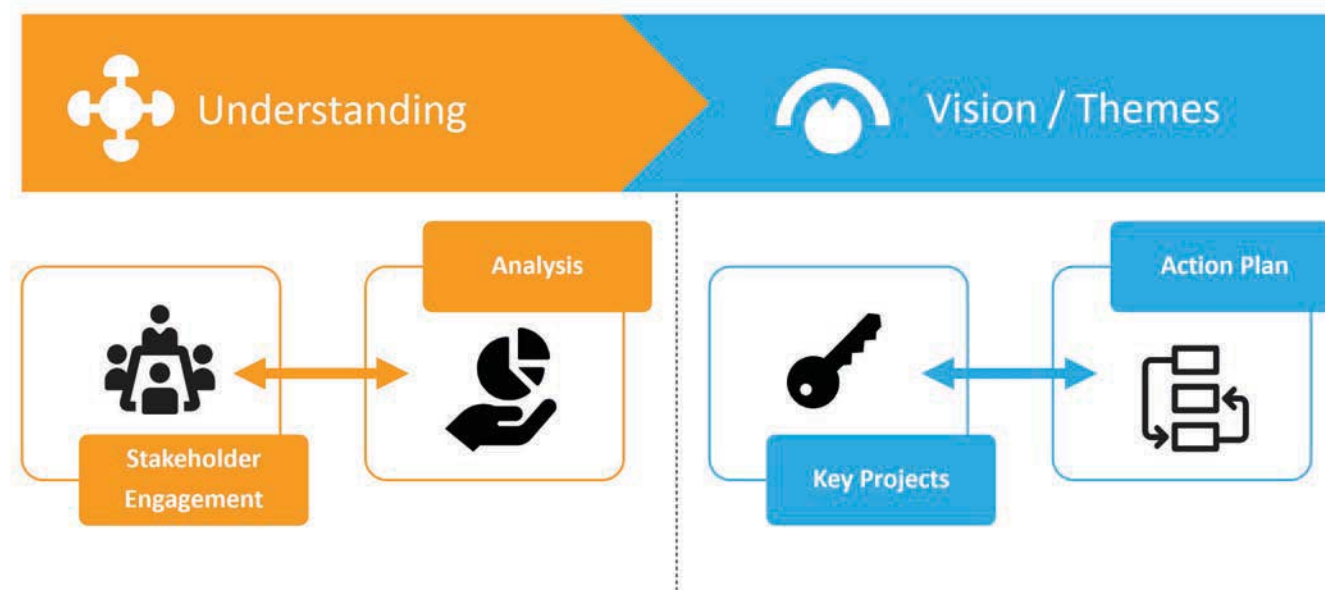
The Urban Regeneration Strategy sets out the regeneration script for the Templeshannon Area over the next 15-20 years. It presents a series of short, medium and long term goals, some of which may vary throughout the life of this document. It is based on extensive analysis of the character of the area, the challenges it faces combined with an appreciation of the assets and positive attributes of the place that can be enhanced, and used as building blocks for the future.

The strategy includes physical measures and projects as well as programmes and initiatives. Key Projects and an extensive series of Actions have been identified as part of the strategy. These will have a fundamental impact on the area, and drive the regeneration of the area forward.

The implementation section takes the measures identified in the strategy and describes in detail what each measure involves, how it would happen, who would be involved developing the proposals as well as the resources required.

In physical design terms the strategy is intended to provide a common urban design footprint for the area that development proposals can take inspiration from, or at least complement and integrate with.

It is intended that the community, as owners of the plan can continually refer back to the detailed actions and projects that have been identified, and measure whether the vision and actions are being achieved as hoped.





This chapter will outline the context under which the Urban Renewal of the Templeshannon area will take place under the following headings:

- 1) Planning;
- 2) Economic;
- 3) Built Environment;
- 4) Environment;
- 5) Traffic and Transport;
- 6) Infrastructure and Utilities; and
- 7) Flood Risk.

3.1 PLANNING

The purpose of this section is to highlight the relevant planning policy context for the Urban Renewal of the Templeshannon area.

3.1.1 WEXFORD COUNTY DEVELOPMENT PLAN 2013-2019

The Core Strategy of the County Plan sets out strategic objectives for Enniscorthy which influence its development and growth. Having regard to the Regional Planning Guidelines for the South East Region 2010-22, Enniscorthy is defined as a 'Larger Town' in the settlement hierarchy, with the following noted:

- The Settlement Strategy focuses on developing population centres along the county's existing transportation network so as to provide critical mass to support the maintenance and further development of the network;
- The settlement hierarchy centres on developing the role of Wexford Town as the Hub, supported by the county's other three larger towns: New Ross Town, Enniscorthy Town and Gorey Town; and
- The population targets are based on the National Population Projections and Regional Population Targets 2010-2022 issued by the Department of Environment, Heritage and Local Government (DEHLG) in January 2009 and Gateway and Hub Population Targets issued by the DEHLG in October 2009.

The strategy for Enniscorthy is elaborated upon as follows:

- A focus on consolidating the existing pattern of development and on encouraging and facilitating the provision of physical and social infrastructure;
- The town and its environs experienced unprecedentedly high levels of residential development from 2000-2007. However, further demand was curtailed due to constraints with the town's wastewater treatment facilities. Phase 3 of the Enniscorthy Sewerage Scheme, currently at tender stage, provides for the expansion of the existing plant from 16,500 PE to 26,200 PE ensuring the town's water supply is adequate to meet existing and future demands; and
- Economic activity through the development of industrial estates, enterprise, business and technology parks, and district enterprise centres is supported.

Reflective of the Core Strategy's aim to focus development in the main settlements, the County Plan supports sustained population growth of the town, with growth of 13%, or 1,433 people, from 2011 up to 2016, and a further 10% growth (1,336 people) up to 2022 (as shown in Table 3.1).

Census 2016 shows that Enniscorthy town & environs had a population of 11,381 in April 2016, compared to 10,838 in 2011. This is an increase of 543 persons or 5.0%.

Within the urban area of Enniscorthy Town (as shown in Figure 3.1), Enniscorthy Town ED grew 9.3% from 2,842 up to 3,105 persons (263 persons) between 2011 and 2016, with all of the increase occurring within Enniscorthy Urban ED, (growth of 12%). The population of Enniscorthy Rural (part urban) ED actually fell by 5.2% in the same period.

This indicates strong resilience within the town centre with approximately half of growth occurring there. There is also capacity for a further 890 persons to achieve the 2016 population target of 12,271 persons.

		2011	2013	2016	2019	2022
County	Wexford Co.	145,320	149,618	156,065	161,074	166,083
Hub	Wexford	20,072	21,443	23,500	25,100	26,700
Larger Town	Enniscorthy	10,838	11,411	12,271	12,939	13,607

Table 3.1: Allocation of Population in Co. Wexford (Table 9 of County Development Plan)

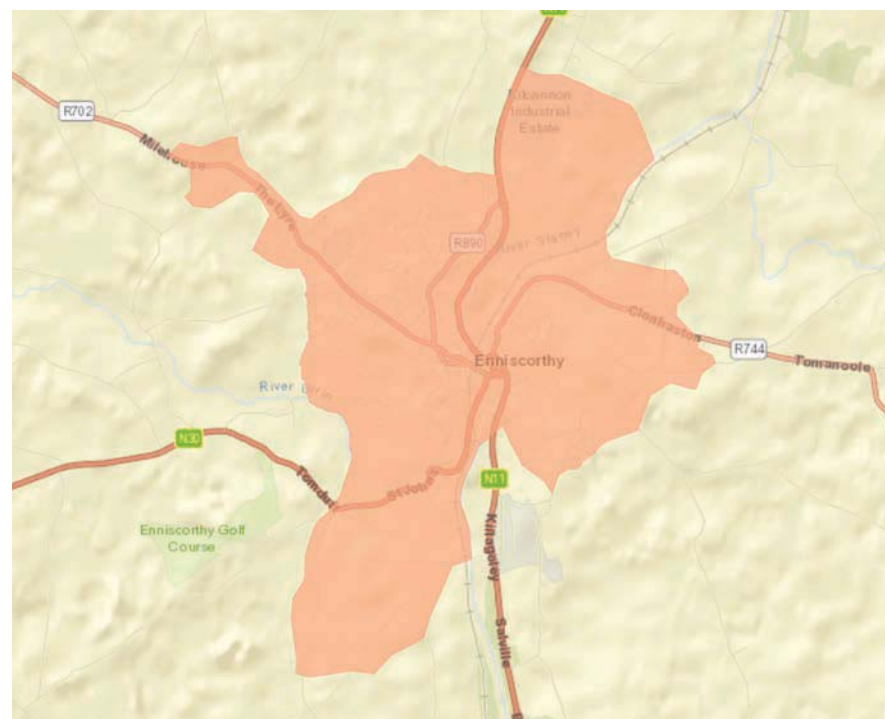


Figure 3.1: Map showing Enniscorthy Town boundary for Census data

3.1.2 ENNISCORTHY TOWN AND ENVIRONS DEVELOPMENT PLAN 2008 - 2014 (EXTENDED TO 2019)

The life of the statutory development plan covering the Templeshannon area was extended (from 2014) to cover the period up to 2019. Comparing population projections of both Enniscorthy Town and Environs Development Plan and County Plan, the Enniscorthy Town and Environs Development Plan projected 15,718, while the later County Plan was more conservative projecting a population of 12,271.

The Enniscorthy Town and Environs Development Plan 2008-2014 contains a number of policy objectives which are broadly relevant to the Templeshannon area. It is proactive in its support of public transport, walking and cycling (p.17 Objectives), with objectives including the following:

- To minimise car access and direct through traffic in the town centre by the development of key road links; and
- To maximise pedestrian and cycle movements between residential areas, the town centre, schools, industrial estate, and the railway station.

Roads Objectives play an important role in the future planning of the town, particularly noting the impact of the Euro Route E01 (N11) currently dissecting the town, and the opportunity that will come from the development of the by-pass (Objective T1).

It highlights that traffic congestion currently is a major contributor to the degradation of environmental amenity. Map 2: Roads Objectives highlights a number of road objectives which are relevant for the Templeshannon area.

Objective T11 (p. 22) seeks to improve public lighting and footpaths at the following locations:

1. Clonhaston River Road;
2. Clonhaston & R744;
3. Vinegar Hill & Drumgold;
4. Salville Road; and
5. Esmonde Road.

Objective T12 seeks to widen the street at Templeshannon adjoining St. Senan's Cemetery without causing damage to the cemetery or its boundary walls.

TOWN CENTRE MASTER PLAN ZONE (ZONE 6 TOWN CENTRE)

The most detailed element of the Enniscorthy Town and Environs Development Plan 2008 – 2014 is the section describing the Masterplan developed at the time for Zone 6: Town Centre (Map 9), shown in Figure 3.2.

The main goal within this Masterplan Zone 6 (Town Centre) is to facilitate the regeneration of this area in a coordinated orderly basis and to ensure that development is sustainable and is properly integrated into the town centre.

With regard to access and linkages, the emphasis will be on improving pedestrian linkages and cycle facilities within the town centre through the upgrading of footpaths, walkways and cycle routes within the town centre. It shall be a key objective of the Planning Authority to reduce traffic congestion within the town centre.

The planning authority seeks to focus commercial and retail activities in the town centre. This designation supports a

3 CONTEXT

Planning

multi-functional town centre and includes residential, retail and craft/amenity which is vital to the character and dynamism of the town's historic core.

The Breens Carriage / Coachbuilders Site is included as a Key Development Site which is envisaged to provide for residential development.

DEVELOPMENT MANAGEMENT POLICY AND ZONING

The entire town centre is zoned 'TC' (Town Centre) supporting mixed use development, subject to other constraints (i.e. heritage, flooding, conservation, etc.). A part of the study area is located within Zone 1 (a) Clonhaston & (b) Blackstoops Residential Zone. The development plan includes a detailed Zoning Matrix on p.63.

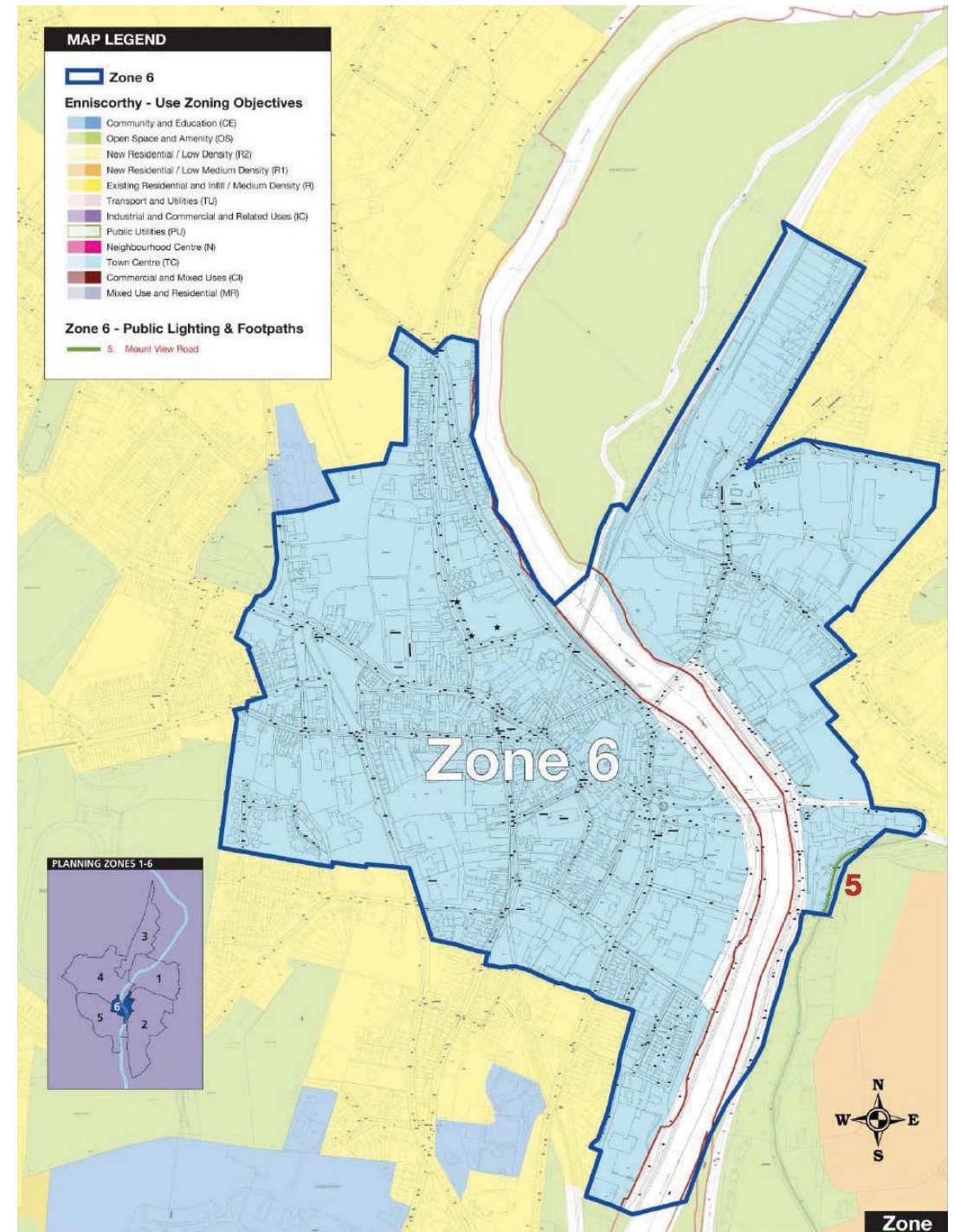


Figure 3.2: Extract from Enniscorthy Development Plan Map 9 Zone 6

3.2 ECONOMICS

The purpose of this section is to highlight the relevant economic context for the Urban Renewal of the Templeshannon area.

3.2.1 LOCAL ECONOMIC AND COMMUNITY PLAN 2016-2021 (LECP)

The Wexford Local Community Development Committee (LCDC) and the Economic Development and Enterprise Strategic Policy Committee have prepared the Local Economic and Community Plan 2016-21 (LECP). It sets out the following six high level goals:

HLG 1: Foster the culture of educational attainment and lifelong learning in County Wexford and provide opportunities to develop educational and workforce skills, to improve work readiness and access to employment;

HLG 2: Support and promote the development of socially inclusive sustainable communities in County Wexford and ensure that all citizens enjoy optimal health and well-being;

HLG 3: Continue to develop and promote County Wexford as a great place to live, work and visit;

HLG 4: Develop and market County Wexford as an outstanding business environment for starting, growing and attracting business;

HLG 5: Continue to protect and enhance our infrastructure and promote resource efficiency in order to create the right conditions for long-term sustainable economic growth; and

HLG 6: Protect and sensitively utilise our natural, built and cultural heritage and together with the Arts, realise their economic potential.

UNEMPLOYMENT AND DEPRIVATION

The LECP reflects that in 2011, Enniscorthy Urban (ED) had a high unemployment rate of 35%. According to the AIRO All-Ireland Deprivation Index, the small areas of population in Templeshannon range from -8 to -20 (Marginally Below Average to Very Disadvantaged) on the scale. Overall, these levels of deprivation are similar to Enniscorthy as a whole. This indicates there are socio-economic structural weaknesses in unemployment, education, lone parents and other key demographic indicators.

LEADER AND SICAP

Alongside the LECP, the LCDC will also co-ordinate, manage and oversee the implementation of local community

development programmes including the Social Inclusion and Community Activation Programme (known as SICAP) and LEADER. These programmes will offer significant funding streams and will play a key role in achieving many of the objectives and actions in the LECP.

3.2.2 RETAIL

The Retail Strategy for the town forms an Appendix to the Enniscorthy Town and Environs Development Plan 2008. However, the Retail Strategy contained in Volume 4 of the County Development Plan 2013-2019 provides a more up to date and comprehensive review of the sector in Enniscorthy.

The Town Health Check found that overall, Enniscorthy is an attractive town with retail activity clustering around the Market Square, accommodating a wide range of functions. The land use survey found an approximate split between retail and services of 50:50. The total retail floorspace of 23,546 sq.m includes 7,767 sq.m convenience (33%), 9,555sq.m comparison (40.6%) and 2315sq.m of vacant retail floorspace within the town centre (9.8%) of the existing retail floorspace. The majority of the vacant units were small, with a net retail floorspace of less than 50sq.m.

The highest proportion of vacancies (59%) were located in the town centre on Castle Street, Weafer Street, Rafter Street, Irish Street and Slaney Street. The Retail Strategy finds that Enniscorthy has a lack of larger comparison national and international multiples. It is considered that limited floor space sizes in the core retail area of the town may have restricted national/international traders entering the town centre. However, the new Dunnes Stores in (2006) on Barrack Street is a major asset in this regard.

Household surveys reveal that over 70% of customers come to the town more than 2 times a week. The main criticisms of the towns generally centre on car parking; cheaper /free parking with a desire for more shops and pedestrianised streets.

The key issue facing Enniscorthy is considered to be the congestion in the town which should be addressed by the construction of the M11 Gorey to Enniscorthy bypass. It notes an imbalance in the overall environmental quality between the east and west side of the River Slaney. There is a higher rate of derelict and vacant buildings to the east of the river and the overall quality of the public realm is significantly less than that of the western end of the town centre. The eastern bank of the river would benefit from significant investment and redevelopment.

3.2.3 ENNISCORTHY STRATEGIC TOURISM ACTION PLAN (RIKON REPORT)

The Strategic Tourism Action Plan for Enniscorthy 2014-2016 (Dec 2013) provides actions and direction for tourism in Enniscorthy aligned with the strategic objectives of Visit Wexford and Fáilte Ireland's vision for tourism in Wexford and the South East.

Its aim is for Enniscorthy to become a Destination of Great Experiences that delivers real value to its visitors, and who in turn will become brand ambassadors.

For Fáilte Ireland, the opportunity for the South East is to realise its tourism potential lies in its ability to "diversify the visitor base by attracting more overseas tourists".

The majority of the visitors (37%) categorize Enniscorthy as a Heritage and Cultural destination, followed by 32% as a leisure and recreation destination. The most popular activity among the visitors to Enniscorthy seems to be shopping (467 respondents have confirmed to have engaged in this activity) even though the town is not perceived as a destination for shopping. Friendly people/atmosphere is indicated as the most sought after feature in a destination by 26% of visitors. In terms of being family friendly Enniscorthy Scored 3.98 out of 5.

For future planning, the priority opportunities for Enniscorthy have been identified in the following visitor segments:

1. Family Breaker;
2. Culturally Curious;
3. Easy Going Socialiser; and
4. Social Energizer.

The Rikon Plan envisages scope for tourism development in the following areas:

1. Flagship Attraction;
2. Festivals & Events;
3. Product Bundling;
4. Signage; and
5. Ideation.

3.3 BUILT ENVIRONMENT

The purpose of this section is to highlight the relevant built environment context for the Urban Renewal of the Templeshannon area.

The built environment of Templeshannon is made up of many buildings and structures of heritage interest with the earliest dating from the middle of the 1st millennium (c.600 AD).

This area is called after Saint Senan who first settled here and remains of his monastic foundation still exist. This site is of special archaeological, historical, social and architectural interest.

The majority of the buildings in Templeshannon date from the late 18th and 19th centuries, however, some were constructed at the end of the 20th century including Treacy's Hotel, the Leisure Centre and Portsmouth House which includes the now disused Cinema. All of the buildings in the area and elements of their built fabric contribute to creating the present streetscape and distinctive character of Templeshannon.

3.3.1 HISTORICAL DEVELOPMENT OF TEMPLESHANNON

SAINT SENAN'S MONASTIC SETTLEMENT

The site of Saint Senan's Church (Templeshannon Church) is one of the earliest-surviving ecclesiastical establishments in the locality which retains the fragmented remains of a church (c.600) in ruins (Refer to Figure 3.3). The site is of considerable heritage value and is registered on the RMP, RPS and NIAH.

The origins of the site from its late sixth or early seventh century foundation identify the considerable archaeological significance of the site. The site is shared with a graveyard with various cut-stone markers (pre-1700-c.1900).

From the settlement of Saint Senan, Enniscorthy developed slowly over the next four hundred years. The Normans built a castle on the west side of the River Slaney in 1245 but when the town was attacked 1548 much of it was left in a ruinous state.



Figure 3.3: Entrance and enclosing boundary wall to site of ruins of St Senan's monastic settlement and

18TH AND 19TH CENTURY BUILDINGS

Templeshannon owes its present appearance to the dramatic boom in agriculture and trade which marked the eighteenth and nineteenth centuries. Individual structures such as the fine three-storey structures in Templeshannon give this area of the town attractive streetscapes (refer to Figure 3.4 and 3.5).

The town had a substantial milling industry and Templeshannon still has some mills surviving. The majority of stone mills and associated warehouses also date from the eighteenth and nineteenth centuries (refer to Figure 3.6). The town developed breweries, kilns, distilleries, tan yards, lime and salt works, bleach greens and malt houses, which lined the Slaney wharves.



Figure 3.5: Merryweather House, a Mid-18th Century House with enriched doorcase

Figure 3.4: Typical Templeshannon streetscape consisting of buildings from 18th, 19th and 20th Century.

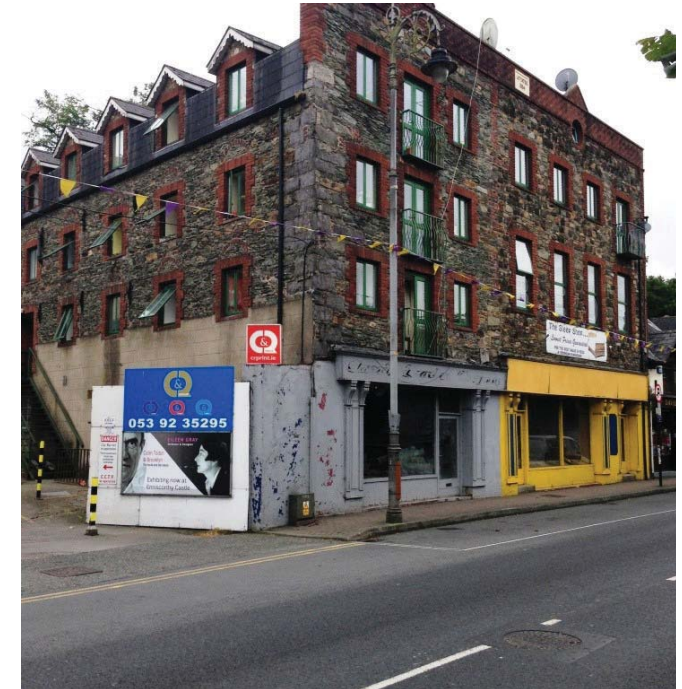


Figure 3.6: 19th Century warehouse building on Templeshannon Quay adapted for alternative use

THE RAILWAY

The railway arrived in 1863, with the station located in Templeshannon along with a fine group of railway buildings including the pedestrian bridge and warehouse all of which are listed on the RPS and NIAH.

To the east of the station is a nine-bay four-storey warehouse (1876-80) used as bottling house.

3.3.2 ARCHITECTURAL FEATURES

A number of distinctive and architecturally significant features are prominent in the Templeshannon area, which lend the area its unique character.

CHIMNEYS

Chimneys are important elements of the roof-line of a building and can be indicators of the date of a building.

Many of the chimney-stacks within the Templeshannon ACA are in relatively good condition with the majority finished in a grey render.

The stepping of buildings and their associated chimney-stacks add a visual impressiveness to the streetscape of Templeshannon.

ROOFS

The architectural treatment of the roofs of historic Templeshannon gives the buildings a distinct character. The majority of roofs within the town of Enniscorthy and Templeshannon have a slate covering while older roofs appear to have smaller slates (refer to Figure 3.7).



Figure 3.7: Curved roof in Templeshannon

WINDOWS, DOORS AND FANLIGHTS

There are a number of examples of 18th and 19th Century sash windows within Templeshannon. Some of these surviving examples have very old glass panes.

Doorways can also be a very decorative element of a façade providing importance to the character of a building. Fanlights and rectangular over-lights over doorways are also an attractive element of a historic building.

The alteration and replacement of windows, doors or fanlights can alter the appearance of a historic building dramatically, and have a particularly negative effect on the character and fabric of buildings.

The Merryweather Building (refer to Figure 3.5) is a good example of a building with many of these features and is known to have eight of its original windows intact. It also has a decorative doorway with a fanlight and decorated plaster moulding. Another example of a doorway which has retained its original features is depicted in Figure 3.8.



Figure 3.8: Example of Templeshannon Doorway with original features

SHOPFRONTS

There are a number of well-designed and well-crafted shopfronts in Templeshannon which give distinction to buildings and add to the attractiveness of the streetscape.

Some of the earliest shopfronts, dating from the eighteenth century, have small panes of glass set vertically in small bowed windows. Others have leaded fanlights over doors. Examples of shopfronts of heritage value in Templeshannon are depicted in Figure 3.9 and 3.10.

Templeshannon also retains some examples of old lettering on buildings (Refer to Figure 3.11 and 3.12).



Figure 3.9: An early twentieth-century shopfront and fanlight of simple design in Templeshannon.

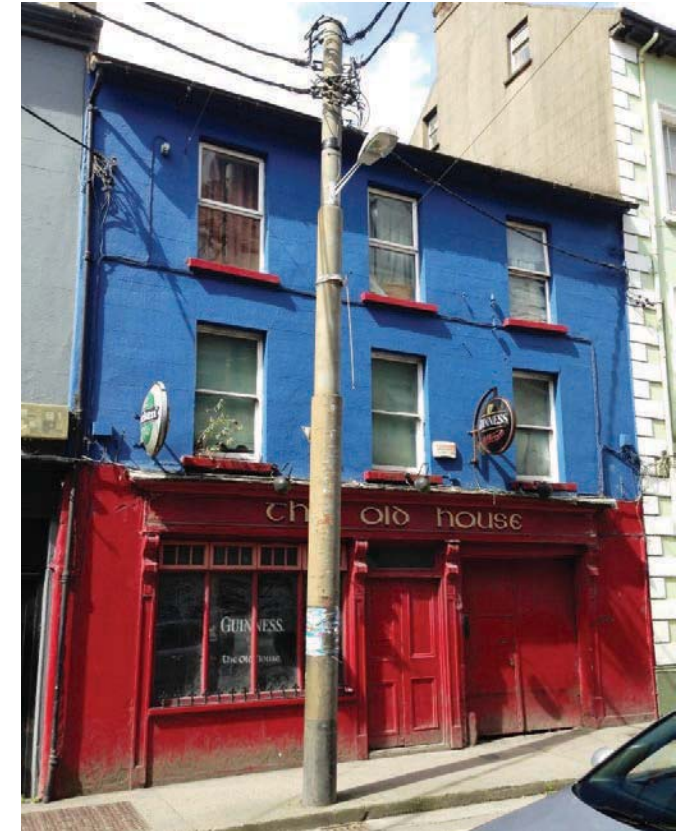


Figure 3.10: Recently restored and repaired 19th Century shopfront on Templeshannon Street.



Figure 3.11: Example of retained carved and painted signage



Figure 3.12: Example of old lettering on the boundary wall of the bottling plant on the approach to the Railway Station [Source: Google Maps]

3.3.3 ARCHAEOLOGICAL, ARCHITECTURAL AND CULTURAL HERITAGE

Under Section 9 of the Enniscorthy Town and Environs Development Plan (2008 - 2014) it is a goal to conserve and protect the built, natural, archaeological and cultural heritage of Enniscorthy and to afford identified sites, species, monuments, artefacts and particular areas relevant protection.

The National Monuments Service records the following Records of Monuments and Places (RMP) sites in Templeshannon:

WX020-031001 – Church; (St. Senan's);

WX020-031001 – Ballaun Stone (Located in the nave of St. Senan's);

WX020-031009 – Graveyard (St. Senan's);

WX020-031010 – Tannery (in vicinity of bottling plant);

WX020-031007 – Well (Templeshannon in vicinity of hotel);

WX020-031 – Historic Town (Enniscorthy); and

The Enniscorthy Town and Environs Development Plan (2008 – 2014) defines a zone of Archaeological Potential (ZOAP) or Significance which includes the majority of the study area in Templeshannon.

ARCHITECTURE CONSERVATION AREAS (ACA) (P.89)

The Enniscorthy Town and Environs Development Plan designates 3 Architectural Conservation Areas (ACAs) one of which covers the majority of the study in Templeshannon, as illustrated in Figure 3.13. Nearly the entire study area is included in an ACA. The Council will have regard to the following:

- The effect of the proposed development on buildings and the surrounding environment, both natural and man-made;
- The impact of development on the immediate streetscape in terms of compatibility of design, scale, height, plot, width, roof treatment, materials, landscaping, mix and intensity of use proposed;
- New alterations and extensions should complement existing buildings / structures in terms of design, external finishes, colour texture, windows, doors, roof, chimney, design and other details; and
- In dealing with advertisements in ACAs, the overriding consideration will be the enhancement and protection of the essential visual qualities of the area.

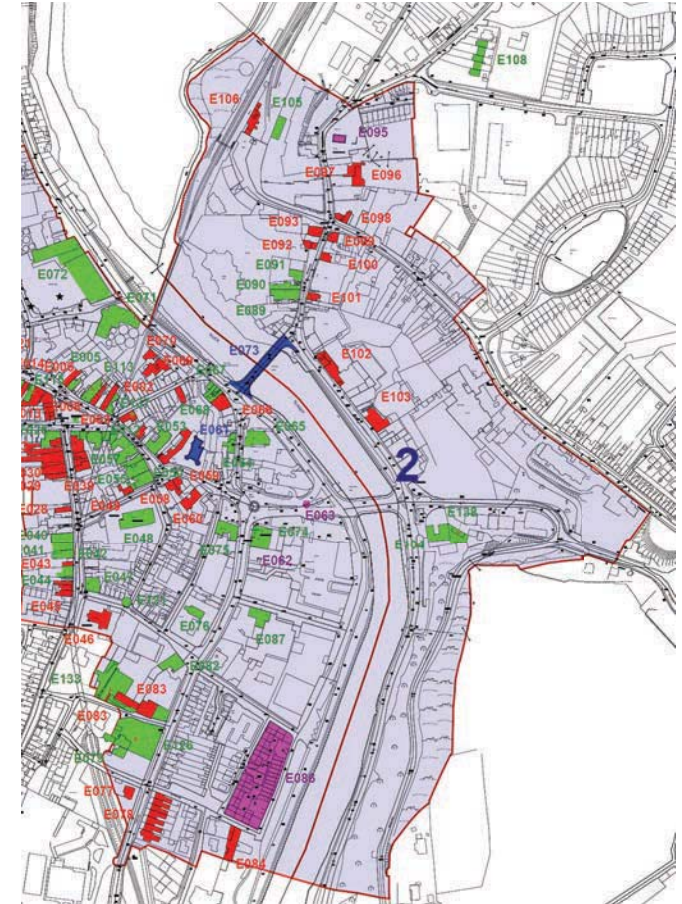


Figure 3.13: Protected Structures and Architectural Conservation Areas

PROTECTED STRUCTURES

The Enniscorthy Town and Environs Development Plan (2008 – 2014) designates 20 protected structures within or abutting the Templeshannon study area as shown in the table below, and indicated on the map in Figure 3.13 and described in Table 3.2.

Detailed guidance is provided on p. 90 of the Enniscorthy Town and Environs Development Plan (2008 – 2014), stating that all works require planning permission, the importance of specific details (windows, plastering, brickwork, stonework, railings) and materials, and the need for the preparation of a Conservation Report.

Further detail on Heritage designations is provided in Section 9 of the Enniscorthy Town and Environs Development Plan (2008 – 2014).

RPS	Description	Rating
E073	St. Senan's Bridge	National
E089	No. 5 'The Tavern' (now no. 6 on map)	Regional
E090	'The Old House' formerly 'Joseph Newe'	
E091	Merrythought House (South Eastern Health Board)	Regional
E092	House on Corner, formerly P.J. Kavanagh	Local
E093	No. 15 'Toss Kavanagh's pub'	Local
E095	Saint Senan's Church (Templeshannon Church)	
E096	House (attached 4 bay 2 storey)	Local
E097	Templeshannon House (3 bay 2 storey with dormer attic)	Local
E098	House on corner of street up hill	Local
E099	No. 23 Seven-bay house over 'Male Focus'	Local
E100	No. 25 'Patrick Furlong'	Local
E101	No. 30 former 'Afrocorthy'	National and Local
E102	18th Century House (Shannon Quay)	Local
E103	'Greene's Warehouse' (Shannon Quay)	Local
E104	Friends Meeting House (Shannon Quay)	Regional
E105	Donohoe Star Mineral Waters (Station Yard)	Regional
E106	Station (Station Yard)	Local
E108	Former Alms Houses (Old Church Road)	Regional
E138	House off Spring Valley, 4 bay dormer	Regional

Table 3.2: Protected Structures & ACAs in Templeshannon

PROTECTED VIEWS

The Enniscorthy Town and Environs Development Plan (2008 – 2014) highlights that views form an important part of the overall character of Enniscorthy Town. A number of views are protected under Policy V 024 Protect View and prospects of special amenity value or interest, as listed below and located in Figure 3.14*.

Protected Views*:

- EV 016: Junction of Seamus Rafter Bridge and Abbey Square;
- EV 017: Slaney Bank at Mary Street (across bank to Templeshannon, Slaney River and beyond Railway bridge);
- EV 018: Corner of Shannon Quay and Seamus Rafter Bridge;
- EV 019: Shannon Quay looking North West to Enniscorthy Bridge, Shannon Quay along to Seamus Rafter Bridge;
- EV 020: Enniscorthy Bridge and Templeshannon;
- EV 021: Junction of Templeshannon and The Shannon, North to St. Senan's church and graveyard, South West to Templeshannon;
- EV 022: At St. Senan's graveyard looking South to Templeshannon; and
- EV 023: At the Quaker Meeting House looking south East to Vernacular House.

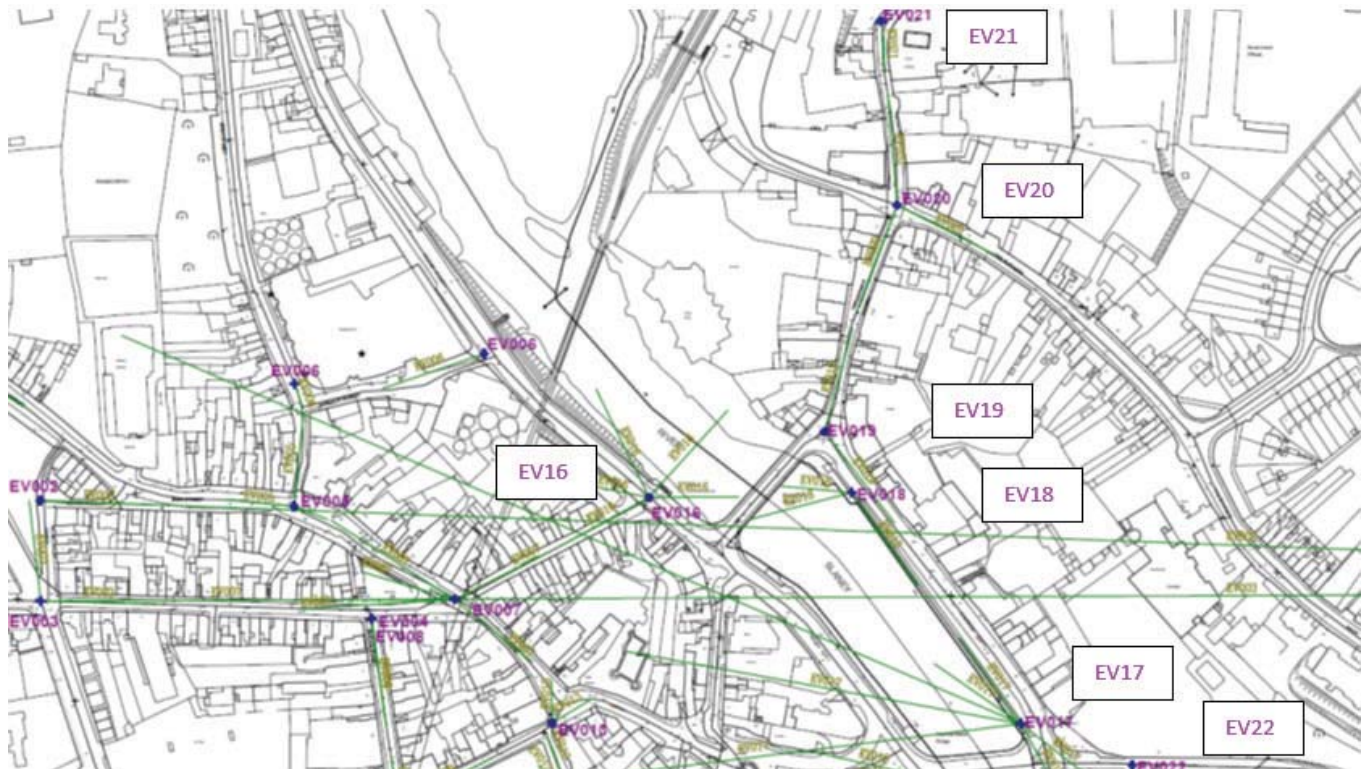


Figure 3.14: Protected Views

*The map and associated labelling is as shown in the Development Plan. It is noted for clarity that some of the views may have been mislabelled in the Development Plan, however the views described are still to be considered protected regardless of labelling.

3.4 ENVIRONMENT

The purpose of this section is to highlight the relevant environmental context for the Urban Renewal of the Templeshannon area.

3.4.1 BIODIVERSITY

A desktop assessment of biodiversity within the vicinity of the Templeshannon area was carried out.

Sites designated for nature conservation purposes under European Legislation i.e. Natura 2000 sites, comprising Special Protection Areas (SPAs) designated under the Birds Directive and Special Areas of Conservation (SACs) designated under the Habitats Directive are summarised in Table 3.3. Sites designated under National Legislation, namely Natural Heritage Areas (NHAs) or proposed (p) NHAs were also considered and are included in Table 3.3. SAC is a significant level of designation and protection entailing that all works and proposals in the vicinity are subject to Appropriate Assessment (AA) Screening.

Proposals for the redevelopment of Templeshannon will need to be cognisant of these sites, in particular the Slaney River Valley SAC, as development proposals may have the potential to impact on these sites and/or their conservation objectives.

The Wexford Harbour and Slobbs SPA is also located just south of the town, downstream, where the Urrin River joins the River Slaney.

Designated Site	Designation	Site Code	Approximate distance from Templeshannon
Slaney River Valley	SAC ; pNHA	000781	0 km
Wexford Harbour and Slobbs	SPA	004076	<1 km
Ballynabarney Wood	pNHA	000746	2.5 km
Killoughrum Forest	pNHA	000765	6 km
Clone Fox Covert	pNHA	000755	7km
Blackstairs Mountains	SAC ; pNHA	000770	14 km
Ballyroe Fen And Lake	pNHA	000747	14 km
Screen Hills SAC	SAC ; pNHA	000708	15 km

Table 3.3: Sites of Ecological Conservation Value within 15km of the Site.

3.4.2 HYDROLOGY

Templeshannon is located within Hydrometric Area 12 which is the EPA classification for the Slaney and Wexford Harbour catchments. This hydrometric area falls within the South Eastern River Basin District which is one of Ireland's largest river basin districts covering 13,000 km² of land area and a further 1,000 km² of marine waters. The principle catchments are the Rivers Barrow, Nore, Suir and Slaney.

The EPA reports that in the most recent biological survey period (2011-2013) only 11% of the river monitoring stations in the South Eastern Basin District achieved a 'High' status (Q5, 4-5) and 44% of the river monitoring stations fail to meet 'Good' status. Diffuse agricultural pressures and urban wastewater discharges are attributed to these results.

As outlined in Table 9.2, the River Slaney flows through Enniscorthy town west of Templeshannon and is a European Designated site (SAC). The River supports three Annex I habitats and populations of several Annex II species (Annex I and II of the Habitats Directive). It is also a designated salmonid river. According to EPA data, gathered during monitoring of the River Slaney upstream and downstream of Enniscorthy, water quality in the environs of Enniscorthy town varies from Moderate (Q3-4) to Good (Q4).

Proposals for the redevelopment of Templeshannon will need to be cognisant of impacts to the River Slaney, as development proposals may have the potential to impact on water quality or on the SAC status of the River and the SPA downstream (Wexford Harbour and Slobs SPA). The flooding associated with the River Slaney is described further in Section 3.7.

3.4.3 SOILS, GEOLOGY AND HYDROGEOLOGY

The GSI and EPA public map viewers were consulted to determine the geological conditions beneath the Templeshannon area.

There are no Geological Heritage Areas or historic / active mines and quarries in the immediate area around Templeshannon. The closest GHA is at Greenville townland to the north of Enniscorthy but it is unlikely that it would be impacted by development proposals for Templeshannon.

The Irish Geological Survey Map for Carlow-Wexford (Sheet 19) shows that the geology of the area around Enniscorthy generally comprises rocks of Lower Palaeozoic age, dating from the Ordovician period between 525 and 440 million years ago. The soil profile in Enniscorthy and Templeshannon predominantly comprises Made Ground. In Templeshannon, Alluvial material can be found to the north west adjacent to the river. There are also pockets of till derived from lower Palaeozoic shales.

As outlined previously, Templeshannon is located within the South Eastern River Basin District. The area is underlain by volcanic rocks of the Campile Formation and the aquifer is classified as a 'Regionally Important' fissure bedrock Aquifer with good development potential. Groundwater vulnerability in the area varies from moderately vulnerable to extremely vulnerable.

The importance of the aquifer is noteworthy and development proposals for Templeshannon will need to be cognisant of potential for adverse impacts to water quality. The aquifer should also be recognised as a potential receptor for contaminants as described above.

3.5 TRAFFIC AND TRANSPORTATION

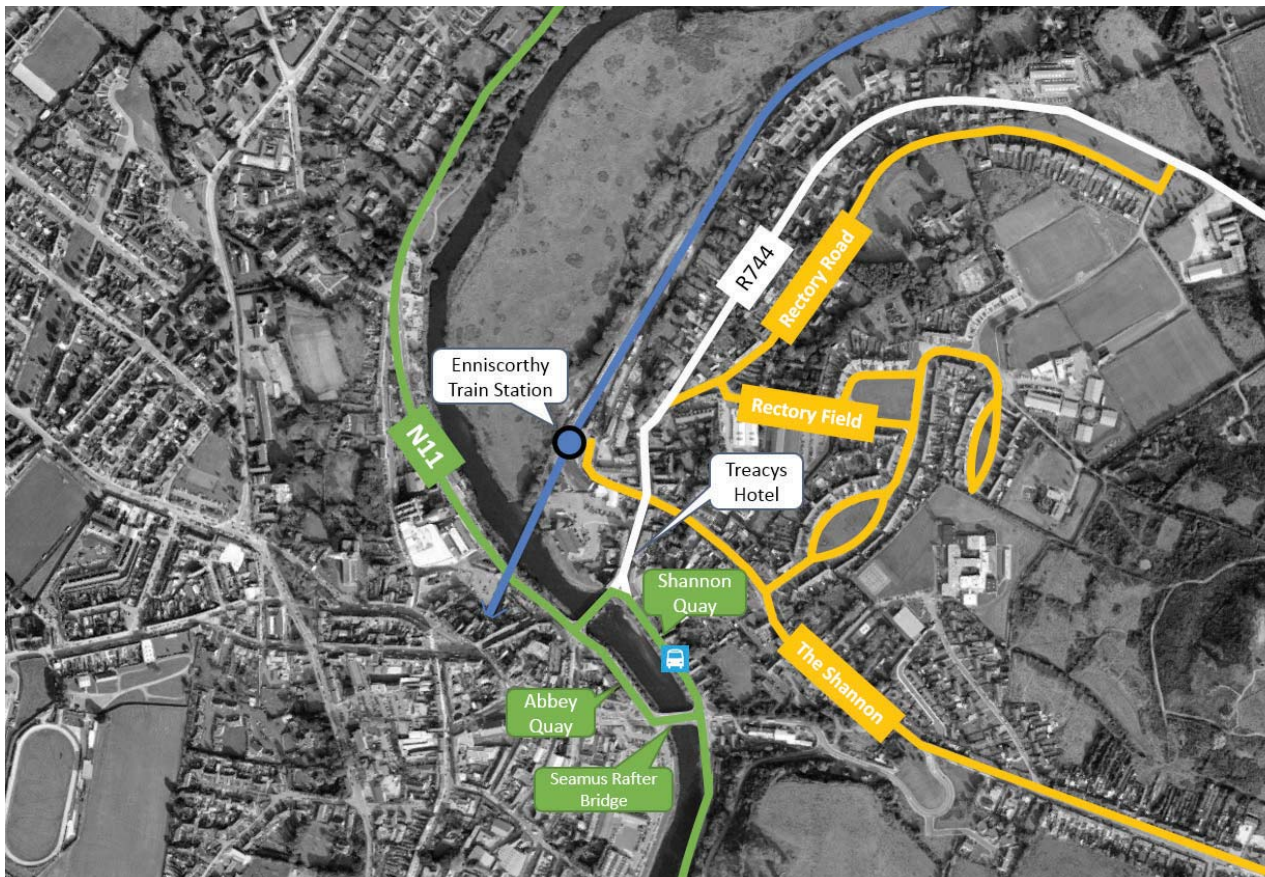


Figure 3.15: Road Network

The purpose of this section is to highlight both the existing traffic and transportation situation as well as proposed and ongoing schemes which will impact the Urban Renewal of the Templeshannon area.

3.5.1 EXISTING SITUATION

A site visit was undertaken on 3rd August 2016 to fully understand the existing road network and transport features within the study area. The road network through and in the immediate vicinity of the study area is presented in Figure 3.15. The following sections describe the transport features within the study area and the issues identified.

R744 TEMPLESHANNON ROAD

The R744 is a regional road which runs through the centre of Templeshannon joining the N11 on the eastern side of the River Slaney at Shannon Quay. The roadway generally consists of a single lane of traffic in each direction, with a footpath provided along the western side of the road only, except for approximately 150m north of the N11 where a footpath is provided on both sides of the road. Footpath widths are generally very narrow, ranging from 1m - 2m in width.

There is one controlled crossing point provided on the R744 within the study area. This is a zebra crossing which is located in front of Treacy's hotel. At other junctions, uncontrolled crossings are provided. Some are provided with tactile paving and dropped kerbs (e.g. the Shannon / R744 junction), while others have neither (e.g. R744 / Rectory Road junction).

It's noted that there is a substantial level difference between the R744 and properties on the eastern side of the road.

There are no dedicated cycle facilities provided on the R744.

Double yellow lines are present along the R744 for the section of the road within the town environment (as far as Bill Hendrick and Sons).

THE SHANNON

The Shannon is a local road which rises up from the R744 towards Slaney View Park and consists of a lane of traffic in each direction with footpaths provided on each side of the road. The road is generally wider than the R744 and cars are observed to park on both sides of the road and on the footpaths except on the southern side of the road in the vicinity of the junction with the R744 due to the presence of double yellow lines. This car parking is unmetered.

There are no dedicated cycle facilities provided on The Shannon.

ENNISCORTHY TRAIN STATION ACCESS ROAD

The access road to the Enniscorthy Train Station consists of a single lane of traffic in each direction. A footpath is provided along the southern side of the road only. On-street parking is also present along the southern side of the road. This parking is observed to be an extension of the Enniscorthy Train Station pay and display car park. There are approximately 36 spaces provided in the train station car park plus two disabled spaces. The current car park was observed to be well used and was full by 1:00pm on the day of the site visit.

There would appear to be some potential to increase the size of the train station car park both within the existing car park footprint and by using the land between the station building and the J. Donohoe Beverages Group (although it is noted that this land appears to be private land).

No cycle parking spaces are provided at the train station.

3.5.2 PUBLIC TRANSPORT SERVICES

There is a train service from Rosslare Europort to Dublin which serves Enniscorthy five times a day Monday to Saturday and on Sundays three times a day.

Bus Eireann runs the No. 2 service from Dublin Airport to Wexford, serving Enniscorthy (Templeshannon) nine times a day.

Wexford Bus provides the No. 740 service from Wexford to Dublin Airport serving Enniscorthy 15 times a day.

A rural transport programme run by Wexford Local Link operates a number of daily services to Tullow, Bunclody, New Ross, and Clonroche and services to Boolavogue, Castle Gardens and Ballyhogue on Thursdays and Loreto Village and Ballywillam on Fridays.

A single bus stop serves each of the routes described above. This bus stop is located just outside the study area on Templeshannon Quay on the eastern side of the River Slaney outside 'The Bus Stop Shop'.

3.5.3 ISSUES IDENTIFIED

During the site visit a number of key issues were identified. These are discussed in the following sections.

R744 NARROW CARRIAGEWAY BETWEEN N11 AND THE SHANNON

Between the N11 and The Shannon, the R744 varies in width but narrows to approximately 5m in front of Treacy's Hotel and between the entrance to the Leisure Centre Car Park and The Shannon. During the site visit, a substantial number of large vehicles (e.g. tractors, articulated vehicles, Roadstone concrete trucks) were seen to use this section of road. On several occasions, trucks were observed to have difficulty in passing other vehicles in this area with vehicles slowing to a crawl in order to negotiate the pinch point.

As noted in section 6.2.1, the footpath widths in this area are narrow, ranging from 1m - 2m. The narrow carriageway, which brings vehicles closer to the footpath, further deteriorates the pedestrian environment by making the footpath feel even more constrained.

Given the narrow width of both traffic and pedestrian facilities in this area, it will be necessary to explore options to remove traffic from this section of road in order to improve the operation for all users, including the investigation of introducing a one-way system (e.g. removing northbound traffic from the section between the N11 and The Shannon).

POOR FACILITIES FOR PEDESTRIANS AND CYCLISTS

Generally, within the study area, pedestrian facilities are considered to be poor. As already noted, footpaths are generally of substandard width, an issue which is compounded by narrow carriageway widths and high volumes of large vehicles.

In addition, crossing facilities are poor throughout the study area. There is one controlled crossing provided within the study area (a zebra crossing in front of Treacy's Hotel) and elsewhere there are uncontrolled crossings.

At the junction of the R744 and the N11, it was observed during the site visit that it was difficult to cross both the R744 and the N11. Tactile paving and dropped kerbs are provided across the R744 but nothing is provided across the N11. The high volumes of traffic on the N11 make it very difficult for pedestrians to cross safely. It's noted that even outside the study area there is no controlled crossing of the N11. There is an uncontrolled crossing with tactile paving provided just north of the Seamus Rafter Bridge but trees obscure visibility making it very difficult to cross the road at this point.

At the R744 / The Shannon junction, uncontrolled crossings with tactile paving are provided, although the location of the tactile paving is set back from the desire line.

In addition, at the R744 / Rectory Road junction, there is currently no safe way to cross the R744 to get to Rectory

Road. While there is a footpath provided on the northern side of Rectory Road, a railing has been installed at the end of this footpath to prevent pedestrians from crossing the R744 at this point due to restricted visibility to the R744 north of the junction.

There are no dedicated facilities for cyclists anywhere in the study area. Given the space constraints within the study area, and the already poor space allocated to pedestrians it may be difficult to achieve continuous dedicated cycle lanes without land- acquisition and/or traffic management measures such as one-way traffic regimes.

3.5.4 FUTURE ROAD NETWORK

ENNISCORTHY TOWN & ENVIRONS DEVELOPMENT PLAN - ROADS OBJECTIVES

As part of the Enniscorthy Town & Environs Development Plan 2008-2014 (and its variations) the council has identified a number of roads to be upgraded and route corridors for the provision of future roadways.

One corridor of note proposes a new river crossing over the River Slaney approximately 1km North-East of Templeshannon. This corridor is shown indicatively on Figure 3.16.

M11 GOREY TO ENNISCORTHY PPP SCHEME

Construction of the proposed M11 Gorey to Enniscorthy PPP scheme has already commenced and is scheduled to be opened by July 2019. The proposed scheme will remove the significant volumes of through traffic that currently pass through Enniscorthy town centre and the Templeshannon area. Figure 3.16 presents the scheme in the vicinity of Enniscorthy.

The design for the M11 bypass includes a new interchange between the new N80 link road and the M11 (Ballydawnmore Junction). At this location, motorists will be able to exit the M11 and transfer to a parallel two-way road linking to the proposed Tomnafunshoge Roundabout on the R744.

Figure 3.16: Future road network - Including M11 Gorey to Enniscorthy PPP Scheme (Source: www.wexford.ie)



While alternative routes to the town centre would exist (e.g. via the N80 link road and the old N11), the route via the R744 could represent the most direct and fastest route to Enniscorthy town centre from the proposed M11 alignment. However Enniscorthy will not be signed from the motorway along this route. The signage will route traffic from the motorway along the N80 Link Road and the existing N11 into Enniscorthy. At the junction ramps the signage for the R744 will only direct traffic to Blackwater, not Enniscorthy. It is therefore considered that only locals may use this route. Given the existing issues identified in Section 3.3, and the fact that the R744 may generate a larger volume of traffic to the town, some thought is required as to how the future road network proposals will impact on the Templeshannon area and what changes are required to respond to strategic traffic network changes the new M11 bypass will bring.

ENNISCORTHY FLOOD DEFENCE SCHEME

For the last number of years, the Office of Public Works in conjunction with Wexford County Council have been designing a flood defence scheme for Enniscorthy. The design is currently at the detailed design stage and, as of January 2018, main advance works are expected to be completed in 2020. As part of the scheme it is proposed to remove the Seamus Rafter Bridge which currently accommodates northbound traffic on the N11. A replacement bridge will be provided approximately 500m south of the current bridge location.

The proposed bridge relocation will likely have a major impact on traffic conditions in the Templeshannon area. A traffic management proposal developed by Roughan and O'Donovan Engineers on behalf of the Office of Public Works and Wexford County Council has been approved by the Elected Members as of January 2018.

The proposal includes the following elements that would affect the access to, from and through the Templeshannon area:

- One-way southbound on the R744 through Templeshannon, with northbound traffic diverted along Shannon Quay; and
- One-way traffic on Shannon Quay and across the Enniscorthy bridge.

3.6 INFRASTRUCTURE AND UTILITIES

The purpose of this section is to highlight both the existing Infrastructure and Utility provision in Templeshannon and how this will impact the Urban Renewal of the area.

3.6.1 WATER SUPPLY

Water is currently abstracted from the River Slaney at Clonhaston and pumped to the Water Treatment Plant (WTP) at Templeshannon. The WTP has a design capacity of 4,300m³ / day and current volume abstracted at Clonhaston is circa 3,700m³ / day. A supplementary supply of ca. 600m³/day is abstracted from a borehole at Edermine.

The Templeshannon area is well served in terms of water services (see Figure 3.17 for extract from the information drawing illustrating the public water supply network).

3.6.2 FOUL SEWAGE

Figure 3.18 shows the Foul Water Services in the Templeshannon area. The area appears to be well served.

The Enniscorthy Wastewater Treatment Plant (WWTP) has a design capacity of 16,500 PE and provides secondary treatment with discharge to estuarine waters.

Current loading is estimated at 16,000 PE. A second treatment plant located at Killagoley has a design capacity of 800 PE and provides secondary treatment with discharge to freshwater. Current loading is estimated at 1,350 P.E.

It is proposed to upgrade the Enniscorthy WWTP to provide a design capacity of 26,200 P.E. There are also proposals for rehabilitation sewers at Templeshannon including the construction of a new foul sewer along Esmonde Road to divert flows from Killagoley to the Spring Valley pumping station and sewer rehabilitation work on Spring Valley Road.

The Killagoley Wastewater Treatment Plant is due to be decommissioned as part of the contract for the upgrading of the Enniscorthy Wastewater Treatment Plant at Lucas Park.

The project is currently at construction stage and works are expected to be complete by mid-2019. The network is also being upgraded and the Local Authority with Irish Water will ensure that this site will be served as part of that upgrade.

3.6.3 SURFACE / STORM WATER DRAINAGE

The management of surface and storm water is important so as to avoid increased flood or pollution risk in the storm water network, rivers and streams. New development can exacerbate the problems of flooding by accelerating and increasing surface water run-off. The provision of storm water retention facilities in new developments serve to attenuate surface water discharges until peak storm flows have abated. Surface water run-off and flow volumes can also be significantly reduced through the layout and design of new developments, for example by using permeable pavements in the design of new parking areas and access roads.

A drawing showing the Surface Water Services in the Templeshannon area was provided by WCC. The Templeshannon area appears to be well served. (See Figure 3.18 for extract from information drawing).

An observation on this network is the fact that the surface water sewers discharge into the river. Any flood defence scheme must take cognisance of these outfall locations as there could be the potential for localised surges from the outfalls during heavy rainfall.

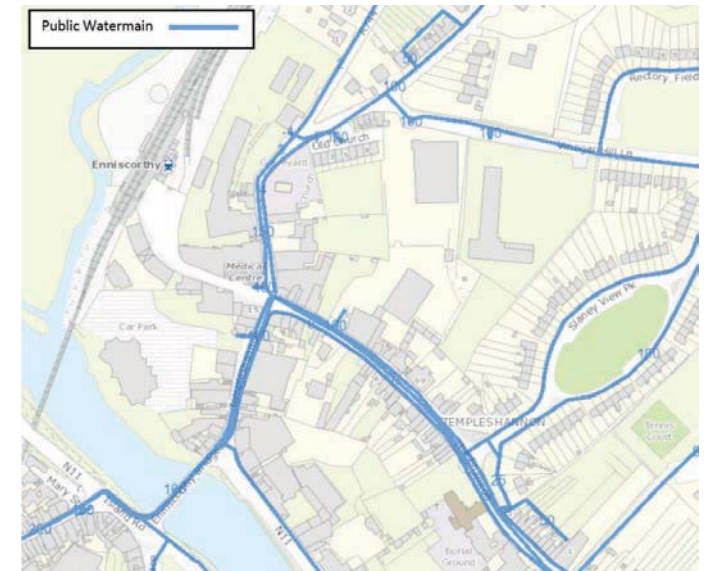


Figure 3.17: Public Water Services in Templeshannon area

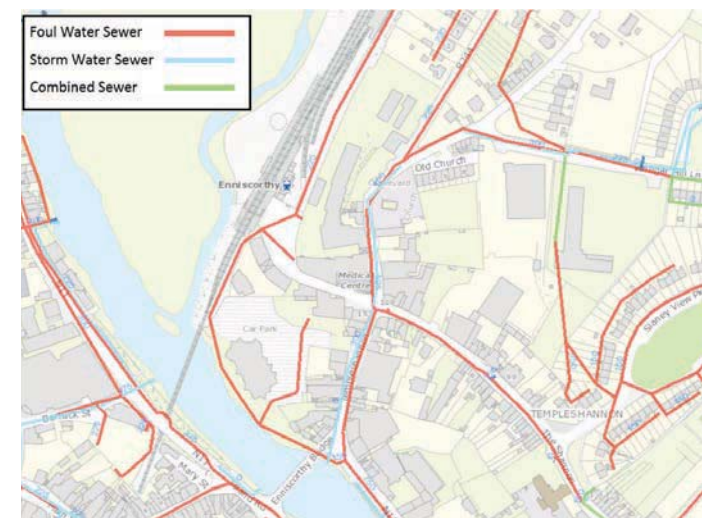


Figure 3.18: Drainage Services in Templeshannon area

3.6.4 TELECOMMUNICATIONS

As discussed in the Enniscorthy Town and Environs Draft Development Plan 2014 – 2020, the National Broadband Plan (Department of Communications, Energy and Natural Resources, 2012) was developed with the objective to deliver high speed broadband throughout Ireland. The main target set was to provide minimum download speeds of 70Mbps to 50% of the population, with lower speeds targeted around small towns, villages, and rural areas. Enniscorthy was included in Eircom's (now Eir) plan for a fibre network, which will provide speeds up to the target of 70Mbps. It was expected that the fibre footprint would be in place by December 2013.

Information regarding Eir (formerly Eircom) infrastructure in the Templeshannon area was obtained from the Eir online 'Click Before You Dig' service and issued to Arup with information up-to-date as of July 28th 2016. The Templeshannon area appears to be well served by the Eir network with services in place along Templeshannon road, The Shannon road, St. Senan's Road, Rectory Road, and also around the train station. Although the date of installation of these services is not known, the extent of the network indicates that the fibre network plans were acted upon by Eir in the Enniscorthy area.

Correspondence regarding the telecommunications infrastructure in the Templeshannon area was issued to BT and Virgin Media (formerly UPC) on August 5th. A response was received from Virgin Media on August 8th 2016 and Arup was informed that there are no Virgin Media underground services in the Templeshannon area.

Based on the information from BT there are BT communications cables and ducts running along Shannon Quay, along Templeshannon road as far as The Shannon road, then travelling westwards towards the train station. This route then travels north-eastwards parallel to the railway. It is unclear whether the residential areas along St. Senan's Road and Rectory Road would be able to take / currently take a connection from this network.

3.6.5 GAS SUPPLY

Enniscorthy is one of a number of towns in Ireland with a population in excess of 10,000 people that does not have a gas supply. Further, there are no current proposals to connect Enniscorthy to the natural gas network.

Gas Network Ireland (GNI) produced the New Towns Analysis Phase 2 Report in 2007, which presented the following conclusion regarding Enniscorthy: "Connection of Enniscorthy to the network results in a negative net present value (NPV) of €7.18m and therefore connection of this town is uneconomic on a stand-alone basis."

It cannot be assumed that this result would be different with the proposed urban regeneration taken into account and further analysis would be required.

3.6.6 ELECTRICITY SUPPLY

Information regarding electricity supply infrastructure in the Templeshannon area was obtained from the ESB Network DVD issued to Arup, with information up-to-date as of July 7th, 2016.

The general area is well served by the ESB network, with a predominantly LV Overhead network from Treacy's Hotel north-eastward along Templeshannon, St. Senan's Road, and Rectory Road. The train station also appears to be served by this LV overhead network. Further liaison will be required with ESB to determine how any new development could be connected to this network and whether there is sufficient capacity in the area.

The electrical infrastructure to the south-west of Templeshannon is predominantly an LV/MV Underground network connecting Templeshannon to the centre of Enniscorthy beneath the River Slaney.

There is also an HV line running both underground and overhead through the centre of Enniscorthy however this is located to the west of the Templeshannon area.



3.7 FLOOD RISK

The purpose of this section is to highlight the flood risks which are present within the Templeshannon area, and how these will influence the Urban Renewal of the Templeshannon area.

The information provided in this section has been obtained from the River Slaney (Enniscorthy) Drainage Scheme Environmental Impact Statement (2009).

3.7.1 HISTORIC FLOODING

In last 100 years there were five major floods in Enniscorthy Town (1924, 1947, 1965, 2000, and 2015) with the 1965 flood reportedly the largest, however historic information is limited.

The 2000 flood caused significant damage where around 109 houses were flooded. The extent of the flood is shown in the Figure 3.19.

As can be seen, between the Railway Bridge and Enniscorthy Bridge extensive flooding took place on the east bank. The south western area of Templeshannon was flooded, and these waters then continued to flood properties in the area, which lead to more damage than expected given the fact that Templeshannon is downstream of the Railway Bridge (where most of the flooding occurred), and the river level is lower there. In all, about 20 properties and the basements of another

two were affected. The plant room of the swimming pool flooded also, however, the public area being about 0.1m above the peak level of the flood avoided damage.

Further downstream of the Enniscorthy Bridge approximately 27 more properties experienced flooding. There was some amount of relief for these properties as a length of riverside wall collapsed downstream caused flood waters to re-enter the river.

The most recent major flood event occurred on 30th December 2015. The image shown (Figure 3.20) is from a video taken by drone company SkyPix Aerial Works and shows the extent of the flooding in 2015 between the Railway Bridge and the Seamus Rafter Bridge. (Source: Irish Independent).

Figure 3.20: Aerial of view of 2015 flood event (Source: Irish Independent)

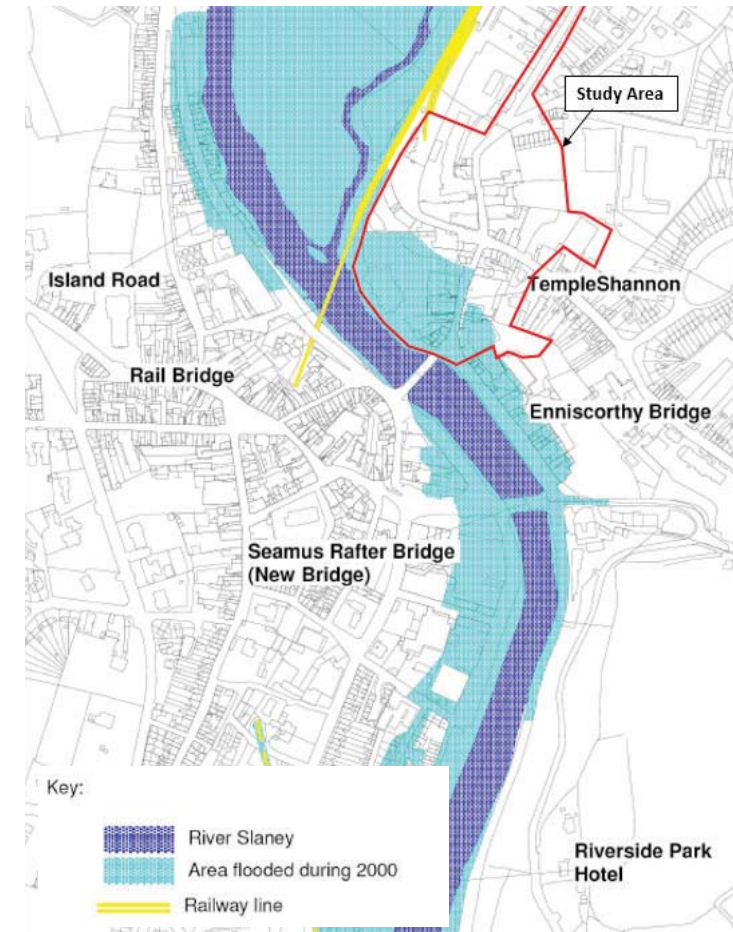


Figure 3.19: 2000 Flood. River Slaney (Enniscorthy) Drainage Scheme EIS (2009)

3.7.2 PROPOSED RIVER SLANEY (ENNISCORTHY TOWN) DRAINAGE SCHEME

The Office of Public Works (OPW) developed an alleviation scheme to mitigate the impact and risk of future flooding. The scheme provides the lowest wall heights and the most acceptable velocity conditions of the many options considered. Along with a new road bridge that will be located just downstream of the town, a new pedestrian bridge will also be constructed close to the location of Seamus Rafter Bridge (which is proposed to be removed) and, for a total of 600 linear metres, the top metre of Flood Defence wall will be replaced by glass panelling.

An aspect of the proposed works potentially affecting the Templeshannon area is the river widening within the Town and the resulting new river frontage created by the stretches of glass walls to be provided within the flood defence walls. This new interface will significantly alter the areas along Shannon Quay and coming across the Enniscorthy Bridge to Templeshannon. Figures 3.21 and 3.22 show the existing and proposed view, respectively, of the Enniscorthy Bridge and Templeshannon from the west bank of the River Slaney.



Figure 3.21: Existing view of Templeshannon from west bank of River Slaney

Figure 3.22: Proposed view of Templeshannon from west bank of River Slaney



4 CONSULTATION

4.1 INTRODUCTION

Wexford County Council (WCC) and the project team held stakeholder consultations on the proposed Templeshannon Urban Renewal Development Plan on the 15th and 16th September 2016.

The purpose of the exercise was to provide the public, and other relevant stakeholders, with an opportunity to express their opinions with regard to the development of their local area and the decision making process associated with same.

Elected officials and members of the public were invited to attend meetings over the course of the two days and submit any additional suggestions with regard to the content of the proposed plan.

The overall objective of the consultation process was to:

- Raise awareness of what is envisaged for the Urban Renewal Development Plan process;
- Provide clear and concise information to the local community;
- Provide local people and other relevant stakeholders with an opportunity to comment and potentially influence the proposals;
- Ensure that the project team understands the views of consultees so that they can be considered during the Regeneration Strategy process; and
- Ensure consultation has influenced the proposal.





4 CONSULTATION

Findings from the Public Consultation Process

4.2 FINDINGS FROM THE PUBLIC CONSULTATION PROCESS

Those who attended the consultation were broadly positive about the idea to redevelop the Templeshannon area. However, there was an underlying anxiety over all the plans that have not materialised to date.

In general, it was considered that Templeshannon needed to be fully integrated with the rest of Enniscorthy, rather than separately. It appears to some people that the town enjoys two different mind-sets, one for each side of the river.

A number of attendees requested that the Shannon Quays be included as part of the study area for the renewal plans and outlined some suggestions for the river front including cafes with outdoor tables.

More specific issues are addressed in the following sections.

4.2.1 HERITAGE

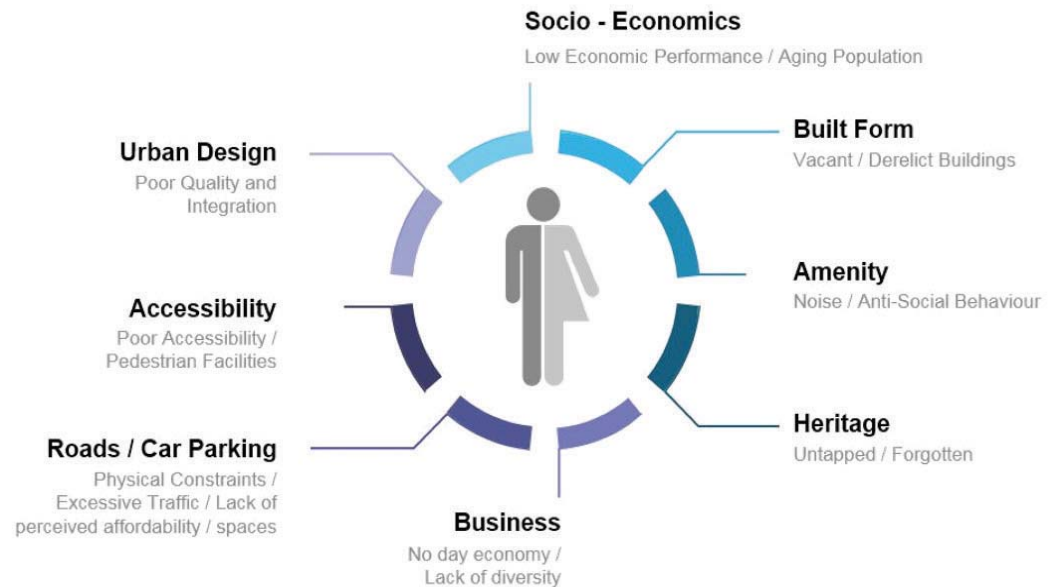
There was a general consensus that Enniscorthy and Templeshannon have a lot to offer in terms of heritage. Enniscorthy celebrated its 1500 year anniversary in 2010 and parts of Templeshannon pre-date that.

There are a number of heritage sites in the Templeshannon area namely, St. Senan's Church site (a recorded monument) and Vinegar Hill which are currently difficult for visitors to access. Suggestions relating to heritage included provision of an access point to the St. Senan's Temple site and promotion

of a walkway to Vinegar Hill or even a heritage trail linking these sites with the Castle.

It was also considered that an interpretive centre could be located in Templeshannon and that more could be made of the combined history of Templeshannon and the wider Enniscorthy area.

It was also noted that Templeshannon has a long history of industry and manufacturing – wood, steel, bottling and distilling. There is also some industrial heritage in the area, for example the wall down to the Railway Station, which should be preserved.



It was also noted that there were a number of buildings of heritage interest within Templeshannon which had not been impacted by 'Celtic Tiger' style development.

Key Points:

- Templeshannon has a lot to offer in terms of heritage;
- Heritage Buildings are largely untouched by modern development; and
- There are opportunities associated with the heritage of the area.

4.2.2 ACCESSIBILITY - TRAFFIC, PARKING, PEDESTRIANS

Accessibility to the Templeshannon area, and in particular, safe access, by vehicle, bicycle or on foot, was a common issue raised within group discussions.

The general impression of the area is one of heavy congestion, limited parking and is difficult to navigate by foot or bicycle. Access for the mobility impaired is not adequate, for instance, even at the health centre there is no safe wheelchair access or a dedicated space for an ambulance in the event of an emergency.

It was considered essential that pedestrian and cycle facilities to Templeshannon and within Templeshannon were incorporated into future plans. Some suggested that pedestrianisation of Templeshannon should be considered.

It was also mentioned that an opportunity existed to consider the elderly in the Regeneration Strategy as Templeshannon is not as hilly as other parts of Enniscorthy and this sector of the population would be able to shop and visit the area with ease.

There was a consensus that Templeshannon was a traffic bottleneck with congestion aggravated by two pinch points along Templeshannon Street. There was concern that this could be exacerbated further by traffic accessing the town from the M11 Finchogue roundabout. Traffic flow would need to be addressed in order to improve congestion and make the area safer for pedestrians.

It was noted that three schools have been built on the eastern side of Enniscorthy, with a fourth planned for the near future.

All of these schools are accessed via Templeshannon Street even though the majority of the population of Enniscorthy is on the west side.

Lack of parking locally or on-street parking was also highlighted as a major issue which had contributed to the closure of businesses in the past and would prevent business development in the future. It was noted that existing parking is expensive and is predominantly used by people working locally leaving limited space for visitors to the area. Suggestions for the future included the need to increase parking availability, particularly for vehicles approaching from the east. It was also suggested that off-street parking could be provided to the rear of properties on Shannon Quay.

The location of the Railway Station in Templeshannon was considered to be positive. However, it was felt that accessibility to the station could be enhanced to open it

up to the town, possibly with the provision of a footbridge connection to Slaney Street via the leisure centre area. It was felt that this would encourage footfall into to a newly regenerated Templeshannon.

Future accessibility to the motorway was also seen as a potential positive. However, it was also raised as a concern in terms of bringing additional traffic to an otherwise congested area.

Key Points:

- Templeshannon is heavily congested and difficult to navigate for pedestrians and the mobility impaired;
- Lack of nearby and affordable parking deters business;
- Opportunities exist to improve the area for pedestrians and the mobility impaired; and
- Opportunity to enhance the Railway Station area with potential footbridge connection.

4 CONSULTATION

Findings from the Public Consultation Process

4.2.3 VACANT / DERELICT BUILDINGS

Many of those who attended the open evening spoke about the neglected appearance and condition of the existing buildings which gave a poor impression of the area to visitors. The overuse of signage, heavy electric wires and the lack of proper street lighting also contribute to this poor impression.

Some spoke of the benefits of demolishing the buildings to widen the road at pinch points and to provide larger floor plates more suited for modern retail as existing floor plates are small. Others felt it was important to retain the buildings and the character they gave the area. Everyone agreed that they cannot be left derelict.

It was considered that property owners don't have either the resources or the incentive to develop the buildings and that external investment is needed. It was also noted that business rates are very high and that some funding support/tax incentives should be provided to property owners.

It was mentioned however that there was a positive fact that the buildings remained untouched by modern development and that Templeshannon had not lost its character to make way for high rise development in the boom period.

Key Points:

- Neglected / derelict appearance of buildings in addition to heavy electric wires and overuse of signage gives a poor impression of the area;
- Concern that owners cannot afford to refurbish the buildings without external support; and
- These are opportunities associated with the fact that Templeshannon has not lost its character / streetscape to modern development.

4.2.4 EXISTING BUSINESS

The presence of Treacy's Hotel, the Leisure Centre and the Bottling Plant in Templeshannon were seen as major positives for the area, providing much needed employment, bringing visitors and adding life to an otherwise vacant streetscape.

It was largely felt that the area has no day economy and there is a night economy dominance. There was a lot of discussion about how the day economy could be developed. People described Templeshannon's vibrant past and the historical businesses that had existed in the area; namely the bacon factory, groceries, bars and restaurants. Many felt that this 'feel' could be achieved again. Suggestions included craft workshops/studios to focus on the arts and crafts theme. The area also has a history of writers which could be an initial focus. Finally, it was felt that future business could build on existing niche businesses which are not found in Gorey or Wexford for example Berney's Saddlery.

Suggestions also included the development of a café culture or focus on promotion of restaurants and pubs.

It was also considered that a farmers market would be a strong attraction.

Concerns were raised that the proposed M11 may take business away from the town. The attractiveness of Gorey and Wexford as retail service centres were also noted.

Key Points:

- Existing businesses seen as a positive for the area.
- There is a night economy dominance/no day economy.
- Opportunities exist to introduce day economy to the area with small businesses, cafés, restaurants etc.

4 CONSULTATION

Findings from the Public Consultation Process

4.2.5 GENERAL AMENITY

A number of attendees outlined that Templeshannon did not have anything to draw families and children to the area and keep them in the area for a weekend / number of days.

Many felt that a playground, skate-park and greenways would be welcome additions to the area. There was also a lot of discussion about the cinema building which is now closed. Many would like to see the cinema reopened while some suggested that it would be a good idea to turn it into a soft play area/jungle gym for children.

It was largely agreed that there were significant opportunities associated with the river and that it should be a major focus in the Regeneration Strategy. Suggestions included riverside restaurants/coffee shops, boat trips on the River, a wharf for fishermen (as public fishing rights exist for a stretch of the river through Enniscorthy), riverside walks, cycle facilities, picnic areas etc.

However, as outlined previously, these opportunities are laced with concern regarding the history of flooding in the area.

While it is largely accepted that the Flood Defence Scheme is necessary, there is a lot of uncertainty as to whether it will proceed quickly, and what will happen to the east bank once it is implemented.

There was also concern about the proposed flood relief measures in terms of aesthetics and accessibility to the river.

Key Points:

- No facilities to draw families to the area for a prolonged period of time.
- Opportunity to introduce family friendly facilities e.g. soft play area, playground, skate-park etc.
- Opportunities associated with the River include restaurants, picnic areas, walkways etc.
- Uncertainty regarding the Flood Defence Scheme and how it will impact accessibility to the River

4.2.6 NOISE / ANTI-SOCIAL BEHAVIOUR

Many of those in attendance highlighted issues associated with late night activity particularly at the weekends after the pub/nightclub closes. Residents of the area highlighted that anti-social behaviour can occur, with noise and disruption. There was also a perception that the area is unsafe after a certain time of the night.

While some indicated that they would like to see the area develop into a Temple Bar type area, others were opposed to the development of the town in that direction. There was a strong impression that the Templeshannon area needed to be able to support day economy rather than just night-time economy.

Key Points:

- Issues associated with late night activity and anti-social behaviour; and
- Perception that the area is unsafe at night.

5 ANALYSIS

5.1 SOCIO-ECONOMIC ANALYSIS

5.1.1 DEMOGRAPHIC PROFILE

POPULATION

The 2016 Census records that Wexford has a population of 149,605; an increase of 3% since the previous Census in 2011. Enniscorthy has a population of 11,381 (2016), up 5.5% from 10,838 in 2011. Finally, the most up to date information for the Templeshannon neighbourhood indicates that it housed 1,284 people in 2011. The population density of the Small Area of Populations that includes Templeshannon is approximately 9.5 persons per hectare, which includes the undeveloped areas of Vinegar Hill (CSO, 2011). The developed areas of Templeshannon tend to have densities closer to 35 persons per hectare.

As set out be the South East Regional Planning Guidelines, Wexford was expected to grow to 156,065 people in 2016 and 166,083 in 2022. Enniscorthy was expected to have 12,271 people in 2016, rising to 13,607 in 2022.

HOUSING PROFILE

The 2011 Census provides the most detailed picture of Templeshannon's population profile (Refer to Figure 5.1). The average household size recorded in the census was 2.13 persons per household, lower than the national average of 2.73. The latest information from 2016 indicates that average household size in Enniscorthy has risen from 2.09 to 2.13. Templeshannon tends to have a higher level of one or two person households, which reflects the relatively high levels of older households living in the town.

Templeshannon has a high portion of homeowners who own their homes outright, accounting for 39.8% of households, higher than any county in the state. In contrast, only 1.8% of the population live in local authority housing, much less than the national average.

The price of housing tends to be much lower in Enniscorthy than in the rest of Wexford, averaging 134,251 in 2016, below the average of 155,000 for Wexford as whole.

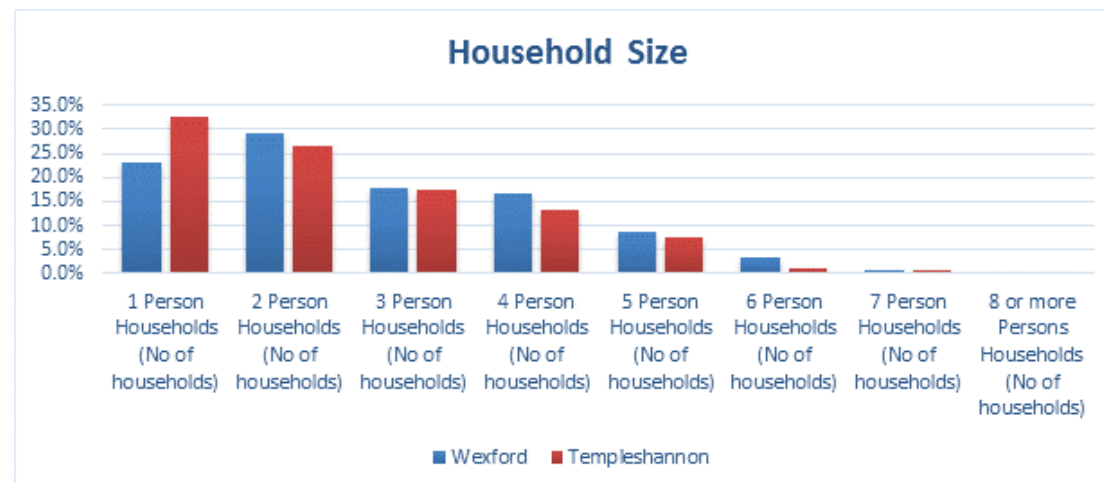


Figure 5.1: Household Size in Wexford compared with Templeshannon [Source: CSO, 2011).



AGE PROFILE AND FAMILY TYPE

The age profile of Templeshannon, compiled from the 2011 Census, paints a picture of a town oriented towards an aging population, with nearly half the population of the area over 45 years old. In contrast, only about one third of the national population as a whole is over 45. Further, only 22.6% of the neighbourhood's population is under 18 (Refer to Figure 5.2).

This age profile is reflected in the makeup of families in the neighbourhood (refer to Table 5.1). 23.1% of households are classified as either 'retired' or 'empty nest,' meaning adults with children who have grown and moved out of the house. An additional 30.8% of households have only adult children at home. In contrast, 41.6% of households have school age or younger children at home. Given the attraction of Wexford as a place for retirement, it is likely that the limited number of young families will continue to be a trend going forward.

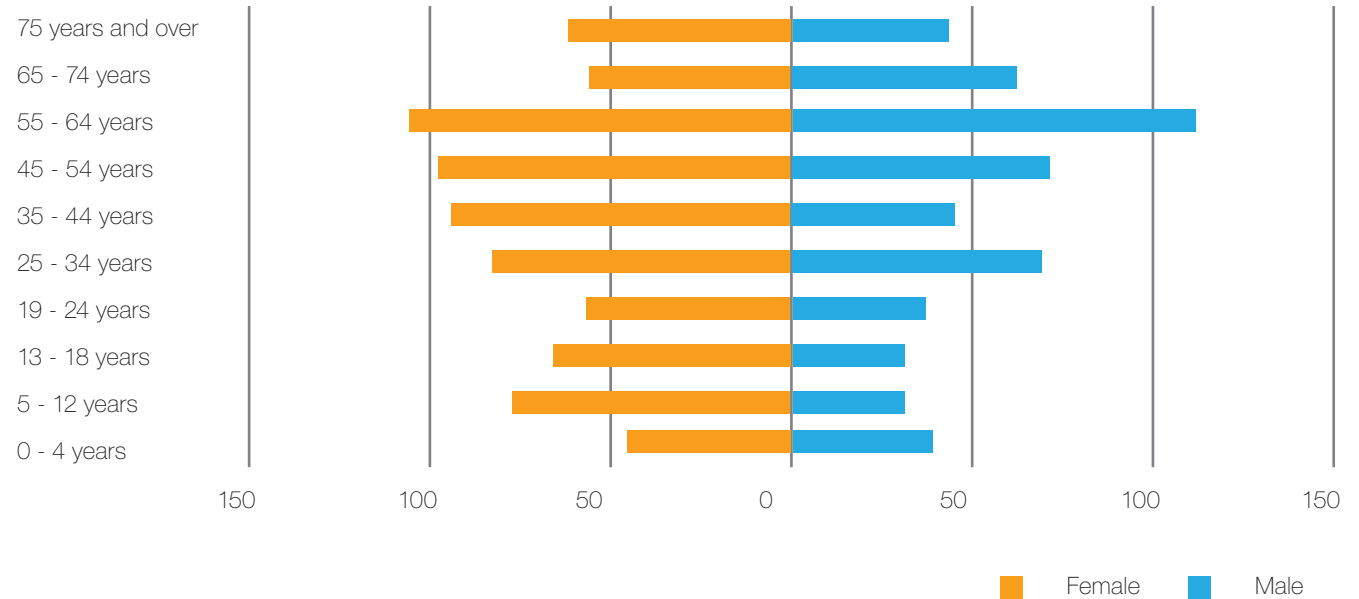


Figure 5.2: Templeshannon Population Profile [Source: CSO, 2011]

Family Type	Templeshannon	State
Pre-family (No of families)	4.5%	11.2%
Empty Nest (No of families)	13.3%	10.1%
Retired (No of families)	9.8%	8.0%
Pre-School (No of families)	9.5%	12.0%
Early School (No of families)	8.2%	11.3%
Pre-Adolescent (No of families)	10.3%	11.1%
Adolescent (No of families)	13.5%	11.5%
Adult (No of families)	30.8%	24.9%

Table 5.1: Comparison of Family Type [Source: CSO, 2011]

5.1.2 EDUCATION AND INTERNET ACCESS

There are currently three educational facilities in the Templeshannon area. There are two primary schools: one Gaelscoil with a student body of 214 and a co-educational school with a student body of 468. There is one secondary school, an all-girls school with a student body of 649. The total school attendance in the area is 1,331, compared to an under-18 population of 291 in the area and a total population of 1,284. As such, education is a major draw of people into the area.

The educational attainment in Templeshannon is relatively lower compared to elsewhere in the country. 72.5% of the population over 15 had up to a secondary education, including 27.4% with only a primary education. Only 7.7% of the population have a tertiary degree, while 15.2% have some sort of technical qualification or higher certification.

Only 52.1% of the households in Templeshannon had access to internet. 44.1% had broadband, while 8% had some other type of internet access, while 45.6% have no internet access. This is well below the level nationwide of 72% access



nationwide.

5.1.3 ECONOMIC PROFILE

The total working age population of Templeshannon, according to the 2011 Census, is 1,246. Of those, 392 were currently in employment. An additional 272 were unemployed, making the unemployment rate in the neighbourhood 21.8%. A further 15.7% of the population were retired. (Refer to figure 5.3)

Given the distance from any major third level institution, it is not surprising that only 8.3% of the population are students.

Relative to the nation as a whole, the workforce of Templeshannon is very diverse and spread across a wide variety of professional classes. The largest industrial sectors in the neighbourhood are Professional Services and Commerce and Trade, which each account for around 26% of the working population. Only a small portion of residents work in Agriculture and Forestry, which is perhaps surprising given the proximity to a productive hinterland area.

According to the All-Ireland Research Observatory (AIRO) All-Ireland Deprivation Index, the small areas of population in Templeshannon range from -8 to -20 (Marginally Below Average to Very Disadvantaged) on the scale. Overall, these levels of deprivation are similar to Enniscorthy as a whole. The least disadvantaged areas of the town tend to be closer to the

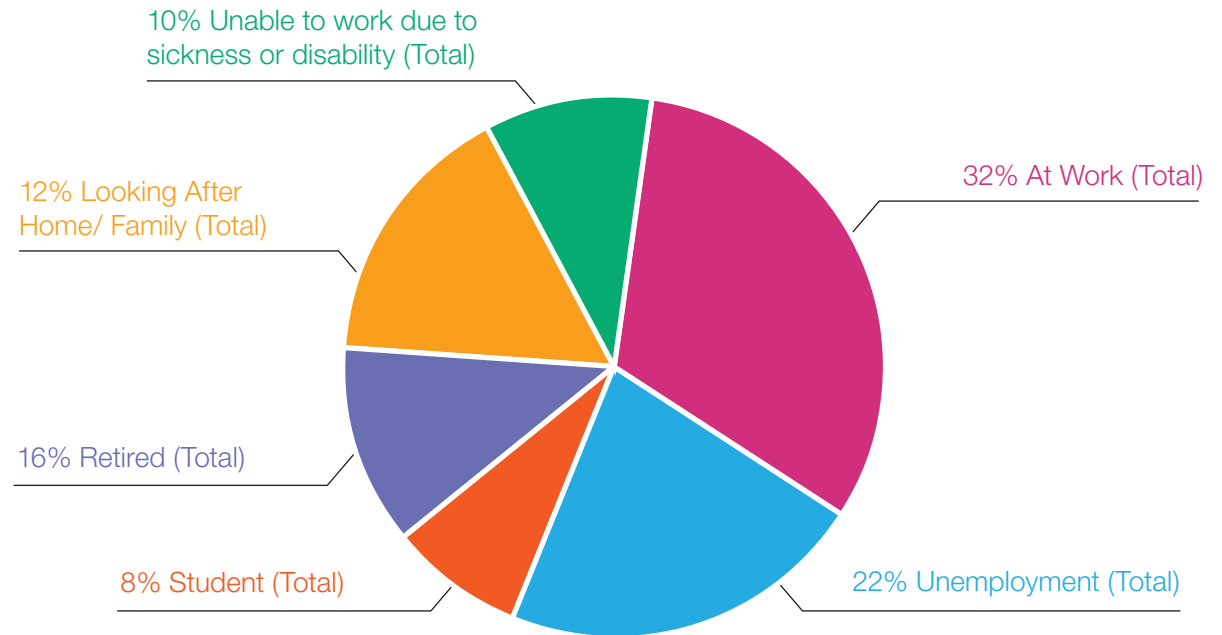


Figure 5.3: Nature of occupancy, Templeshannon [Source: CSO, 2011]



river, while areas further away from the river tend to be more deprived.

5.1.4 COMMUTING AND TRANSPORTATION

Of the commuters in Templeshannon, nearly half of the town, 49.2%, get to work by car, either as the driver or passenger. Because of Templeshannon's location near the centre of Enniscorthy, a large portion of the population walks to work, accounting for 33.7% of commuters. Walking was the largest single mode of transport to school and work among 5 year olds and older. Only one commuter reported that they cycled

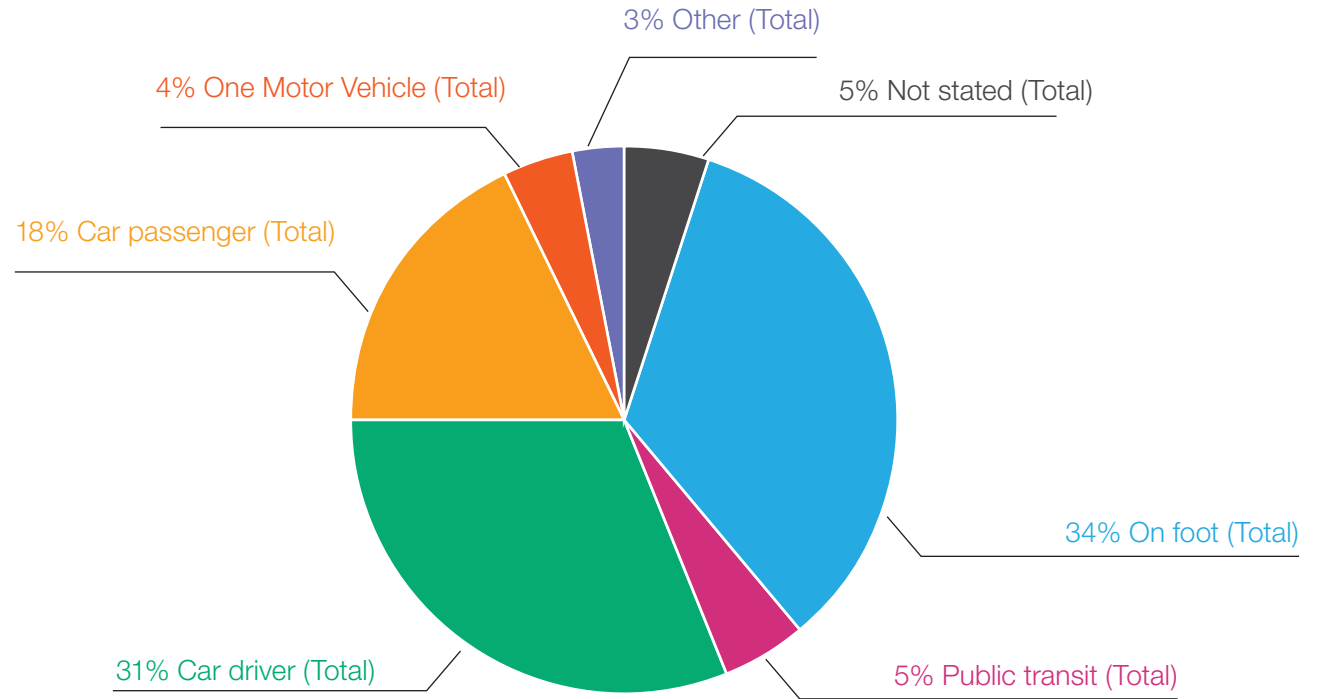


Figure 5.4: Commuting profile [Source: CSO, 2011]

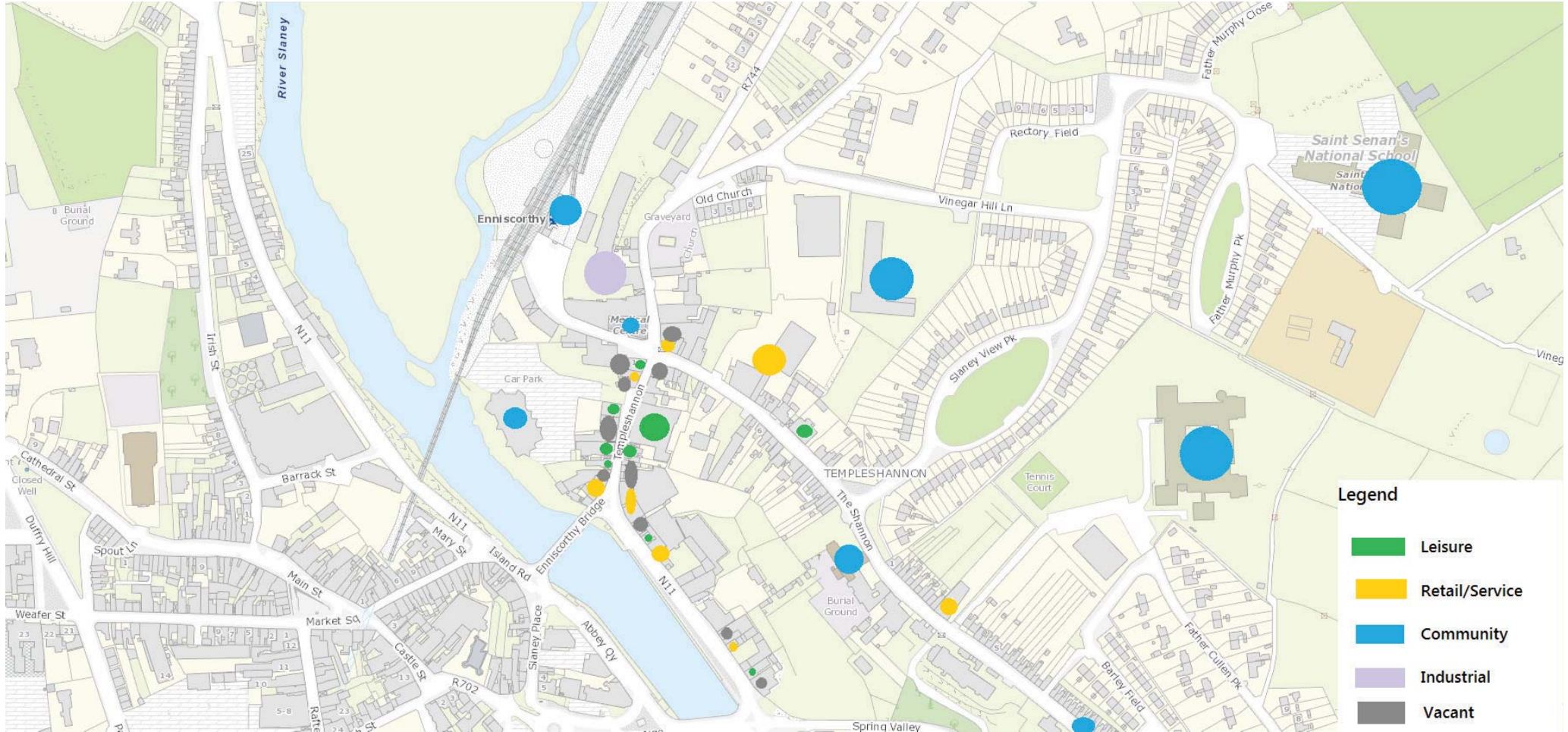


Figure 5.5: Non-residential Land Use Map

to work and therefore this statistic is not shown in the graphic. (Refer to Figure 5.4)

5.1.5 SECTORS

The businesses of Templeshannon are mostly concentrated along the main street and the quays along the Slaney. The nature and distribution of the various sectors are described further and depicted in Figure 5.5.

LEISURE / HOSPITALITY

One of the chief sectors in the town of Enniscorthy is the hospitality industry, which includes hotels, restaurants and bars. Of those, there is one hotel, pubs, restaurants and takeaways, a betting shop and an internet café in Templeshannon. Such businesses are critical if Templeshannon wants to attract part of the tourist population that visits Enniscorthy.

SERVICE SECTOR

Additional service sector businesses in Templeshannon include hair dressers and barbers, and several specialist retailers such as hardware and auto parts stores. However, there is no

major retailing for general comparison or convenience goods. As such, residents and visitors in Templeshannon must cross the river for most of their shopping needs.

HEALTH, COMMUNITY & PUBLIC SECTOR

Health, education and community services are significant draws to the area, with one health centre and a dentist office, as well as three schools (one primary, one secondary and one gaelscoil). Irish government departments also have a presence in Templeshannon, notably with the District Veterinary Office of the Department of Agriculture and Food. This office represents the activity of the Department in a large portion of south east Ireland, thus bringing significant agriculture-related activity to the area. The number of students in schools in Templeshannon is greater than the population of the immediate area. As such, education represents a significant draw to the area, providing the potential for jobs and patronage at local businesses. There are two community centres in Templeshannon. Most visible is the Pool and Leisure Centre, which is owned by a community consortium and provides a centre for health and activity for the whole town. The Templeshannon Community and Childcare Centre is also in the area.

MANUFACTURING AND INDUSTRIAL

Several major companies exist that carry out manufacturing in Templeshannon. East Coast Suppliers runs a bottling plant

in the town, as well as a hardware business and beverage distribution. This industrial presence in the town centre brings a significant number of workers into town and is a prominent central site.

BUSINESS COMMENCEMENTS AND VACANCY

The level of commercial property vacancy in Templeshannon is notably high. While this is not unusual for traditional town centres facing many challenges including recession, out-of-centre competition and online retail, there is a sense that this is more pronounced in the locality. The stakeholder consultations have highlighted that a high turnover in business in the area, reflecting that while there have been new commencements, a lot of businesses have not been able to sustain their operations in the long-term.

sustainable operating margins. Flood risk has also meant that businesses highlighting their operations have not in some situations provided too much of a challenge for insurance protection cannot be achieved in many situations.

5.1.6 COMMUNITY ASSETS AND INFRASTRUCTURE

Towns and communities operate and work in complex interactive ways, and it is important to understand as much as possible, how the various elements work together. As well as asking what is missing from an area there is broad scope for appreciating what is there.

A 'Community Asset Mapping' exercise helps build up appreciation of these elements. This approach to analysing an area allows us to appreciate vacancy as capacity and an economic value and allows creative re-use and potential. While schools are associated with congestion, they also bring a young vibrant population into the area every day, supporting important jobs in education. This analysis approach places great importance on community functions such as recreation, leisure, employment incomes and the money invested in an area by government in health, welfare and social services.

Assets are not just physical entities such as buildings, streets and amenities. Networks of interaction are crucially important. An effective interactive economic area has a network where

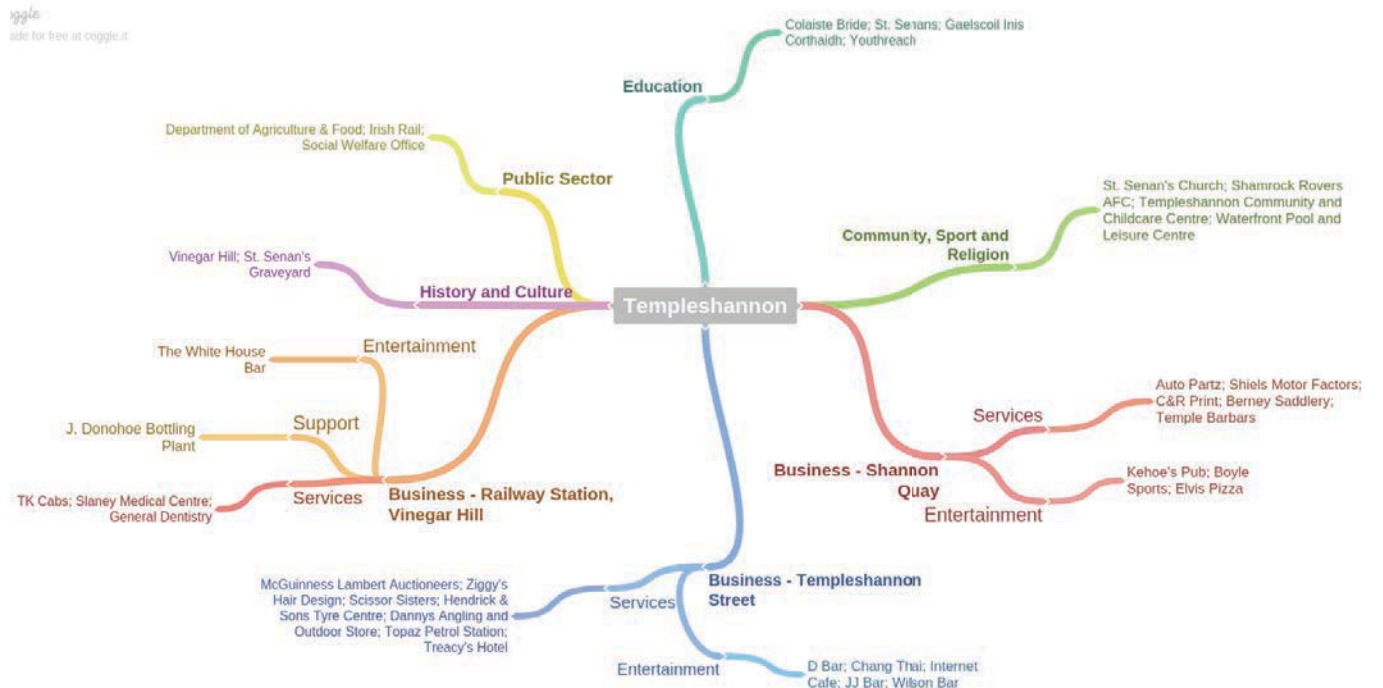


Figure 5.6: Templeshannon Asset Mapping

decision makers, investors and businesses can engage in a common forum, create opportunities and address issues.

For Templeshannon the exercise highlighted a number of assets, which are depicted in Figure 5.6.

Of these assets the following are considered to be anchoring assets:

- Train station: The presence of the mainline station in Templeshannon promotes the area of the gateway to Enniscorthy. This asset greatly enhances the accessibility of Templeshannon for multiple cohorts including young and old age groups.

The proximity of the station allows for potentially strong benefits for sustainable transportation, if those benefits can be realised by the town. The improvement of the connection from the station to the quay and town centre would greatly improve the perception of the area, and activities that may complement such access.

- Treacy's Hotel: It is a considerable advantage for Templeshannon for a quality hotel to be situated at the heart of the area. One of two main hotels in Enniscorthy Town, it acts as a focus of tourism in the area. The hotel draws in over 40,000 visitors a year and there is strong potential to build up activities and services that complement the services the hotels offer. The hotel also

provides apartment suites at 'Viking Wharf';

- Waterfront Pool and Leisure Centre: This is a major asset for the town, and a strong activity centre for local residents in Templeshannon and the broader community. Additionally, it is potentially a focal point for community activity, and complementary activities relating to access to the river and amenities. Templeshannon (St. Anne's) Community and Childcare Centre is more focused specifically on childcare;
- St. Senan's Church and Graveyard: This historic site is associated with the 6th century founder of Enniscorthy. Currently access is limited, though not impossible. Additionally, little information is available online about the site's history and prominence. Better presentation of the site could provide a boost to the area around the train station. This asset offers considerable scope for development of the story of Enniscorthy as a tourist and

recreational destination and interaction with Vinegar Hill and the Castle; and

- Chamber of Commerce: The location of Enniscorthy Chamber of commerce at Portsmouth House provides an accessible anchor for business.

5.1.7 NETWORKS

The consultation process has illustrated that there is a strong and proactive business community in Templeshannon and Enniscorthy. The Chamber of Commerce is based on Shannon Quay providing considerable support and access to the business network of the town. Wexford County Council provides strong engagement and support for the town through the support of the Executive at a County level, and Enterprise Office and local networks (town management and Council). This public-private network is an adaptable and strong asset for realising and implementing opportunities.

This network could potentially grow expand further. For example, it could reach out to education providers, include tourism providers and streamline activities for people visiting the County and coastal destinations, consider linkage with the hinterland area for agri-food specialisms, and opportunities for economic diversity and synergies in the town centre area.

5.2 URBAN DESIGN ANALYSIS

5.2.1 DESCRIPTION

The Templeshannon area follows a basic urban configuration around two main streets (Templeshannon Street and The Shannon) and a series of secondary urban spaces linked to this basic structure.

The street typology has a traditional Irish configuration of narrow streets with direct access to the surrounding properties. Some infill development has occurred in the area usually by aggregation of surrounding narrow plots. In addition to this some back-land regeneration (Leisure Centre) has taken place exposing the back of the buildings of Templeshannon Street. As a result there is a lack of passive surveillance over the leisure centre car park and an unsightly view of the above mentioned Templeshannon Street properties. To resolve this issue is one of the main challenges that the Regeneration Strategy faces.

The area has a dual relationship with the river. On one hand its morphology responds to the location of the vital river crossing with a significant active frontage along Shannon Quay. On the other hand the area suffers the consequences of an increasingly temperamental River Slaney. Solving this duality is another key challenge of this project in terms of urban design.

Finally, due to the deteriorated state of the urban fabric in the area some of the buildings may have been identified as potentially disposable in order to provide additional parking and road improvements. While this may be considered an easy alternative to a much more comprehensive and integrated parking and access strategy, as proven in many other European towns and cities, the latter approach yields better long term solutions to the problems that Templeshannon and many other towns are facing.

5.2.2 SPACE SYNTAX ANALYSIS

In order to analyse the urban integration of Templeshannon, both internally and with regards to Enniscorthy as a whole, a space syntax analysis has been carried out.

This technique was used to analyse potential changes to the accessibility of Templeshannon by introducing various river crossings and opening up links to provide increased local permeability.

As a result a map of the overall integration of all streets around Enniscorthy was created and analysed for the following scenarios:

- Existing Situation;
- Proposed OPW Drainage Scheme Works (e.g. relocation of road-bridge and addition of one footbridge); and
- Proposed New Pedestrian Bridge Scenario.

EXISTING SITUATION

When the entire town of Enniscorthy was mapped, as shown in Figure 5.7, it became evident that there is a significant disparity on either side of the river in terms of spatial integration. The analysis also confirms what was discussed during the Public Consultation process, that heritage destinations, and in particular Vinegar Hill, are extremely inaccessible and in areas of low integration. The same goes for the railway station which should have higher accessibility, yet is relatively disconnected.

In general this analysis corroborated with the general consensus from the Public Consultation, namely that, Templeshannon is not fully integrated within the rest of Enniscorthy and that it is widely seen as being inaccessible for walking and cycling. It must be noted that this analysis does not take into account the poor walking conditions (e.g. pavement conditions, pavement widths, public lighting, etc.) which also detract from the accessibility, or at least perceived accessibility, which can in itself deter people from walking in the area.

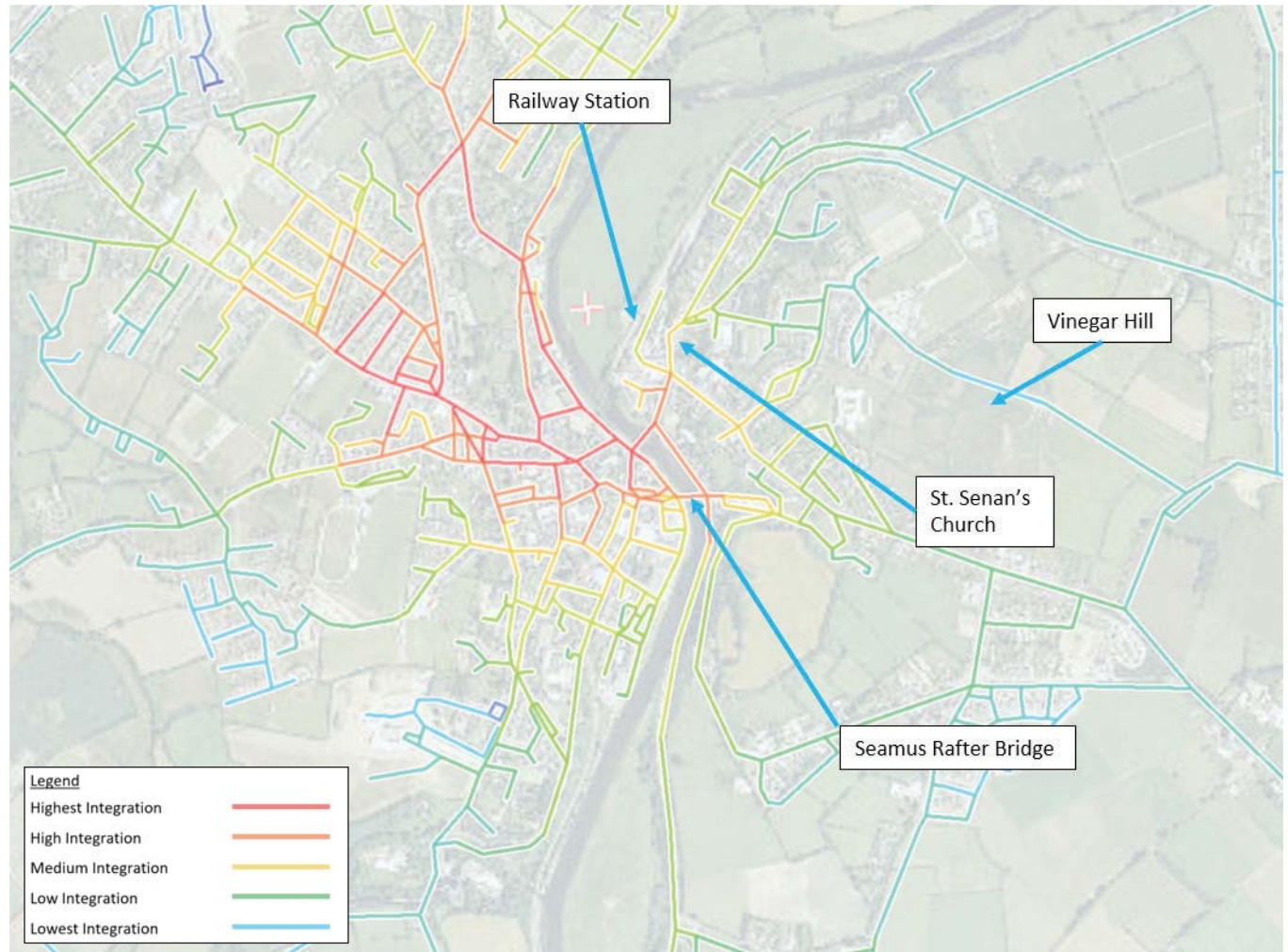


Figure 5.7: Overview of Spatial Integration Assessment of Enniscorthy

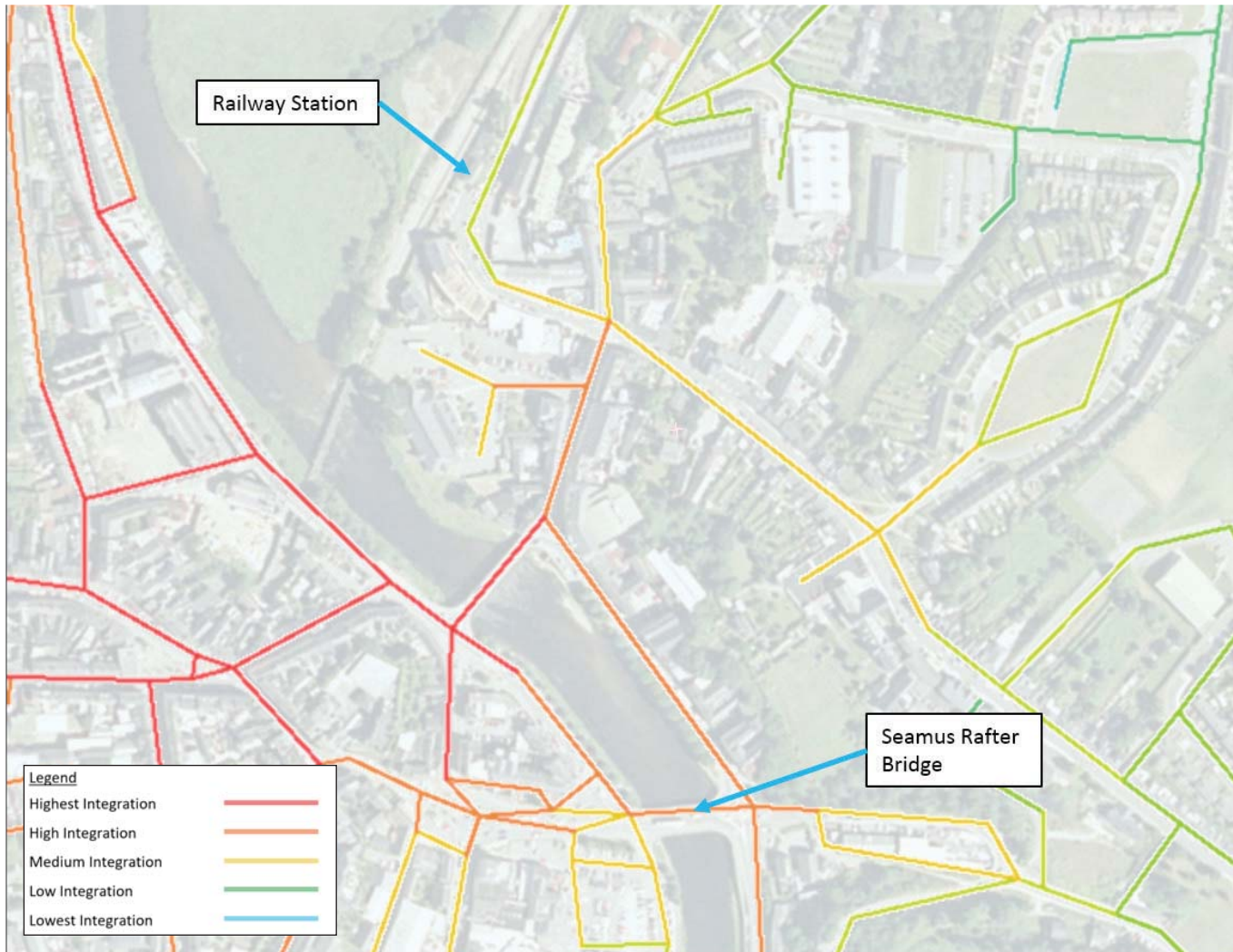


Figure 5.8: Snapshot of Enniscorthy Depthmap Analysis showing Templeshannon

Figure 5.8 shows a snapshot view of Templeshannon which further highlights how quickly the integration decreases on the east of the river. This is due to the perception that when one crosses the bridge into Templeshannon there are only two potential routes to take and the walking options from then onwards are very limited. Whereas on the western side there are far more walking options and routes.

What is evident from the analysis is the fact that despite the decrease in integration that occurs to the east Templeshannon Road, Shannon Quay, and the entrance to the Waterfront Centre are relatively integrated. This results from the fact that they are all easily accessible from the town centre just by crossing the Enniscorthy Bridge. This is a positive starting point for a rejuvenation project and must be considered a strength of the existing situation.

The weakness however stems from the fact that this integration relies entirely on the Enniscorthy Bridge as a connection to the town centre and there are a distinct lack of walking options and clear destinations once the river is crossed, as opposed to the multitude of options on the west of the river.

Therefore one of the main opportunities that arises from this analysis is that an additional connection could be made with a new footbridge across the river. It is likely that this would greatly increase the integration of the Templeshannon side of the river. Similarly, there is an opportunity to connect areas of high integration with nearby areas of low integration by opening up new links which increase local permeability, particularly around the railway station area where the integration decreases over a short distance as there is only one potential route. This scenario is described further in this chapter.

OPW NEW PEDESTRIAN BRIDGE

The first alternate scenario mapped was the proposed OPW's River Slaney (Enniscorthy) Drainage Scheme, whereby the Seamus Rafter Bridge is removed and relocated downriver, with a new pedestrian footbridge constructed just upriver.

As can be seen in Figure 5.9, this new arrangement does not impact upon the integration of Templeshannon in any way. In fact it serves to slightly decrease the integration of areas to the south of the Seamus Rafter Bridge. However it must be noted that the main objective of that scheme is not to consider accessibility, as the flooding issues require immediate attention.

Any subsequent analysis will be conducted under the assumption that this scheme will be carried out, however as noted the new OPW bridge arrangement does not overly impact upon Templeshannon's accessibility, and therefore proposed schemes will not be affected dramatically if the OPW scheme does not occur as shown.

A potential threat arising from this scheme, however, is that the provision of this footbridge could be perceived as sufficient for both flood alleviation and increasing permeability. Yet as regards Templeshannon, this analysis has shown that there is no increase to the integration with the OPW footbridge. It must be emphasised therefore that the OPW footbridge in itself will not solve the issues associated with walking in Templeshannon and analysis of additional footbridge locations shall be carried out, which will act in tandem with the OPW bridge.

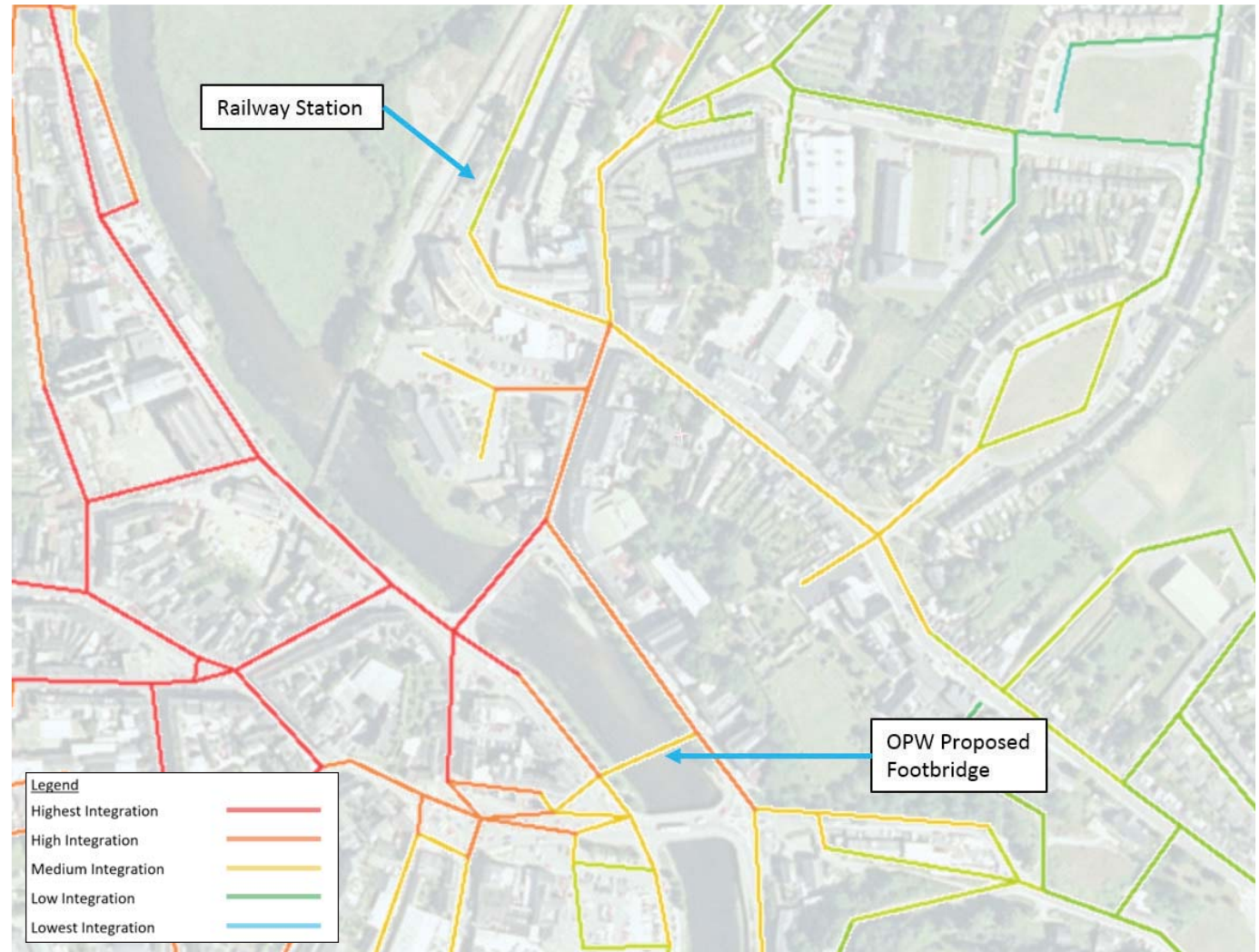


Figure 5.9: Snapshot of Enniscorthy Depthmap Analysis showing OPW Scheme

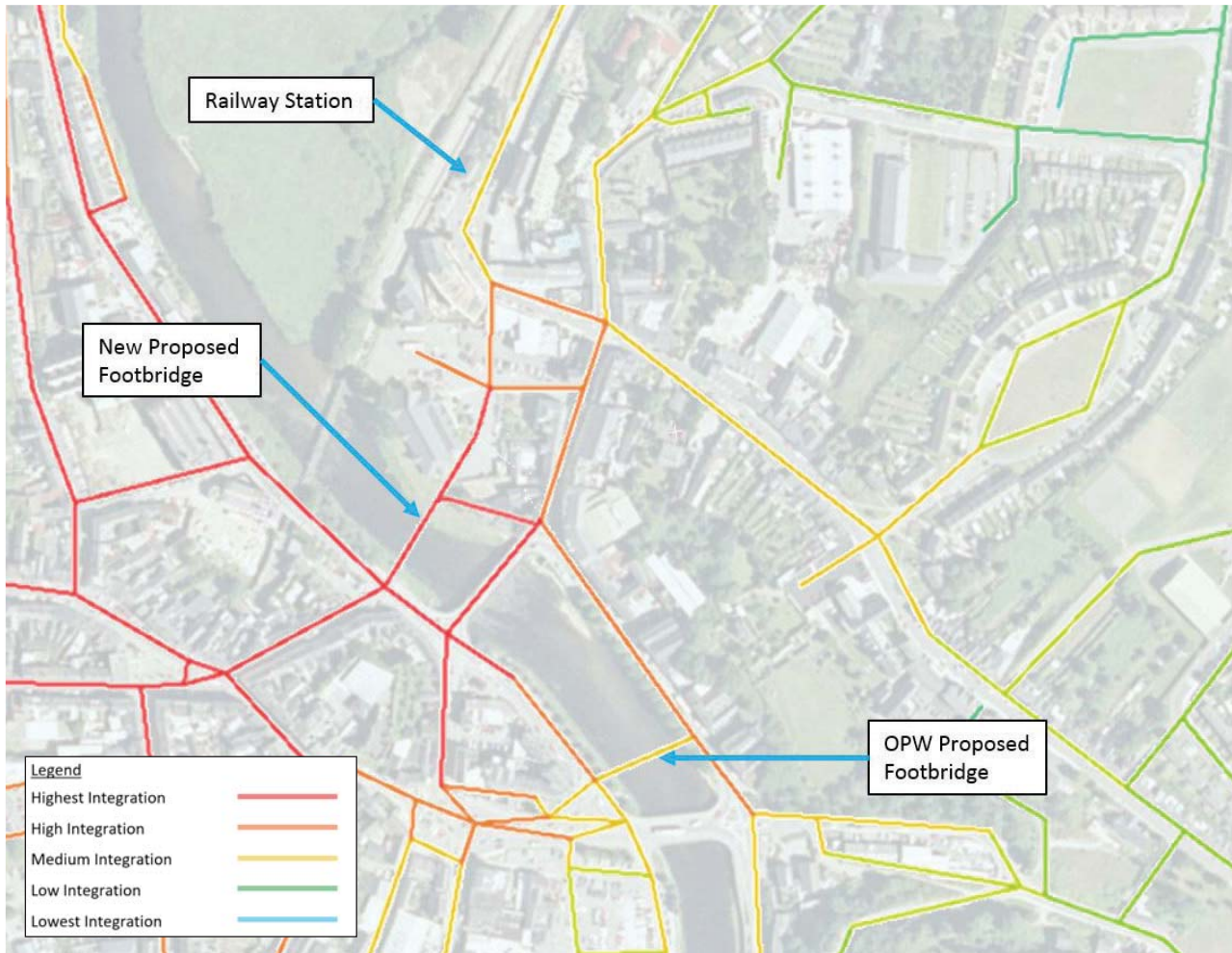


Figure 5.10: Snapshot of Enniscorthy Depthmap Analysis showing proposed new footbridge

PROPOSED NEW FOOTBRIDGE SCENARIO

As part of the analysis, a further scenario was investigated. The main focus of the analysis was to determine the impact of a new pedestrian connection being created from the town, through the Leisure Centre car park, and towards the railway station.

This analysis, as represented in Figure 5.10, made it abundantly clear how such a connection would greatly increase the integration of the Templeshannon area as a whole in a way that is not currently achievable with the existing bridge. The centre-of-gravity of the town shifts further across the river and creates a highly integrated space within the Leisure Centre car park, encouraging the establishment of an active space, in a highly permeable environment.

5.3 MOVEMENT ANALYSIS

5.3.1 OPPORTUNITY FOR ROAD IMPROVEMENTS

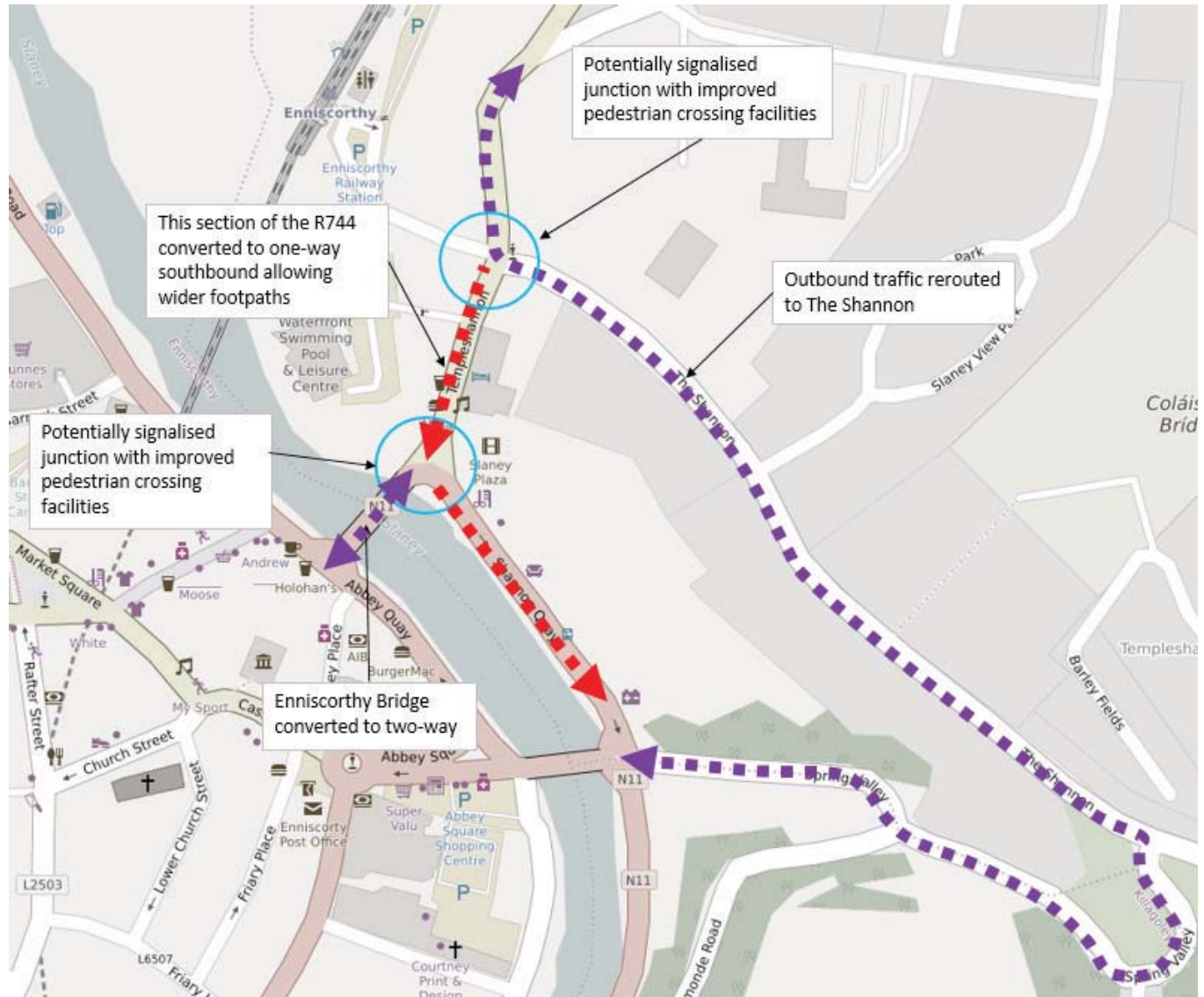
REMOVAL OF PINCH POINTS ON THE R744 BETWEEN THE SHANNON AND THE N11

The circulation changes developed by Roughan and O'Donovan Engineers as part of the traffic management improvements to facilitate the Enniscorthy Flood Defence Scheme, particularly making Templeshannon one-way southbound, creates the potential for significant improvements to both pedestrian facilities and traffic conditions in the area as this would allow the removal of pinch points for pedestrians and vehicles.

Roughan and O'Donovan Engineers demonstrated that their preferred option (Option 4) provided the maximum overall traffic network capacity. On this basis, it was agreed that this option would be adopted as part of this Regeneration Strategy. Figure 5.11 illustrates how this proposal (or similar) will affect the Templeshannon area.

These concepts have been explored in further detail the Traffic Management Options & Traffic Modelling Report produced by Roughan and O'Donovan Engineers as part of the Templeshannon Traffic Management Study.

Figure 5.11: Opportunities for Improvements on the R744 between the N11 and the Shannon



REMOVAL OF PINCH POINT AT ST SENAN'S CHURCH

There are two pinch points on the R744 within the study area – one at St Senan's Church and one in the vicinity of Treacy's Hotel. While the introduction of a one-way system on the portion of the R744 in front of Treacy's Hotel (as described above) would remove the latter, the restricted road width at St Senan's Church would continue to be an issue. One option that could be explored for future expansion is the potential to bypass this point via a new road through the J Donohoe Beverages / Irish Rail lands. This option could allow the R744 in this area to be converted to one-way southbound thus removing the pinch point at St Senan's Church. Figure 5.12 illustrates how this proposal (or similar) could offer improvements to the Templeshannon area.

These concepts represent major changes to the current Templeshannon area and would be contingent on securing land from impacted landowners to facilitate these options. Options which consider this scale of improvement will be explored in further detail at the options assessment stage.

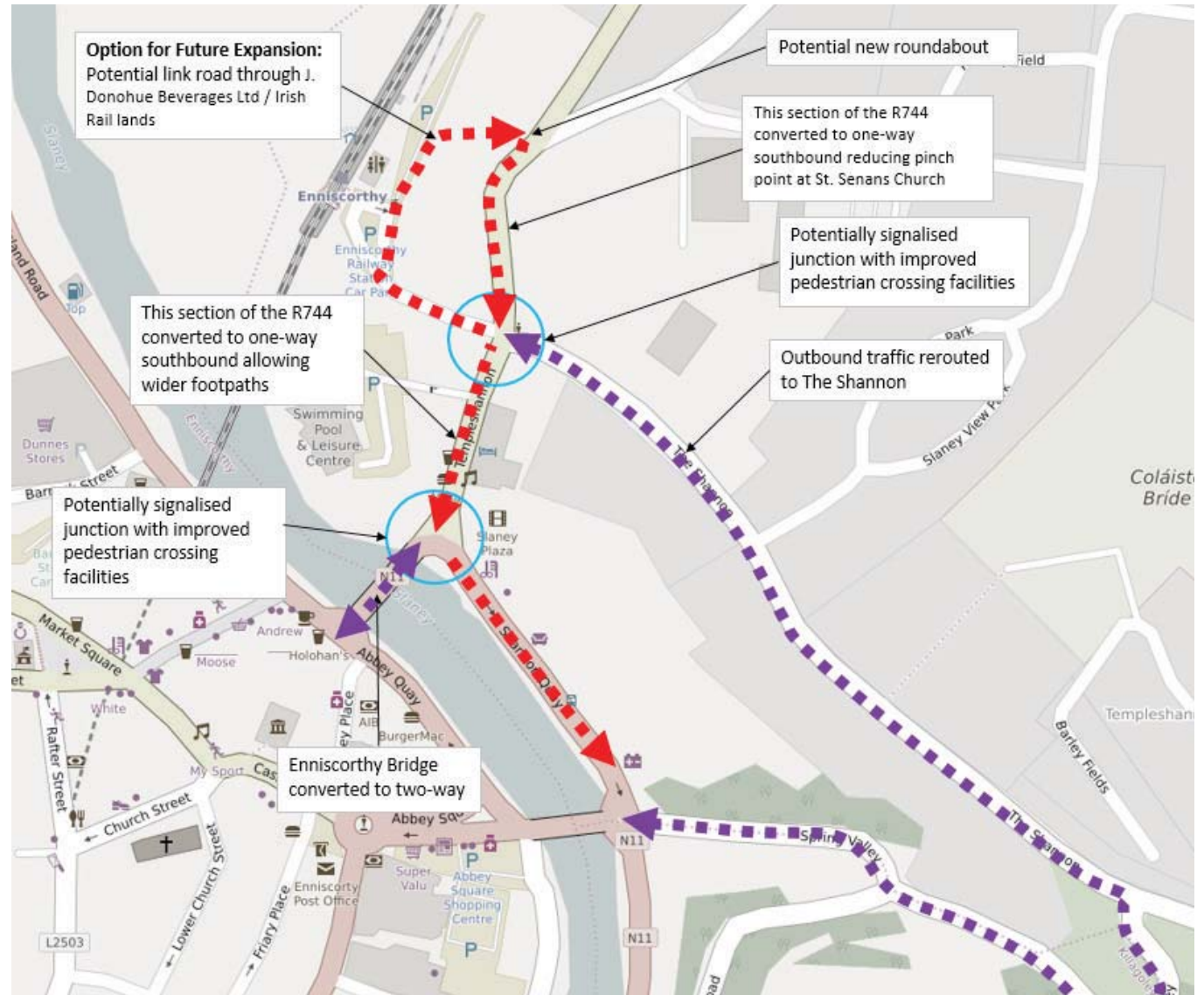


Figure 5.12: Opportunities for Improvements on the R744 between the N11 and St. Senan's Church

5.3.2 CAR PARKING ANALYSIS

There are currently a number of defined car parking areas within the study area and these are identified in Figure 5.13.

As can be seen there are approximately 182 car parking spaces located in four defined car parks within the study area. Of these, the car park at The Waterfront Pool and Leisure Centre is the largest with 100 car parking spaces. With the exception of the car park at the Railway Station, each of the car parks noted above are privately owned and operated, with only The Leisure Centre Car Park open to the public (for a fee). In addition to the car parks, there are approximately 25 on-street spaces.

During a site visit, the Railway Station car park was observed to be full by lunchtime. By comparison, The Leisure Centre Car Park was relatively empty and less than 30% occupied. This is likely a function of the car parking charges compared to nearby alternatives as well as generally a lack of demand for parking in the area currently.

It is possible the lack of free or affordable car parking in the area is acting as a deterrent to people going to / from the Templeshannon area.



Figure 5.13: Car Parking Locations in the Study Area

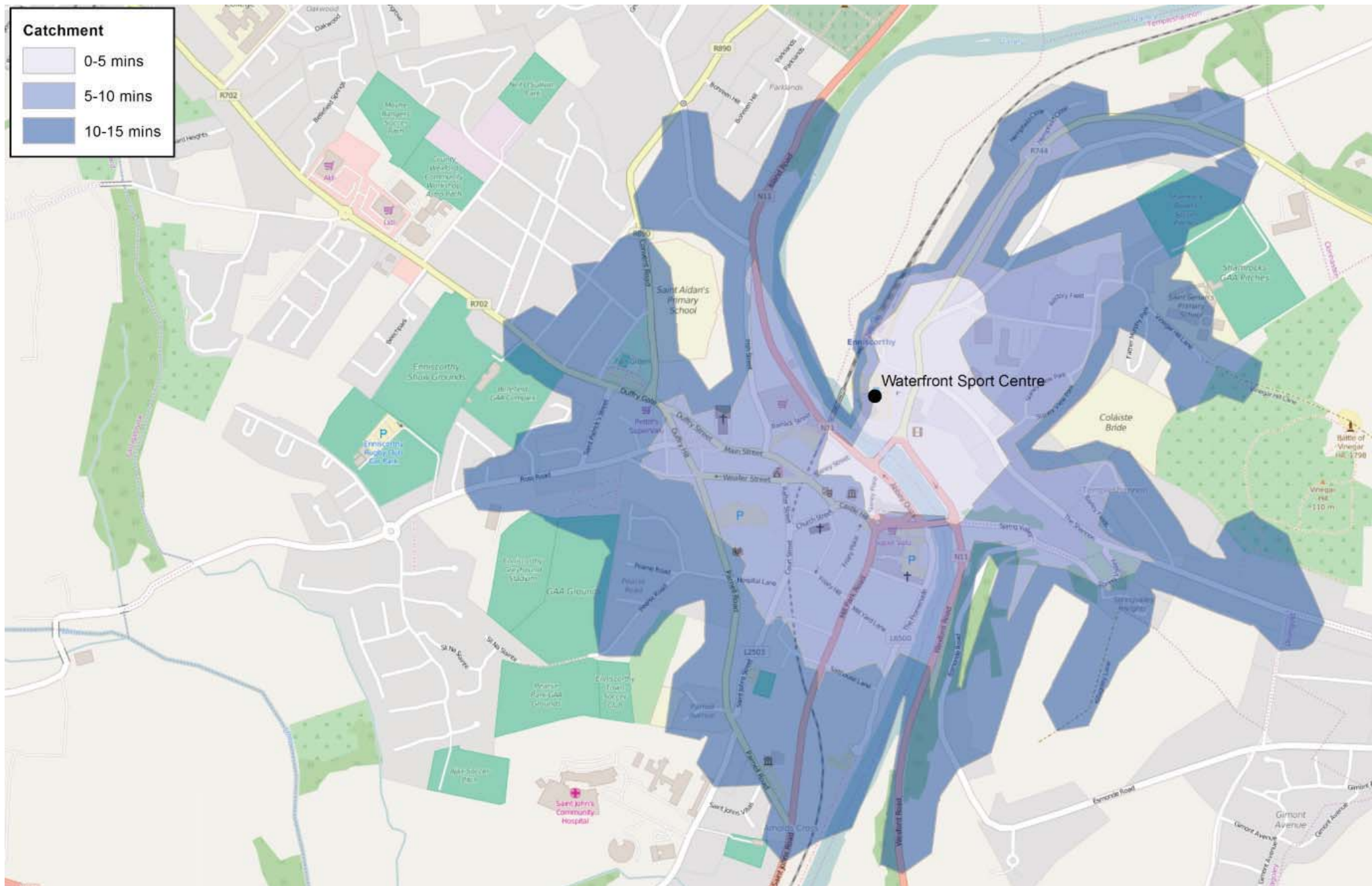


Figure 5.14: The Waterfront Accessibility Mapping

In order to understand the accessibility of car parking in Templeshannon to Enniscorthy Town Centre, an accessibility analysis was undertaken for The Leisure Centre Car Park. This exercise was undertaken in GIS and estimates the walk time from a particular point using existing roads, footpaths and bridges. The results of this assessment is presented in Figure 5.14.

As can be seen in Figure 5.14, Enniscorthy Town Centre is approximately 5-10 minutes walking from The Leisure Centre Car Park. Although this is considered to be a walkable distance to the town centre, there does not currently appear to be any demand for motorists to park in the Waterfront and walk to the town centre. This is likely due to the availability of parking, including free parking, in the town centre as well as parking charges in The Leisure Centre Car Park.

Notwithstanding the above, as the Templeshannon area is redeveloped and becomes a more attractive destination in its own right, there is likely to be a higher demand for car parking in the area. Furthermore, it is conceivable that given the town centre is only 5-10 minutes away, people visiting Templeshannon may also choose to walk from Templeshannon where they have parked to visit other businesses in the town centre.

With the above in mind it would be desirable to create a hub for parking somewhere in the Templeshannon area that would cater for existing uses, future development and the railway

station. This could take the form of a multi-storey car park close to the train station with strong pedestrian connections to both the wider Templeshannon area and Enniscorthy Town Centre. Additionally a second car park could be provided between Shannon Quay and the Shannon to further support development in the area.

5.3.3 PEDESTRIANS

As noted in Section 3.5, pedestrian facilities in the study area are currently poor with substandard footpath widths present in many locations. Narrow footpath widths are particularly pronounced on the R744 north of Treacy's Hotel (<1m).

In addition, with the exception of the pedestrian crossing in front of Treacy's Hotel, there are no other controlled crossing points provided within the study area. Of particular note is the lack of a safe crossing point at the junction of the R744 and the N11 where traffic volumes are high and there is a pedestrian desire line.

The improvements to the road network noted in section 3.5 will allow footpath widths along the R744 to be increased and for the environment for pedestrians to be generally enhanced in the area.

Some other potential proposals which should be considered that would serve to better manage traffic and also improve pedestrian crossing facilities include:

- Signalisation of The Shannon/R744 junction; and
- Signalisation of the R744/N11 junction.

In addition to improvements in the Templeshannon area, the pedestrian connections to Enniscorthy Town Centre could be strengthened and improved by the introduction of a new pedestrian footbridge. This would help promote the Templeshannon area as an extension of the town centre and facilitate ease of movement between both centres of activity.



5.4 ARCHITECTURE AND HERITAGE ANALYSIS

As outlined in the Built Environment section of the Context chapter, Templeshannon, and the wider Enniscorthy area, are rich in archaeological and architectural heritage.

In summary, there are six sites recorded on the Record of Monuments and Places (RMP), approximately 20 buildings listed on the Record of Protected Structures (RPS) and approximately 26 sites listed on the National Inventory of Architectural Heritage (NIAH). In addition, the majority of Templeshannon is located in a zone of archaeological potential and the Templeshannon area is designated as an architectural conservation area (ACA) in the Enniscorthy Town and Environs Development Plan 2008 - 2014. There are also a number of protected views in Enniscorthy at least five of which pertain to the Templeshannon Area.

The Urban Renewal of the Templeshannon area has the opportunity to capitalise on this wealth of architectural and historic value through the conservation of these features and their integration into the fabric of the revitalised Templeshannon area. The following section will analyse how various values of conserving and protecting historic buildings can be realised in the Urban Renewal of the Templeshannon area.

5.4.1 CONSERVING AND PROTECTING HISTORIC BUILDINGS

An historic building is one that gives us a sense of wonder and makes us want to know more about the people and culture that produced it. It has architectural, aesthetic, historic, documentary, archaeological, economic, social and even political and spiritual or symbolic values. The first impact is always emotional, for it is a symbol of our cultural identity and continuity, a part of our heritage. If it has survived the hazards of hundreds of years of usefulness, it has a good claim to being called historic.

The Values of Historic Buildings can be described under the following headings:

IDENTITY - The 'Shannon' has been historically identified as a separate but linked entity of Enniscorthy Town. It is the historic buildings and the spaces between them which contribute to form the identity of the place.

CONTINUITY - The protection, use and adaptation of the buildings of Templeshannon for the residents, visitors and the nation generally will provide a 'living link' with the urban and social history of Enniscorthy.

HISTORIC - Every building in the area (historic or recent) has its own 'story'. In protecting the buildings, the Town can relate this story to the physical presence of the building.

ARCHITECTURAL - Architectural Values are spatial and environmental. It is by walking through an architectural ensemble that one experiences its quality, using all the senses.

ARCHAEOLOGICAL & AGE - Templeshannon is the location of a site of such national significance that it is designated a National Monument (St Senan's graveyard and chapel). The site dates from 600 AD.

TOWNSCAPE - Townscape is an important element in urban conservation. Its values depend upon ensembles of buildings, the spaces they stand in, and include treatment of surface paving, roads and public spaces. The townscape of the area is formed by the layout of Templeshannon Street which is enclosed by many historic buildings (including Protected Structures), the narrow entrance at The Bridge, gradually widening and then narrowed again at the entrance to the Leisure Centre which in turn leads to the intersection with Shannon Street defined by a pair of matching curved frontage buildings. The historic buildings which face the River Slaney on the Quay also define an important element of the townscape, however the unrelated clutter of wiring, lamp standards and road signage spoil the townscape somewhat.

There are views, from significant points e.g. the Quay and the Leisure Centre, of the Town on the west side with Cathedral spire and Castle being notable.

FUNCTIONAL & ECONOMIC (INCL. TOURISM)

Functional and economic values are important when considering rehabilitation or refurbishment of buildings. Over time, the use of buildings changes and the adaptation of historic buildings is required. The expertise of technical personnel (architect, engineer, cost surveyor) with knowledge and skills in conservation, repair and alteration is required to ensure a satisfactory result is achieved.

SOCIAL - Social values are related to the sense of belonging to a place and a group which is enhanced by protecting the historic building environment.

EDUCATIONAL - Educational values are easily recognized by the study of history, especially economic and social history, as historic buildings provide much of the evidence.

POLITICAL - Historical buildings and archaeological sites can be used to establish the history of a nation in people's minds.

5.4.2 SUMMARY

The Conservation of Historic Buildings, for all the reasons outlined above, has to be viewed in a positive light and not as a retrograde or inhibiting factor in the Urban Renewal of Templeshannon. There is no dichotomy in the conservation of an historic 'listed' building and it's repair or adaptation for alternative use subject to the works being sensitive to the building.

The regeneration will require the historic buildings be repaired and improved by careful and skilled intervention to protect the character of the area. Any intervention would require to be carried out in a manner which protects and enhances the historic fabric while preserving the character of Templeshannon.

A key component of the built environment are the number of 18 & 19th century buildings, a significant number of which are on the Record of Protected Structures (RoPS) of the Enniscorthy Town Council Development plan. The buildings that border Templeshannon street, Shannon Quay and The Shannon in addition to St Senan's church and graveyard give the Templeshannon its special architectural heritage character.

The historic residential 'ranges', the church and associated former convent which are all part of the 'The Shannon' together with the railway station and the adjacent historic bottling plant warehouse all contribute to the historic built fabric of Templeshannon.

These sites make it distinct from the rest of Enniscorthy built west of the Slaney. Many of these sites require varying degrees of repair, alteration or adaptation to suit the evolving business environment.

Bernard M. Feilden in the Conservation of Historic Buildings writes:

'The conservation of historic buildings demands wise management of resources, sound judgement and aesthetic sensitivity and a clear sense of proportion. Perhaps, above all, it demands the desire and dedication to ensure that our cultural heritage is preserved.'

'Modern long-term conservation policy must concentrate on fighting the agents of deterioration. Conservation is, therefore, primarily a process that leads to the prolongation of the life of cultural property for its utilization now and in the future.'

The potential of the Templeshannon area will be greatly enhanced by preserving and protecting the links with the past through its historic buildings and its place in the present through its late 20th C. buildings. The exciting opportunity to integrate the architectural and cultural heritage of the area with its emerging character can be achieved through the sensitive regeneration of the area.

5.5 SWOT ANALYSIS

A SWOT analysis is a method used to evaluate the Strengths, Weaknesses, Opportunities, and Threats of a project or plan. It comprises the identification of internal and external factors that are favourable and unfavourable in terms of achieving the specific project or plan objectives.

- Strengths: characteristics that give the project / plan an advantage over others;
- Weaknesses: characteristics that place the project / plan at a disadvantage relative to others;
- Opportunities: elements that the project / plan could exploit to its advantage; and
- Threats: elements that could cause endanger the project/ plan.

The SWOT Analysis for the proposed renewal of Templeshannon is outlined in Table 5.2 and reflects information gathered at public consultation, including consultation with key stakeholders, as described in Section 3, and outputs from the site analysis processes described in this report, namely Section 4 – Section 7 inclusive.

5 ANALYSIS

SWOT Analysis

Topic	Strengths	Weaknesses	Opportunities	Threats
Socio-Economics	<ul style="list-style-type: none"> - Proximity to train station. - Involved business community. - Location along the Slaney with good exposure. - Attractive urban fabric. - River setting and views. 	<ul style="list-style-type: none"> - Low economic performance. - Low density population - Unbalanced economic and age profile - Competition with more well-established areas. - Heavy traffic detracting from urban fabric. - High vacancy levels 	<ul style="list-style-type: none"> - Development of St. Senan's Church heritage site and Vinegar Hill as an attraction. - The Island as a seasonal outdoor adventure area. - Flood defence scheme and motorway bypass can make streets more appealing. - Riverside amenity. - Attract more people to live in the area. - Co-ordination of public and private sector initiatives 	<ul style="list-style-type: none"> - Lack of coordination among interested parties. - Continued use of Templeshannon as traffic thoroughway. - Vacancy and under-use. - Flooding and Insurance
Urban Design	<ul style="list-style-type: none"> - Robust, simple and resilient urban fabric. - Good quality heritage buildings. - Close to retail core. - Setting - adjoining the River Slaney 	<ul style="list-style-type: none"> - Poor Overall integration of regeneration sites. - Back-front issues. - Poor quality of streetscape. - Poor walking conditions in terms of pavement, visibility, and safety. - Heavy traffic crossing the area. 	<ul style="list-style-type: none"> - Create an additional footbridge connection along with the OPW footbridge. - The area enjoys a good position and orientation towards the castle and the River. - The area includes/is close to existing heritage structures of national importance. - Several of the existing buildings on the site are suitable for refurbishment and conversion to new uses. 	<ul style="list-style-type: none"> - Potential dereliction of many buildings in the area if current situation remains. - Expansion of transport related infrastructures at the expense of the existing built form.

Table 5.2: Details of SWOT Analysis

Topic	Strengths	Weaknesses	Opportunities	Threats
Accessibility	<ul style="list-style-type: none"> - Existing roads within Templeshannon closest to the river area relatively highly integrated due to direct connection to town centre across existing bridge. 	<ul style="list-style-type: none"> - Integration of the eastern areas relies entirely on the connection of the Enniscorthy Bridge, with limited route options from the bridge to these areas. - Poor walking conditions in terms of pavement, visibility, and safety. - The 2 local heritage sites are considered inaccessible and isolated. 	<ul style="list-style-type: none"> - Create an additional footbridge connection along with the OPW footbridge. - Link areas of Templeshannon with low integration (e.g. railway station) with adjacent areas of high integration (e.g. Shannon Quay) by opening up pedestrian links which will increase overall permeability. 	<ul style="list-style-type: none"> - Insufficient pedestrian connection between both sides of the River as a result of the demolition of the Seamus Rafter Bridge.
Roads/ Transportation	<ul style="list-style-type: none"> - Existing road network already provides access to all lands within the study area. - Railway Station is located in Templeshannon in close proximity to the town. - Bus stop at Shannon Quay. 	<ul style="list-style-type: none"> - Existing road network within the study area is physically constrained with significant pinch points at Treacy's Hotel and St. Senan's Church resulting in congestion and a poor pedestrian environment. - Access to the schools rely almost entirely on Templeshannon Street. 	<ul style="list-style-type: none"> - Potential to introduce one-way system on the R744 between the N11 and The Shannon to remove pinch point at Treacy's Hotel. - Potential to introduce, in the long-term, a new road connection through J. Donohoe Beverage lands and the Waterfront to enhance access to and through the study area and also bypass existing pinch points - Traffic management options external to the study area being explored as part of the Flood Defence Scheme could serve to improve accessibility to the area (e.g. two way on Shannon Quay and across Enniscorthy Bridge). - Potential to upgrade The Shannon/R744 junction to traffic signals. - Potential to upgrade the N11/R744 junction to traffic signals. 	<ul style="list-style-type: none"> - Inability to acquire lands to accommodate new roads. - Inability to implement one-way system due to local opposition particularly for the inbound route which would likely send traffic coming from the R744 to the Shannon and back to the N11 at the Seamus Rafter Bridge. - Inability to discourage through traffic from/to the new bypass.

Topic	Strengths	Weaknesses	Opportunities	Threats
Car Parking	<ul style="list-style-type: none"> - Existing car parks appear to be operating below capacity 	<ul style="list-style-type: none"> - Study area is a short walk from the core town centre to the east of the river and existing car parks do not currently appear to generate much demand from uses outside the direct Templeshannon area. - The largest banks of car parking within the study is privately owned and is paid parking. - Affordability and convenience of car parking. - Minimal on-street car parking provided within the study area. 	<ul style="list-style-type: none"> - Potential to increase the size of train station car park within the existing footprint. - Potential to combine the existing car park at the Waterfront with any new provision in a new multi-storey car park. - Opportunity to provide more structured on-street car parking within the study area. - Opportunity for car parking to serve motorists with a destination both in Templeshannon and Enniscorthy Town Centre. - Opportunity to develop Council owned lands at the back of Treacy's Hotel and the cinema. 	<ul style="list-style-type: none"> - Inability to acquire lands to accommodate a new multi-storey car park. - Inability to introduce affordability.
Pedestrian	<ul style="list-style-type: none"> - There is currently a reasonably direct pedestrian route from Templeshannon to Enniscorthy Town Centre. 	<ul style="list-style-type: none"> - There are currently substandard footpath widths throughout the study area. - Existing pedestrian crossing facilities within the study area (and immediately beyond the study area) are poor leading to a dangerous environment for pedestrians. - Limited access for the mobility impaired. In particular, at the health centre where there is no safe wheelchair access or space for an ambulance in the event of an emergency. - No cycle facilities. 	<ul style="list-style-type: none"> - There is potential to widen existing footpaths within the study area, particularly on Templeshannon as a result of options which introduce one-way streets. - There is potential to improve pedestrian crossing facilities in the area through the signalisation of the N11/R744 junction and The Shannon/R744 junction. - There is potential to improve pedestrian connectivity between Templeshannon and Enniscorthy Town Centre by introducing a new pedestrian bridge. - Potential to upgrade The Shannon/R744 junction to traffic signals with improved pedestrian crossing facilities. 	<ul style="list-style-type: none"> - Inability to implement one-way system due to local opposition which would remove the potential to widen footpaths on these roads.

5 ANALYSIS

SWOT Analysis

Topic	Strengths	Weaknesses	Opportunities	Threats
Heritage	<ul style="list-style-type: none"> - Templeshannon has a lot to offer in terms of heritage. - There are a number of sites of significant heritage interest in the area. - Large number of buildings of architectural heritage merit with original features still in place. - Area has a distinctive streetscape and character. - Templeshannon has a long history of industry and manufacturing – wood, mills, steel, bottling and distilling. 	<ul style="list-style-type: none"> - St. Senan's Church site (a recorded monument) and Vinegar Hill currently virtually inaccessible to visitors. - Some buildings are in need of repair. 	<ul style="list-style-type: none"> - Opportunities to provide an access point to the St. Senan's Church site. - Promotion of a walkway to Vinegar Hill or even a heritage trail linking heritage sites in Templeshannon with the Castle. - Provision of interpretive centre in Templeshannon outlining the history in the area. - Opportunity to protect and enhance the character of Templeshannon through the sensitive repair, alteration or enhancement of buildings of architectural heritage interest. 	<ul style="list-style-type: none"> - Indiscriminate demolition of key heritage buildings/features.
Vacant/Derelict Buildings	<ul style="list-style-type: none"> - Buildings within Templeshannon not impacted by 'Celtic Tiger' style development and have retained their character. 	<ul style="list-style-type: none"> - Neglected appearance and condition of the existing buildings gives a poor impression of the area to visitors. 	<ul style="list-style-type: none"> - Potential to retain the buildings and the character they gave the area. Everyone agreed that they cannot be left derelict. - Provision of funding support/tax incentives to property owners to improve buildings. 	<ul style="list-style-type: none"> - Demolition of key buildings of heritage value to widen the road or make way for modern development. - Property owners feel they need external investment to improve buildings.

5 ANALYSIS

SWOT Analysis

Topic	Strengths	Weaknesses	Opportunities	Threats
Amenity	<ul style="list-style-type: none"> - Proximity to the River and south facing frontage onto the River. 	<ul style="list-style-type: none"> - The area does not have any amenities to draw families/visitor to the area and keep them for a time. - The area is perceived to be unsafe at night-time. - The overuse of signage, heavy electric wires and the lack of proper street lighting contribute to an overall poor impression of the area. 	<ul style="list-style-type: none"> - Opportunity to provide a playground, skate-park or greenways to the area. - Reopen the cinema or upgrade to a soft play area. - Significant amenity potential associated with the river and the area known as the Island which has the potential to become an active green asset of regional importance with connectivity to the Railway Station. - Opportunity to integrate the Flood Defence Scheme elements into a wider Regeneration Strategy in terms of accessibility and relationship with the river. 	<ul style="list-style-type: none"> - Noise and anti-social behaviour associated with the night economy in Templeshannon. - If flooding issues remain unsolved.
Business	<ul style="list-style-type: none"> - Presence of Treacy's Hotel and the Leisure Centre are major positives for the area. - Such businesses bring employment, visitors and life to the streetscape. - Public and education sector employers in the area - Strong public – private sector network in town and business support - Significant current capital investment in Enniscorthy (Flood relief and bypass). 	<ul style="list-style-type: none"> - The area has no day economy and has a night economy dominance. - There a lack of diversity of service offer - Lack of diversity of economic sectors 	<ul style="list-style-type: none"> - Opportunity to bring back the feel of its vibrant past. - Create niche businesses which are not available in other towns. - Development of a café culture or focus on introduction of restaurants in the area. - Reopening/reuse of the Cinema. - Arrival of a second wave of business/activities to the area. - Connection to agri-food sector - Potential link & association with leisure and recreation activities 	<ul style="list-style-type: none"> - Inability to attract business to the area. - Leaking business to Wexford and Gorey town. - Uncertainty over the Flood Defence Scheme and Traffic Management is preventing investment. - Templeshannon needs to be considered as part of the town of Enniscorthy. - Negative perceptions and uncertainty regarding road and infrastructure interventions.



CONCLUSIONS

Following completion of the site analysis and stakeholder consultation processes the following has been agreed:

1. Traffic: A new traffic management plan for the town centre will be produced as part of the Flood Defence Scheme. The specific objectives for the regeneration of the Templeshannon area align with those of the Flood Defence Scheme;
2. Parking: While car parking has also been identified as a weakness in the area by most stakeholders it can be concluded that affordability of parking is the real constraint in the area as opposed to volume of car parking. . A balanced parking strategy which is aligned with the rest of the town, that is able to address the specific issues associated with Templeshannon, should be implemented;
3. Built Form: The regeneration of the area has already commenced with the construction of the Leisure Centre and other Section 23 Developments in the area. This first wave has provided the area with a robust backbone which can be built upon. The difficult challenge ahead is making room for the second wave of development which will build upon the successes of the first wave. The existing urban fabric could form the perfect basis to host the second wave of regeneration business into the area. It also has been agreed that the urban fabric has to be strengthened and completed in certain parts. Existing heritage buildings can be easily adapted into new uses while preserving the character of the area;
4. Flooding: The Flood Defence Scheme creates an opportunity to formalise a new relationship with the River and adjacent green spaces such as the Island. The positive socio-economic impact that this scheme will generate cannot be underestimated. The Flood Defence Scheme will add certainty and security to both the existing development in the area and to those that will come as part of the second wave of development;
5. Physical Integration: From the space syntax analysis it is evident that the provision of a new pedestrian bridge will greatly improve the integration of Templeshannon within the wider town centre. This degree of integration is an essential requirement for the commercial success of the area; and
6. Local Community: Last but not least is the existing community in Templeshannon. The objective of the regeneration is to create an environment where the community can gather to spend time shopping or socialising and to also draw enjoyment from their surroundings in proximity to the river and the views of the castle and cathedral.



6.1 VISION STATEMENT

The Vision for Templeshannon is to enable this urban quarter of Enniscorthy town to fulfil its potential as a vibrant urban neighbourhood that capitalises on its location between the iconic Vinegar Hill and the banks of the River Slaney with great views back towards the town and castle. Flood defence works will provide safety and certainty for investment, and the new town bypass will create the space for the streets to flourish for people, businesses and amenities instead of traffic. The area will be revitalised, restoring the fabric of the old town and supporting a multitude of interesting shops, attractions and activities for new visitors and the local community of all ages.

What do we mean by vibrant town centres? Why should we keep them? What is their role in the future? It may be argued that in world dominated by globalisation, that there is an ever greater value placed on authentic places, that reflect local values and traditions. Urban areas also readily accept and adopt new practices and adapt to new experiences. Sustaining the town and its fabric maintains a link with tradition while allowing new ones to evolve.

Vibrant towns are complex places with a wide range of activities, businesses, services, facilities and community groupings. They often have complementary day and night time uses and finally they are safe places with space for pedestrians.

The great American urban writer Jane Jacobs said that new ideas must use old buildings perhaps highlighting that the new often needs the old and vice versa. The Vision for Templeshannon is built on the understanding that not only has this part of Enniscorthy many great assets, but these are also the foundation for how we can creatively think about the town.

Regenerating the town for the future is fundamentally important because we are not starting from scratch trying to create a community, but working with the social, cultural, historical, economic and natural assets so that we can create a new story for the benefit of Enniscorthy as a whole.

6.2 REGENERATION THEMES

Vision statements are only useful if we can understand what they mean and how they may be applied in reality. In order to help clarify and understand how this Vision could be brought forward into a strategy, 'Themes' were developed to provide a creative bridge for ideas, projects and interventions. The Themes are based on finding some of the qualities of Templeshannon absorbed from the consultation and analytical phases of this project. In particular, the chance was taken to reappraise issues that were often seen as problems or elements that were lacking to find gaps that need filling or assets that could be appreciated and developed. All Themes have in common a sense of opportunity that comes from understanding the strengths, capacity, gaps and interconnection between them. Each of these Themes are addressed in the following sections and shown in Figure 6.1.

A. ENTERPRISE - Templeshannon has important businesses and employers. It has a dramatic and scenic town centre setting, traditional buildings with capacity and a wide hinterland. Templeshannon can build on these assets through the established network of business community and supports.

Templeshannon will be part of the town's evolving visitor and tourist offer. There is considerable scope in developing and enhancing the hospitality and recreation offer, supporting new skills and training that goes with growth in the sector. Retail and service opportunities are under-represented in the area currently. Improvements in the street environment and the

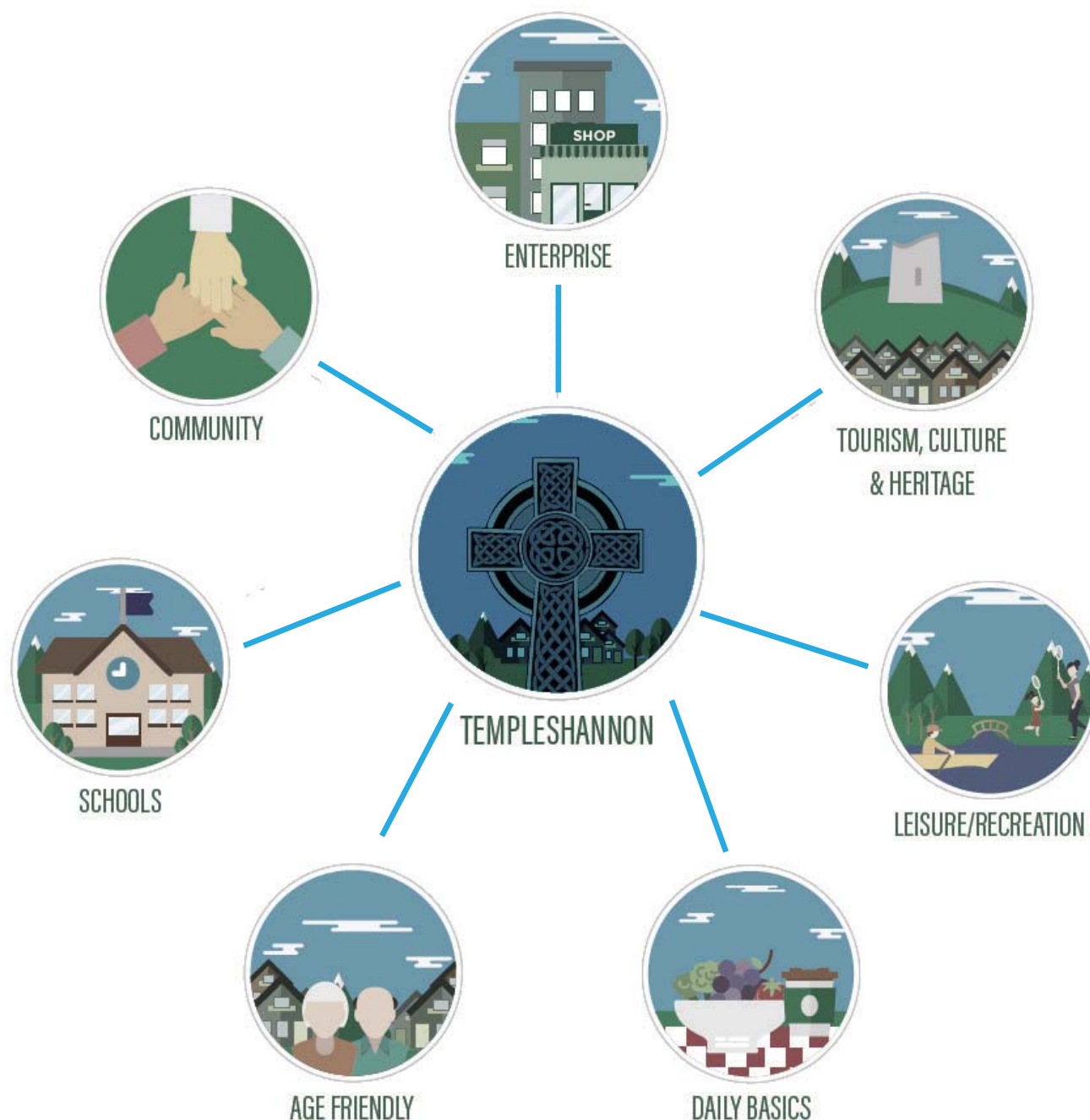


Figure 6.1: Regeneration Strategy Themes

stability for the business environment afforded by the Flood Defence Scheme will release considerable entrepreneurial opportunities, in cafes, restaurants and SME's.

The Regeneration Strategy seeks to bring more visitors and residents to the area, which will help sustain and grow existing business while encouraging new investors to appreciate that there is great potential in Templeshannon.

B. TOURISM, CULTURE AND HERITAGE -

Enniscorthy encapsulates a uniquely urban Irish town that is perhaps under appreciated. Templeshannon has a significant role to play in Enniscorthy's growth as a Tourist/visitor destination, and providing key elements of the town's offer, and is well positioned to capture the opportunity with services and facilities.

Templeshannon provides the path to the town's most iconic symbol – Vinegar Hill includes a national monument and religious treasure at St. Senan's integrated through a strong traditional urban fabric, and serving as the access to the town through the train station and bus routes. Templeshannon offers stunning views across the River Slaney to the Castle and town centre.

Building on a high quality anchor in Treacy's Hotel, Templeshannon Street and Shannon Quay are well located to capture passing trade for complementary activities and services.

C. LEISURE AND RECREATION - Templeshannon's location on the Slaney can be transformed into an asset rather than a flood risk. Building on the anchor of the Waterfront Leisure Centre the area is positioned to benefit from riverside walks and more active use of the river for water recreation.

The Island presents significant potential to provide seasonal

facilities such as trails, interpretive centres, eco themes and potentially more active attractions. With a large school population. Templeshannon has a physical link to extra-curricular and recreational facilities outside which the schools can make use of.

The existing riverside walks on both sides of the River Slaney, could be developed, via the existing and future pedestrian bridges as looped walks. This would increase the connectivity of Templeshannon to the remainder of Enniscorthy and to the existing trail which goes south from the Riverside Hotel.

D. DAILY BASICS - All sustainable and strong neighbourhoods provide a basic level of provisions and services for its community. Daily activities play a role in enhancing social interaction, supporting shops and small enterprise as well as local needs.

The Regeneration Strategy seeks to help new local service providers and retailers by making it easy to access their premises, improve the general street environment making units more attractive and user friendly, and providing financial incentives where possible. The plan sees great opportunity in providing services to people to come to Templeshannon on a daily basis and use it for their daily needs.

E. AGE FRIENDLY - Templeshannon has a relatively old and low density population. This is something to support and enhance. The town provides an urban setting where people of all generations can live in close interaction, supporting each other and making services more efficient. Defining Templeshannon as an Age-Friendly neighbourhood with a host of town centre activities and services in short walking distance will help support Templeshannon as a highly integrated and social place.

Templeshannon has an attractive setting and traditional

street environment. This is a place where community facilities and services for older people can be readily supported and celebrated. There is space and capacity to grow and densify the town. Multi-generational engagement, helpful services and facilities and a friendly pedestrian environment where older people are welcomed as a great asset to the community present a great opportunity for the area.

F. SCHOOLS - Schools are an important part of the life of any town. They provide mini-ecosystems of day and night-time activity that is closely integrated with the whole town. Templeshannon has over 1,000 children and students coming to and connecting with the area every day. This generates services, cultural attractions, activity needs, leisure, amenity and sports.

This Regeneration Strategy provides the opportunity for services and community groups to consider how they integrate with the school population, and if more facilities and activities can be provided. With a calmer more receptive street environment, pupils and their families can become a greater part of the Templeshannon community.

G. COMMUNITY - All elements of this Regeneration Strategy recognise the strengths, capacities and resilience of the community in Templeshannon; both those living and working in the area. The strategy seeks to build on this as a core asset, and provide initiatives and projects that will enhance and improve the area for current and future generations.

The purpose of this Regeneration Strategy is to ensure that the community of the area see the greatest benefit from the initiative. However, the community should not remain static.

7 STRATEGY

7.1 INTRODUCTION

The Urban Regeneration Strategy for Templeshannon sets out the regeneration script for the Templeshannon Area over the next 15-20 years. It seeks to initiate and drive a process of change that occurs in a phased manner, guide how this change happens, and install mechanisms to provide leadership and guidance over time.

The Urban Regeneration Strategy for Templeshannon draws on the emerging opportunities in Templeshannon and translates the vision into a coordinated set of actions and key projects. It is based on extensive analysis of the character of the area, the challenges it faces combined with an appreciation of the assets and positive attributes of the place that can be enhanced, and used as building blocks for the future.

The strategy is based on five overarching objectives agreed at the commencement of the process, namely:

- The elimination/reduction of the external threats to the regeneration of the area such as flooding and excessive external traffic;
- Strengthen the socio-economic heart of Templeshannon;
- Improved connectivity to the rest of Enniscorthy and key urban centres;
- Improve the image and attractiveness of the area; and
- Enable the potential future expansion of the regeneration model to surrounding areas.

All of these objectives have been included and/or expanded in the previously mentioned Regeneration Themes (refer to Figure 6.1).

This strategy follows a pragmatic approach in the early stages. It is vital to work with what you have in Templeshannon, with its heritage, with its built form, with its imperfections. For the short and medium term, the strategy establishes a detailed set of actions against which, proposals can be assessed, and creative ideas can be developed. The idea is to maximise its positive impact with a limited amount of resources in the shortest period of time possible. The provision of early wins in the project is vital to the long term success of the strategy.

7.2 ACTION PLAN

The following sections include a series of Actions classified by Theme. Within these sections each action is described; its impacts enumerated; the relevant stakeholders identified in addition to the funding partners; and the timescale and approximate value estimated.

These actions are the backbone of the regeneration strategy and represent both the tangible and intangible building blocks of the Regeneration Strategy. In the following section, a collection of Key Projects, most of which will be driven by a collective of the public and private sector, will be described. These key projects will become the visible catalysts for change.

THEME A - ENTERPRISE

There are currently limited retail and service opportunities within the area, yet there is great potential for investors to develop the hospitality and recreation offer, as well as growing and sustaining the existing businesses. In order to bring more visitors and residents to the area and kick-start the business community within the town, the following actions are proposed:

- Action A1: Enhancing and Boosting Local Business Development Through Partnership and Support;
- Action A2: Facilitating Training Support that Targets Local Needs;

- Action A3: Fostering Multi-Sectoral Network Development via Establishment of Well-Integrated Forums; and
- Action A4: Initiating Streetscape Improvements to Boost Footfall in Templeshannon.

THEME B - TOURISM, CULTURE, AND HERITAGE

Templeshannon provides a gateway to Vinegar Hill and St. Senan's, as well as stunning views across the River Slaney, making it a key element of heritage of Enniscorthy. In order to emphasise and strengthen Templeshannon's presence within Enniscorthy and the wider area, the following actions are proposed:

- Action B1: Revitalising the Vinegar Hill Experience as a Key Tourist Attraction for Templeshannon;
- Action B2: Transforming St. Senan's Historic Site into an Attractive and Accessible Heritage / Cultural Site;
- Action B3: Engaging with the Public and Local Businesses for the Provision of Services for Visitors;
- Action B4: Improving the Integration of Templeshannon by Marketing it Within a Town-Wide Tourism Trail, Building on Fundamental Tourism Assets; and
- Action B5: Enhancing Access to and Providing for Affordable Parking, and Reducing Traffic Congestion.

THEME C - LEISURE AND RECREATION

With the Waterfront Leisure Centre as an anchor and the proximity to the River Slaney, Templeshannon can be transformed into an attractive hub of riverside activity. To build on the potential for year round recreational facilities, the following actions are proposed:

- Action C1: Incentivising the Provision of Recreational Facilities for the Younger Cohort;
- Action C2: Improving Access to the River Slaney as a Key Amenity to Templeshannon; and
- Action C3: Transforming the Island Recreation Area into an Attractive and Well-Integrated Public Space.

THEME D - DAILY BASICS

The Regeneration Strategy cannot be considered successful without improving the daily lives of local residents and visitors. This requires the support of shops and small enterprises, and the creation of an attractive and accessible environment. In order to enhance the daily experience within Templeshannon, the following actions are proposed:

- Action D1: Enabling Shopping Provisions to Deal with Daily Basics in the Area; and
- Action D2: Ensuring Good Access to Appropriate Parking within Templeshannon to Support Everyday Needs of Local Residents.

THEME E - AGE FRIENDLY

With a relatively aging population in Templeshannon, there is a duty to enhance the lives of all generations, and to create more efficient service provisions through a collective support network. In order to emphasise this sense of community and encourage social interactions, the following actions are proposed:

- Action E1: Publicise and Encourage the Concept of Templeshannon as an Age Friendly Town;
- Action E2: Improving Footpaths and Walking Spaces to Create a Pedestrian Friendly Area;
- Action E3: Providing a Supportive Retail / Shopping Service Offer;
- Action E4: Supporting Entertainment Activities, Locations, and Societies for Older People; and
- Action E5: Providing and Promoting Appropriate Housing for Older People.

THEME F - SCHOOLS

With over 1,000 children and students enjoying Templeshannon every day, there is a need for services, cultural attractions, and leisure facilities for both the children and their families. In order to further integrate the school population safely within the town, the following actions are proposed:

- Action F1: Identifying and Creating Safe Routes to School including a potential link from Shannon Quay to The Shannon; and
- Action F2: Connecting the Schools to the Community through Projects and Activities.

THEME G - COMMUNITY

There are multiple social networks and generations combining within Templeshannon, each with their own offerings and needs, and this blend can be a key asset to the town. In order to encourage this and add resilience for future generations, the following actions are proposed:

- Action G1: Proactively Engaging with the Community as a Stakeholder;
- Action G2: Upgrading Community Facilities and Services; and
- Action G3: Developing Cultural and Recreational Activities within the Town.

ACTION A1: ENHANCING AND BOOSTING LOCAL BUSINESS DEVELOPMENT THROUGH PARTNERSHIP AND SUPPORT

DESCRIPTION

It is important to ensure that business in Templeshannon can operate as effectively as possible and be supported to create new opportunities to grow and develop.

The general strategy is built around creating a more attractive area, de-risking investment and encouraging more visitors and residents, all of which will help sustain and grow existing business and encourage new investors.

In principle this policy seeks to:

- Establish a Partnership approach between public and private sectors for implementation of the Regeneration Strategy;
- 'Champion' local businesses and support a broad diversity of employment in Templeshannon;
- Help local producers and businesses in the town's hinterlands to market or showcase skills, energy, and entrepreneurship as a coherent strategy to associate enterprise with this place;
- Identify and market premises that are ready to go or require minor investment and potential uses; and
- Assistance with funding applications.

IMPACTS

This action could have the following impacts:

- Supporting and sustaining business development is fundamental to activity, vitality and the attractiveness of the area as a good place to locate and invest;

- Sustainable businesses with long term commitments to the area, support investment in people and property, which in turn utilises and renews old buildings;
- Local business supports existing employment and can enable future growth;
- Support of business which encourage diversity of activity in the area at different times of day and night;
- Local business development is critical to public-private partnership and network development; and
- Business located within the town has a positive multiplier effect on services, activities and events.

STAKEHOLDERS

This action could involve the following stakeholders:

- Local businesses;
- Wexford County Council;
- Local Enterprise Office (LEO);
- Enterprise Ireland;
- Chamber of Commerce;
- Wexford Food Tourism;
- Estate Agents; and
- Food works (Bord Bia, Enterprise Ireland and Teagasc)

FUNDING

This action could avail of the following funding mechanisms:

- The Local Enterprise Office has an online tool to help SMEs access information on over 170 different Government supports for Irish start-ups and small businesses;

- Wexford LEO Feasibility Study and Priming Grants (co-funded by the Irish Government and European Union Regional Development Fund) supports early stage development of a business idea at either 50% of the total investment, or €15,000. The Priming Grant is for start-ups in operation for less than 18 months covering 50% of the costs of investment, or €150,000, whichever is the lesser;
- The Vacant Property Incentive Scheme is managed directly by Wexford County Council and, similarly to the Repair and Leasing Scheme. Grant relief on the total cost of fit outs will be provided over a three-year period with year one subject to a maximum of 75% of the annual rates of liability, year two 50% and year three 25%;
- LEO Trading Online Voucher Scheme - offers up to €2,500 along with training and advice to help business trade online; and
- It is also noted that Community Finance Ireland target providing loans for the Third Sector, and the LEO may provide micro-finance loans.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term initiative period of 6 – 12 months to establish partnership structures, and long-term management of governance structures (3 years +);
- It is estimated that Enterprise Grants can generate over €100,000 of funding; and
- Grant relief and property support schemes can generate over €0.5m of indirect funding for investment.

ACTION A2: FACILITATING TRAINING SUPPORT THAT TARGETS LOCAL NEEDS

DESCRIPTION

Regeneration entails adaptation and change. This goes for people, careers and skillsets as well as the buildings and streets.

Training should be matched to employment potential opportunities in area, the profile of skills that are needed as well as education attainment levels.

This Action entails identify training needs and supports available from business in Enniscorthy and Wexford, as absorbing peoples' ambitions to grow and develop individually and collectively.

Training involves developing bespoke programmes that address the needs of Templeshannon with recognised training programmes and training partners.

The Action seeks to bring together skilled and established training partners with the specific needs and assets of Templeshannon's businesses and residents

IMPACTS

This action could have the following impacts:

- This action shall align the needs of Templeshannon's business and community to improve skills, knowledge and capacity;
- This will increase the resilience of the community and support greater diversity of business and opportunity so as to enable the area to thrive;

- A focussed training programme would bring new people to Enniscorthy and Templeshannon to learn and share key skills (i.e. hospitality); and
- This Action will support a cross-pollination of skills and training, giving the area greater capacity to develop.

STAKEHOLDERS

This action could involve the following stakeholders:

- Business champions;
- Wexford Local Development;
- Local Enterprise Office (LEO);
- Skillnets (National Training Fund (NTF) via Dept. of Education and Skills (DES);
- Solas Further Education & Training Authority;
- Waterford & Wexford Education and Training Board;
- Enniscorthy Vocational College;
- Wexford Public Library Services;
- Chamber of Commerce;
- Community Employment Schemes through local Intreo Office, support by Dept. Social Protection;
- IT Carlow Wexford campus; and
- Enterprise Ireland.

FUNDING

This action could avail of the following funding mechanisms:

- The Fáilte Ireland's 'Dublin Champions' initiative could be replicated in Wexford to support trained tourism workers;
- Heritage Ireland Grants provided €4,000 for 'local teaching materials for the Decade of Commemorations'

to Kilkenny Education Centre. This could apply in Enniscorthy;

- Community Employment (CE) Schemes through local Intreo Office, supported by Dept. of Social Protection provide grants to sponsors for the costs of hiring;
- There are synergies with Waterford and Wexford Education and Training Board and Enniscorthy Vocational College. DCU's 'Community Knowledge Exchange' could provide a useful model for Templeshannon and IT Carlow who have a Wexford campus a variety of third level courses;
- Skillnets supports businesses by region/ sector to grow & be competitive - up to 50% funding of eligible network activities;
- 'Dwell on Excellence' workshops from Fáilte Ireland aim to promote the Ancient East brand by increasing visitor dwell time;
- Business in the Community Ireland (BITC) facilitates Corporate Social Responsibility; and
- The Community Enterprise Initiative Scheme by Enterprise Ireland supports enterprise in economically disadvantaged areas (€5m fund).

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term initiative period of 6 – 12 months to establish partnership structures, and long-term management of training programmes (3 years +); and
- It is estimated that Enterprise Grants can generate over €20,000 of funding.

ACTION A3: FOSTERING MULTI-SECTORAL NETWORK DEVELOPMENT VIA ESTABLISHMENT OF WELL-INTEGRATED FORUMS

DESCRIPTION

This action seeks the development of multi-sectoral, public-private networks from local to regional level where the need arises. This action should aim to build upon the existing structures and partnership forums already in place, which should themselves continue to be utilised.

The implementation of this strategy shall require the establishment of a public-private steering group – to monitor progress.

A business forum should be established to represent community, education, business, institutions and Council to sponsor initiatives and ensure the regeneration is integrated with local needs, programmes and aspirations.

Network development should be established as a special working group, building on contacts in the Forum, to reach out to Third Level Institutes, regional and national initiatives, political influence, and awareness for opportunities.

IMPACTS

This action could have the following impacts:

- Action supports creation of forums and communication channels to interact with multiple actors and agencies who can have a positive influence on Templeshannon;
- Action will ensure local needs, aspiration and potential is matched with broader external markets, influence etc.; and
- Action provides process for identifying progress in physical investment in area with agility of community to create positive platform for investment and development.

STAKEHOLDERS

This action could involve the following stakeholders:

- Business leaders;
- Chamber of Commerce;
- LEO;
- Wexford County Council;
- Wexford Public Participation Networks (PPN); and
- Skillnets (National Training Fund (NTF) via Dept. of Education and Skills (DES).

FUNDING

This action could avail of the following funding mechanisms:

- Enniscorthy Chamber of Commerce and Wexford County Council are important partners for this action (Administrative support). Private actors such as the BNI offer networking and training opportunities to SMEs. A similar organisation could be beneficial to the Templeshannon;
- The Wexford PPN could be utilised to develop contacts and outreach;
- Network Ireland provide a forum to exchange ideas and increase contacts, promote welfare in communities, liaise with government bodies, national and international organisations and assist in marketing members. Currently no organisation in Wexford, although both Kilkenny and Waterford have representatives. <http://www.networkireland.ie/>; and

- Skillnets supports businesses by region/ sector to grow & be competitive - up to 50% funding of eligible network activities.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term initiative period of 6 – 12 months to establish network structures, and long-term management of networks (3 years +);
- Costs are to be supported by training organisations and funding grants; and
- It is estimated that over €5,000 funding can be generated by this action.

ACTION A4: INITIATING STREETSCAPE IMPROVEMENTS TO BOOST FOOTFALL IN TEMPLESHANNON

DESCRIPTION

In accordance with objectives of the Key Project 3, a number of initiatives will bring improvements to the streetscape with the aim of increasing the potential footfall for local businesses, such as:

- Making Templeshannon Street one-way;
- Widening footpaths;
- Tidying overhead wires;
- Co-ordinating existing signage;
- Re-surfacing street/ materials;
- Re-aligning junction to Templeshannon;
- Making bridge two-way;
- Shop signage assistance;
- Adequate street lighting; and
- Façade Improvements.

IMPACTS

This action could have the following impacts:

- This action will improve accessibility and create a calm street environment; and
- By improving comfort and safety for pedestrians there should be an increase in passing trade and a perception of increased activity in the area.

STAKEHOLDERS

This action could involve the following stakeholders:

- Wexford County Council;
- Wexford Local Development;
- OPW; and
- TII.

FUNDING

This action could avail of the following funding mechanisms:

- The Public realm works is generally funded by a combination of public infrastructure providers, including the OPW, TII and Wexford County Council;
- Improved pedestrian environments and increased footfall to local businesses have the potential to bring revenue to the Council through improved business rates returns over time; and
- There may be potential for European Regional Development Fund support. The Department of Environment, Community and Local Government have established the Designated Urban Centres Grants Scheme which provides the avenue through which this EU fund can be accessed. Applications are made

through the Local Authority and the grant can be used to regenerate urban centres.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term design period of 6 months to finalise proposal, and roll out of street improvement measures over short to medium term (3 years +); and
- This action would be supported directly by public authorities. The estimated value of this project is of the order of €400,000.

ACTION B1: REVITALISING THE VINEGAR HILL EXPERIENCE AS A KEY TOURIST ATTRACTION FOR TEMPLESHANNON

DESCRIPTION

Vinegar Hill is perhaps the most iconic and readily accessible place symbol of Enniscorthy and is located on the edge of Templeshannon area. Recent archaeological research has identified significant findings which have been heralded as the most impressive yet uncovered on a battlefield in the Republic of Ireland. This further emphasises that Vinegar Hill should be developed as a tourist attraction and amenity.

This requires investment in place itself as an experience but also crucially how people find their way to this special location, and what the experience of this journey through Templeshannon means.

Templeshannon must connect positively with Vinegar Hill to amplify this experience and add to it. This means investment in;

- Clear signage, wayfinding and connection from Templeshannon to Vinegar Hill;
- Development of a Masterplan for Vinegar Hill;
- Upgrades in pavement and trail;
- Provision of story boards along the way and at the destination; and
- Marketing materials.

IMPACTS

This action could have the following impacts:

- Better awareness of important visitor experience;
- Improved facilities and enhanced interpretive exhibitions;

- Footfall growth as visitors feel more certainty about their activity;
- Higher number of visitors;
- Multiplier effects on local services;
- Improved trail connections and amenity facility; and
- Improved image and message.

STAKEHOLDERS

This action could involve the following stakeholders:

- Wexford County Council;
- Fáilte Ireland;
- OPW;
- Leader;
- National 1798 Rebellion Centre;
- Heritage Council; and
- Local Community.

FUNDING

This action could avail of the following funding mechanisms:

- Wexford County Council;
- Fáilte Ireland. Grants Scheme for Large Tourism Projects (for capital grants above €200,000) and OPW/ Fáilte Ireland Capital Grants budget for Ireland's Ancient East.
- Heritage Council Grant Schemes;
- LEADER Programme has €8 million to invest in innovative community and private enterprise projects throughout Wexford between 2016-2020. Projects that can sufficiently argue its case for engaging with, and tackling

issues related to these broad themes of economic development, social inclusion and rural environment could potentially receive funding. The most recent call for applications focused on the Rural Tourism categories of; activity, adventure, eco, marine and heritage;

- LEADER programme can provide between 75% to 100% of total funding, or up to €150,000 of funding. As an example, a project in Donegal that built tourist accommodation was awarded €200,000 under the 'encouragement of tourism activities' measure, although an award that high is only in exceptional circumstances; and
- Crowd-funding sites such as Fundit. The type of projects covered are varied, but can include festivals such as Westport 250 which sought and attained €16,950 in funding.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term design period of 6 months to finalise proposal, and long-term maintenance (3 years +);
- Costs are to be supported by training organisations and funding grants;
- It is estimated that over €200,000 funding can be generated by this action; and
- Capital Grants for facilities of over €200,000 may become available following initial phase.

ACTION B2: TRANSFORMING ST. SENAN'S HISTORIC SITE INTO AN ATTRACTIVE AND ACCESSIBLE HERITAGE / CULTURAL SITE

DESCRIPTION

St. Senan's is not only important as site of architectural and religious heritage. It is also a strongly symbolic narrative for the foundation of the town. St. Senan may be seen as a story for Enniscorthy and a spiritual site in itself.

However there is at present no means of engagement with this story or capacity to access this heritage.

This strategy seeks to bring access to the site of St. Senan's. This involves opening the gates and managing its upkeep, and could also be augmented through the following elements:

- Improve safety of access (particularly road safety at entrance);
- Marketing St. Senan's and grow awareness;
- Prepare story-boards. Highlight spiritual and founding of Enniscorthy connection; and
- Create local event 'St. Senan's day' comparable to St. Patrick's day.

IMPACTS

This action could have the following impacts:

- Provides an identity, story and narrative for Templeshannon;
- Creates complementary attraction to other activities such as Vinegar Hill;
- Provides an additional reason to visit the area; and
- Recognises authentic heritage and sources of towns origins.

STAKEHOLDERS

This action could involve the following stakeholders:

- Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs;
- OPW;
- Heritage Council;
- Dept. of Housing, Planning, Community and Local Govt.;
- Wexford County Council;
- Local Community;
- Tidy Towns; and
- Fáilte Ireland – Regional Festivals Programme.

FUNDING

This action could avail of the following funding mechanisms:

- Built Heritage Investment Scheme, with applications made through the local authority to Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs. Aim of the scheme is to assist in the conservation and repair of protected structures. €2,500 to €10,000, (deadline was February 2017 but there may be future rounds);
- The Heritage Council offer a wide range of grant schemes ranging from €400 to €40,000 and is project dependant;

- Fáilte Ireland provides considerable support to festivals, previously investing €690,000 to support Regional 205 festivals and participative events; and
- OPW/ Fáilte Ireland Capital Grants budget for Ireland's Ancient East. Funds allocated included King John's The Phoenix Park (tourism and amenity study) - €300k, and Boyne Valley (Interpretation Masterplan) - €120k.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term design period of 6 months to finalise proposal, and long-term maintenance (3 years +);
- Costs are to be supported by training organisations and funding grants; and
- It is estimated that funding of the order of €40,000 can be generated this action.

ACTION B3: ENGAGING WITH THE PUBLIC AND LOCAL BUSINESSES FOR THE PROVISION OF SERVICES FOR VISITORS

DESCRIPTION

This action covers people's experience of engagement with Templeshannon, from first sight through to activities when there.

There are several opportunities to engage with visitors (and general public) to build the experience including:

- Use Chamber of Commerce office for public displays about Templeshannon Plan, and for information on opportunities in area;
- Actively seek a new retail operator or other anchor (lifestyle, agri-food etc.) to re-position perception of place;
- Actively support investment in Pop Up(s) shop units, to support new business and creative uses;
- Support re-opening of cinema/theatre as attraction; and
- Prepare brochure regarding Retail Mix addressing how to bring certainty and addressing transition period.

IMPACTS

This action could have the following impacts:

- Action supports additional reasons to spend time in Templeshannon;
- Action extends visitor experience, and list of things 'to-do';
- Action seeks to build virtuous circle of activity; and
- Positive message for the area.

STAKEHOLDERS

This action could involve the following stakeholders:

- Chamber of Commerce;
- Wexford County Council;
- Wexford Tourist Office (visitwexford.ie and 'Visit Wexford Pass');
- Business Champion; and
- Estate Agents.

FUNDING

This action could avail of the following funding mechanisms:

- Private sector;
- Wexford County Council link with Wexford Tourist Office and Wexford Pass' multi-attraction discount card;
- LEADER project mentioned previously;
- Fáilte Ireland also have their Large Grants Scheme 2016-2020 which applies to capital grants above €200,000. It is open to any scheme that meets certain criteria and is eligible for state aid. A case could be made for investment in an integrated tourism experience in Templeshannon that provides services for visitors, promotes St. Senans and Vinegar Hill as heritage sites worth experiencing. Branding of the area as one unified experience may allow for a more targeted approach in grant applications;

- Community Finance Ireland and Clann Credo could provide assistance for Third Sector or community loans and investment; and
- Wexford County Council currently operate Rates Incentive and Shop Front Schemes to encourage the use and upgrade of retail premises.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term initiative period of 2 to 6 months to with longer term programmes of 3 years +;
- Costs are to be supported by training organisations funding grants, rates incentives and shop front schemes;
- Estimated Costs of €15 – €20K are estimated for marketing and networking purposes.

ACTION B4: IMPROVING THE INTEGRATION OF TEMPLESHANNON BY MARKETING IT WITHIN A TOWN-WIDE TOURISM TRIAL

DESCRIPTION

Templeshannon's attractions do not stand alone, but form part of the overall visitor experience of Enniscorthy.

The reason for coming to Enniscorthy and Templeshannon both as a visitor from out of town or abroad or someone coming into the town on a daily or weekly basis is the sum of its parts.

Templeshannon should be connected to Enniscorthy as part of the town's marketing, product development and listings of activities.

This action also entails a broad connection of wayfinding and signage throughout the town.

IMPACTS

This action could have the following impacts:

- Broadens attraction and integration of Enniscorthy visitor experience;
- Creates a reason to cross the bridge between the town centre and Templeshannon;
- Improves understanding of town's history, geography and development.

STAKEHOLDERS

This action could involve the following stakeholders:

- Wexford County Council;
- Fáilte Ireland;
- Wexford Local Development;
- National 1798 Rebellion Centre;
- LEADER;
- OPW;
- Heritage Council; and
- Local Community.

FUNDING

This action could avail of the following funding mechanisms:

- Wexford County Council;
- Fáilte Ireland;
- Heritage Council's Community Based Grants have provided funding for a variety of similar projects such as the Dunfanaghy Heritage Trails in Donegal (€1000), Completion of Graveyard Trail for Cork County Council (€2000), and other similar developments where costs range from €1,000 to €7,500;
- Roscrea in Tipperary has recently had funding from the OPW approved for new signage that would enhance the town and capitalise on its rich heritage; and
- Wexford Local Development have released €300,000 of

LEADER Programme grant aid for specific categories of investment, including walking trails.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term design period of 6 months to finalise proposal, and long-term maintenance (3 years +);
- Costs are to be supported by training organisations and funding grants; and
- It is estimated that funding of the order of €40,000 can be generated this action.

ACTION B5: ENHANCING ACCESS TO AND PROVIDING FOR AFFORDABLE PARKING

DESCRIPTION

The majority of people access the town via private car.

In terms of tourism and activities this means car parking capacity and management are important to the overall offer.

The development of a car park plan providing for:

- Safe and overlooked parking;
- Identify dedicated parking spaces for buses and older population (on-street and off-street);
- Incentive/discount for people using facilities in Templeshannon; and
- Ensure car parking locations are clearly sign-posted.

IMPACTS

This action could have the following impacts:

- Aims to improve perception about parking and affordability in Templeshannon;
- Action makes coming to Templeshannon more attractive;
- Will provide better communication and clarity on where spaces are; and
- Action will clarify parking need and objectives for area.

STAKEHOLDERS

This action could involve the following stakeholders:

- Wexford County Council; and
- Private Property owners.

FUNDING

This action could avail of the following funding mechanisms:

- Car parking is a self-financing commercial activity. There is considered to be no justification for funding or subvention or activity; and
- Any investment, conveyancing or property costs associated the management and distribution of parking should be recouped over time from the car park operations themes.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term design period of 6 months to finalise proposal, and long-term operation (3 years +); and
- Feasibility costs associated with this action are estimated to be of the order of €15,000, with potential legal and maintenance costs during operation of car parks, to be recouped by customer parking fees.

ACTION C1: INCENTIVISING THE PROVISION OF RECREATIONAL FACILITIES FOR THE YOUNGER COHORT

DESCRIPTION

Good leisure and recreation facilities are important for visitors and residents alike.

Leisure and recreation is for all cohorts of society with differing needs and facilities.

In the Irish climate it is important that a range of facilities are provided as choices in different weather conditions, particularly for children.

Children's facilities could include:

- Playgrounds;
- Skate Park;
- Activity Camps and sports (including indoor facilities); and
- Natural Amenity and Heritage.

IMPACTS

This action could have the following impacts:

- Templeshannon's location on the Slaney can be transformed into an asset rather than a flood risk;
- The island presents significant potential to provide seasonal facilities such as trails, interpretive centres, eco themes and activities;
- Incentive for families to visit area and benefits residents; and
- Connection with school locations and extra-curricular and recreational facilities.

STAKEHOLDERS

This action could involve the following stakeholders:

- Wexford County Council;
- Sports Active Wexford;
- Department of Children and Youth Affairs (previously operated a Youth Capital Funding Scheme);
- Children and Young People's Services Committees (CYPSC);
- Business in the Community Ireland (BITC); and
- Private operators.

FUNDING

This action could avail of the following funding mechanisms:

- Wexford County Council could support investment in community and recreation facilities;
- BITC assist member companies engage in the local communities through a range of charitable donations, sponsorships and education programmes that work alongside local schools. Examples in Wexford include SSE Airtricity's funding of to local schools near a wind-farm, ESB's provision of equipment to a local athletics club, and Tesco's Community Charity Fund to support local causes in communities;
- The Department of Children and Youth Affairs has previously operated a Youth Capital Funding Scheme for health and safety improvements, refurbishments, equipment, youth service and other associated projects.

The scheme had two strands; the first provided grants between €5,000 - €20,000, the second was €20,000 - €50,000;

- €30 million worth of grants available under the Sports Capital Programme for developing sports and recreation facilities. Applications only permitted to those clubs who register. Programme is under the auspices of the Department of Transport, Tourism and Sport. <https://www.sportscapitalprogramme.ie/>; and
- Community Finance Ireland or Clann Credo could provide loans for Third Sector or Community loans for organisations.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term design period of 6 months to finalise proposal, and long-term maintenance (3 years +); and
- It is estimated this action has potential to generate funding of €20,000, with capital works costs/investment of over €50,000.

ACTION C2: IMPROVING ACCESS TO THE RIVER SLANEY AS A KEY AMENITY TO TEMPLESHANNON

DESCRIPTION

This action seeks to redefine Templeshannon's relationship with the River Slaney and engage with this great amenity for town.

The implementation of Flood relief works creates opportunity for access at Shannon quay, beside the Leisure Centre lands up as far as the railway bridge. This will create a continuous linear pathway.

The objective is make the engagement and experience of the river a prime public space, making the most of visual amenity and the south facing aspect.

IMPACTS

This action could have the following impacts:

- This action will reinstate amenity value of the river; and
- This will transform the edge of the Slaney from a 'back-land' and road dominated edge to a high quality walkway and public space which will attract people, increase footfall, and emerge as a promenade which would be attractive to services businesses (cafes, restaurants) to locate beside.

STAKEHOLDERS

This action could involve the following stakeholders:

- OPW.;
- NPWS;
- Wexford County Council;
- Sports Active Wexford;
- Inland Fisheries Ireland;
- Inland Waterways Association Ireland (IWAI);
- Slaney River Trust;
- Waters and Communities office, funded by the Dept. Housing, Community, Planning and Local Government (DHCPG); and
- Waters and Communities – Tidy Towns award for 2017.

FUNDING

This action could avail of the following funding mechanisms:

- Inland Fisheries Ireland are responsible for the protection, management and conservation of inland fisheries, as well as education and outreach programmes. They also provide funding for works such as access points for anglers;
- Inland Waterways Association Ireland (IWAI) is a voluntary association who maintain, develop and promote Irish navigable waterways. The Slaney River Trust is a branch which represents clubs, fisheries and anglers who work in conjunction with local communities for the protection of river ecology;

- InterReg EU funding provides grants for projects under priority 2 category 'environment and risk prevention' covers waterways infrastructure improvements. SWARE project in Tipperary is an example;
- Sport Ireland assists National Governing Bodies (NGBs) of Sport to develop sustainable and effective structures to facilitate increased numbers of both participants and volunteers across a wide range of sports.
- Waters and Communities – Tidy Towns award for 2017 is a new category to raise awareness of, and engagement with waterways in communities; and
- Waters and Communities office, funded by the DHCPG can assist in initiatives such as riverbank improvement works, community engagement around water, and river heritage, walks signage and leaflets.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short term design period in association with flood works of 6 months to finalise proposal, and long-term maintenance (3 years +); and
- Funding for this action is derived from the Flood Defence Scheme.

ACTION C3: TRANSFORMING THE ISLAND RECREATION AREA INTO AN ATTRACTIVE AND WELL-INTEGRATED PUBLIC SPACE

DESCRIPTION

The strategy proposes that the town and Templeshannon re-discover the visual and natural amenity of the Slaney River.

This action seeks to explore the potential for bringing the amenity pathway beyond the railway line, to connect with the island.

The island environment may be seen as part of the town's green and blue infrastructure. It may become an accessible amenity area with walks, ecological trails etc. and other diverse activities on a seasonal basis.

An initial study should example the feasibility of utilising the island for leisure and amenity without negative impact on ecology and habitat.

It would likely provide for a linkage over/under railway line.

IMPACTS

This action could have the following impacts:

- This initiative recognises the potential of a major natural asset for the town;
- This action has the potential to bring in visitors; and
- This action has potential to introduce new types of recreational activity for Templeshannon and Enniscorthy generally.

STAKEHOLDERS

This action could involve the following stakeholders:

- Wexford County Council;
- OPW.;
- NPWS.;
- Private Sector;
- LEADER;
- Rural Recreation Officers - Local Development Companies (LDCs) – Dept. of Arts, Heritage, Regional, rural and Gaeltacht Affairs; and
- National Trails Office at the Irish Sports Council.

FUNDING

This action could avail of the following funding mechanisms:

- Waterways Ireland have launched their Heritage in the Community Grants programme which offers €1,500 to assist in community heritage projects that adhere to, or assist in the delivery of Waterways Ireland Heritage Plan. This particular scheme is currently only open to certain regions in Ireland, unfortunately the River Slaney does not fall under the Waterways Ireland remit;
- Waters and Communities office, funded by the DHCPG can assist in initiatives such as riverbank improvement works, community engagement around water, heritage, walks signage and leaflets;

- The Fisheries Local Area Group Development programme supplies grant aid on an application basis. Projects that promote innovation, create jobs, support community diversification and promote cultural heritage are some of the types that will be considered. Although this is only open to coastal regions, the River Slaney does enter the sea in Wexford Town and therefore perhaps some of the benefits of grant aid could be extended;
- Waters and Communities – Tidy Towns award as noted above; and
- The Walks Scheme under DAHRRGA supporting rural recreation and walks.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term feasibility study period of 6 months to finalise proposal, and medium -term implementation and maintenance (3 years +);
- It is estimated this action has potential to attract funding of €10,000; and
- Private sector and Community Finance are likely be required at project implementation stage.

ACTION D1: ENABLING SHOPPING PROVISIONS TO DEAL WITH DAILY BASICS IN THE AREA

DESCRIPTION

All sustainable and strong neighbourhoods provide a basic level of provisions and services for its community.

This action proactively seeks to enrich and activate the number of low level activities.

The strategy proposes to improve the general street environment. This supports this action by;

- Making units more attractive and user friendly;
- Providing supportive financial measures where possible; and
- Invite companies, community or individuals to open neighbourhood shops. i.e. 'Home Baked', fruit and veg, butcher, fish, co-op.

IMPACTS

This action could have the following impacts:

- Daily activities play a role in enhancing social interaction, supporting shops and small enterprise as well as local needs;
- It creates potential for new small businesses unique and authentic to Enniscorthy (and specifically Templeshannon);
- It gives people a reason to go to Templeshannon, to interact and socialise; and
- It supports the vision to improve the overall experience of the neighbourhood.

STAKEHOLDERS

This action could involve the following stakeholders:

- Local Community.;
- Wexford County Council;
- Wexford Food Tourism;
- Community Trust organisations / co-operatives; and
- Private sector.

FUNDING

This action could avail of the following funding mechanisms:

- Wexford County Council could support the establishment of temporary local market to sell goods produced in the area, not only would this provide more options for residents it would also support the local economy. This could potentially be located on the new quay side. Heritage Council, Leader and Crowdsourcing potentials as referred to above;
- Financial assistance, known as the Priming Grant, for businesses trading less than 18 months is available from Local Enterprise Offices;
- Wexford LEO Feasibility Study and Priming Grants are noted under Theme A; and
- The Vacant Property Incentive Scheme is managed directly by Wexford County as noted under Theme A.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term marketing phase, followed by medium term to long term investment phase (3-5 years); and
- It is estimated this action can generate grants and funding for businesses in the area worth over €20,000.

ACTION D2: ENSURING GOOD ACCESS TO APPROPRIATE PARKING WITHIN TEMPLESHANNON TO SUPPORT EVERYDAY NEEDS OF LOCAL RESIDENTS

DESCRIPTION

At a local level many people walk for their daily trips. However, car access remains fundamentally important for a town with a large rural hinterland.

Complementing Action B5, the preparation of a car parking plan that identifies the most rational means of providing and managing spaces for business in Templeshannon is a desirable early initiative.

This may incentivise parking to provide spaces for local business (e.g. free for 1st 30 mins).

IMPACTS

This action could have the following impacts:

- Customers can be certain of cheap parking in close proximity to the town centre;
- Shop owners are serviced with parking spaces to support for their stores;
- Encourages larger footfall as an incentive for business owners; and
- Could mitigate against shopping trips external to Templeshannon.

STAKEHOLDERS

This action could involve the following stakeholders:

- Wexford County Council;
- Chamber of Commerce; and
- Private sector/ property owners.

FUNDING

This action could avail of the following funding mechanisms:

- Car parking is a self-financing commercial activity. There is considered to be no justification for funding or subvention or activity. However, WCC could support the improvement of operation in the management of car parking through initial funding of parking study or investment;
- Any investment, conveyancing or property costs associated the management and distribution of parking should be recouped over time from the car park operations themes;
- Funding for accessible transport options could potentially come from Clann Credo. Clann Credo provide loans to communities, charities, sports clubs and social enterprises nationwide, covering a multitude of ventures in various sectors; and
- A project funded with help from Clann Credo was Clare Accessible Transport that provides buses to rural, or excluded communities across the county. They required purpose-modified buses in order to appropriately undertake their work which stimulates inclusion across the county.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term feasibility study period of 6 months to finalise proposal, and medium -term implementation and maintenance (3 years +);
- It is estimated this action has potential to attract funding of €10,000; and
- Private sector and Community Finance are likely be required at project implementation stage.

ACTION E1: PUBLICISE AND ENCOURAGE THE CONCEPT OF TEMPLESHANNON AS AN AGE FRIENDLY TOWN

DESCRIPTION

It is a core Theme of this Regeneration Strategy to encourage and support the concept of Templeshannon as an age friendly place

This defines Templeshannon as an Age-Friendly neighbourhood with a host of town centre activities and services in short walking distance and a highly integrated and social place.

Multi-generational engagement, helpful services and facilities and a friendly pedestrian environment where older people are welcomed as a great asset to the community

Develop network with health care providers, care institutions to implement projects in co-ordinated manner.

IMPACTS

This action could have the following impacts:

- Reinforce positive concept of Templeshannon family and age friendly town that sustains local shops and businesses;
- Creates opportunities for new developments and refurbishments to cater for this cohort.
- Creates opportunity for services and facilities to cater for older age group market; and
- Creates opportunity to establish care homes in the neighbourhood and nearby areas.

STAKEHOLDERS

This action could involve the following stakeholders:

- Wexford County Council;
- Community care;
- Age Equality Network Wexford ;
- Age Friendly Alliance (under the auspices of Wexford County Council);
- Wexford Local Link;
- HSE;
- National Disability Authority;
- Wexford PPN;
- The Community Foundation for Ireland;
- Social Entrepreneurs Ireland; and
- Private Sector.

FUNDING

This action could avail of the following funding mechanisms:

- Age Action Ireland aim to promote life-long learning and social inclusion through targeted campaigns that support the elderly. They have a number of schemes such as Care and Repair where minor repairs to a home are carried out free of charge, while providing access to reliable tradesmen for larger jobs. They also offer computer training to tackle the concept of the digital divide;

- Social Entrepreneurs Ireland facilitates the development of socially orientated entrepreneurial ideas through a funding scheme. Applications are made annually and up to 8 'social entrepreneurs' are awarded with over €25,000 (initial direct payment of €10,000) in direct funding and support. Types of support include leadership development, governance, strategic planning, fundraising & resilience. Previous winners have engaged in projects such as social inclusion, elderly support, digital divide & youth mental health;
- The Community Foundation for Ireland also has open applications for funding from its 'Older Person's Fund', which has invested over €1 million since its inception in 2000. This year the theme of the fund is that of civic engagement and inclusion, with grants of up to €7,500 available to projects that satisfy certain criteria; and
- Community Finance Ireland loans support may also be applicable.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Initial short-term publicity and marketing period championing Age-Friendly concept (c. 6 months to 1 year) following by roll out of long-term measures (3 – 5 years); and
- It is estimated that this action can attract funding in excess of €30,000.

ACTION E2: IMPROVING FOOTPATHS AND WALKING SPACES TO CREATE A PEDESTRIAN FRIENDLY AREA

DESCRIPTION

In accordance with objectives of Key Project 3, a number of initiatives will bring improvements to the street and river side environment of Templeshannon. This is to ensure:

- Footpaths and trails are wider and suitable for all members of society;
- Public spaces are created that are safe for the older population; and
- The impact of car traffic on pedestrians is diminished allowing people to meet and socialise in a series of new public spaces.

IMPACTS

This action could have the following impacts:

- This action will create a safer and calmer pedestrian environment;
- It will encourage more activity in town;
- It will attract visitors to the town for the urban experience; and
- It will encourage residents of Templeshannon and Enniscorthy to use and visit the town centre more regularly by foot and bicycle.

STAKEHOLDERS

This action could involve the following stakeholders:

- Wexford County Council; and
- Local Community.

FUNDING

This action could avail of the following funding mechanisms:

- Public realm works is generally funded by a combination of public infrastructure providers, including the OPW, TII and Wexford County Council;
- Expanded pedestrianised areas have the potential to bring revenue to the Council through the licensing of outdoor seating, and improved business rates returns over time; and
- There may be potential for European Regional Development Fund support. The Department of Environment, Community and Local Government have established the Designated Urban Centres Grants Scheme which provides the avenue through which this EU fund can be accessed. Applications are made through the Local Authority and the grant can be used to regenerate urban centres.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term feasibility study period of 6 months to finalise proposal, and medium -term implementation and maintenance (3 years +);
- It is estimated this action has potential to attract funding of €10,000; and
- Private sector and Community Finance are likely be required at project implementation stage.

ACTION E3: PROVIDING A SUPPORTIVE RETAIL / SHOPPING SERVICE OFFER

DESCRIPTION

The development of the Age Friendly Town concept will support the creation of a critical mass of people which in turn enables implementation of shared facilities, networks and services.

This may include:

- Home delivery scheme for older population;
- Encourage social societies / clubs for older population;
- Identify support services to support older population; and
- Improve access and facilities for older people in town.

IMPACTS

This action could have the following impacts:

- This action will encourage the older population to participate in the town as important part of daily life;
- This action will provide facilities that are affordable / sociable and accessible;
- This action could have the impact of supporting the local community and a positive perception of place.

STAKEHOLDERS

This action could involve the following stakeholders:

- Community care;
- Age Equality Network Wexford ;
- Age Friendly Alliance (under the auspices of Wexford County Council);

- HSE;
- National Disability Authority;
- Public Participation Network;
- The Community Foundation for Ireland;
- Social Entrepreneurs Ireland;
- Age & Opportunity; and
- Pobal.

FUNDING

This action could avail of the following funding mechanisms:

- Wexford County Council have operated Rates Incentive Scheme to mitigate costs during the early years of operation and encourage new investment in retail premises;
- Shop Front Scheme supporting painting and renewal of façade (part-funding);
- Funding for this action is anticipated to come from, or in partnership with established health care and social welfare providers;
- Local links - There is potential to develop transport options (subsidised bus service) for elderly in Enniscorthy's hinterland to access the town centre;
- 'Friends of the Elderly are a charity organisation whose volunteers offer companionship and 'shopping buddy'

initiatives;

- Pobal administer a number of relevant programmes at national level. The Community Services Programme (CSP) for example supports community businesses to deliver local services to their communities and employ people from disadvantaged groups; and
- Community Finance Ireland loans support may also be applicable.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Initial short-term publicity and marketing period championing Age-Friendly concept (c. 6 months to 1 year) following by roll out of long-term measures (3 – 5 years); and
- Costs are to be supported by training organisations and funding grants.

ACTION E4: SUPPORTING ENTERTAINMENT ACTIVITIES, LOCATIONS, AND SOCIETIES FOR OLDER PEOPLE

DESCRIPTION

This Regeneration Strategy supports identifying Templeshannon as an Age-Friendly town (within Enniscorthy).

This action supports the provision of entertainment / activities and places for older residents and visitors.

Cultural and artistic activities are encourage for all age groups, and in particular for the Older Population.

This may be provided in a range of formats from societies and craft groups, educational activities and social venues.

IMPACTS

This action could have the following impacts:

- This action widens scope of activities and things to-do in Templeshannon and Enniscorthy;
- It provides another reason to visit or stay in the neighbourhood; and
- Older people who are retired generally have more free time, with potential for multiple creative activities which is a significant asset for a town.

STAKEHOLDERS

This action could involve the following stakeholders:

- Wexford County Council;
- Local Community;
- Community care;

- Age Equality Network Wexford;
- Age Friendly Alliance (under the auspices of Wexford County Council);
- HSE;
- National Disability Authority;
- Public Participation Network;
- Age Action Ireland;
- Age & Opportunity and Sport Ireland; and
- Arts Council.

FUNDING

This action could avail of the following funding mechanisms:

- In addition to sources already referred to under Theme E, Philanthropist fund 'The Ireland Funds' offer grants to aid community development, education, arts and culture, and peace and reconciliation;
- In relation to community development and elderly service provision, they have helped fund projects such as an Active Retirement Club in Westmeath. The Small Grant Round offers up to €7,000. If successful, there is potential of applying for the Flagship Grant which provides multi-annual funding of up to €50,000 in order to scale-up initiatives (irelandfunds.org/grants/);
- Age Action Ireland host a 'Generations Together' programme that creates opportunities for older and younger people to meet and learn from each other. [https://www.ageaction.ie/how-we-can-help/generations-together](https://www.ageaction.ie/how-we-can-help/generations-together;); and

- Age & Opportunity (olderinireland.ie) run programmes and events in Physical Activity & Sport, Art & Culture, Education & Engagement, often in partnership with Local Sports Partnerships, public libraries, arts centres, local VEC or with Partnership Companies. 'Go for Life' National Grant Scheme grants are typically up to €700.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Initial short-term publicity and marketing period championing Age-Friendly concept (c. 6 months to 1 year) following by roll out of long-term measures (3 – 5 years);
- It is estimated that this action can generate funding of over €10,000 for the area; and
- Costs are to be supported by training organisations and funding grants.

ACTION E5: PROVIDING AND PROMOTING APPROPRIATE HOUSING FOR OLDER PEOPLE

DESCRIPTION

Encourage Templeshannon as location for full life-cycle housing, and sheltered housing.

Engage with Approved Housing Providers (AHPs) to look at potential of sites in Templeshannon for older people.

Engage with private sector care home providers to promote location of Templeshannon for Older People, in the context of the overall Regeneration Strategy.

IMPACTS

This action could have the following impacts:

- This action supports investment in property and refurbishment in Templeshannon;
- It seeks to support the creation of a housing sector niche;
- This action will support local population growth; and
- Supports local services.

STAKEHOLDERS

This action could involve the following stakeholders:

- Wexford County Council;
- Approved Housing Providers (AHPs);
- Estate Agents;
- Property owners;
- Department of Housing, Planning, Community and Local Government;

- Community care;
- Age Equality Network Wexford;
- Age Friendly Alliance (under the auspices of Wexford County Council);
- HSE;
- National Disability Authority;
- Public Participation Network;
- Age Action Ireland; and
- Pobal.

FUNDING

This action could avail of the following funding mechanisms:

- Housing Adaptation Grant offers maximum of €30,000; Mobility Aids Grant Scheme provides for up to €6,000, and Housing Aid for Older people is a further means of support. All three are 80% funded by the Department of the Environment, Heritage and Local Government, with remainder by Wexford County Council;
- The WARM Project provide energy saving for homes where the owner/occupier meets certain criteria. Better Energy Warmer Homes Scheme (administered by the SEAI), finances the upgrade of houses with respect to energy consumption. This is free for elderly & disadvantaged;

- The Repair and Leasing scheme is part of the government's Rebuilding Ireland action plan administered by the Department of Housing, Planning, Community and Local Government, along with local authorities (Wexford County Council). It is open to owners of properties that have been vacant for a minimum of one year and require repairs in order to bring the property to a certain standard for rental;
- Respond! and Cluid are examples of AHPs who deliver social housing for the elderly and could be important stakeholders; and
- Pobal also administer relevant programmes such as the Senior Alerts Scheme.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Initial short-term publicity and marketing period liaising with Housing Dept., AHPs and Stakeholders (c. 6 months to 1 year) following by roll out of long-term measures (3 – 5 years);
- Costs are to be supported by training organisations and funding grants;
- At minimum, it is estimated that housing improvement grants and funding are worth in excess of €300,000 for the area; and
- Sheltered housing investment in the area on foot of this action would represent a multi-million investment dependent on dwelling unit numbers, but likely not less than €5m.

ACTION F1:

IDENTIFYING AND CREATING SAFE ROUTES TO SCHOOL INCLUDING A POTENTIAL LINK FROM SHANNON QUAY TO THE SHANNON

DESCRIPTION

Templeshannon has over 1,000 children and students coming to and connecting with the area every day. This generates services, cultural attractions, activity needs, leisure, amenity and sports.

It also generates traffic as children are dropped to school, often as part of multi-trip journeys at busy times of day.

This action proposes to encourage options for children and parents in how they access schools by:

- Identify main routes kids and students use;
- Make routes safe;
- Provides safe route to school signage;
- Encourage walking;
- Explore means of monitoring safety of students by School Traffic Warden at peak hours;
- Partner with schools experienced partners in roll-out of plan; and
- Examine feasibility for creation of direct walkway linking Shannon Quay up to The Shannon to shorten walk-times.

IMPACTS

This action could have the following impacts:

- With a calmer more receptive street environment, pupils and their families can become a more integrated part of the Templeshannon community;

- Students will make more active use of Templeshannon;
- Students will support local services more;
- Reduction in school traffic and negative environmental effects;
- Improve health of children /students with more daily activity;
- Provides option for busy parents in dropping children off.

STAKEHOLDERS

This action could involve the following stakeholders:

- Schools;
- Wexford County Council;
- An Taisce;
- Comhairle na nOg; and
- Pobal.

FUNDING

This action could avail of the following funding mechanisms:

- Green Schools Travel by An Taisce award environmentally aware schools throughout the country with 'green flags'. The Green Schools Travel programme is also supported by the National Transport Authority –Connecting the School to the Community;
- Comhairle na nOg are child and youth councils found in each local authority, aim is to give children the opportunity to have a voice in local development and community;

- School Traffic Wardens are employees of the local authority;
- Active Travel Towns (DTTA) provided capital funding for sustainable travel programmes in towns across the Country. This may be reactivated in future; and
- Pobal has administered Youth Capital Funding on behalf of the Department of Children and Youth Affairs. To date this funding relates to the provision of capital funding for Youth Cafés.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Initial short-term initiation period and design of scheme with partners (c. 6 months to 1 year) following by roll out of long-term measures (1 – 2 years).
- It is estimated this action can generate over €10,000 of funding for the area.

ACTION F2: CONNECTING THE SCHOOLS TO THE COMMUNITY THROUGH PROJECTS AND ACTIVITIES

DESCRIPTION

This action seeks to encourage connecting schools through projects/activities in the community.

This could involve:

- Environmental improvement/planting projects;
- Cultural and creative projects;
- Interaction between students and Older Population;
- Use of schools for training and further education/ night-classes; and
- Safer routes to school project.

This Action considers there to be a benefit from involvement of schools and students in the initiatives for the future and the sustainability of the strategy overall.

IMPACTS

This action could have the following impacts:

- Change thinking of school presence in Templeshannon as a source of congestion;
- Promotes benefits and positive aspects of location of schools in area; and
- Recognition of education facilities, staff and students as a community asset for Templeshannon.

STAKEHOLDERS

This action could involve the following stakeholders:

- Schools;
- Wexford County Council;
- An Taisce;
- Wexford PPN;
- Comhairle na nOg;
- Business in the Community Ireland (BITC); and
- Age Action Ireland.

FUNDING

This action could avail of the following funding mechanisms:

- This action entails complementarity with other initiatives and network support with Wexford County Council and An Taisce for example, rather than specific funding programmes;
- Comhairle na nOg are child and youth councils found in each local authority, aim is to give children the opportunity to have a voice in local development and community; and
- Age Action Ireland host a 'Generations Together' programme that creates opportunities for older and younger people to meet and learn from each other. <https://www.ageaction.ie/how-we-can-help/generations-together>.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Initial short-term initiation period and design of scheme with partners (c. 6 months to 1 year) following by roll out of long-term measures (1 – 2 years); and
- It is estimated this action can generate over €10,000 of funding for the area.

ACTION G1: PROACTIVELY ENGAGING WITH THE COMMUNITY AS A STAKEHOLDER

DESCRIPTION

Invite community or representatives of residential community to contribute their knowledge to implementation of plan.

Ensure community is represented on Board of Business Forum

Proactive information and marketing to broader Enniscorthy community on the positive changes planned and happening in Templeshannon.

IMPACTS

This action could have the following impacts:

- Community is an active participant in process of change;
- Ensures voice of community is listened to in management of implementation projects; and
- Ensures that local knowledge and experiences are incorporated in the implementation phase to the benefit of the projects and town.

STAKEHOLDERS

This action could involve the following stakeholders:

- Community Representatives;
- Wexford PPN; and
- Wexford County Council;

FUNDING

This action could avail of the following funding mechanisms:

- Funding under this Action has many overlaps with other areas;
- The Department of Housing, Planning, Community and Local Government have a coordinating role over the 'Local Agenda 21 Environmental Partnership Fund', which is administered by local authorities. The fund targets small-scale environmental projects that engage with themes such as; waste, biodiversity, climate change, air, water and sustainable development; and
- Funding provided through the scheme by the Department must be matched by the local authority and can also be supplemented by private sector sources involved through partnership arrangements. Previous examples of recipients in Wexford include Scoil Mhuire Barntown who received €3,000 in total to develop a school community garden, and Wexford Walking Trails who accessed €1,000 through the fund to create banners that highlighted biodiversity along some trail routes.. Therefore, the scope of works that could be carried out in Templeshannon with assistance from this fund have broad potential.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Short-term initiative period of 6 – 12 months to establish partnership structures, and long-term management of governance structures (3 years +); and
- It is estimated this action can generate over €5,000 of funding for the area.

ACTION G2: UPGRADING COMMUNITY FACILITIES AND SERVICES

DESCRIPTION

The implementation of this strategy and vision together with the investment it will bring to Templeshannon is a great opportunity for the area.

Public spaces and streets will be improved and the range of services and activities enhanced.

It is expected that in the short term there is an opportunity to support active use of under-utilised buildings in Templeshannon without significant capital investment.

As new populations develop and initiatives mature there is likely to be demand for cultural facilities and community spaces.

This should be reviewed in the medium term as demands can be identified and consolidated.

Facilities and services are to be improved in areas to the benefit of sub-groups and broader community.

IMPACTS

This action could have the following impacts:

- Process of change provides evident benefit for local community through broad range of initiatives included in plan (from employment to play space).

STAKEHOLDERS

This action could involve the following stakeholders:

- Wexford PPN;
- Wexford County Council;
- Public and private sector bodies;
- Men's Shed organisation; and
- Community Foundation for Ireland.

FUNDING

This action could avail of the following funding mechanisms:

- Wexford Local Development have made available €300,000 of LEADER Programme grant aid that targets specific categories of investment, one of which is the development of youth facilities;
- Community Foundation for Ireland: Social Change Grants 2017 operate a 'Leadership for Ethnic Minority Groups'. Which seeks to build leadership skills in local ethnic minority community groups;
- The Presentation Centre is a multi-use arts venue in Enniscorthy which hosts a range of arts, performance, community and corporate events. Programmes could be promoted, in conjunction with the Wexford Arts Centre, The Arts Council and DAHRRAG;

- Ferns Diocesan Youth Service supports youth organisations across Wexford, including the Enniscorthy Community Youth Project;
- The national Men's Sheds Association is a collective of individual Sheds provide support in communities across the country through small scale projects that allow men to use skills they possess. Bree Men's Shed Enniscorthy is a member; and
- Clann Credo provide loans to communities, charities, sports clubs and social enterprises nationwide, covering a multitude of ventures in various sectors.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Initial short-term initiation period and design of scheme with partners (c. 6 months to 1 year) following by roll out of long-term measures (1 – 5 years); and
- It is estimated this action can generate over €10,000 of funding for the area.

ACTION G3: DEVELOPING CULTURAL AND RECREATIONAL ACTIVITIES WITHIN THE TOWN

DESCRIPTION

The regeneration of a town or place is a cultural event as much as a physical event. Resilience in communities is about adapting to change and evolving.

Therefore culture, even as an ambiguous concept, is a part of the Templeshannon plan which will affect the community.

Artistic ventures such as installations, theatre productions, festivals and other similar events can become important drivers of local economies and create a sense of pride in a community

An implementation action in this context is the engagement of the community in consultation as part of the process of change.

Developing recreational activities and cultural events around school population as well as other cohorts in Templeshannon could involve themes of:

- Local sporting events;
- Leisure/recreation; and
- Art, drama, music and social media.

Cultural change is ultimately about people caring for their towns and being part of the process of improvement and change.

IMPACTS

This action could have the following impacts:

- Use synergy between schools with sport/ culture and recreation to support active use of facilities in area;
- Seek to establish culture as a theme of change; and
- Supports cultural shift that sees life and activities in an urban area such as Templeshannon to be fundamentally important to the long term sustainable development of the town.

STAKEHOLDERS

This action could involve the following stakeholders:

- Youth Organisations;
- Local societies;
- Schools;
- Wexford County Council;
- Wexford PPN;
- Comhairle na nOg;
- Business in the Community Ireland (BITC);
- Age Action Ireland; and
- Sports clubs.

FUNDING

This action could avail of the following funding mechanisms:

- The Arts Council, provide a variety of funding measures targeted at specific categories. The Festival and Events scheme offers funding of up to €10,000 for first time

applicants who seek to organise a festival programme.

The festival itself can be a day, or weekend event, or can be programmed to run over the course of several months, such as a concert series. This allows for flexibility in the design of the festival, providing more options for any prospective organisers;

- The Arts Council are currently accepting submissions for a Collaboration grant scheme. Any arts project that focuses on public engagement or policy development are deemed strategic priorities for the Arts Council. Offers the potential for Templeshannon to develop a strategy for community engagement/collaboration that revolves around the Arts, which would further enhance the area's attractiveness. The maximum award for the grant is €75,000. <http://www.artscouncil.ie/Funds/An-Invitation-to-Collaboration-scheme/>;
- Fáilte Ireland's Festival and Participative Events Programme provides grants of c. €3,000; and
- Wexford County Council and Leader are other potential sources of funding.

TIMESCALE AND VALUE

A projected timeline and value for this action is as follows:

- Initial short-term initiation period and design of scheme with partners (c. 6 months to 1 year) following by roll out of long-term measures (1 – 2 years); and
- It is estimated this action can generate over €15,000 of funding for the area.



7.3 KEY PROJECTS

In conjunction with the set of actions proposed to be carried out going forward, a number of Key Projects have been identified to significantly advance the objectives of the Regeneration Strategy. It is considered that these projects will transform and provide benefit to both Templeshannon and the wider Enniscorthy area. The delivery of these projects will require the combined effort and support of Wexford County Council, key stakeholders and the local community.

Certain projects are seen as critical success factors which need to be carried out in order to drive and enable the staged delivery of the remaining projects, and ultimately the regeneration of Templeshannon, into the future.

On the basis of the above, the eight Key Projects are as follows, with first five considered to be the critical enablers:

- 1) The implementation of the Enniscorthy Flood Defence Scheme
- 2) The implementation of traffic management system that will reduce the impact of motor vehicles in Templeshannon Street without compromising its accessibility.
- 3) The upgrading of Templeshannon Street as a key public space, gateway to Enniscorthy, and connector to the rest of town.
- 4) The management and progressive transformation of the Leisure Centre car park into a public car park in the short/medium term and a public square in the long term.
- 5) A direct pedestrian connection between the Town Centre to the Railway Station via a new pedestrian bridge.
- 6) Improvement of the Railway Station Arrival Area and provision of a Park and Ride facility.
- 7) The restoration of the built form in order to both host new activities and improve and/or create better quality public spaces.
- 8) The creation of a continuous and attractive river walk from the Island to the Seamus Rafter (or substitute) bridge.

1. The implementation of the Enniscorthy Flood Defence Scheme

The town of Enniscorthy, located on the banks of the River Slaney, has a long history of flooding. Flooding has resulted in inundation of properties and roads in the town and represents a risk to the health and safety of its inhabitants, causing property damage and traffic disruption and adversely affecting commercial activity in the town and its environs.

The Office of Public Works (OPW), in conjunction with Wexford County Council is in the process of delivering a solution to the problem via the delivery of the Enniscorthy Flood Defence Scheme.

The Flood Defence Scheme will combine a number of measures to prevent flooding in the town. These include river channel widening, river deepening, bridge relocation, and the construction of extensive glass panelled flood walls through the town.

The Flood Defence Scheme for Enniscorthy will become the catalyst for the redevelopment of Templeshannon and the riverfront. The Scheme will safeguard the town against flooding from the River Slaney and provide a major improvement to the riverfront together with new riverside promenade and new river crossings.

It has to be highlighted that the Urban Regeneration of the Templeshannon Area will not be possible without the provision of the Flood Defence Scheme. This project is a key enabler.



Proposed view of Shannon Quay as part of the Enniscorthy Flood Defence Scheme

2. The implementation of traffic management system that will reduce the impact of motor vehicle in Templeshannon Street without compromising its accessibility.

Templeshannon Street is a thoroughfare route at present. High volumes of traffic, including lorries, flow through the street throughout the day, undermining any retail and leisure opportunities.

It is the intention of this Key Project to reduce the vehicular dominance on Templeshannon Street by creating an optimum balance between motor vehicles and pedestrians. Traffic circulation is proposed to be altered and optimised through the area as part of the Flood Defence Scheme, as per the Templeshannon Traffic Management Study developed by Roughan and O'Donovan. Traffic levels shall be successfully reduced through the delivery of alternative route out of town via Shannon Street. Traffic will therefore be one-way (moving into town downhill), the road-way narrowed, and pedestrian footpaths widened.

This project is fundamental to the Templeshannon Regeneration Strategy. It seeks to transform the street from a dangerous, uninviting busy roadway, to a calmed urban street.



EXISTING SITUATION



PROPOSAL



EXISTING SITUATION



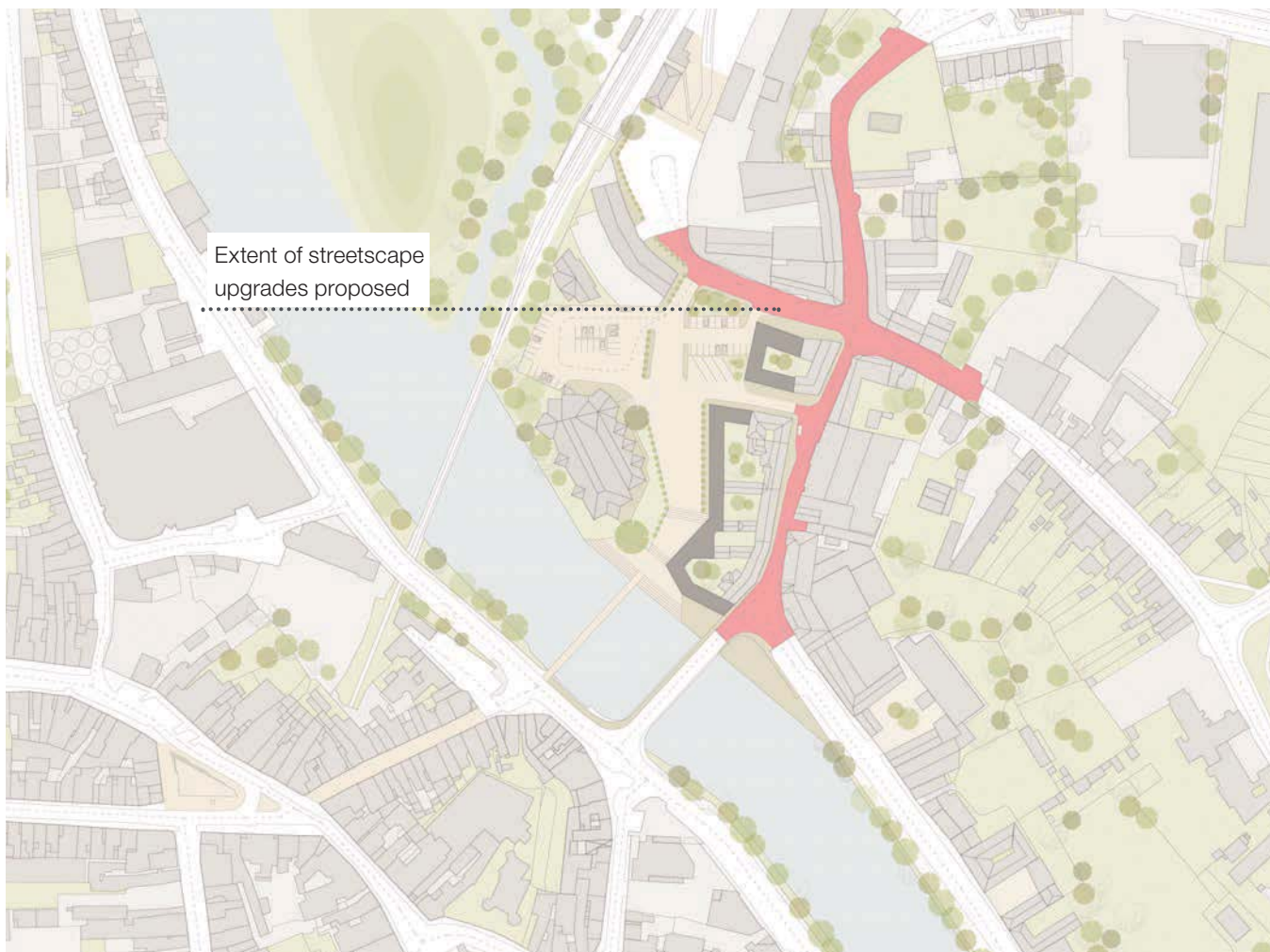
PROPOSAL

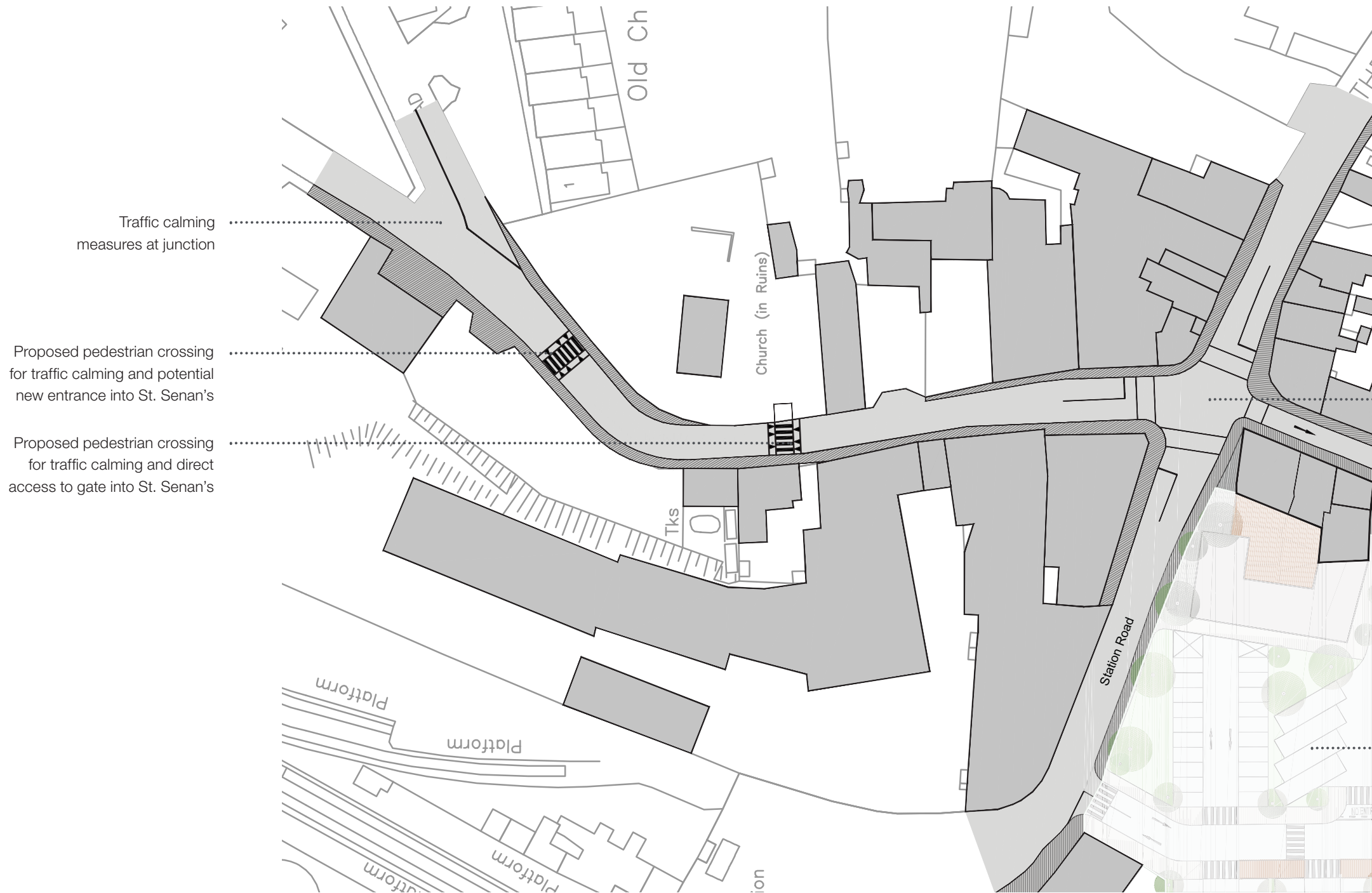


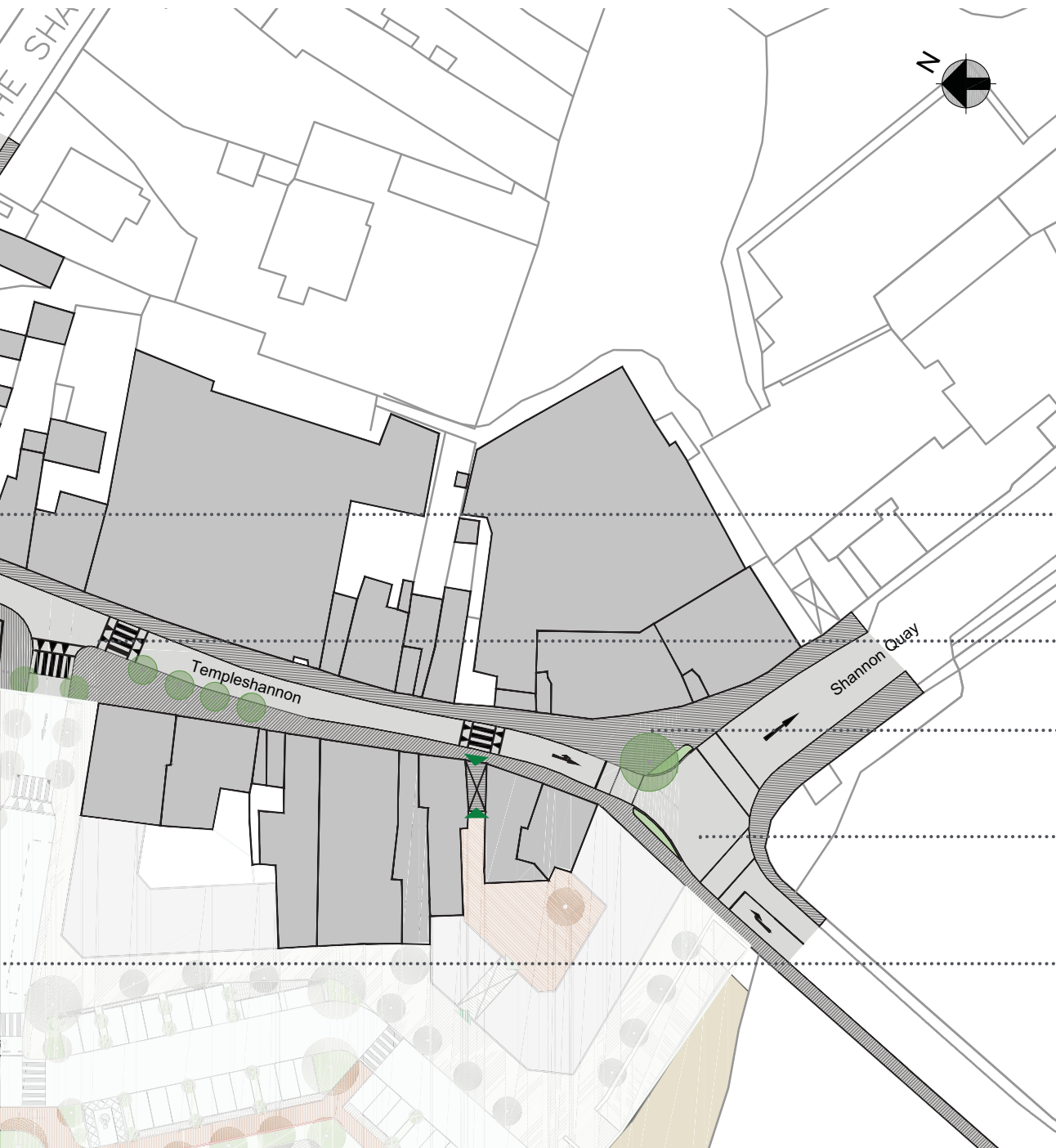
3. The upgrading of Templeshannon Street as a key public space, gateway to Enniscorthy, and connector to the rest of town.

The upgrading will consist of both improving quality of materials and design of footpaths and increasing footpath widths, with build-outs at crossing points. It will also involve the introduction of trees, quality street furniture and street lighting at key locations. Along with widening the footpaths, the elimination of street clutter and the burying of overhead cabling are critical to the success of the intervention. A coordinated and sympathetic effort to improve the appearance of the buildings along the street will successfully complete the intervention.

This will increase opportunities for locals and visitors to enjoy town centre activities such as shopping, socialising and leisure walking. Patrons of the hotel will be able to disembark from buses in a much friendlier environment. Street lighting and pathway materials will be upgraded. The re-modelled street will be more attractive for visitors and locals' alike, supporting re-population of the stores and businesses as well as night-time uses and amenities. Indicative sketches of various proposals are shown, with further details and sketches included in Appendix A.







Junction converted into fully signalised junction with smoother turns and wider footpaths

Creation of one-way street with associated widening of footpaths

Footpath and street furniture improvements

Junction design to be in accordance with the Templeshannon Traffic Management Study

Car Park area as described under Key Project 4



4. The management and progressive transformation of the Leisure Centre car park into a public car park in the short/ medium term and a public square in the long term.

One of the widespread concerns expressed during the stakeholder consultation, was the lack of parking within the Templeshannon area. After detailed analysis of the quantum of parking available in the area it was concluded that the underlining issue was in fact affordability and accessibility rather than quantum.

It is imperative to provide for an accessible and affordable car park at walking distance within the Templeshannon area. The existing Leisure Centre Car Park is ideally located, however it is perceived to be an expensive private car park. The existence of barriers on entering the car park acts as both a visual and physical deterrent. This is therefore to be the preferred location for proposed parking. Two alternate locations have also been identified being the Keogh Yard area and the Convent area. Both alternate sites are constrained by existing contours and could offer approximately 40 and 150 car parking spaces respectively. These locations are shown in Figure 7.1.

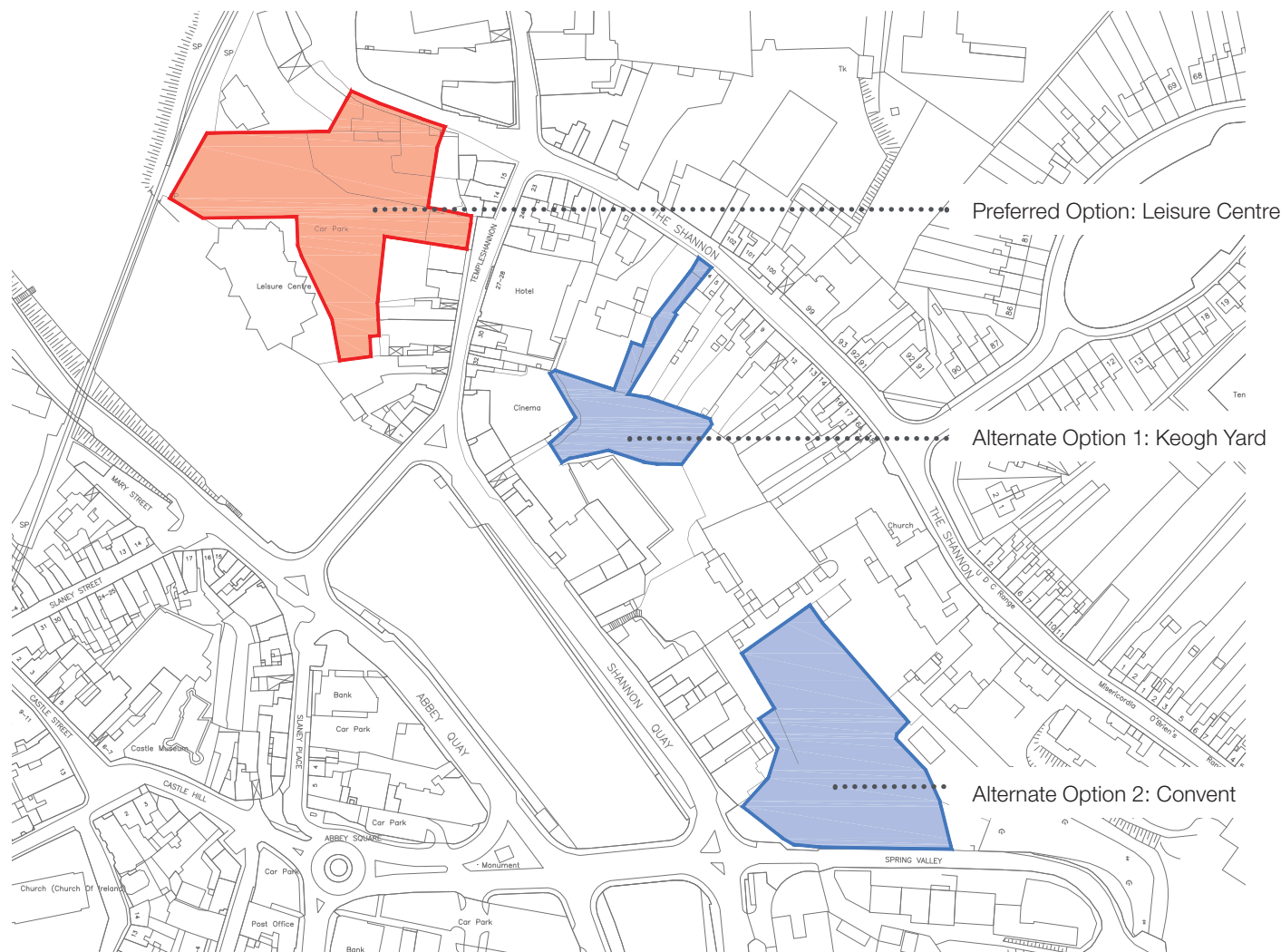


Figure 7.1: Possible car park locations



Figure 7.2: Indicative Proposed Car Park Layout

It is considered that improved management of the Leisure Centre car park will provide many advantages that will help all businesses and the general public in the vicinity. Recommended measures could include improved access arrangements and layout, and more affordable tariffs.

It is acknowledged that the revenue generated from the car park acts as an essential funding mechanism for the Leisure Centre. Therefore a careful balance between revenue creation and affordability must be achieved. A collaborative solution could involve the local authority leasing the car park from the Leisure Centre for an agreed annual fee or ultimately a full purchase. Such an arrangement creates benefits for both parties such as guaranteed revenue for the Leisure Centre and affordable public parking as part of the regeneration of Templeshannon.

In Figure 7.2, an indicative layout of the a proposed car park layout is shown with approximately 126 spaces, along with 4 coach parking spaces and a set-down area. This arrangement presents a more efficient parking layout while improving both pedestrian and vehicular access to the Leisure Centre. The ultimate objective in the long term may be to provide a public space surrounded by active frontages and accommodating the direct access through to the railway station, and such solution will require a certain parking provision to be transferred to other surrounding regeneration sites in the vicinity of the station.



Dancing area



Community dinner



Christmas market

Wayfinding facilities
along the route



Pedestrian bridge



Active and passive facilities
along the connection

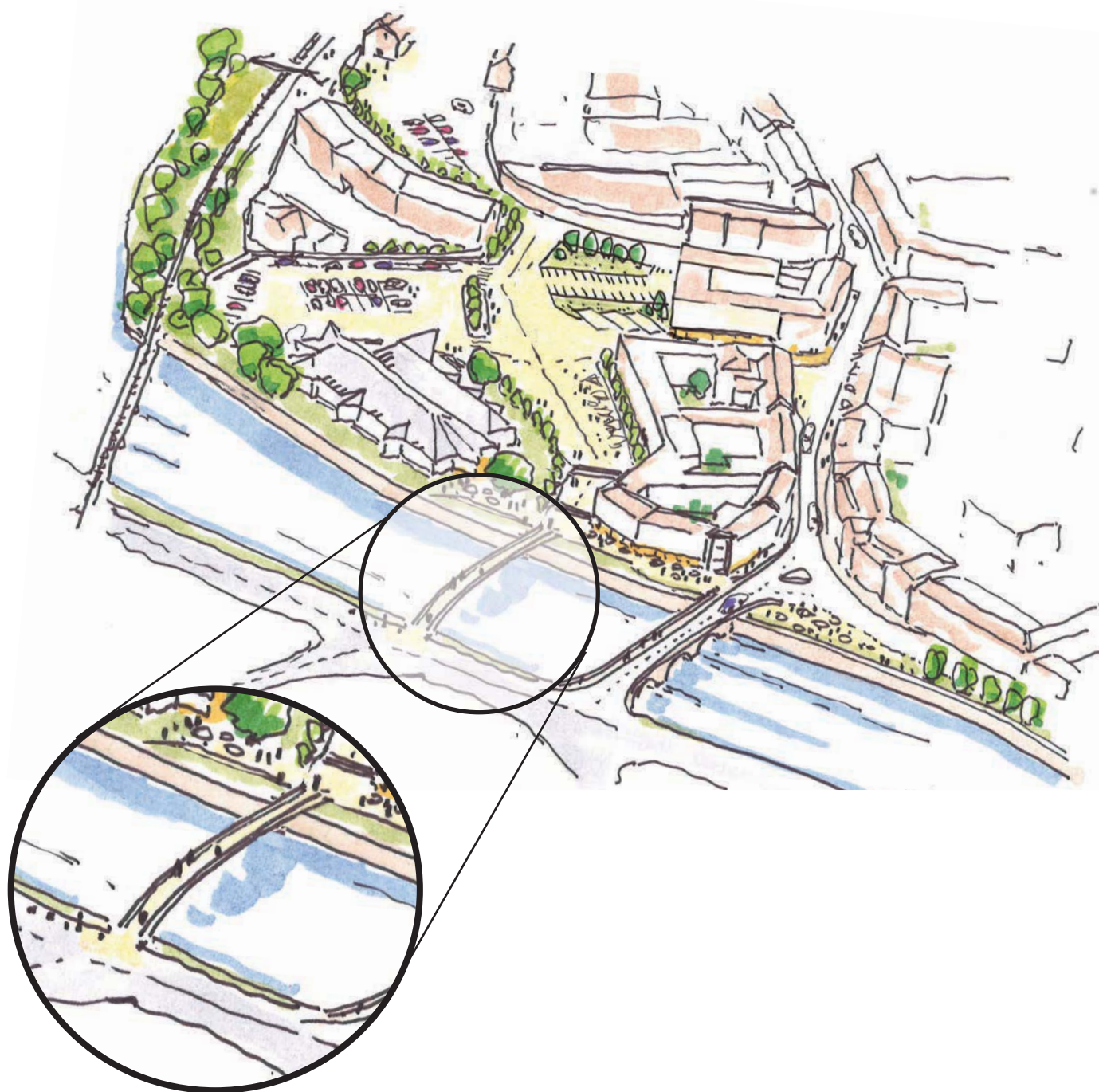


Example of the Shandon Bridge over the River Lee, Cork, a pedestrian bridge with similar span to the proposal within Key Project 4.

5. A direct pedestrian connection between the Town Centre to the Railway Station via a new pedestrian bridge.

This connection will include upgrades to the Railway Station area in order to become a better transport gateway to Enniscorthy. A new pedestrian bridge would be an iconic project for Templeshannon and Enniscorthy. The concept is to greatly improve the integration of both sides of the river, improve access to Templeshannon and improve the pedestrian environment and way-finding experience.

It would be critical to create an attractive landing for the pedestrian bridge on the Templeshannon area by integrating the river walk providing an active frontage for the leisure centre and riverside block, access to the car-park and potentially a play area for children. Measures to improve access to the Leisure Centre site, and its integration with the town will unlock development opportunities. This project will seek to guide any redevelopment in this area in a unified and coherent manner, good quality infill schemes and create better public space in Templeshannon.





6. Improvement of the Railway Station Arrival Area and provision of a Park and Ride facility.

The railway will continue to be an important transport node for the town. The high commuting demand arising from coastal towns in Wicklow and North Wexford dominates the route to Dublin. The journey time from Enniscorthy is not unreasonable, but demand is restrained by limited service frequency and the variable rolling stock quality.

Following a review of the major national and regional transport and settlement strategies, a broad strategic goal for the rail network has been identified by as 'to provide safe, accessible and integrated rail services that contribute to sustainable economic and regional development in an efficient manner'.

In alignment with this strategic goal, this key project seeks to improve the arrival point for Templeshannon, and create a better first impression of arrival in the town. Better comfort and weather protection for waiting passengers, improved security and lighting and electronic train timetable information is a must. A passenger waiting area with a small retail/café area would be a welcomed addition to the station.

An improved railway service will create a variety of demands on the surrounding transportation network, namely for vehicle access and parking. At the present access and parking facilities physically dominate the station environment. It will be important to prioritize and balance the many modes of access so that all users will be safe and comfortable moving to and from the station and surrounding areas.

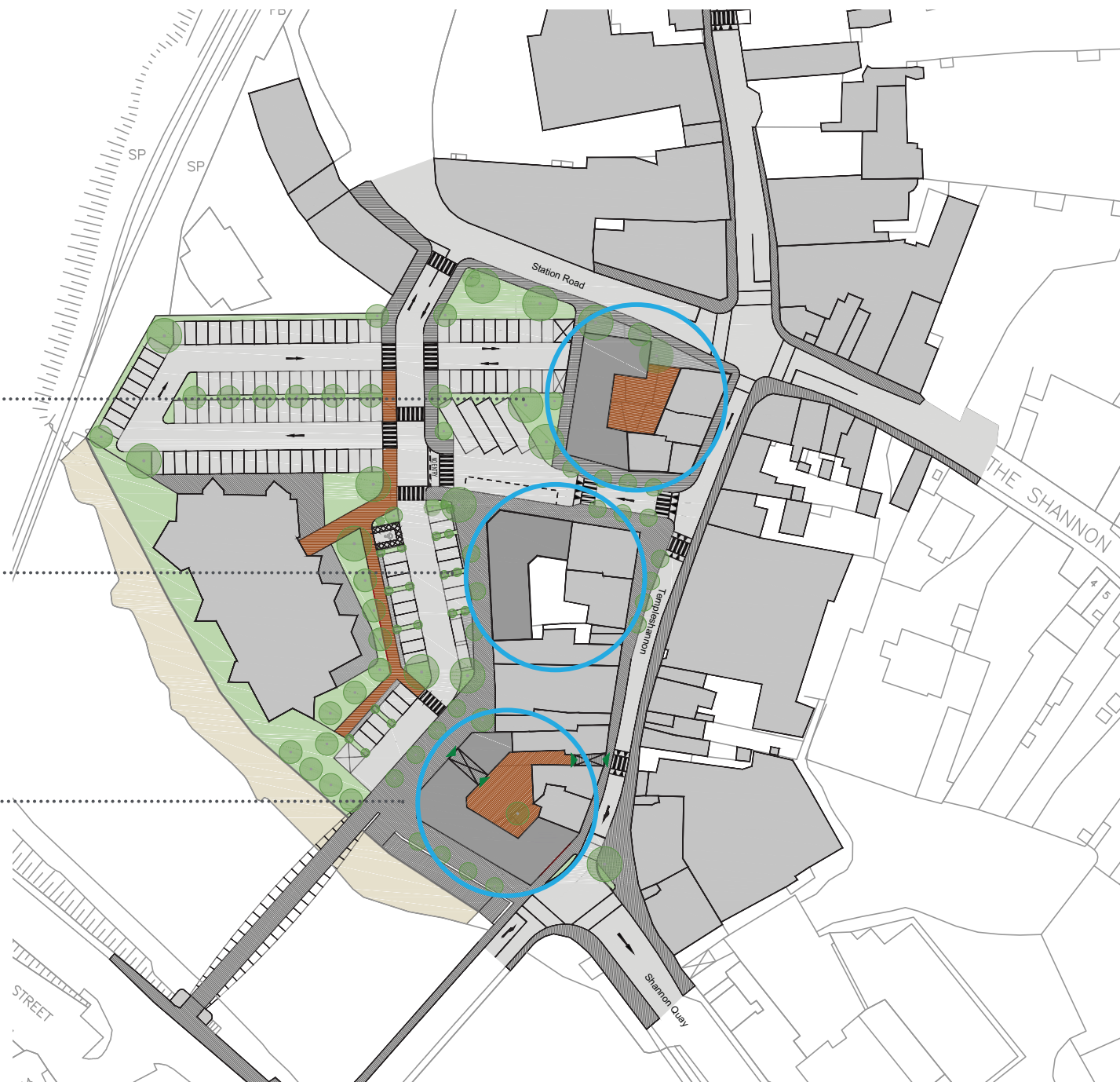
There is an opportunity to reduce the immediate quantum of parking at the front, to provide a kiss and ride area, cycle parking facilities and to create a small public space. There is capacity on the far side of the station to locate a larger park and ride car-park facility.

It is the intention in the long-term that more direct access to the town centre would be provided through the study area.

SITE 1: URBAN BLOCK AT
STATION ROAD

SITE 2: URBAN BLOCK AT
LEISURE CENTRE CAR PARK

SITE 3: GATEWAY TO
TEMPLESHANNON /
URBAN BLOCK

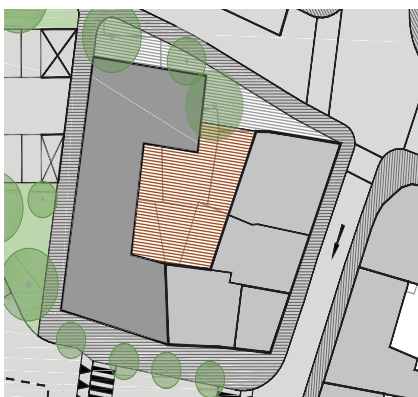


7. The restoration of the built form in order to both host new activities and improve and/or create better quality public spaces.

The idea of this project is to consolidate the area with infill private sector development in key areas, to complete urban blocks and to refurbish key buildings via the provision of sympathetic new developments that will improve the overall presentation of the area and will strengthen the streetscape. Three key redevelopment sites have been identified:

SITE 1: URBAN BLOCK AT STATION ROAD

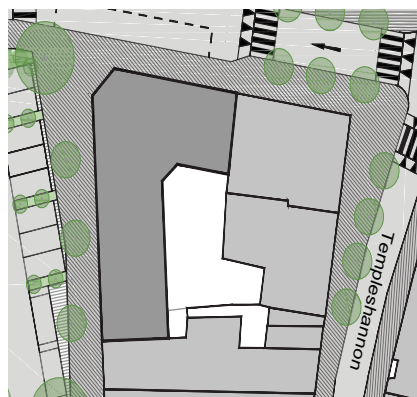
This block has significant potential to build on improvements in the street environment to introduce a quality infill scheme. It is envisaged that this would be a mixed use scheme with a high residential content, building the community in the town centre, with some commercial activity at ground level.



SITE 1: URBAN BLOCK AT STATION ROAD

SITE 2: URBAN BLOCK AT LEISURE CENTRE CAR PARK

This block has the opportunity to provide a continuation of Site 1 and further the develop an active frontage of cafés and amenities within the Leisure Centre Car Park area. This block avails of a number of protected structures with frontages onto Templeshannon Street, and any development must take cognisance of the heritage associated with these, incorporating them into the urban form appropriately.



SITE 2: URBAN BLOCK AT LEISURE CENTRE CAR PARK

SITE 3: GATEWAY TO TEMPLESHANNON / URBAN BLOCK

This block has the advantage of dual location onto the Slaney and Templeshannon Street. A new pedestrian walkway and the flood relief measures will release the development potential of this site. It is considered that introducing a new elevation facing towards the river with views towards the town centre would be a new landmark development for the town. At street level it would support cafés and restaurants with residential above.



SITE 3: GATEWAY TO TEMPLESHANNON / URBAN BLOCK



Amphitheatre on the river
embankment
Photograph: John Sturrock
for the Guardian



Restaurants on the
embankment



Outdoor sports
activities



8. The creation of a continuous and attractive river walk from the Island to the Seamus Rafter (or substitute) bridge.

This project will help to create a presence in the town of one of its greatest potential amenities, the River Slaney.

The aim of the River Walk project would be to create a continuous access, suitable for use by all, along the length of the river from the Island to the South of the Town. It is proposed to upgrade the River Slaney embankment as part of the Flood Defence Scheme and to provide a walkway from the new pedestrian bridge at the Seamus Rafter bridge's current location to the Island (and its proposed public park), together with an additional pedestrian river crossing, to ensure a continuous route and access from both sides of the river. This river walk stretches as far as the Riverside Park Hotel and beyond till it reaches the River Urrin to the South of the town.

This project would provide access to the watercourse within the town centre and would promote greater engagement with and enjoyment of the river environment.

While the level of the walkway would need to be carefully considered with regard to the proposed Flood Defence Scheme measures, it is considered that this project is feasible

and in time could form part of a much longer River walk via access to "the Island" and/or connectivity with the River walk on the western bank downstream.

Development of the Slaney Island as a new natural amenity area for the town. It will be linked to the leisure centre site along a new river-side pathway. The Island will be a seasonal amenity, and will close during natural flooding events.



Views of water-side walk by Lake Hintersteiner, Scheffau, Austria



IMPLEMENTATION

The most critical part of any Regeneration Strategy is its implementation. Relevant stakeholders, both public and private must help regeneration efforts with actions, initiatives and enthusiasm. Having effective implementation mechanisms based on co-ordinated efforts is essential in order to succeed. Monitoring both progress and effectiveness of individual actions, is also critical.

Regeneration Strategies have little chance to succeed unless there is a system to drive the delivery of the proposed actions. The role of programme and leadership in delivering the Strategy will be central in order to achieve the objectives.

8.1 MANAGEMENT STRUCTURES

Best practice from regeneration projects in Ireland and abroad highlight that the preparation of the strategy is only the beginning of the process. In order to sustain this initiative through the initial phases (particularly the Enabling Phase) it is recommended that a structure or organisation be established to guide and support the strategy through implementation.

If strategies and actions are to be delivered effectively and on time there will need to be a clear understanding of “what is required, who will take the initiative, and how it will be resourced.” It is therefore recommended that a management structure be adopted comprising two key elements:

CORE MANAGEMENT TEAM

It is envisaged that a Management Team would be established by the Council, utilising the administrative experience and technical expertise developed in the preparation of this Regeneration Strategy. The group may identify key performance indicators to support regular review and implementation of the strategy and actions. The Council is not responsible for implementing every action, but will continue to take the initiative working with public and private sector partners to progress forward. This group would need to meet regularly during the initial phases of implementation.

PARTNERSHIP FORUM

A Partnership forum comparable to a Board of Directors should be established to oversee and steer the process. This group would meet about 6 times a year. This Forum should draw on a wide range of representatives from public and private sectors as well as institutions working and operating in Templeshannon. Members are likely to include Council representative (Enniscorthy Manager) and technical staff, business and community representatives (potentially schools) and Chamber of Commerce.

Table 8.1: Character and Impact of Key Strategies on Regeneration Themes

Key Projects	Character	Theme A	Theme B	Theme C	Theme D	Theme E	Theme F	Theme G
Key Project 1: River Slaney Flood Defence Scheme	Enabler	X	X	X	X	X	X	X
Key Project 2: Traffic Management System	Enabler	X	X	X	X	X	X	X
Key Project 3: Upgrade of Templeshannon Street	Enabler	X	X	X	X	X	X	X
Key Project 4: Management of Car Park	Enabler	X	X	X	X	X		X
Key Project 5: Provision of Pedestrian Bridge	Enabler	X	X	X	X	X	X	X
Key Project 6: Railway Station Arrival Area and Park and Ride	Complementary		X		X	X		X
Key Project 7: Restoration of Built Form	Complementary/ Capitalising on Opportunity	X	X	X		X		X
Key Project 8: River Walk	Complementary	X	X	X		X	X	X

8.2 PHASING

Three phases are considered to be part of the regeneration process to realise the Vision. The 'enabling phase' is the first critical step in addressing issues that have suppressed investment and development in the area over time, and de-risk future interest in the area. This phase is dependent on the flood-defence project and the by-pass re-routing significant traffic out of the area.

The 'Complementary' phase looks at the immediate opportunity afforded by the two major capital projects. Interventions in the street scape, pedestrian environment and facilities will radically alter the experience and perception of the areas.

The 'Capitalising on Opportunity' phase reflects measures and opportunities that open up to the private sector afforded by earlier initiatives and projects. The purpose at this stage of the plan is to deliver a coherent vision that ensures the area is developed to highest quality and the services and facilities for residents, visitors and employees are provided.

The character of the Key Projects in this respect and how they relate to each Theme is presented in Table 8.1.

The Action Plan will be developed into a comprehensive strategy for the final strategy document – based on the following structure.

A. ENABLING PHASE:

1. Approval of the Regeneration Strategy for Templeshannon and publicise the vision to create awareness of a new beginning and opportunity for the area;
2. Establish core management team for a strategy led by Council and identify Key Performance Indicators to support regular review of implementation progress;
3. Establish partnership forum comprising Council, business and community representatives (potentially including schools) to guide and manage implementation of strategy;
4. Support Flood Defence Scheme implementation;
5. Support Traffic Plan implementation as part of the overall Flood Defence Scheme;
6. Upgrade of Templeshannon Street;
7. Provision of a new pedestrian bridge;
8. Develop Town Parking Strategy;
9. Templeshannon Car Park Plan implementation;
10. Support tourist/visitor incentive measures (trail, publicity, heritage awareness etc.);
11. Support Age Friendly Plan – creating awareness of concept and attracting partners;
12. Support Enterprise initiatives in partnership with Chamber of Commerce; and
13. Support programme of enterprise incentives (property and training).

B. COMPLEMENTARY PHASE

1. Train station environs improvements;
2. Further Street Lighting and pedestrian environment improvements;
3. Pedestrian river walk on /behind new flood defence;
4. Leisure Centre civic improvements;
5. Improvements to St. Senan's Historic Site entrance and link to Vinegar Hill Trail;
6. The Island;
7. Progress tourist projects, publicity and marketing as part of Enniscorthy offer; and
8. Progress community projects (recreation, schools, age-friendly).

C. CAPITALISING ON OPPORTUNITY PHASE

1. Investments and improvements in Shannon Quay supported (guidance on design and concept);
2. New shops open, old premises are occupied (supported with network and incentives);
3. Development opportunities on urban block commenced;
4. Age-friendly services and residential opportunities progressed;
5. Services, hospitality and leisure sector expands; and
6. Enterprise realises opportunities, new business and jobs supported with partnership forum and network.



8.3 MONITORING PROCESS

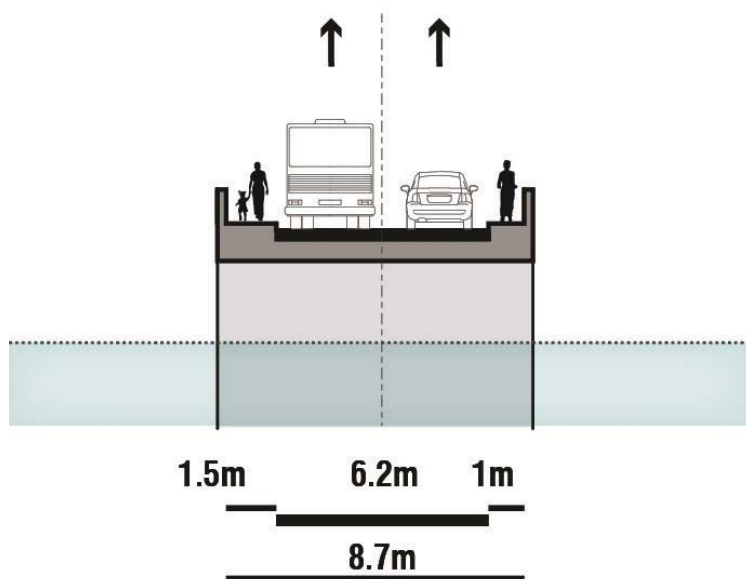
The implementation section of the plan sets out a large number of actions and projects. The impact of the plan will be measured in the initiatives and projects that have been achieved.

It is recommended that the Management Group utilise the Town Centre Health Check methodology promoted by the Heritage Council. This includes surveys (and updates) of land use, vacancy rate, footfall patterns. Other KPIs could include business commencements, planning permissions, enterprise and training schemes, projects commenced/implemented and demographic changes. Templeshannon is of course an intrinsic part of Enniscorthy, so initiatives at a town level should also be included.

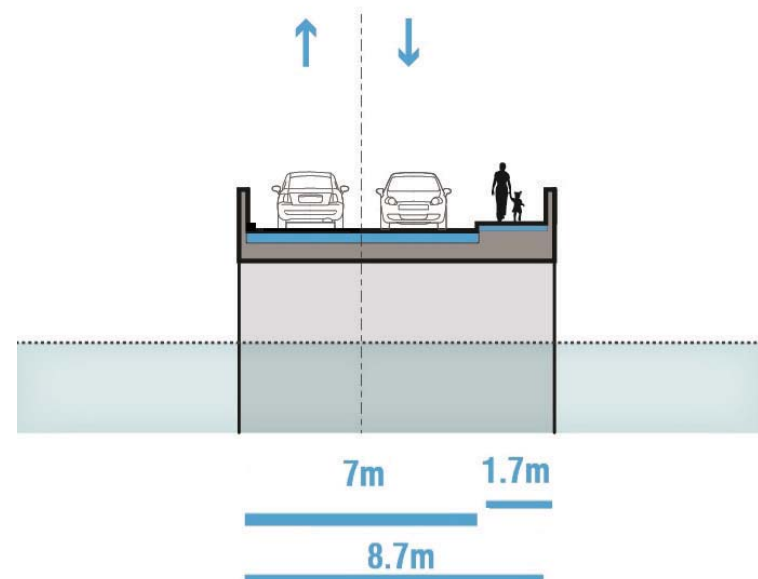
It is recommend that an Annual Report is prepared that describes progress made in that year. This also an opportunity to review challenging issues and consider the need for re-emphasis or review of any projection or action.

APPENDIX

A KEY PROJECT 3 PROPOSALS

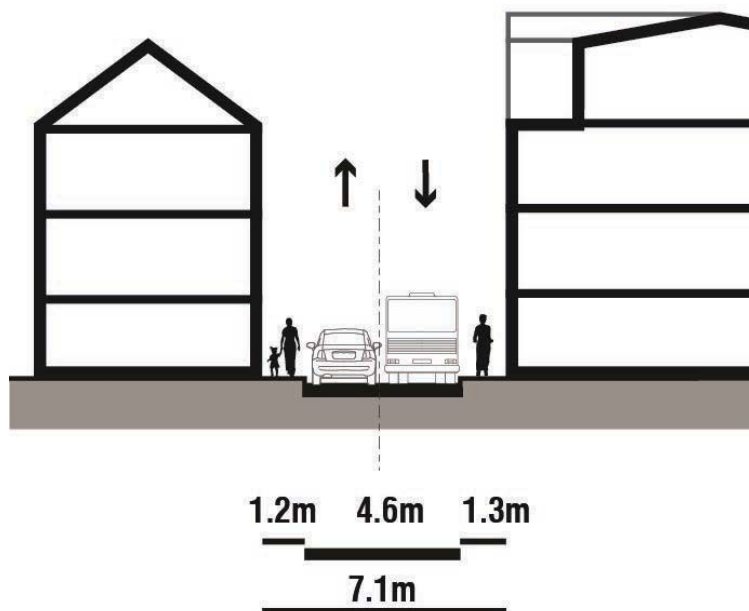
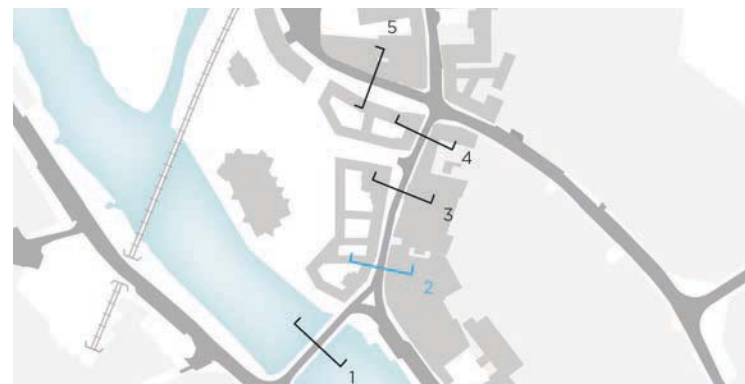


SEC. 1 - EXISTING: two-lane road in one direction

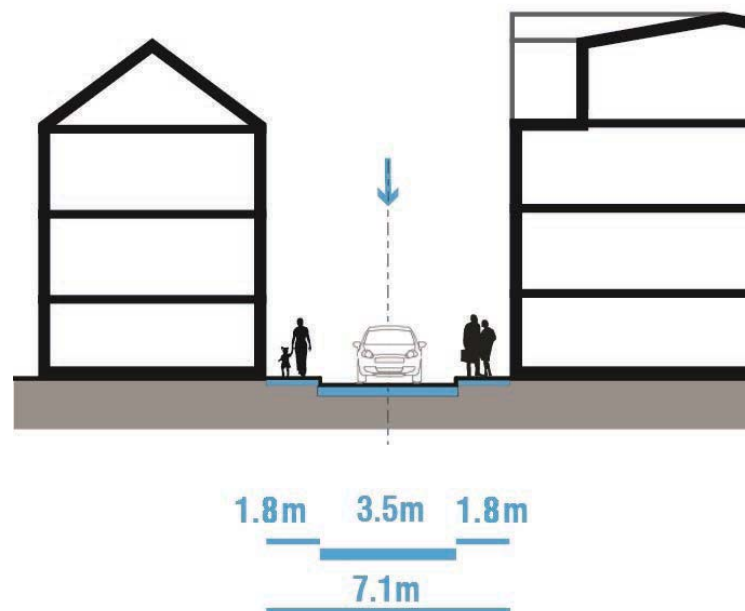


SEC. 1 - PROPOSAL: two-lane road in two directions

A KEY PROJECT 3 PROPOSALS

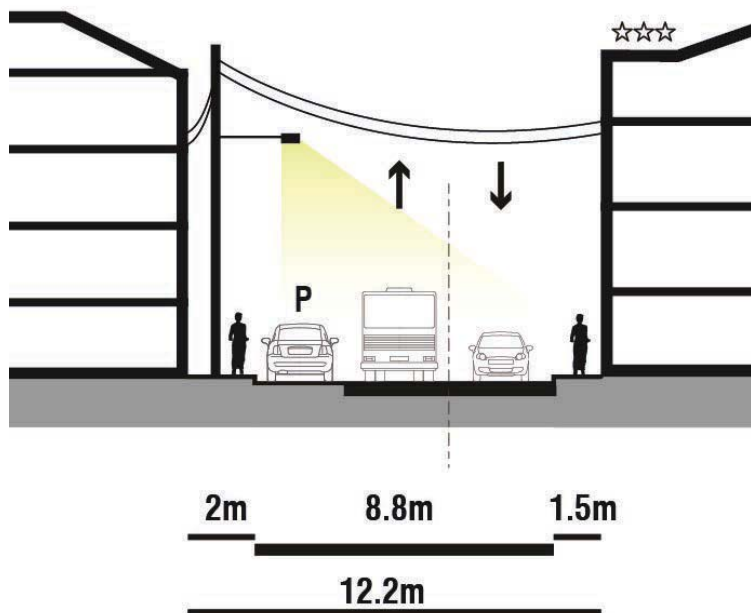


SEC. 2 - EXISTING: two-lane road in two directions

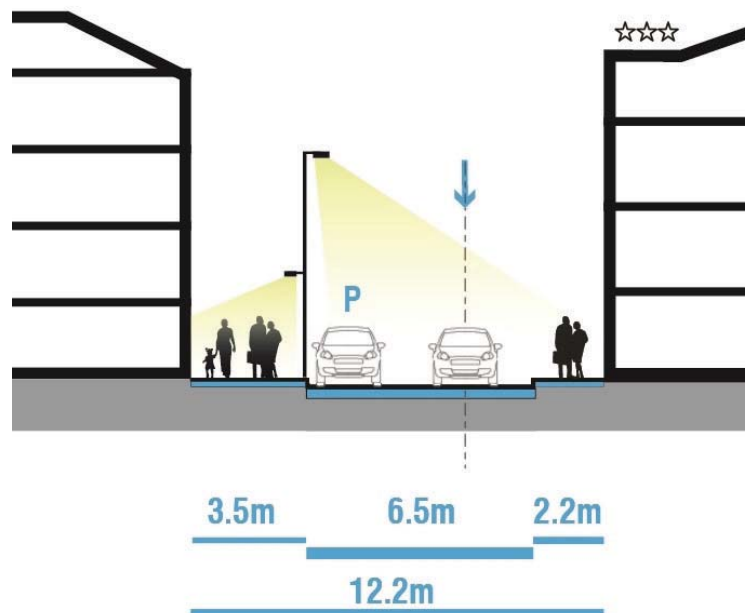


SEC. 2 - PROPOSAL: one-lane road in one direction

A KEY PROJECT 3 PROPOSALS

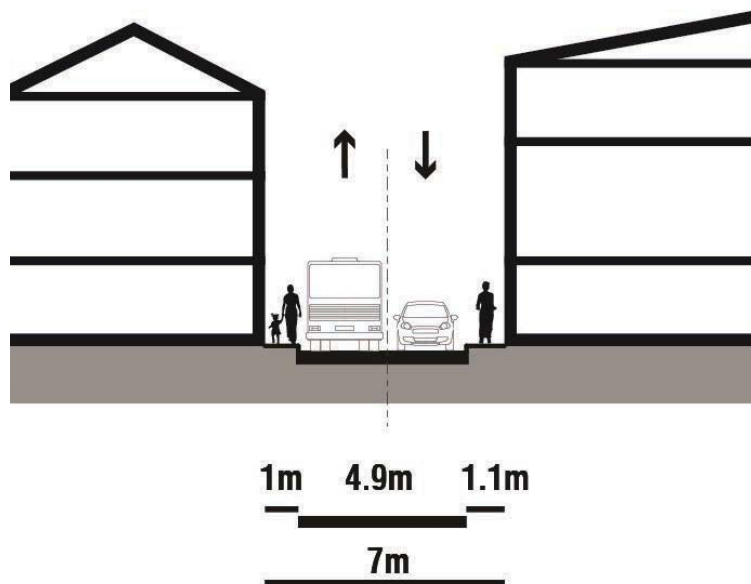
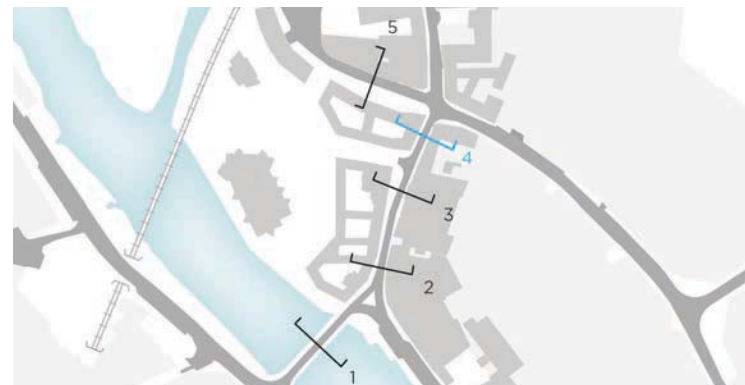


SEC. 3 - EXISTING: two-lane road in two directions with drop-off

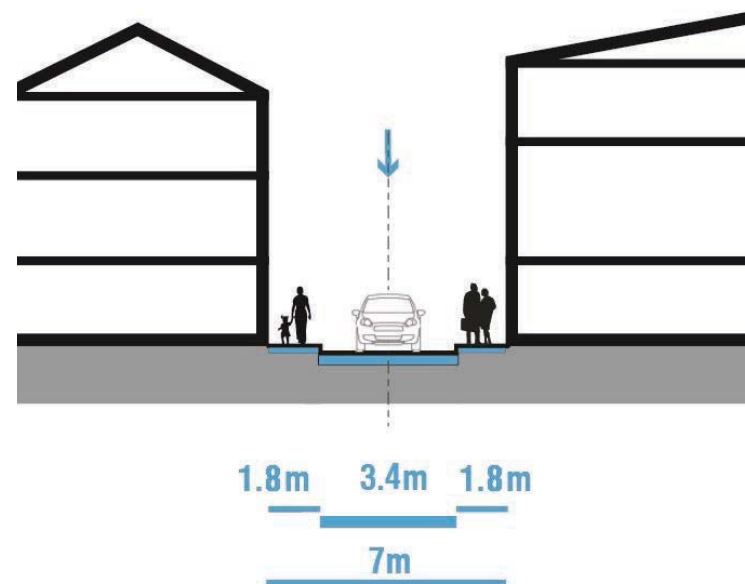


SEC. 3 - PROPOSAL: one-lane road in one direction with drop-off

A KEY PROJECT 3 PROPOSALS

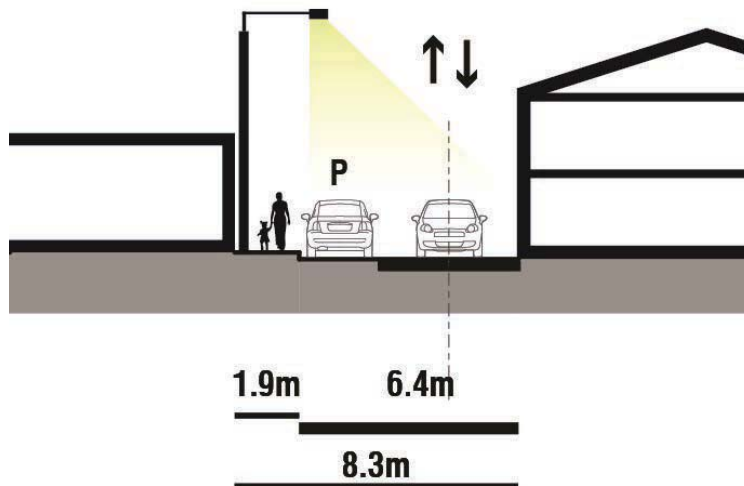
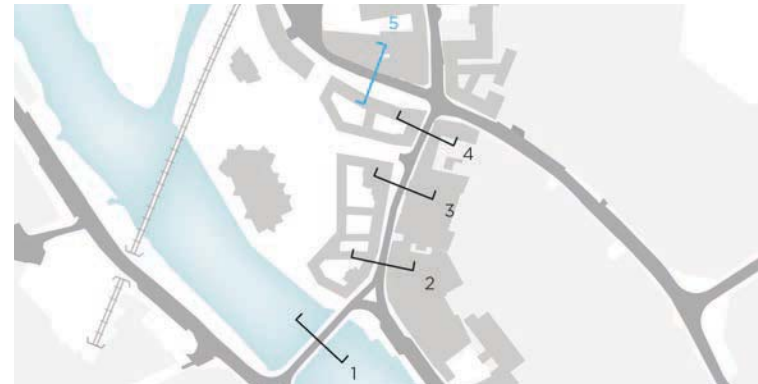


SEC. 4 - EXISTING: two-lane road in two directions

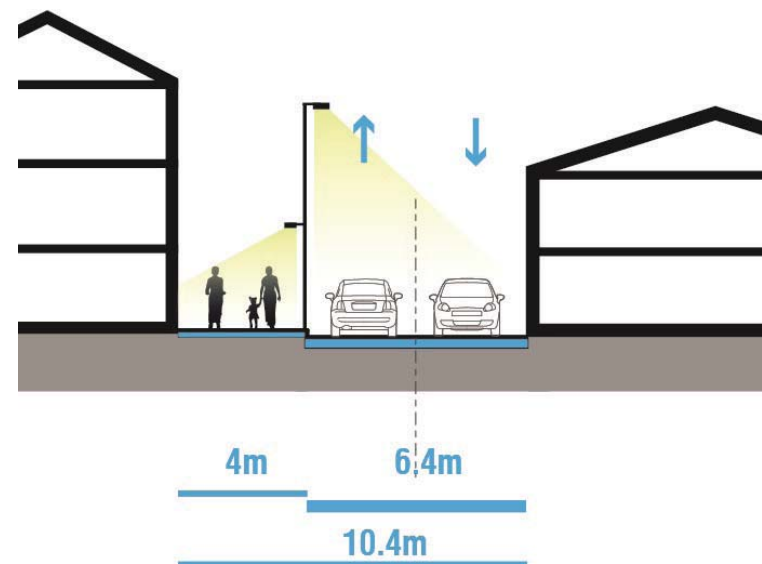


SEC. 4 - PROPOSAL: one-lane road in one direction

A KEY PROJECT 3 PROPOSALS



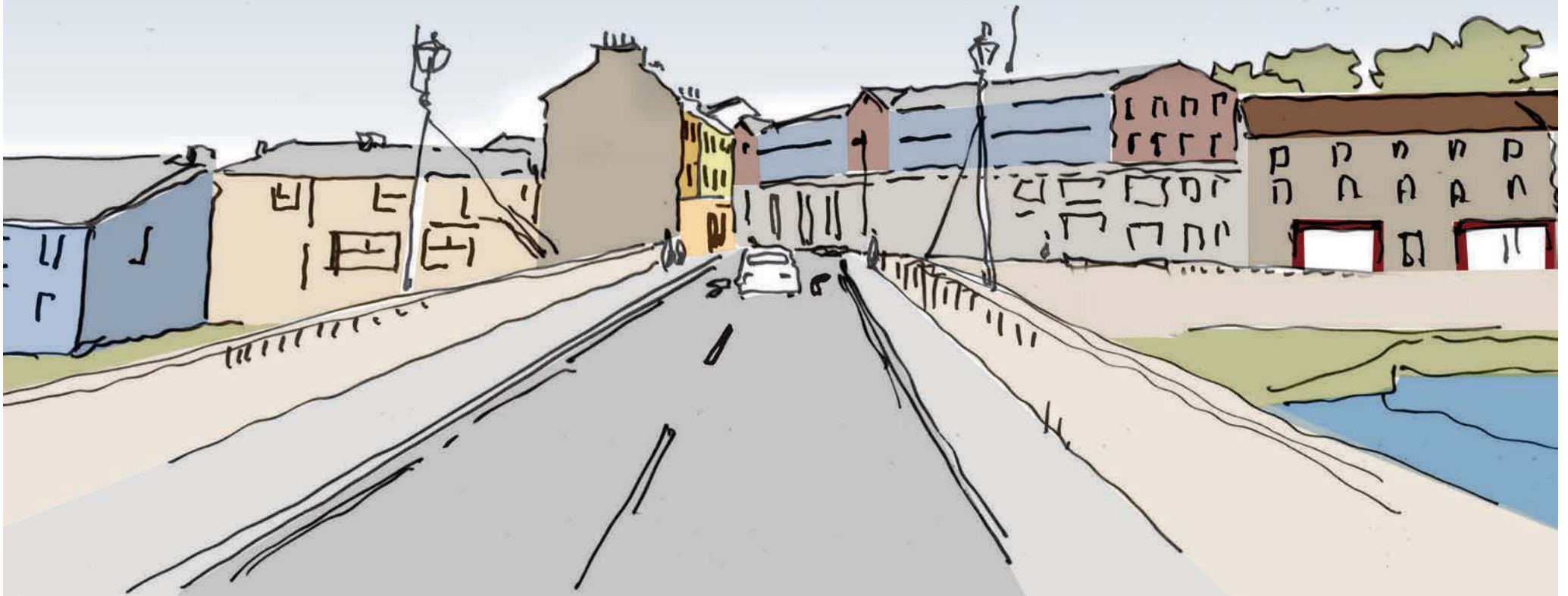
SEC. 5 - EXISTING: one-lane road in two directions with parking



SEC. 5 - PROPOSAL: two-lane road in two directions

A KEY PROJECT 3 PROPOSALS

EXISTING SITUATION



A KEY PROJECT 3 PROPOSALS

PROPOSAL



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KEY PROJECT 3 PROPOSALS

EXISTING SITUATION



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KEY PROJECT 3 PROPOSALS

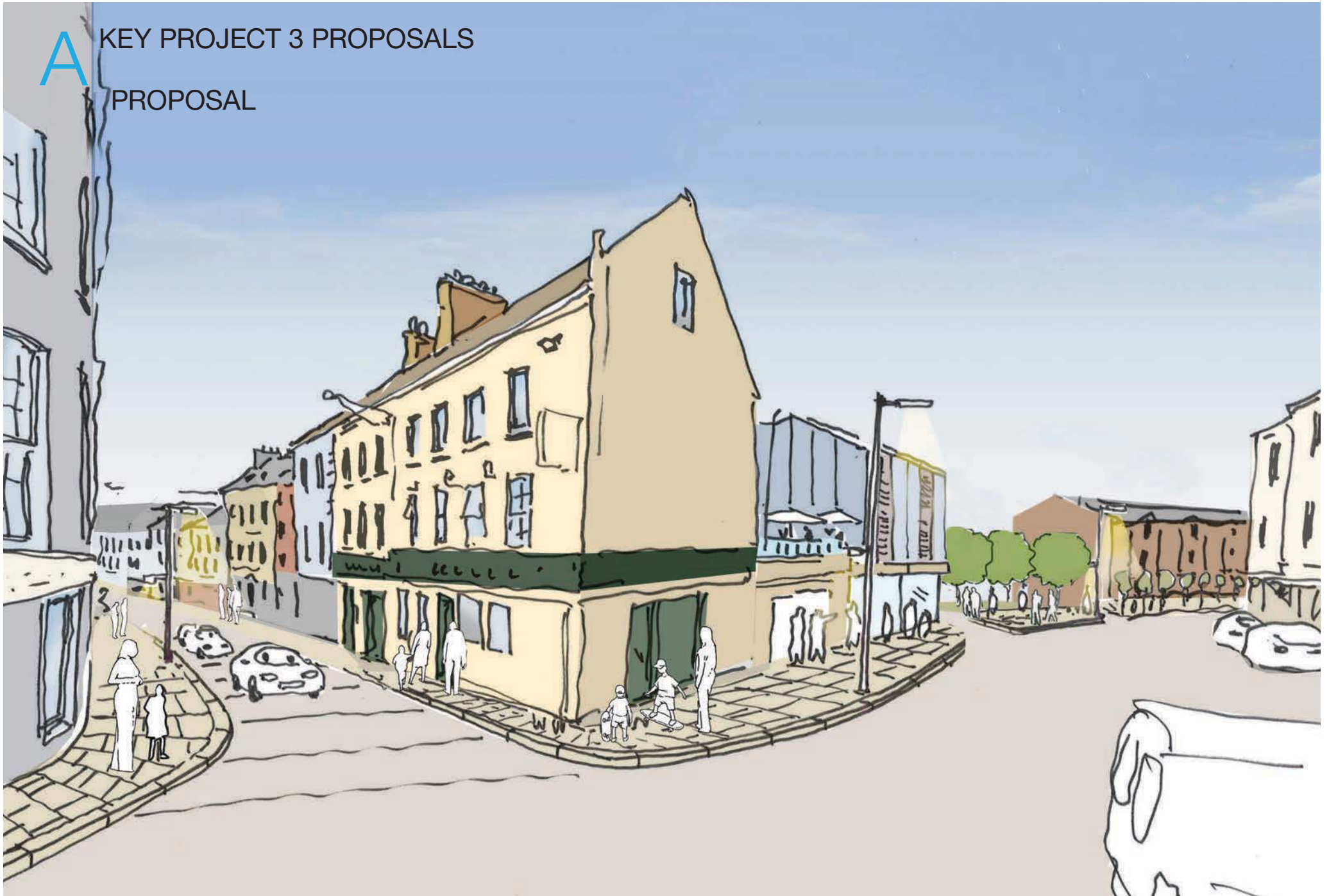
EXISTING SITUATION



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KEY PROJECT 3 PROPOSALS

PROPOSAL



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