



COMHAIRLE CONTAE AN CHLÁIR
CLARE COUNTY COUNCIL

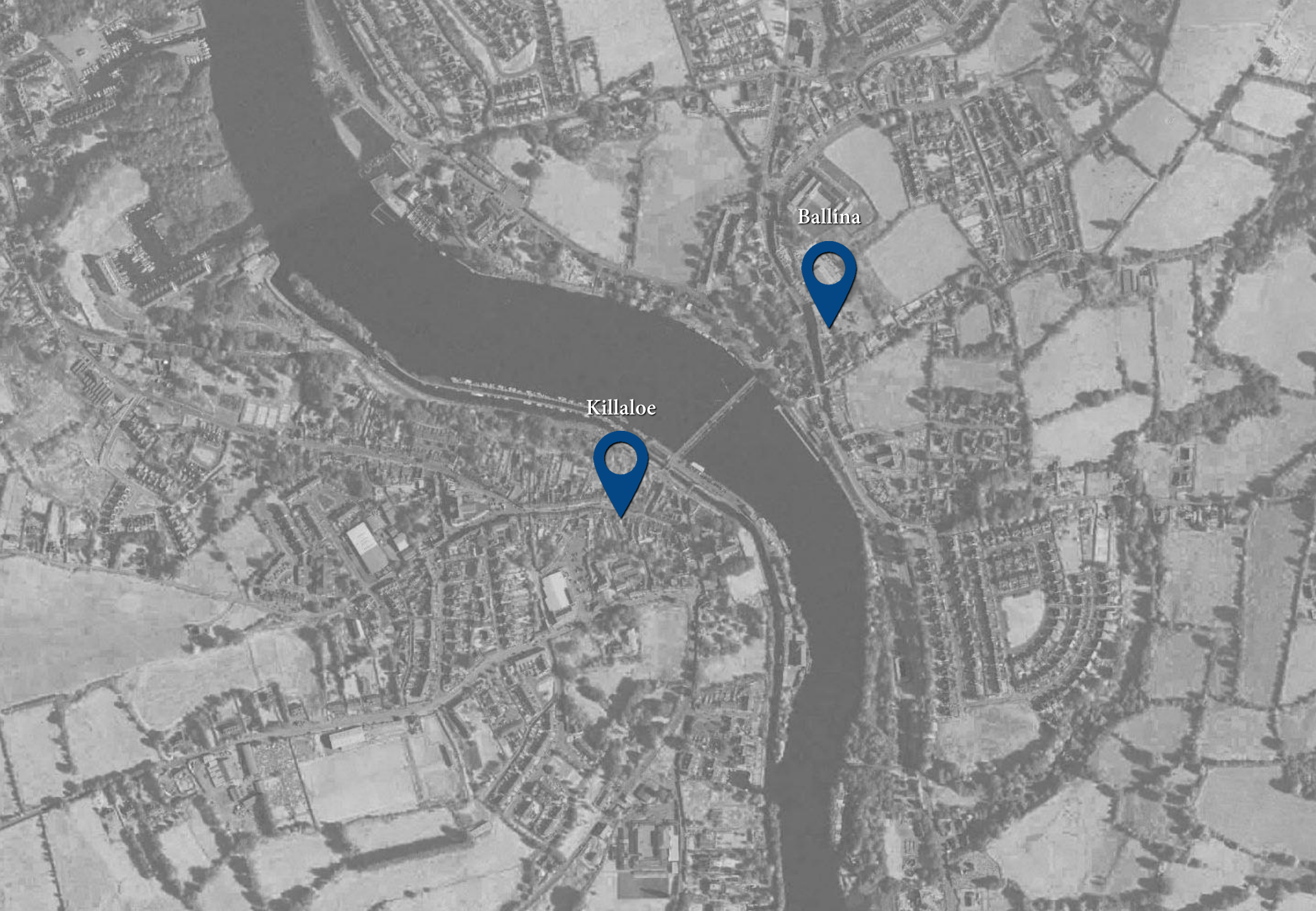


Comhairle Contae Thiobraid Árann
Tipperary County Council

Killaloe-Ballina

Town Enhancement & Mobility Plan

Issues Paper - July 2020



Ballina

Killaloe

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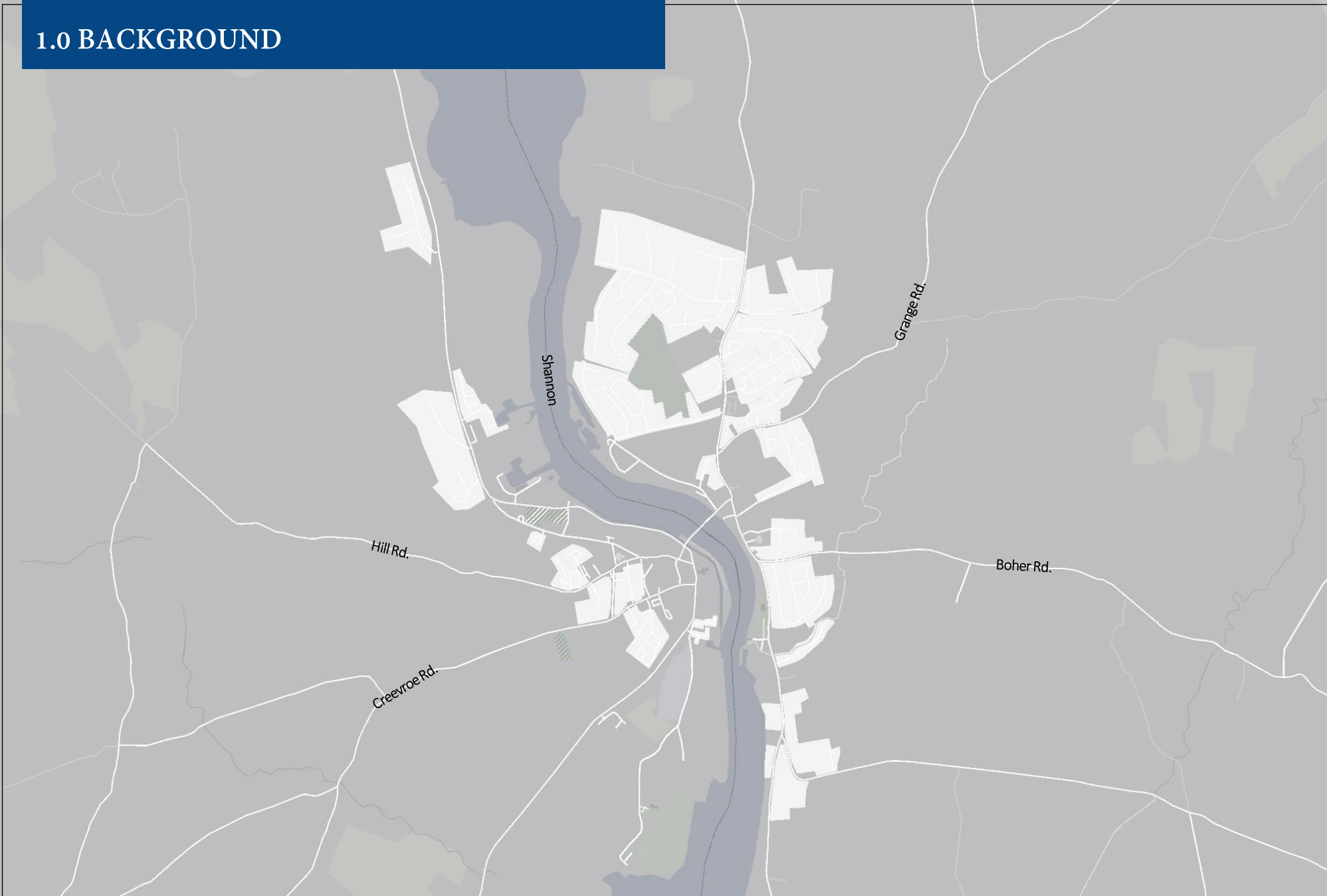
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1.0 BACKGROUND



1.1 INTRODUCTION

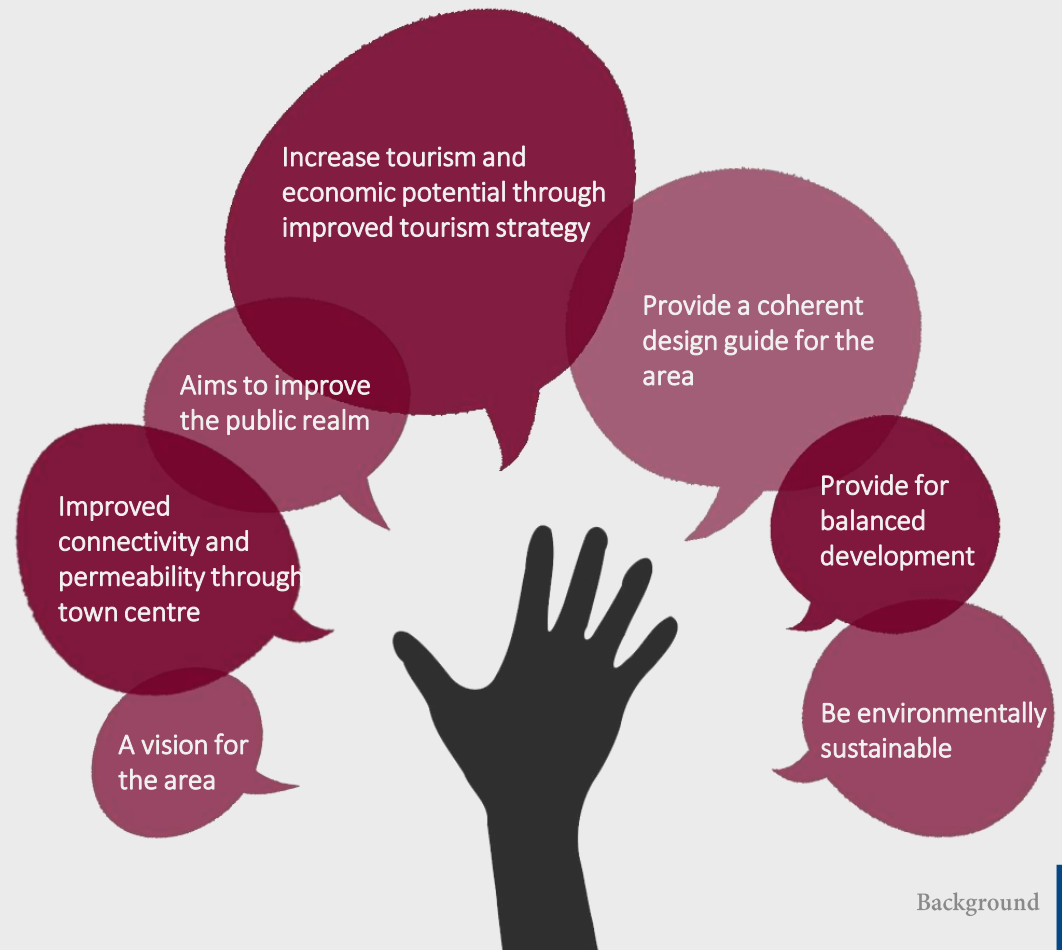
This Issues Paper has been prepared in order to stimulate debate on issues that Killaloe-Ballina Town Enhancement and Mobility Plan seek to address. The plan will deal with the main topics, which include transport and mobility, place making and public realm, street furniture design guide, tourism strategy, blue-green infrastructure strategy, and development proposals for identified 'Opportunity Sites'. The project has just commenced and will involve 3 stages: 1. Pre-Draft Stage, 2. Draft Plan Stage, and 3. Final Plan stage. Public consultation is a fundamental cornerstone of the project and the public are being invited to make submissions throughout the evolution of the Plan. Initially, public consultation for the Pre-Draft Stage will run from 4th August 2020 - 7th September 2020 (5.00pm).

1.2 PROJECT OVERVIEW

The Killaloe-Ballina Town Enhancement and Mobility Plan is a non-statutory plan that is being prepared on behalf of both Clare County Council and Tipperary County Council to seek a coherent guidance document to stimulate the sustainable development and improved public realm for both Killaloe and Ballina. A multi-disciplinary approach is being taken in this regard, to ensure that a holistic vision is created with innovative ideas for the future development of these closely aligned settlements.

It does not seek to change land use zonings or extend the boundaries of either settlements. Rather it is seeking to maximise the potential that both settlements have to the benefit of the local community.

It is important that this Plan recognises the significant environmental and ecological sensitivities of the area and that the Plan successfully incorporates these. In this regard, the Plan will be subject to screening for Appropriate Assessment and Strategic Environmental Assessment.



1.3 MAP OF KILLALOE-BALLINA



1.4 STAGES OF THE KILLALOE-BALLINA TEP

The project will be carried out over 3 main phases as follows:



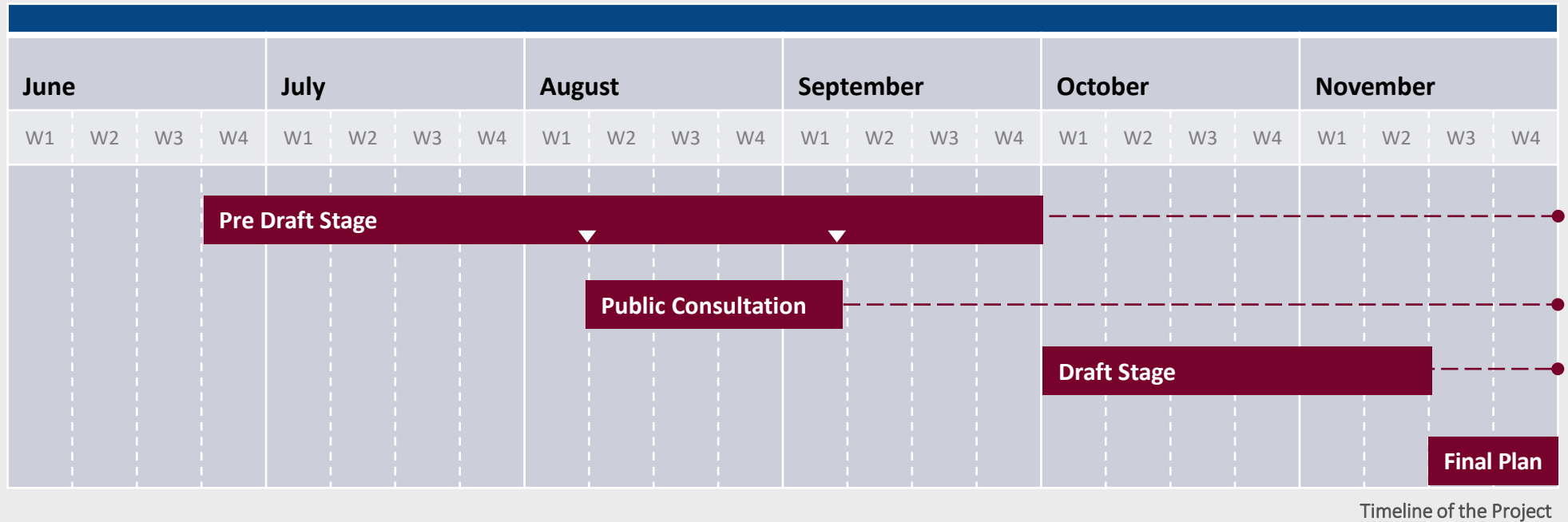
We are currently at the Pre-Draft Stage of the project. It is noted that public participation will be a key element of this project to ensure that the thoughts, vision and aspirations of the public are incorporated into the Plan.

1.5 PUBLIC ENGAGEMENT & DEVELOPMENT OF THE OVERALL VISION

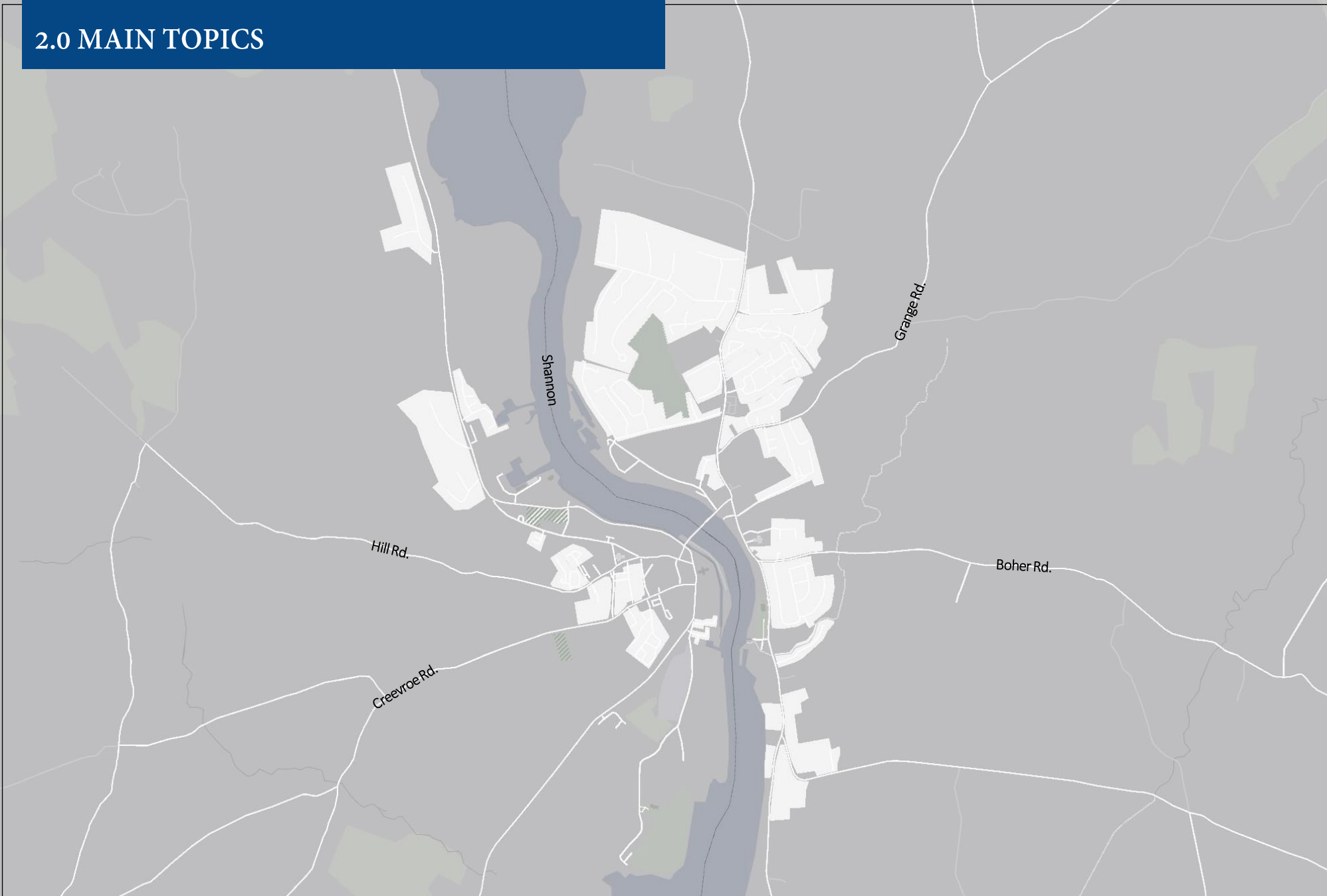
Clare and Tipperary County Councils have assembled a multi-disciplinary team comprising of town planners, transport engineers, landscape architects, conservation architects, tourism specialists and ecologists and would like to invite you to participate in the development of the overall vision. We are now seeking initial feedback and comments from statutory consultees as well as local residents, traders, business owners, shop keepers, anglers, recreation enthusiasts, visitors and everyone else who has a keen interest on preserving and enhancing the fabric of Killaloe and Ballina. The overarching aim of the plan is to suit and serve all that travel through and use spaces within our rich in heritage values town centre.

We will make every effort to meet with you in person to discuss The Plan as the project progresses however at this initial stage and with a number of COVID-19 restrictions still remaining in place it was decided the safest option will be to gather the initial ideas and feedback will be via email or posted in written submissions (details at the end of this Issues Paper). The last date for making submissions to the Pre-Draft Stage will be 5.00pm on Monday 7th September 2020.

1.6 PROJECT PHASES & TIMELINES



2.0 MAIN TOPICS

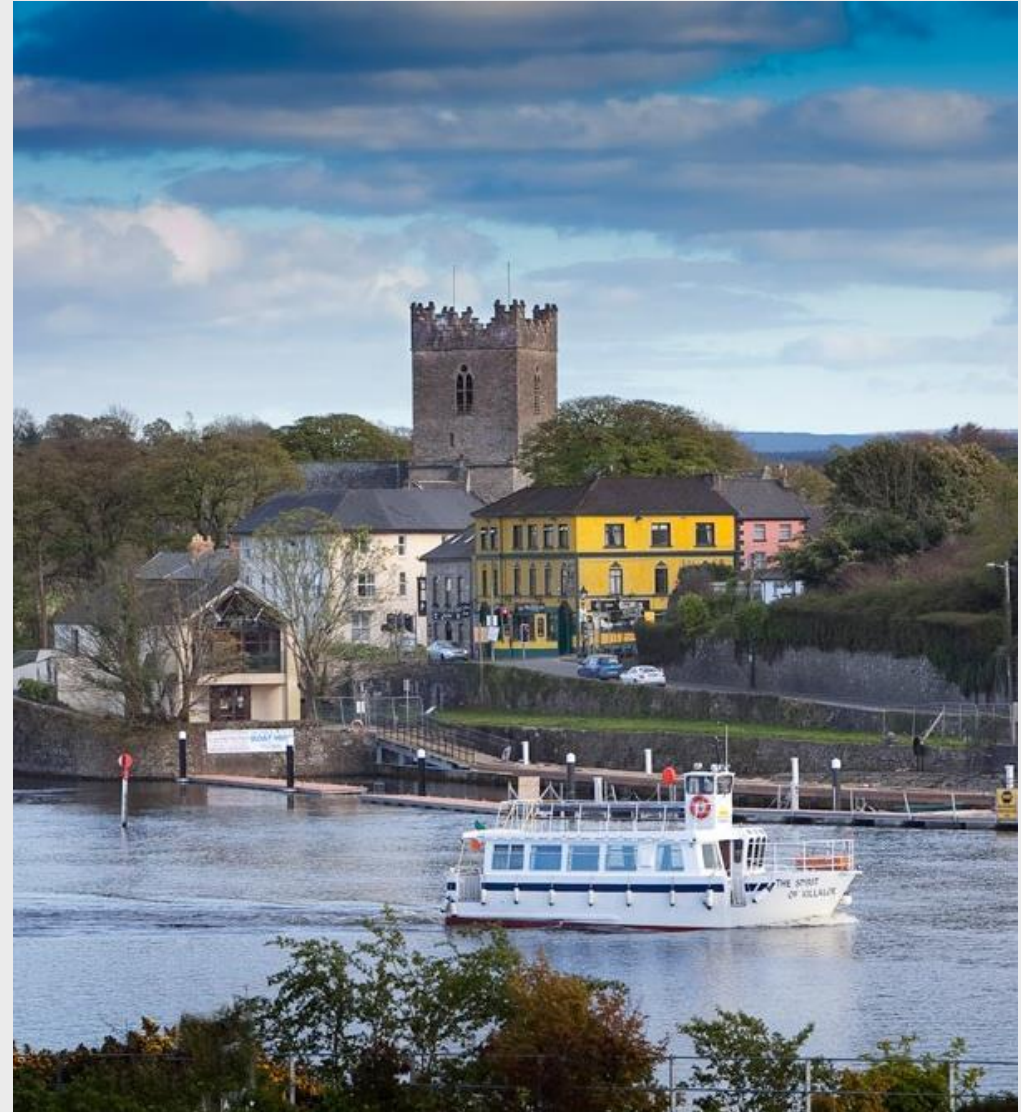


Please consider the below when sending us your comments about this initiative:

2.1 QUALITY EXPERIENCE

Within the context of Killaloe-Ballina Town Enhancement & Mobility Plan, key questions providing a better understanding of the town and how it can be experienced are as the following:

- What do you consider being best assets of Killaloe-Ballina town centre?
- What are the biggest issues you face in your daily commute / travel / walk through the town centre? How could this be improved?
- What would you like to change in the current Town Centre Experience?
- How would you improve recreation facilities within Town Centre (walks, cycle ways, open spaces, play areas, amenity sites)?



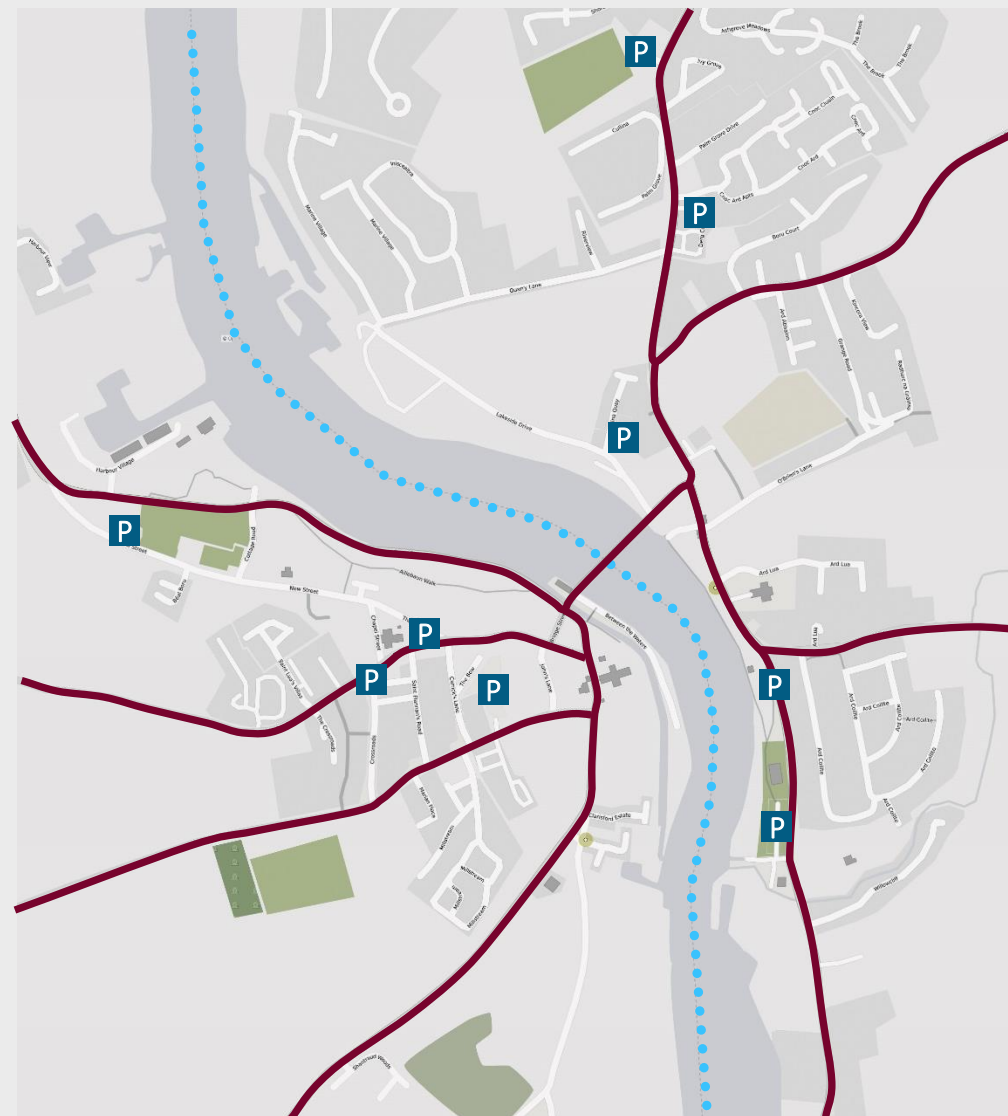
Please consider the below when sending us your comments about this initiative:

2.2 TRANSPORT & MOBILITY

This Plan is being informed by the anticipated delivery of the Killaloe Bypass, Shannon Bridge Crossing and R494 Improvement Scheme, which will provide significant changes to the traffic patterns in Killaloe-Ballina. This will free up road capacity in the towns and offer greater potential for sustainable transport and mobility improvements, increased walking opportunities and reimagine public spaces.

Within the context of Killaloe-Ballina Town Enhancement & Mobility Plan, key questions framing the transport and mobility strategy of the town are as the following:

- How can the plan promote better integration of land use and transportation?
- How can the concepts of “Smarter Travel” i.e. sustainable travel, be incorporated into the Plan to reduce dependence on the private car?
- How can the plan improve transport and connectivity for older and less-abled people and children?
- What parts of Killaloe-Ballina require improved mobility and pedestrian/cycle facilities?
- Is car parking sufficient in Killaloe-Ballina?
- Are additional traffic calming measures required in Town Centre? Where?
- How can the Plan best promote walking, cycling and the use of public transport?
- What opportunities will the bypass and new bridge improve transport and mobility for Killaloe-Ballina?



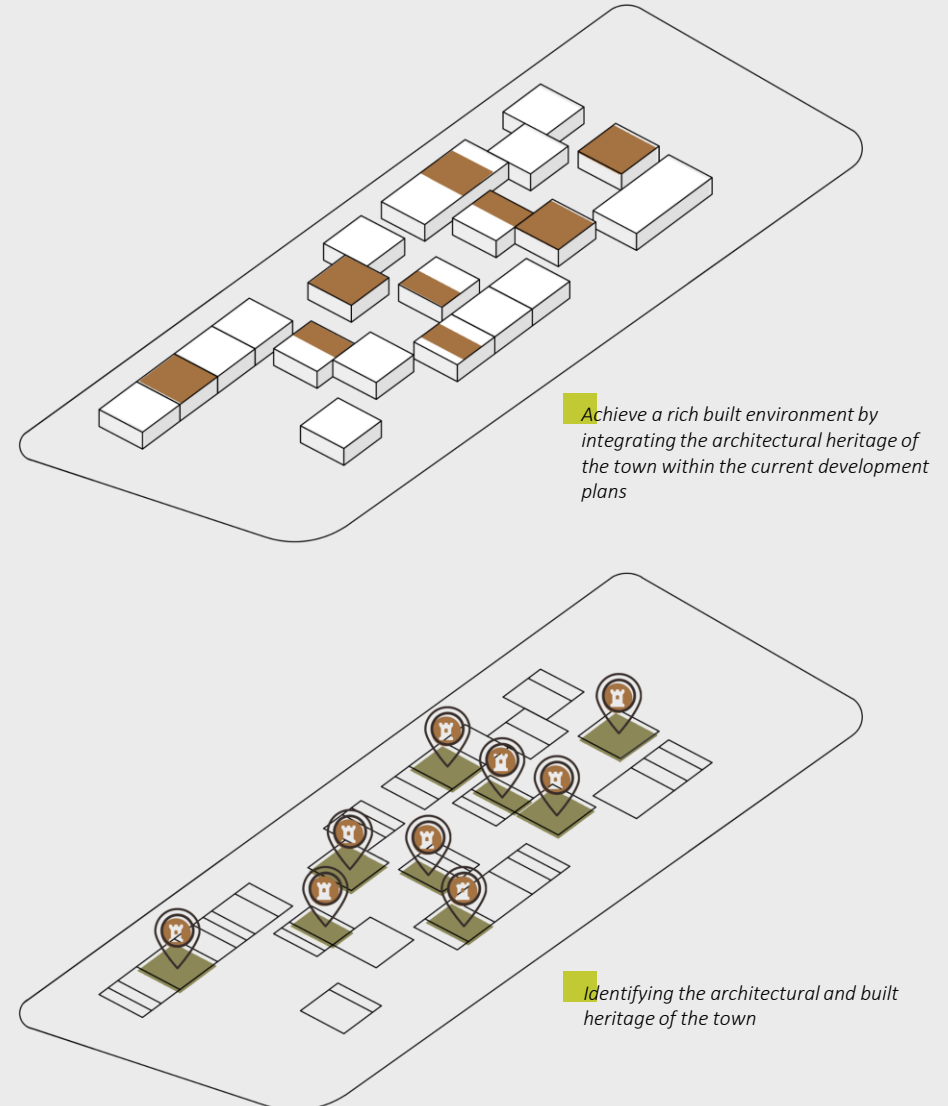
Please consider the below when sending us your comments about this initiative:

2.3 BUILT HERITAGE

Killaloe and Ballina have a rich cultural, built, and industrial heritage which must be protected. Within the towns of Ballina and Killaloe there are numerous Protected Structures and Recorded Monuments. There is also an Architectural Conservation Area (ACA) in Killaloe. It is important that future development is carefully integrated in a way that compliments and promotes the built heritage of the two towns.

Within the context of the of Killaloe-Ballina Town Enhancement & Mobility Plan, key questions relating to the public realm strategy are as follows:

- Are you aware of examples of the Protected Structures, National Monuments and Architectural Conservation Area's in Killaloe-Ballina?
- How could the built and industrial heritage in your area be enhanced through the introduction of new public realm design measures?
- How best can this Plan protect the existing built and industrial heritage in Killaloe-Ballina?
- Are there ways in which existing built heritage could be reused, re-purposed or re-imagined to support new development or uses?



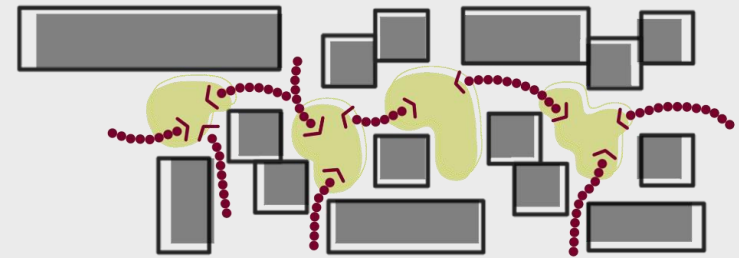
Please consider the below when sending us your comments about this initiative:

2.4 PLACEMAKING & PUBLIC REALM

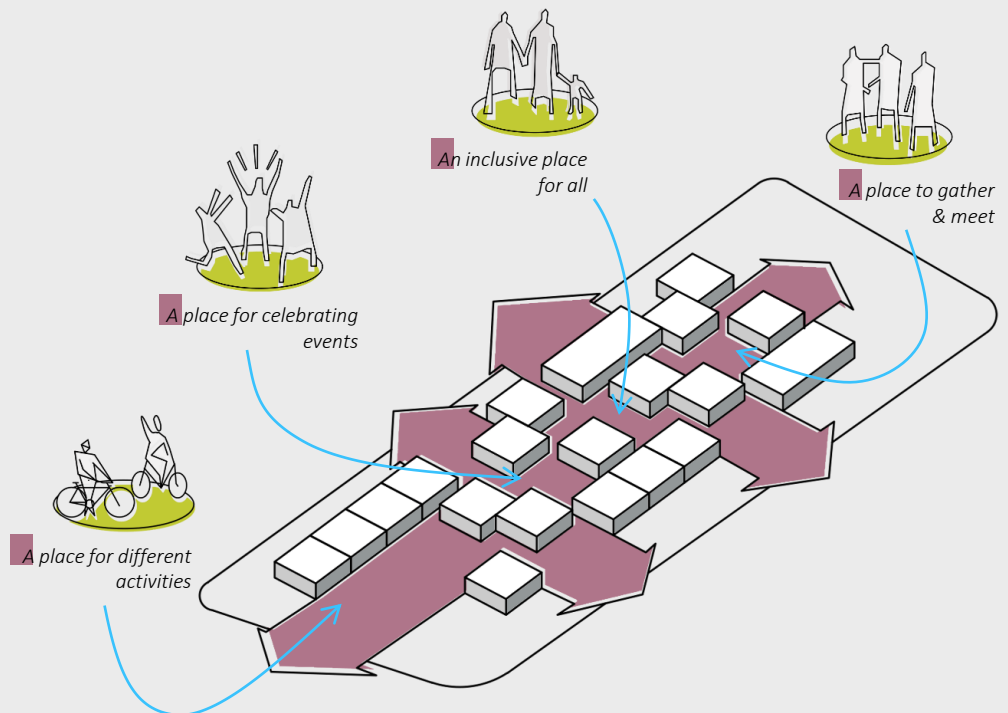
The design of public realm is intimately linked to the concepts of accessibility, inclusive design, the common ground, shared amenities and well-integrated public realm enhances a town by highlighting its assets which will produce economic benefits.

Within the context of Killaloe-Ballina Town Enhancement & Mobility Plan, key questions framing the public realm strategy of the linked towns are as the following:

- How do you rate pedestrian experience in Killaloe-Ballina? Are pedestrian facilities sufficient and of good quality?
- Is the centre of Killaloe-Ballina legible, safely permeable and well connected?
- Aesthetically, how can we make the centre of Killaloe-Ballina more attractive, vibrant, convenient and welcoming for all?
- Is there a need for branding of the area?
- Can you identify the key pedestrian routes and streets in Killaloe-Ballina that this Plan can improve?
- Do the large number of streets and laneways affect legibility and sense of direction in Killaloe-Ballina for residents and visitors?
- Is there a need for more public open spaces to enjoy the amenities of the area? Is so where should they be?
- What public realm improvements would you like to see?



A well-integrated network of open functional spaces and corridors



Please consider the below when sending us your comments about this initiative:

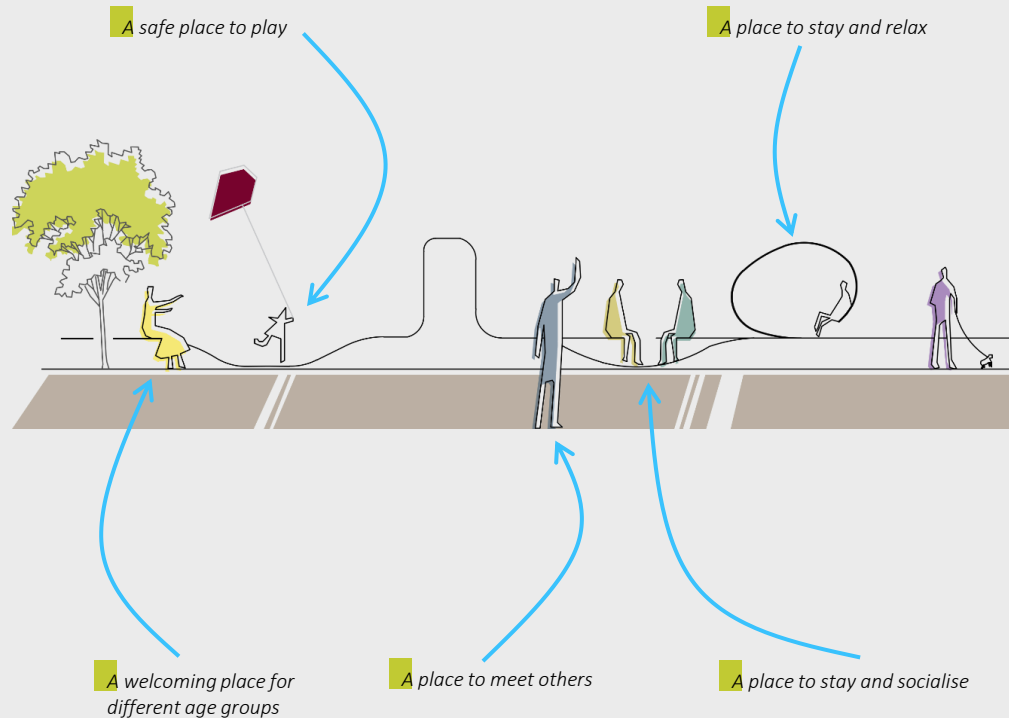
2.5 STREET FURNITURE & DESIGN GUIDE

Street furniture can be defined as objects and pieces of equipment installed along streets and roads for various purposes. It can including lamp posts, seats/benches, signage, litter bins and planters. Street furniture should be designed, set up, and integrated within the design process of public realm based upon the site analysis and the desired patterns of use, so it can serve its purpose effectively. In addition, from an aesthetic point of view, a coordinated selection of street furniture can provide for a consistent tone of streetscape and appears as a work of art itself.

Within the context of Killaloe-Ballina Town Enhancement & Mobility Plan, key questions framing the design strategy of street furniture of the town are as the following:

- What heritage assets would you like to be more emphasised via use of complimentary re-design of adjacent public realm?
- Would you be in favour of contemporary or traditional (heritage) style to be implemented for design of open spaces in the Town Centres?
- Would you be in favour of contemporary or traditional (heritage) style suite of street furniture – lamp posts, benches, signage, litter bins, planters? Would a mix of two styles be acceptable?
- Are there existing examples of street furniture that you like and would prefer to see utilised going forward?

Integrating Street Furniture within the design process of public realm help build:



Please consider the below when sending us your comments about this initiative:

2.6 TOURISM STRATEGY

The tourism industry has seen some big changes in the past few years with the emergence of a ready market of interested visitors for small towns that are prepared to grow a tourism sector. This authentic sustainable tourism in contrast with the mass market tourism, promotes high-quality, uniqueness, and home-grown elements that are best suited to promoting the values, local attributes, and quality of life of small towns.

Within the context of Killaloe-Ballina Town Enhancement & Mobility Plan, key questions framing the tourism strategy of the town are as the following:

- Is there an adequate range of facilities to accommodate the tourism potential of Killaloe-Ballina?
- How best do we encourage sustainable tourism?
- How can Killaloe-Ballina build on its location as a gateway to 'Ireland's Hidden Heartlands'?
- Is there sufficient connectivity to larger towns to support the tourism potential of Killaloe-Ballina?
- Is there sufficient facilities to accommodate tourism - accommodation, coach parking, signage etc.
- Are there projects or initiatives that could be utilised to improve tourism in Killaloe-Ballina?
- Is tourism having a positive or negative impact on the existing community?



Please consider the below when sending us your comments about this initiative:

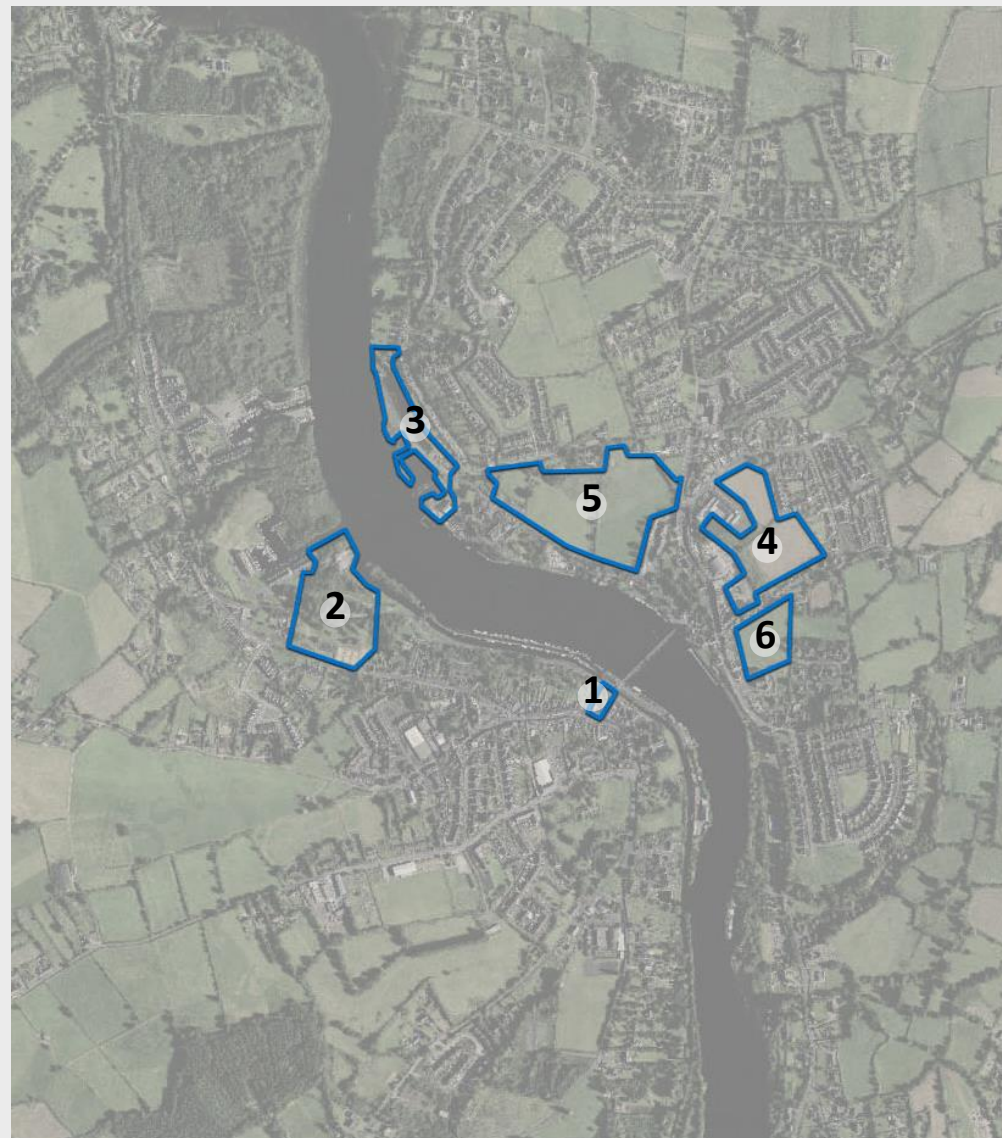
2.7 OPPORTUNITY SITES

The Development Plans refer to a number of 'Opportunity Sites' for Killaloe-Ballina that are appropriate for redevelopment purposes as they would make a significant contribution to the overall appearance and amenity as well as the prosperity of the area. The identified Opportunity Sites are as follows:

1. Site at Bridge Junction - a prominent under-utilised gateway site facing Killaloe Bridge which is the entry point to Killaloe and the county from the east.
2. Existing Petrol Station and Adjacent Site - is a gateway site on the northern approach to the town.
3. Derg Marina - Tourism, Recreation and Public Amenity.
4. South of Grange Road.
5. Lakeside Drive / Quarry Lane.
6. South of Grange Road.

Within the context of Killaloe-Ballina Town Enhancement & Mobility Plan, key questions framing Opportunity Sites strategy of the town are as the following:

- How can the plan encourage the reuse of vacant or underutilised sites and properties and address dereliction?
- How can the redevelopment of Opportunity Sites add to the vibrancy of Killaloe-Ballina?
- Are there other underutilised or opportunity sites in Killaloe-Ballina that are not identified in the statutory Development Plans for the area?



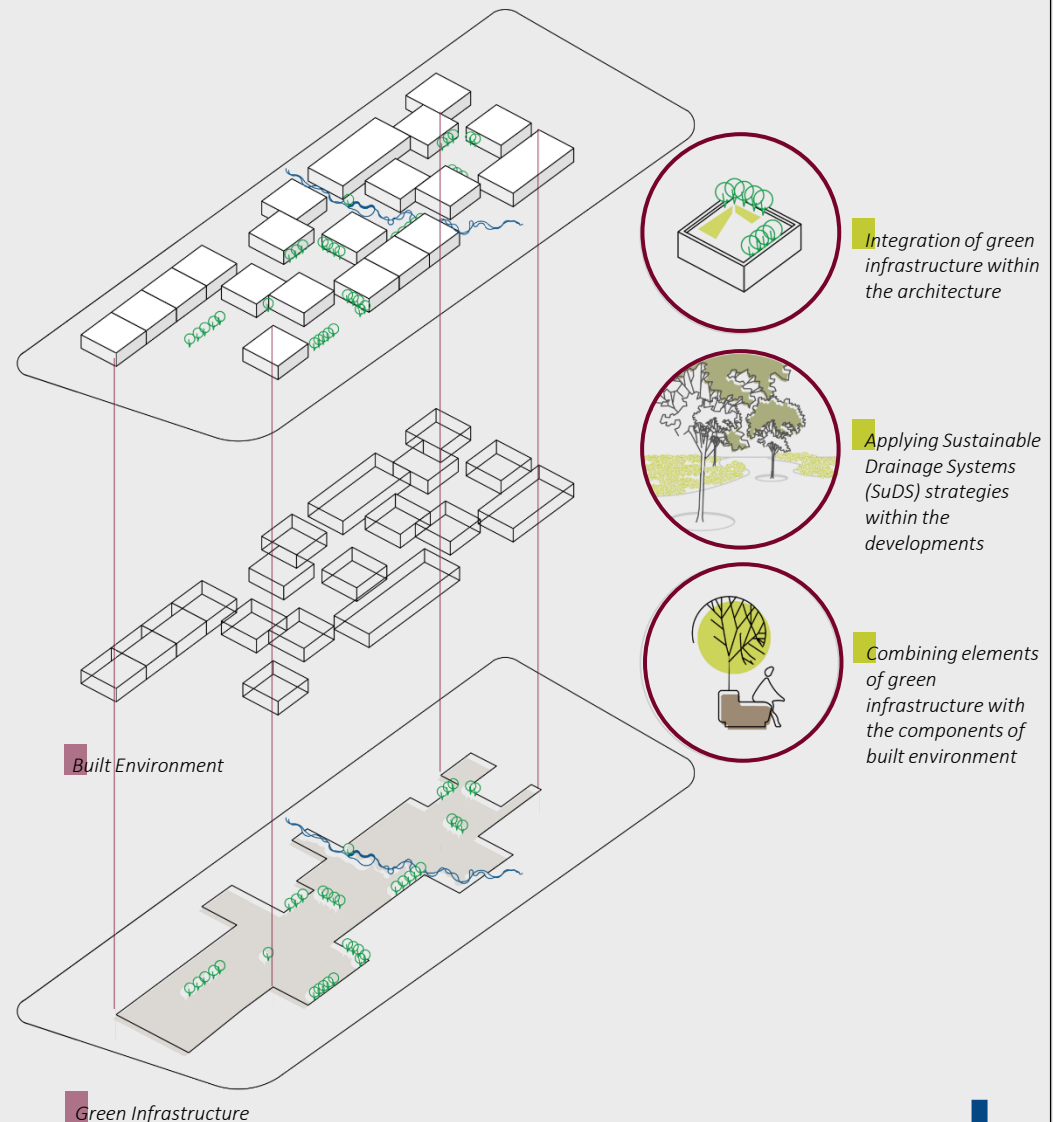
Please consider the below when sending us your comments about this initiative:

2.8 BLUE-GREEN INFRASTRUCTURE & NATURAL HERITAGE

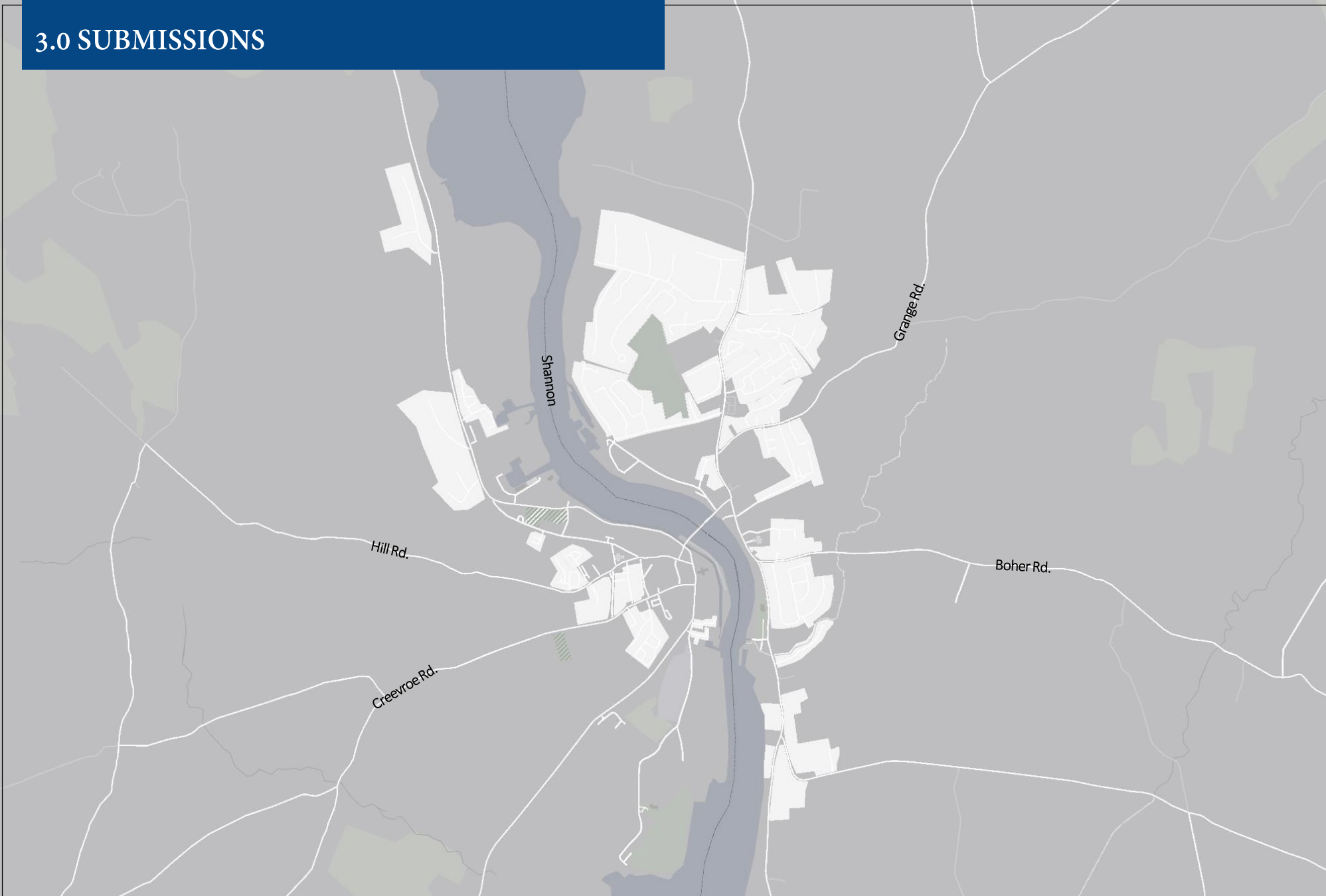
Blue infrastructure refers to water elements such as rivers, canals, ponds, wetlands, floodplains and water treatment facilities. Green infrastructure is the network of green spaces and natural elements that intersperse and connect the built environment to the nature. Planning blue-green infrastructure has several benefits linked to local and regional environmental sustainability as well as habitat protection, planning for biodiversity and public health benefits. The concept of multifunctional areas of land is a key feature of blue-green infrastructure planning. Individual spaces may have many functions, such as highlighting the natural assets, providing recreational space, raising the quality of life, providing flood storage, incorporating transport corridors, helping to ease the impact of climate change, and increasing environmental awareness within the communities.

Within the context of Killaloe-Ballina Town Enhancement & Mobility Plan, key questions framing the blue-green infrastructure strategy of the town are as the following:

- Are you aware of the ecological and environmental sensitivities and constraints of the area, such as Natura 2000 sites and habitats? Can these be used as opportunities?
- Is there potential to develop greenways and blueways along the River Shannon?
- Is there a need for connectivity between open spaces in Town Centre and open spaces in the vicinity?
- How should the plan help to manage natural resources in a more sustainable manner?
- How can Killaloe-Ballina make use of renewable energy?
- How can the plan have a positive impact on the local and national climate?
- What elements of the natural environment do you feel are more in danger and need to be protected or enhanced?
- How can natural heritage and biodiversity be enhanced?



3.0 SUBMISSIONS



3.1 MAKING A SUBMISSION

It is one of our core objectives to involve the local community in the preparation of The Plan. Please send us your comments as part of the Pre-Draft stage of the Plan and we would ask that the key topics (Place Making and Public Realm; Street Furniture and Design Guide; Transport and Mobility; Tourism Strategy; Opportunity Sites; and Blue-Green Infrastructure) as well as key questions are considered and will form the basis of your submission.

When sending your comments and feedback, please ensure that all submissions are titled 'Killaloe-Ballina Town Enhancement Plan', include your name, address and, if applicable, details of the organisation or group you represent. The deadline for submissions to the Pre-Draft Stage of the Plan is Monday 7th September 2020 at 5.00pm.

The project team will be holding public workshops as part of the preparation of the plan, and such meetings will be advertised in advance. Everyone interested will be able to come and talk to the team directly about the plan and what you would like to see in it.

Please note that submissions or observations received are subject to meeting requirements under relevant data protection legislation. All submissions/observations will be subject to Freedom of Information legislation.

3.2 WHERE DO I SEND MY COMMENTS?

In writing:

'Killaloe-Ballina Town Enhancement and Mobility Plan',
Planning Department,
Economic Development Directorate,
Clare County Council,
Áras Contae an Chláir,
New Road,
Ennis, Co. Clare
V95 DXP2

Email: forwardplan@clarecoco.ie

'Killaloe-Ballina Town Enhancement and Mobility Plan',
Planning Department,
Tipperary County Council,
Civic Offices,
Nenagh, Co. Tipperary

Email: planning@tipperarycoco.ie

'Killaloe-Ballina Town Enhancement and Mobility Plan',
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