



Comhairle Contae Thiobraid Árann
Tipperary County Council

Chief Executive Report

Part 2 – Appendix A

Town Centre First Plan

Draft Carrick-on-Suir & Environs

Local Area Plan 2025 - 2031

Tipperary County Council Planning Policy and Projects Unit
January 2025



Carrick-on-Suir Town Centre First Plan



Comhairle Contae Thiobraid Árann
Tipperary County Council

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Carrick-on-Suir Town Centre First Plan DRAFT

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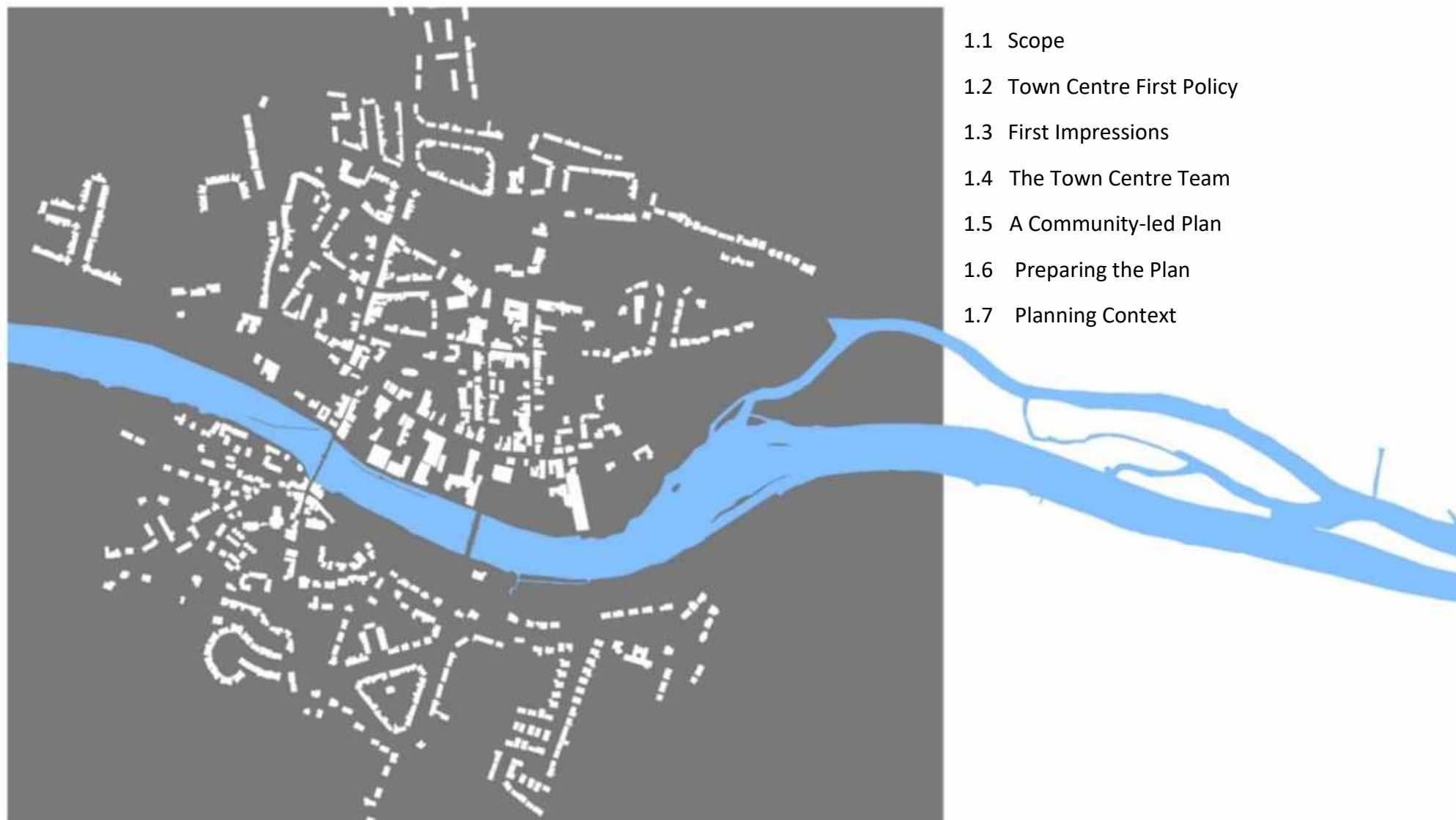
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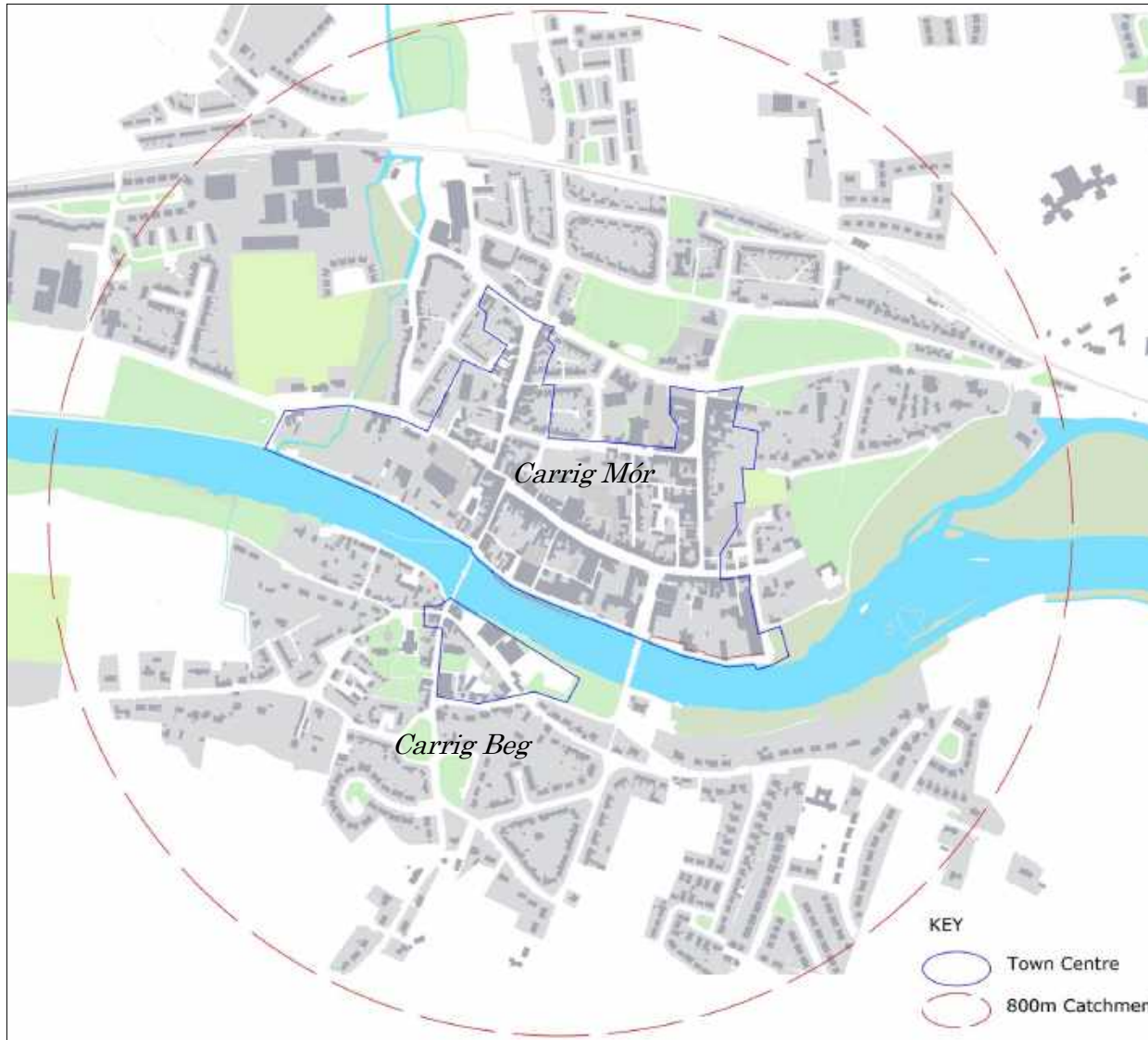
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 Nicholas de Jong Associates URBAN DESIGN	Issue:	Date:	Approved:
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Town Centre First Study Area

1.1 Scope

The purpose of the Town Centre First (TCF) Plan for Carrick-on-Suir is to review and update the Carrick-on-Suir Vision 2030 Plan, prepared by the Carrick-on-Suir Tourism and Economic Development Committee (CoSTEDC) in October 2016, into a new TCF Plan that capitalises on the significant Rural Regeneration Development Funding (RRDF) secured by Tipperary County Council in November 2022 and in line with the National Town Centre First Policy.

The TCF Plan will update the earlier 2030 vision in response to the funding secured and the wide range of projects and actions to be delivered through the associated Carrick-on-Suir Regeneration Plan, as well as providing a framework for which further funding will be sought. The main aim is for retailers, businesses, community groups and local people to get behind and clearly see the opportunities presented for achieving a town with a vibrant and sustainable future as a place to live, work and visit.

The focus of the Plan is broadly defined by an approximate 10-minute walking distance from the town centre (800m radius from Main Street), encompassing the primary retail area, the riverfront and inner residential areas to the north of the river and the remainder of the town on the opposite bank at Carrickbeg.

The timeframe for delivery of the TCF Plan is approximately 15 years, or by year 2040, phased in relation to existing funding commitments and according to the future requirements and priorities of the Town Team and local community (subject to availability of further funding and resources).



1.2 Town Centre First Policy

The Town Centre First (TCF) policy is a major cross-government policy that aims to tackle vacancy, combat dereliction, and breathe new life into our town centres. It highlights the importance of making town centres attractive, viable and vibrant places to live, work, visit and invest. It supports “Our Rural Future”, Ireland’s rural development policy which is integral to our national economic, social, cultural and environmental well-being. It advocates for a holistic, place-based approach to sustainable rural development.

The policy seeks to support towns of all sizes, recognising each town is unique and diverse and acknowledges that a “one size fits all” approach will not achieve sustainable and thriving communities.

Carrick-on-Suir has been recognized as a ‘Pathfinder’ town under the Town Centre First programme due to the structures in place (Town Team), an agreed vision and ambition, and the considerable achievements of the past 10 years. The Regeneration Plan seeks to activate and bring to life the vision for regeneration of Carrick-on-Suir, supporting the principles of Town Centre First as well as regional and local connectivity.

The policy aims to create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, while also functioning as the service, social, cultural and recreational hub for the local community.

What makes a great town?

Based on TCF principles, the key considerations for realizing the full potential of the town comprise:

Attractions

Attractions help to define a town’s identity and comprise the range and diversity of shopping and other activities which draw in customers and visitors.

Accessibility

Successful centres need to be easily accessible from the surrounding areas through road and public transport networks. Ease of access within the town between public transport stops, carparks, and key attractions is also essential.

Health & Wellbeing

A healthy town needs to be a pleasant place to spend time in. It should be attractive in terms of environmental quality and urban design, it should be safe and it should have a distinct identity or image.

Engagement

Actions and initiatives are needed to ensure the viability of the town centre including delivery of improvement projects, regular cleaning and maintenance and co-ordinated town centre management initiatives to promote the continued improvement of the centre.

The TCF policy approach is for places such as Carrick-on-Suir to be shaped by communities that live there and to embrace opportunities presented by technology, climate action and demographic change.

The TCF approach recognises that successful places:

- Are characterised by an attractive public realm (streets, spaces and parks) that is designed to invite people to meet, mingle and dwell.
- Contain a variety of services/shops that provide employment opportunities, enable people to shop locally and meet the needs of the local community.
- Provide a range of cultural, recreational and community spaces (that includes scope for periodic events and festivals) that bring together community members and attract visitors/tourists.
- Contain a well-maintained building stock that creates visual interest and animates streets and spaces.
- Conserve, adapt and highlight historical buildings and streetscapes that provide the town with a unique identity.
- Are attractive vibrant places for enterprises to grow and develop.
- Are well connected and accessible to sustainable modes of transport, enabling a high proportion of journeys to be made by foot and/or bicycle from the immediate hinterland (e.g. the '10-Minute town' concept).
- Manage traffic within central areas so that streets prioritise vulnerable users (pedestrians and cyclists), enabling them to move about safely and in comfort.
- Provide a mix of housing typologies and tenures to cater for diverse communities in terms of age, income and mobility.

- Utilise digital technology to enhance the experience of living and working in towns, enabling greater choices in terms of location and lifestyle.
- Provide opportunities for the amenity, health and well-being of residents, workers and visitors.

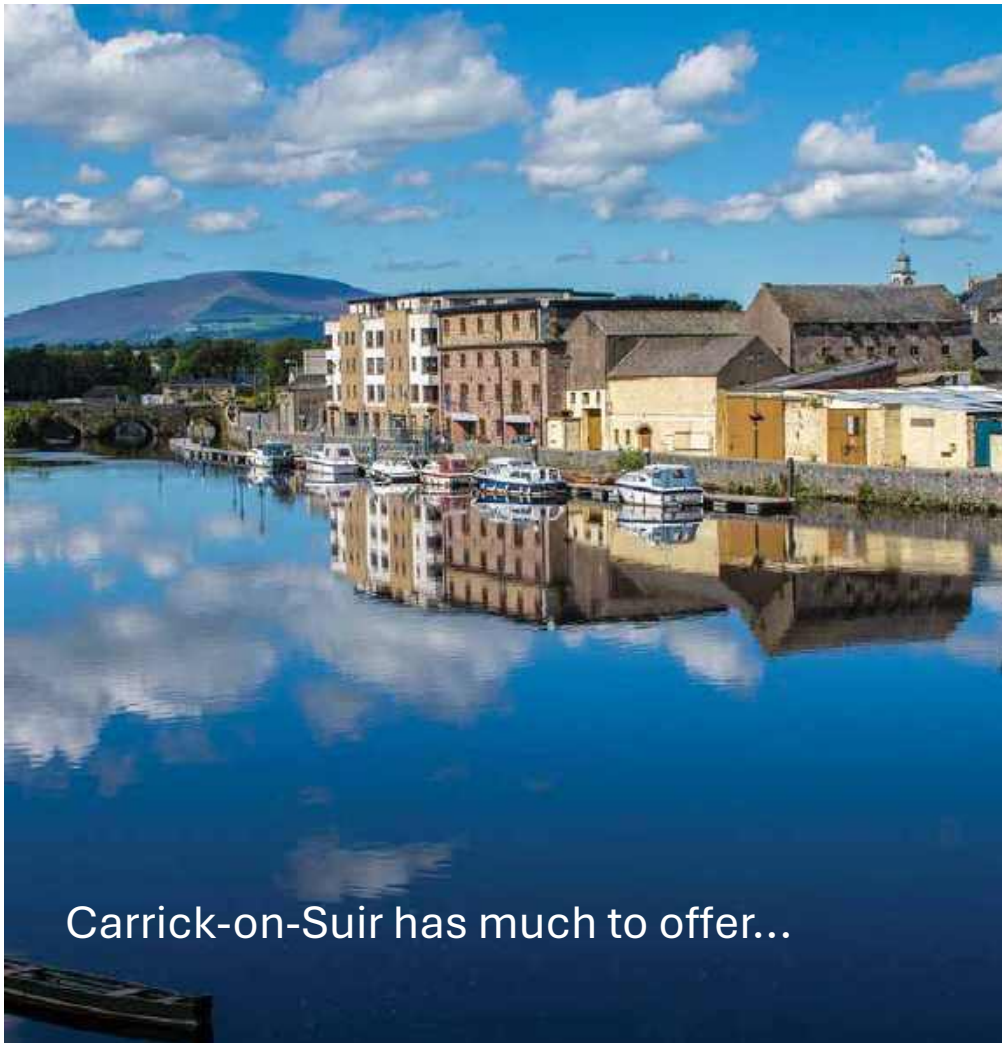


Bridge Street looking towards Old Bridge and Carrickbeg

Our Town Centre First Vision is for:

- Places that are shaped by the communities that live there, where local residents and the business community are enabled to plot the future for their own towns and villages;
- Towns that embrace the opportunities presented by technology, climate action and demographic change;
- Places that are the fulcrum of economic, social, cultural and recreational activity, with a sustainable mix of commercial, retail, service and hospitality offerings;
- Town centres that reflect the current and future needs of the local community, with quality public realm, sustainable mobility infrastructure and green spaces that facilitate vibrant, connected local communities and economies;
- Vibrant, accessible and lived-in town centres that are home to young and old, which are not seen as a second-best option to more peripheral locations.

1.3 First Impressions



Attractions

Strong Vibrant Centre

- Traditional townscape character
- Good selection of independent shops
- Cafes, restaurants and pubs
- Safe environment
- Pedestrian space
- Accessible parking
- Attractive waterfront

A Great Place to Visit

- River Suir and Blueway
- Ormond Castle
- Town Walls
- Heritage Centre
- The Butler Trail
- Lingaun Valley
- The Old Bridge

Festivals & Events

- Clancy Brothers Festival
- Brewery Lane and Strand Theatres
- Maurice Davin Festival
- Dick Meany Trophy
- Farmers Market
- Willie Loughman Forest Rally

A Great Place to Live & Work

- Good selection of housing
- Employment Opportunities
- Strong Community
- Good schools and healthcare facilities
- Sports and recreation
- Attractive environment

Accessibility

Mobility Options

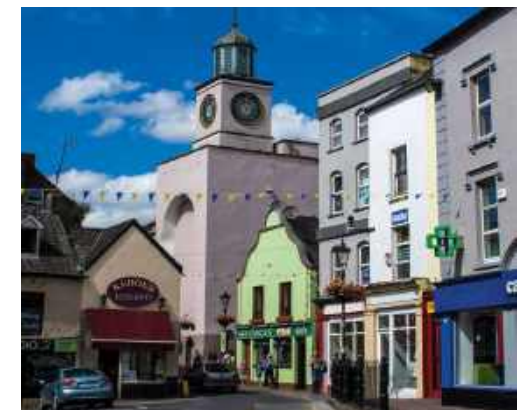
- National rail station with regular services to Waterford, Clonmel and Limerick Junction
- Bus services to Waterford and Clonmel
- Ring a Link to Grangemockler
- Cycling and walking routes

Permeability

- Walkable town centre
- Convenient off-street car parking
- A network of historic laneways
- Main street spine
- Safe streets
- Signage and interpretation

Suir Blueway

- Trail Head
- Towpath Walking & Cycling
- Public Marina
- The Suir navigation to Waterford





Health & Wellbeing

Community Facilities

- Good choice of schools
- Independent shops
- Pubs, cafes and restaurants
- Places of worship
- Good healthcare facilities
- Carrick-on-Suir Community Resource Centre

Good Access to Natural Amenities

- Suir Blueway
- Slievenamon
- Comeragh Mountains
- Mahon Falls
- Close proximity to the coast
- Glen River

Community Groups

- Strong community organisations
- Strong parishes
- Numerous sports teams & clubs

Sports and Recreation

- Sean Kelly Sports Centre
- Carrick Davins, Swans and St Molleran's GAA clubs
- Carrick United AFC
- Triathlon Club
- Panduit Carrick Wheelers
- St. Nicholas Boxing Club
- Castlevew Lawn Tennis Club
- Strolling by the Suir



Community

A People's Town

- TCF Team
- Active Tidy Town
- Vibrant Chamber of Commerce
- Carrick-on-Suir Business Associations
- Residents Associations

Vision

- Promotion as a major Destination Town within Ireland's Ancient East
- Cycling and Watersports destination
- Pollinator-friendly Town

Promotion

- Dedicated Website
- Online promotion as a great place to live, work and visit
- 'Ireland's Ancient East'
- 'Your Carrick'
- Regional Cycling Centre



Aerial view of Carrick-on-Suir

1.4 The Town Centre Team

The Carrick-on-Suir Town Centre First Team came together in April 2023, to ensure the development and delivery of the TCF Plan following the launch of 'Town Centre First – A Policy Approach for Irish Towns' by the Government in February 2022.

The team is made up of local representatives from economic and tourism development and business associations, community, youth, older persons organisations, sports, disability, and residents associations, theatre and arts groups, and social services groups along with the local authority representative.

The team has a Town Champion and works in collaboration with Carrick-on-Suir Municipal District and the Town Regeneration Officer.

The Team's first action was to open up a conversation with the citizens of Carrick-on-Suir and its hinterland and business sector, to hear their views and aspirations for the town, and how they would like to see it develop into the future. It was presented as an opportunity for all generations to have their say and input into the TCF Plan for the town and the key actions and outcomes arising from it.

The Town Team will have a key role in delivering the identified actions and projects of the TCF Plan, informed through community and stakeholder engagement and consultation with the Elected Members of Tipperary County Council.

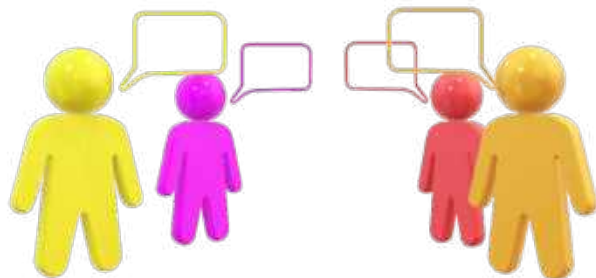
1.5 A Community-led Plan

The process of creating a TCF Plan is a collaborative exercise that involves stakeholders such as community representatives, residents, the business community and the wider community.

The community engagement process undertaken to date that under-pins the TCF Plan for Carrick-on-Suir has entailed:

- 2016 Solving Our Own Problems Workshop
- 2021 Stakeholder Online Survey
- 2023 Stakeholder Online Survey
- 2023 Business Survey

The surveys are supplemented through ongoing liaison with the TCF Team and the key findings will be reviewed with key stakeholders and the local community at a consultation/workshop. The challenges and proposed actions/projects identified through the surveys will be discussed to gain an up-to-date understanding from the local community of their aspirations for the town's future.



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Solving Our Own Problems

This initial workshop, hosted by the Heritage Council and Tipperary County Council in 2016, was successful in identifying a wide range of measures for addressing the physical, economic and social regeneration of Carrick-on-Suir, including:

- Focus on Main Street to become a desirable destination.
- Widen footpaths on Main Street to provide for a more pleasant shopping environment.
- Create more desirable weekend experiences- with the Castle as a hub of activities.
- Identify the town's assets - the River Suir, the Marina, Ormond Castle, the Greenway, Cycling, etc.
- Sell the town as a destination spot for day trippers using programmes and initiatives such as the Butler trail, The East Munster way, the Suir Blueway, etc.
- Improve traffic flow on the Main Street as part of public realm enhancement
- Improve awareness of parking options and orientation in general.
- Improve definition of town centre and central area zones.
- Improve the environment for cyclists
- Improve access to Ormond Castle.
- Reduce dereliction and improve accommodation in the town centre.
- Develop pedestrian friendly zones in key locations with special emphasis on the historic commercial spine of Main Street.
- Continue the Greenway route into the core of the town where there should be facilities provided at the terminal point.

The feedback from the workshop provided essential background to the content for the two on-line stakeholder surveys that were undertaken to inform the formulation of the Carrick-on-Suir Regeneration Plan '*A Journey from the Suir Blueway to the Ormond Castle Quarter*'.

The online survey method was used to encourage a wide participation amongst Carrick-on-Suir's resident communities. The surveys were made available via Tipperary County Council's consultation portal on www.tipperarycoco.ie and www.yourcarrickonsuir.ie. Hard copies were also available in the libraries.

The surveys were also promoted online via social media, in newspapers and through leaflet drops where a QR code was included to facilitate easy access to the online version.



People-watching is one of the most popular activities of urban life

A Community-led Plan

“Preserve the beautiful built heritage. Especially the old shopfronts”.

“A place where people can live and work without the need to commute if they don’t wish to”.

“Developing the Goldcorp site as a multifunctional public performance / gathering space would both enrich and sustain this arts quarter for generations to come”.

“Reconstructing the Town Walls with the lane access would show the true value the river has on the town in the past”.

“Places to go that encourage people to be active”.

“Link all the areas with safe paths and crossings so that people can walk to and from the shopping areas to the leisure areas”.

What you had to say...

2021 Stakeholder Online Survey

CARRICK-ON-SUIR REGENERATION PLAN

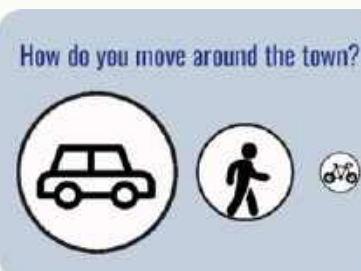
'A Journey from the Suir Blueway to the Ormond Castle Quarter'.

- Stakeholder Online Survey
- Opening Date 9th March 2021.
- Closing Date 7th April 2021.
- 302 People filled out the survey.
- There were 20 questions, 12 of which either required one of the possible answers to be ticked or an order of preference given to a range of options. The other 8 questions were open-ended where the respondent was asked to give their opinion on an issue.

We asked...

Important for regeneration
of Carrick-on-Suir

- 1 Continuation of the Suir Blueway
- 2 Improved environment for pedestrians & cyclists
- 3 Improved linkage between Ormond Castle & Town Centre
- 4 Enhancement of Main Street, laneways & waterfront

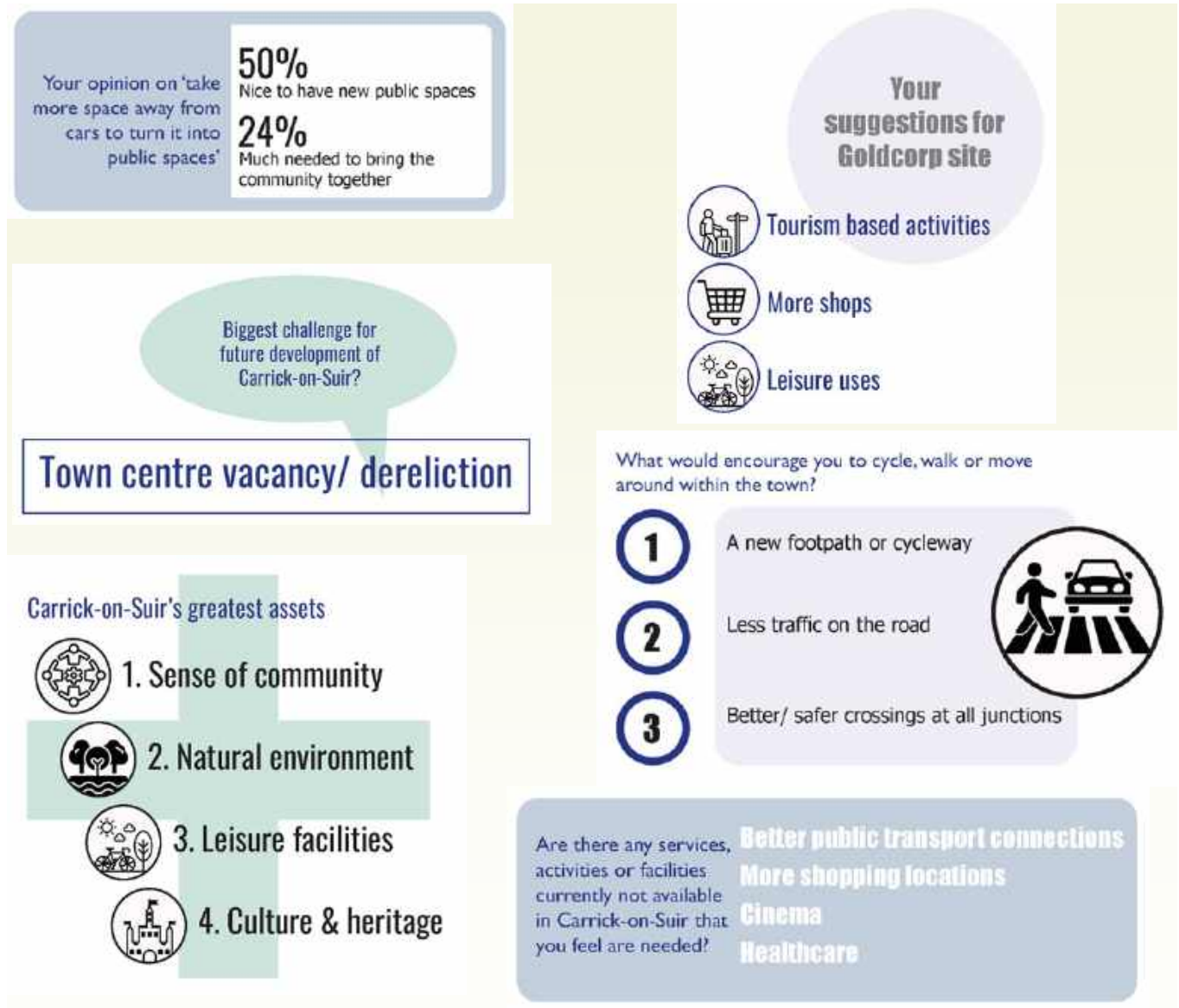


2023 Stakeholder Online Survey

The survey comprised 30 questions, requiring a range of possible answers, many of which were ranked according to importance. Five questions were specifically related to redevelopment of the Goldcrop site, recently acquired by the County Council.

In total, 383 people participated in the consultation process including 336 respondents online and 47 hard copies completed and returned at various venues in the town. This equals to around 7% of the population in the Carrick-on-Suir settlement (5,752 as recorded in 2022 Census), representing a satisfactory engagement rate from the citizens in the town.

(The responses completed by hard copy are not currently included as part of the findings in this version of the report).



2023 Business Survey

This survey initiated by the Town Team in 2023 was responded to by 36 local businesses. Together with the Town Centre Health Check (Section 2.11) the results give important insight to the performance and aspirations of local business currently operating in the town centre.

There were 24 questions, requiring a range of possible answers to be ticked, an order of preference or an opinion to be given on a particular issue.

Types of businesses

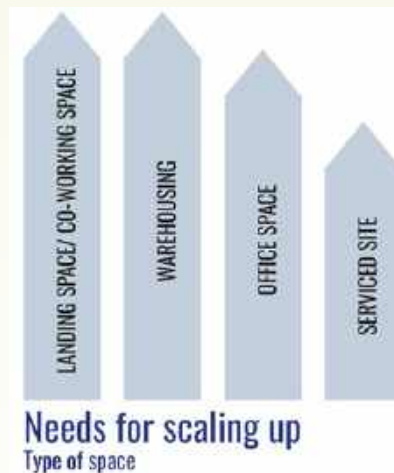


Priorities to help drive economic development

1 Infrastructure for businesses to succeed

2 Promoting pro business culture

3 Enterprise support to SMEs and micro companies



nearly **50%** businesses expect to scale up

Carrick-on-Suir's strengths

1. Quality of life
2. Access to market & customers
3. Cost of housing

Key findings from the Surveys

2021 Survey Responses

- A good cross section of age groups responded to the survey.
- Majority (87%) of respondents have lived/worked in Carrick for longer than 5 years and are therefore very familiar with the area and its' needs.
- Most respondents were employed full-time (39%), followed by students (34%), part-time employed (7%), self-employed (6%) and retired (6%).
- Main attractions of the town centre were firstly the waterfront followed by cafes, restaurants and pubs.
- Other additional attractions were Ormond Castle, the Blueway and the Heritage Centre.
- Most important other factor for the town was 'A good place to live and work'.
- The car is currently the most usual means of getting around town, followed by foot.
- A strong preference for increased use of walking and cycling to move around town and a corresponding wish to reduce car use.
- Issues most apparent in the town issues were mixed but with slightly increased emphasis on Vacant/derelict Buildings, Lack of Jobs and Anti-social behaviour, followed equally by Traffic, Unfulfilled Tourism Potential, Parking and Poor Public Realm.
- There was a strong preference to attract more businesses to the town, followed by visitors/tourists.

- Most important regeneration aspects were 'Continuation of the Suir Blueway' and 'Improved Environment for Cyclists and Pedestrians', followed by 'Improved Linkage between Ormond Castle and the Town Centre' and 'Enhancement of Main Street, the Laneways and the Waterfront'.
- Regarding what Main Street should look like in the future, the highest preference (90%) was 'Good Quality Paving, Trees/planting, Street Furniture, Signage and Lighting', followed by a 'Pedestrian Priority Street'.
- The preference for parking on Main Street was 'Allow on one side of street only' followed by 'No change or more parking'.
- Responses in relation to parking generally favoured 'Reduce parking' and 'Provide for Blueway and Ormond Castle'.
- In terms of a vision for the regeneration of Carrick-on-Suir and the quality of life for its residents, the responses were very varied - typically :
"My vision for Carrick is bigger and calmer. A quiet amazing place, the quality of life for us should be amazing."
- All respondents showed great enthusiasm for getting involved to help achieve the vision.

Main attractions ...

main street buildings main street old bridge Sean Kelly sports churches Castle field
 Carrick Beg let old street Ormond Castle Access centre attractive
 Town Clock fishing Town park Blue way people etc Park also
 walks Historical Blueway proximity Castle historic
 town woodlands Ormond Castle beautiful
 Heritage Centre Waterford Ormonde Castle
 quays area attractions town needs make buildings Sporting Heritage
 amenities history Laneways bridge tourist attraction Carrick main st way Kelly sports centre
 Good Sean Healy Park Farmers Market

Vision ...

make town regeneration activities paths community less work bridge Street
 young people Ormond Castle create attract business encourage cafe space
 market river enhance anti social behaviour opening great Clonmel use go
 living walk jobs way Main Street nice clean facilities look also
 local blueway places focus build see tourists bigger will N
 Carrick outdoor area teenagers better cycling town
 visitors people quays make heritage need sport
 Improve turn parking one shops environment castle link
 safe Carrick Suir businesses come etc everyone attractive exercise
 tourism housing Street's think Develop back plan provide give residents
 active friendly better shops employment town centre derelict buildings water
 roads they bring view amenities happy promote vision

2023 Survey Responses

- Good representative mix of respondents, with largest group of student age.
- Slightly higher proportion of respondents were Female (57.5%) compared to Males (40.1%).
- Highest proportion of respondents were students (41.9%) followed by Employed Full Time (33.2%) and Retired (8.1%).
- Almost 50% of 'Live & Work' in Carrick while 22% 'Work/Study' in the town and live elsewhere.
- 35% have lived in the town for more than 20 years, followed by 23% for 11-20 years.
- The 'Usual Place of Work' for most was 'Within Carrick' (35%), followed by 'Outside of County Tipperary' (31%).
- Following Covid-19, 44% responded 'No Change', and only 7% responded as 'Working from Home Full-time'.
- In the future, 37% indicated that they would like to work from home more often, and 27% said that their job did not allow for remote working.
- In relation to take more space away from cars to turn it into public spaces, nearly 50% considered that it would be nice to have new public spaces and 24% thought this was needed to bring the community together. Less than 4% of respondents had concerns about reduced parking.
- The most common daily visits were for school drop-off/pick-up and for top-up grocery shopping, followed by other services and activities on a monthly basis.
- The most common other reasons for visiting the town centre included School; Library; Theatre; Swimming; Meeting friends & family.
- The most common mode of travel was private car, followed by walking and bus. Less than 1% of respondents currently cycle around the town.
- The most popular measures for encouraging more cycling and walking were 'A new footpath or cycleway', followed by less traffic on the road. Anti-social behaviour was not considered a deterrent to walking/cycling around the town.
- The highest ranked assets of the town were reported as sense of community, recreation and leisure facilities, and quality of life.
- The three most significant challenges/issues were town centre vacancy/dereliction, employment opportunities, and availability of affordable housing.
- The services, activities and facilities most needed were 'Better bus/public transport', 'More Shopping locations', 'Cinema' and 'Improved healthcare'.
- The top priorities for the town were 'Improve public spaces', followed by 'Addressing dereliction/vacancy', 'Reduce traffic flow' and 'Improve appearance of buildings' and 'Access to the Suir Blueway'.
- The majority (60%) considered the quality of life to be good due 'Community', 'Parks and leisure', 'Ease of integration' and 'Sports opportunities'.
- 38% considered that Carrick is 'Supportive and inclusive for minority communities' and 47% answered 'Don't know'.
- For supporting health and wellbeing, the priority ranked 1st and 2nd by most respondents was Mental 'Health and Youth Services', followed by 'Primary Care and Disability Services'.
- For supporting access to education and employment, 'Collaboration between employer's and education' was ranked 1st, followed by 'Children with specialist needs' and 'Job-focused training'.
- Redevelopment of the Goldcrop site was seen as 'Very Important' or 'Important' by nearly all respondents (82%). Most (76%) considered the site should be developed for 'Multiple uses'. 'Private sector investment' was welcomed by 83%, and the majority considered that the site should be used for 'Public and private development', followed by 'Public development only'. 'Tourism-based facilities' were the highest rated priority, followed by 'Shops and housing'. A wide mix of other uses included:
 - Hub for water-based activities
 - Something for visitors/ tourists
 - Place for gathering/public plaza
 - Shopping centre
 - Active mixed use
 - Performance space with river as background.

Other important issues or goals that should be given priority in the TCF Plan included:

- Sustainability leader
- Affordable homes
- Tackle vacant/derelict properties
- Outdoor swimming opportunities, lifeguarded swimming spots
- Better playground for children
- Incentivize people without cars
- CCTV presence
- Upgrade facilities for sports, running, boxing club, skateboarding
- Address dog fouling
- Training and education opportunities for asylum seekers integration
- Promote places of historic significance: open up town clock, Bianconi Arch, showcase sports achievements
- Outdoor exercise
- Bridge street to be maybe pedestrian
- Bus service to Portlao
- Carrick hospital with hospice rooms needs to reopen
- Build better links with Waterford city rather than Tipperary towns
- Stimulate small commercial businesses
- A new zebra crossing before the Westgate
- Upgrade of High Street frontages
- Motorhome parking
- Safe drinking water
- Town by-pass to reduce cars
- Upgrade town lighting
- Facelift with murals
- Traffic lights at Garda station need updating
- Traffic jams near school
- Social and cultural activities on streets to make them vibrant

- Clear illegal dump at Rookery Lane
- More trees in town centre, more bins
- The streetscape should continue from the West Gate to The Castle Identifying the importance of the Ormond Manor.

Other actions or objectives to achieve these goals included:

- Grants for painting, incentives to use vacant properties
- Re-home all residents in houses between New Street Car Park and Castle and open up that part of town
- Get some input from all ages. Be realistic with plans
- Improved footpaths
- Fund raising through events that get community involved
- Renegotiate agreement between Super Valu and TCC on 30 car parking spaces
- Better regulation of shop signage
- Better garda presence
- Link all the areas with safe paths and crossings so that people can walk to and from the shopping areas to the leisure areas
- Persuade the Government to change laws to release property for development when landlords cannot be traced
- Open St. Bridgid's as a step-down hospital or medical centre
- Increase train connections
- New bridge across river to ease traffic on Main Street
- Streetscape should incorporate the Laneways off Main Street and be opened up and cleaned with new paving and lighting to facilitate art identifying the history of each lane.

The main responses to the 'Vision for Carrick-on-Suir moving forward' included:

- Safe
- Lively
- Increased employment
- Vibrant
- Cleaner air and streets
- Thriving
- Popular
- Family friendly
- Bustling market town
- Great community
- Adequate housing
- Centre of Excellence for tourism, culture, heritage, recreation and sport
- Welcoming community for all minorities and returning natives
- Green tourism

1.6 Preparing the Plan

The main objective is the preparation of a TCF Plan for Carrick-on-Suir which aligns with the National Town Centre First Policy. The aim is to support the people of Carrick to set out an overall vision for the future development and regeneration of the town and to identify key projects for delivery.

A key element of the TCF approach is an Action Plan which identifies agreed actions/projects and provides a basis for the town to seek support from various National and EU funding streams. The Action Plan is intended to maximise opportunities to leverage funding by identifying a clear path for the delivery of proposed actions and projects which will in turn ensure a co-ordinated programme of investment in the area long into the future.

The process for preparing the TCF Plan for Carrick-on-Suir is underpinned by the following key considerations:



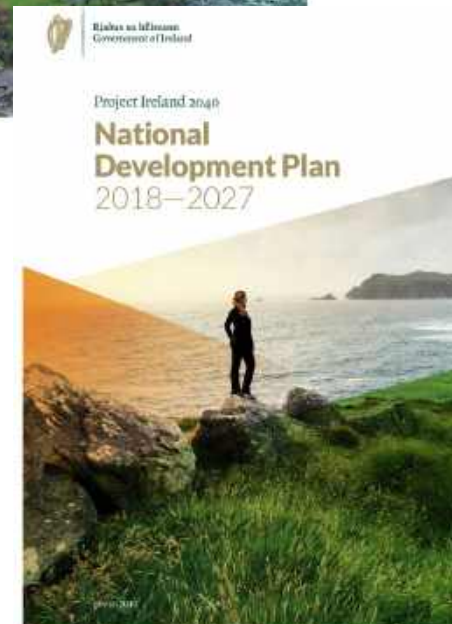
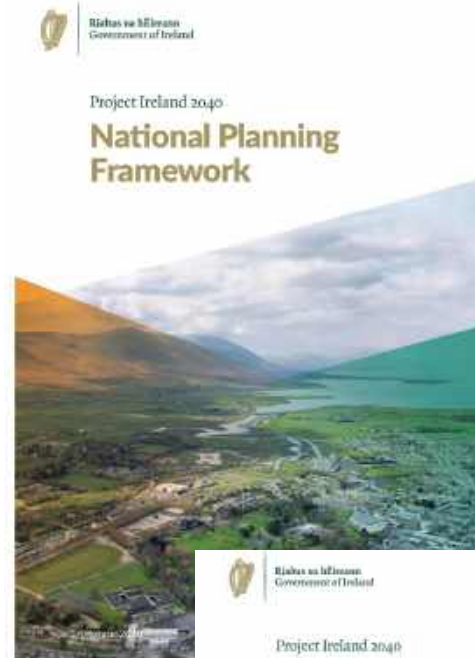
Key documents prepared in support of the RRDF application and which inform the preparation of the TCF Plan include:

- Carrick-on-Suir Town Development Plan 2013 (as extended).
- Draft Carrick-on-Suir & Environs Local Area Plan 2025-2031
- Tipperary County Development Plan 2022 – 2028.
- Carrick-on-Suir Town Walls Conservation, Management and Interpretation Scheme (Tipperary County Council, 2013).

- Ormond Castle Quarter Enhancement Scheme (Tipperary County Council, 2014).
- ‘Solving our own Problems’, (Heritage Council, 2016).
- County Tipperary Digital Strategy (Tipperary County Council, 2018).
- Tipperary Climate Adaptation Strategy 2019 – 2024 (Tipperary County Council, 2019).
- Tipperary Transforming – Tourism product Development Plan 2020 – 2030 (Tipperary Tourism and Tipperary County Council 2020).
- Tipperary ‘Marketing, Experience and Destination Development Plan, 2016 - 2021 (Tipperary County Council, 2016).
- Green and Blue Infrastructure Master Plan Roadmap for Tipperary Waterways 2020 (Tipperary County Council, 2020).
- Procurement brief for Waterford Greenway/Suir Blueway Feasibly Study (Tipperary County Council and Waterford County Council, 2022).
- Economic and Financial Analysis (Raymond Burke Consulting, 2022).
- Tourism Investment Assessment (Repucon Consulting, 2022).
- Digital Hub Economic Report (CoSTEDC, 2022).
- Stakeholder Survey Results 2021 and 2023.



County Tipperary within the island of Ireland

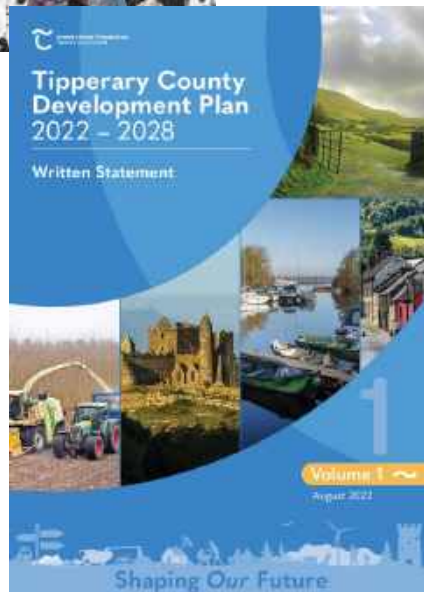
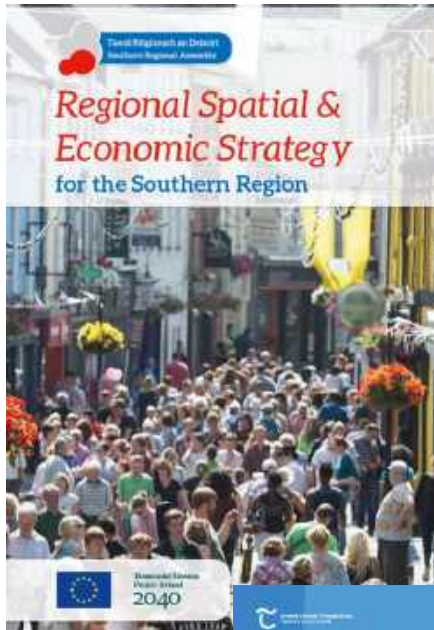


1.7 Planning Context

There are a broad range of national and regional economic policy documents which support and influence the TCF Plan including:

National Policy

- National Planning Framework - Ireland 2040 Our Plan (NPF) (2018)
- National Development Plan 2018-2027
- Regional Spatial and Economic Strategy for the Southern Region (SRA, 2020)
- Mid-West and South-East Action Plans for Jobs (DJEI, 2015) (and any review thereof)
- Powering the Regions, Regional Plan (Enterprise Ireland 2019)
- The Mid-West and South-East Regional Enterprise Plans (DETE, 2022)
- IDA Ireland 'Driving Recovery and Sustainable Growth 2021-2024'
- Southern Regional Assembly Regional Co-Working Analysis 2020
- Food Wise 2025 (DAFM, 2020)
- Enterprise 2025 Renewed (DBEI, 2018)
- Future Jobs Ireland 2019 (Government of Ireland, 2019)
- Our Rural Future: Rural Development Policy (DRCD, 2021)
- Tipperary County Digital Strategy 2018-2023
- Tipperary Climate Action Plan 2019



Regional Policy

Regional Spatial and Economic Strategy for the Southern Region (SRA, 2020) (RSES)

The RSES sets a target of 55% of movement by sustainable transport modes by transforming transport systems towards well-functioning, sustainable integrated public transport, walking and cycling, and electric vehicles. The objectives for sustainable transport include; reducing the environmental impact of transport; integrated land-use and transport planning; prioritising sustainable transport to achieve modal shift and reducing demand for private vehicles; improved strategic and local connectivity; enhanced public transport provision and reduced congestion.

The RSES states that Carrick-on-Suir as a 'Hinterland Town' will be supported in providing options for employment and housing, supported by sustainable transport links to the Waterford Metropolitan Area.

Tipperary County Development Plan 2022-2028 (TCDP)

The TCDP provides the framework for how the County Council will deliver for all communities, through protecting the environment, reducing energy demands, maintaining the viability of our towns, villages and rural communities and supporting job creation, within the structure of national and regional policies and guidelines.

The TCDP sets out a number of policies and objectives for the implementation of sustainable transport measures and for the achievement of a modal shift away from private vehicle usage. It requires the incorporation of active travel actions for 'District Towns'.

The TCDP seeks to promote the transition to a low carbon transport system both by reducing the demand for travel through smarter travel solutions; and by supporting investment in integrated, safe, efficient and cost-effective alternatives to private vehicles and public transport.

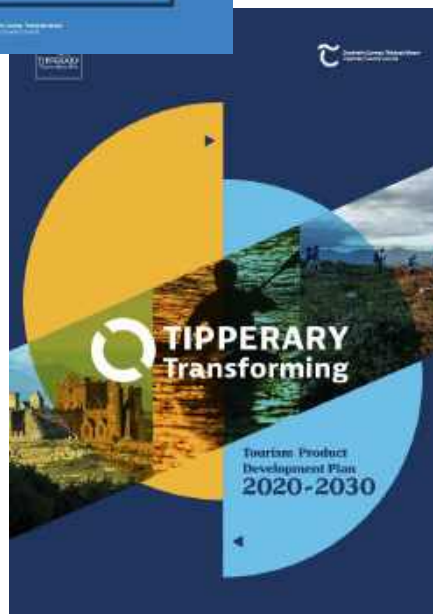
The TCDP Chapter 2 Core Strategy identifies Carrick-on-Suir as a 'District Town' (one of six District Towns) with a unique strategy for the growth of Carrick-on-Suir set out in Volume 1, Section 4.4.1. The key socio-economic considerations for the area, and a town profile plan (including walking and cycling proximities to the town centre, compact growth area, key infrastructure and areas at flood risk) are also outlined.

Particularly relevant objectives for the TCF plan include:

SO-7: To protect, enhance and connect areas of natural heritage, blue and green infrastructure and waterbodies, for quality of life, biodiversity, species and habitats, while having regard to climate change adaptation and flood risk management measures.

SO-09: To enhance connectivity and promote sustainable transport, through the integration of land use and transport planning and promotion of and prioritisation of public transport and walking and cycling.

The TCDP also focuses on projects which are specific to Carrick-on-Suir, such as the Carrick-on-Suir Regeneration Plan 2021. The basis of this regeneration plan proposes that the Suir Blueway Tipperary better interconnects with the town and its streets and routes.



Section 14.0 of the TCDP focuses on Green and Blue Infrastructure, and explains the importance in recognising, supporting and interconnecting (where feasible) green and blue assets, particularly those in urban areas, where public spaces, private gardens, cemeteries, urban streams and derelict land are often undervalued for their natural service.

Objective 14-C: Intercounty Routes: Link between the Suir Blueway Tipperary (Carrick-on-Suir) and the Waterford Greenway.

The CDP also examines the importance of the Limerick – Waterford Transport and Economic Network. In this respect, the Council, in collaboration with the Southern Regional Assembly, and Limerick and Waterford County Councils, will seek to build on the multi-modal connectivity and economic strengths of Clonmel, Carrick-on-Suir, Tipperary Town, Cahir and Limerick Junction and their synergies with Limerick and Waterford.

The TCF plan for Carrick-on-Suir is entirely consistent with and contributes to objectives of the TCDP.

Tipperary County Council Climate Action Plan 2024-2029 (CAP)

The plan sets out how the Council will deliver on climate action (Climate Mitigation and Climate Adaptation) in areas within its own remit, and how the Council through its actions, will seek to influence, facilitate and advocate for climate action across other sectors and communities.

It is a Core Ambition of the TCDP to enable a 'Climate Resilient, Sustainable and Low Carbon County' and to support a 51% reduction in greenhouse gases by 2030 in

line with the National Climate Action Plan. The National Climate Action Plan, the Tipperary County Council Climate Action Plan and the TCDP sets out a schedule of actions.

This TCF plan incorporates those actions as they relate to spatial planning locally in Carrick-on-Suir, particularly in relation to compact growth and sustainable mobility, sustainable transport and active travel measures, town-centre first and adaptive re-use of buildings, nature-based solutions, and flood risk and water management.

Tipperary Transforming – Tourism Product Development Plan 2020-2030

The purpose of this plan is to assist the Local Authority to deliver on ambitions to significantly improve the visitor experience in the county developed through the three overarching themes of Heritage, Landscape and Water.

The Plan is underpinned by the principles of responsible sustainable tourism. Targets for the plan include:

- An increase of 50% in people employed (full-time or part-time) in the county tourism economy;
- An increase of 100% of overnighting visitors to the county;
- Growth of 75% in the number of international visitors; and
- €150 million investment in tourism and related offerings in the county over the next ten years.

Projects identified within the Plan include development of The Butler Trail connecting a number of towns and villages across the county, and identifies that 'towns and villages need to be supported in building their infrastructure and facilities to encourage visitors to stay longer.'



Developing the Tourism Potential of the Munster Vales – Strategic Tourism Development Plan 2020-2025

The plan sets out a 5-year strategic tourism development plan for the Munster Vales as a destination and support development of both existing and new visitor experiences to encourage more visitors to stay in the area. Carrick-on-Suir is identified as a gateway to the Munster Vales with the opportunity to develop a Munster Vales Way starting/finishing in the town.

Local Level Plans

South Tipperary Active Travel Towns – Walking and Cycling Strategy 2013

This plan sets out a number of walking and cycling interventions for Carrick-on-Suir in order to progress a positive modal shift to active transport.

Green and Blue Infrastructure Master Plan Roadmap for Tipperary Waterways 2020

The Masterplan Roadmap is a strategic plan focusing on the two primary waterways in County Tipperary – Lough Derg and River Suir – as they extend through large parts of the county. The objective of the study was to develop an integrated plan incorporating biodiversity, heritage, tourism, sport, leisure, communities and economy to provide a co operative strategic plan for our county's waterways.

Carrick-on-Suir Local Area Plan 2025-2031

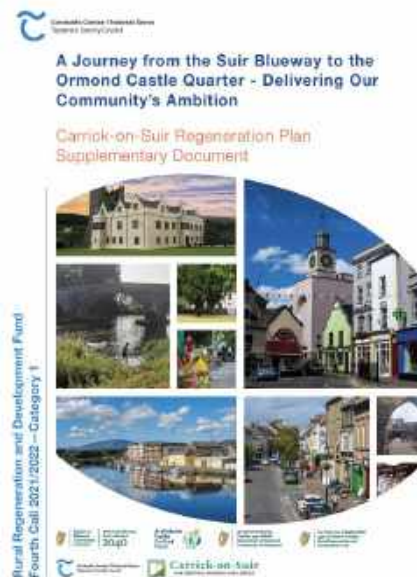
Tipperary County Council is preparing a Local Area Plan (LAP) for Carrick-on-Suir to replace the Carrick-on-Suir Town Development Plan 2013.

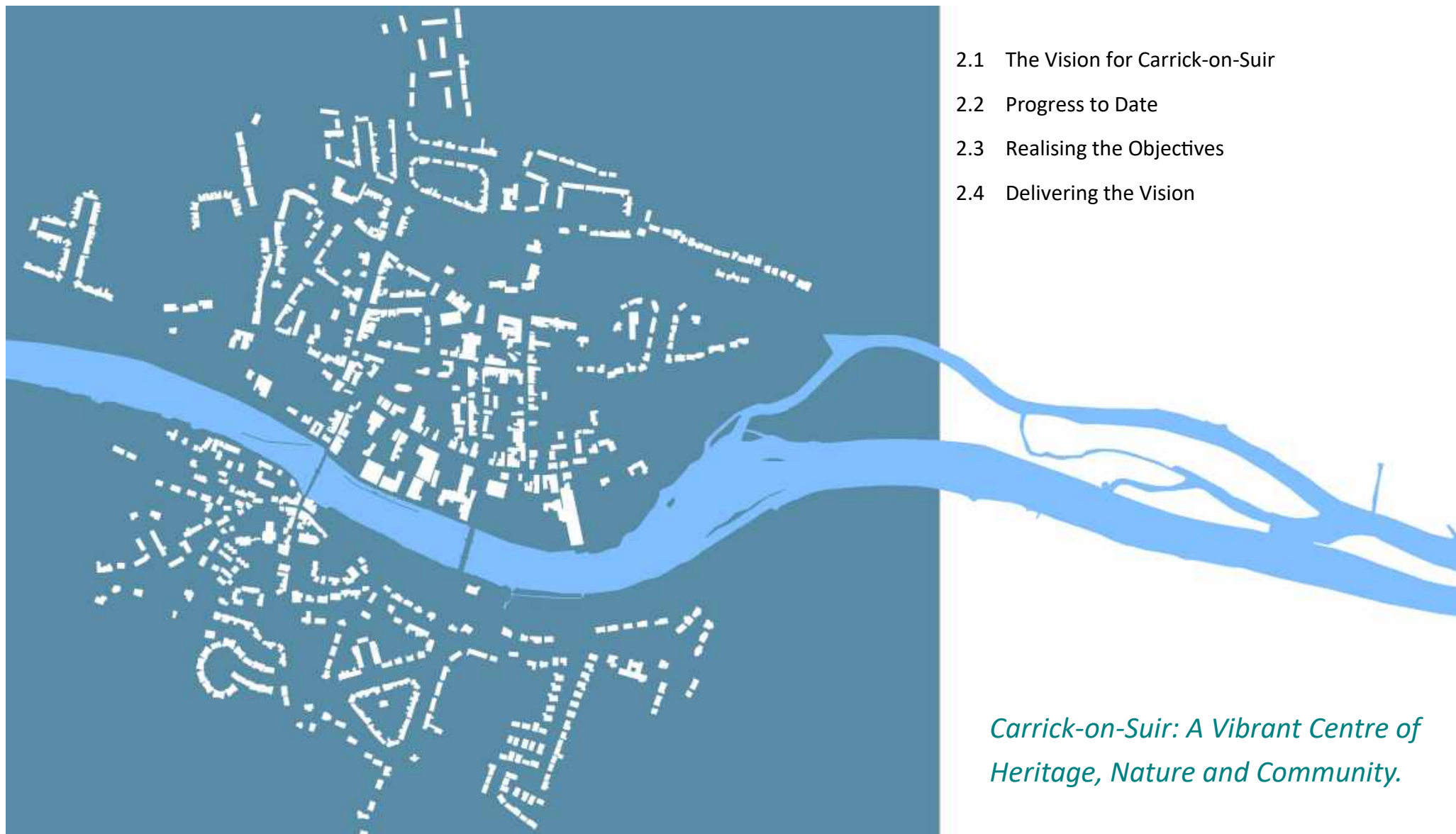
The new LAP will set out a spatial planning vision for the town to 2031, building on the vision of the town as set out in the County Development Plan. The collaborative vision for the town will be outlined in a series of planning policies and objectives that will attract investment and inform future development.

Town Centre and Regeneration is at the heart of the LAP, based on 'Compact Growth' and a 'Town Centre First' approach, in line with national, regional and local policy. The success and vibrancy of the town centre in 2031 will be a key performance indicator of the Plan.

Carrick-on-Suir Regeneration Plan – A Journey from the Suir Blueway to the Ormond Castle Quarter 2021

A multi-faceted plan developed to embrace social, economic and environmental opportunities for Carrick-on-Suir. The plan focuses on public realm and enhanced linkages between the town, its amenities and attractions including the Suir Blueway.





- 2.1 The Vision for Carrick-on-Suir
- 2.2 Progress to Date
- 2.3 Realising the Objectives
- 2.4 Delivering the Vision

*Carrick-on-Suir: A Vibrant Centre of
Heritage, Nature and Community.*



Scenic setting of Carrick-on-Suir



2.1 The Vision for Carrick-on-Suir

Carrick-on-Suir is an historic market town situated in the south-eastern corner of County Tipperary on the River Suir, nestled in the scenic valley between the foothills of the Comeragh Mountains to the south-west and Slievenamon to the north-west.

Carrick-on-Suir is the fourth largest town in County Tipperary with a population of 5,771 persons (2016); designated as a 'District Town' with an estimated population growth to 6,925 persons (+20%) by 2031.

The town is strategically located on the Limerick to Waterford Revitalisation Network and connected by the national rail network and the N24. It is also located on the Suir Blueway Tipperary and has broader heritage associations with Kilkenny, Cashel and Fethard.

The rich history of Carrick-on-Suir dates back to the arrival of the Anglo-Normans in Ireland in the 13th Century and the town is distinguished by the impressive Ormond Castle, historic laneways, traditional streetscapes and remains of the town wall which, together with the Suir Blueway Tipperary and a central marina, support the potential of the town as a major tourism destination.

Carrick-on-Suir has numerous high-quality physical and social assets, including an attractive setting and impressive built heritage, several sporting clubs, a strong sense of community, a wide range of social services and a strong base of independent and local commercial operators.

Carrick-on-Suir also faces many of the challenges that typically confront rural Irish towns, traffic congestion on town centre streets, a lack of safe space for walking and cycling contributing to high car dependency, a lack of public transport services and cycling facilities, an under-provision of services and facilities, a lack of quality town centre housing choices and an ageing population.



Traffic-dominated Main Street

Regeneration Plan Vision

Carrick on Suir Municipal District, in partnership with the Carrick on Suir Tourism and Economic Development Committee (CoSTEDC) and multiple stakeholders have already prepared a whole-town transformative Regeneration Plan, entitled the *'Carrick-on-Suir Regeneration Plan - A Journey from the Suir Blueway to the Ormond Castle Quarter'*.

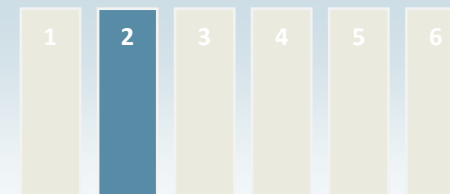
Planning permission and detailed plans and drawings have been produced with the support of funding from the Department of Rural and Community Development under their Rural Regeneration and Development Fund (RRDF).

The Regeneration Plan builds on the town's location on the Suir Blueway, its Butler Heritage, its vibrant arts scene and its association with nearby Slievenamon and the Munster Vales. It has been in development over the last 10 years and capitalises on significant investment and collaboration to date, with the agreed vision for Carrick-on-Suir as **'a thriving urban and community centre'**.

The support and ambition of the community and stakeholders in the town have been key in bringing the vision forward.

The actions and projects already in place include the 'Tides of History' project (at a newly redeveloped Carrick-on-Suir Heritage Centre), continued enhancement of the Ormond Castle Quarter experience, substantial town centre public realm enhancements, and the further development of the recreational assets of the Suir Blueway Tipperary.

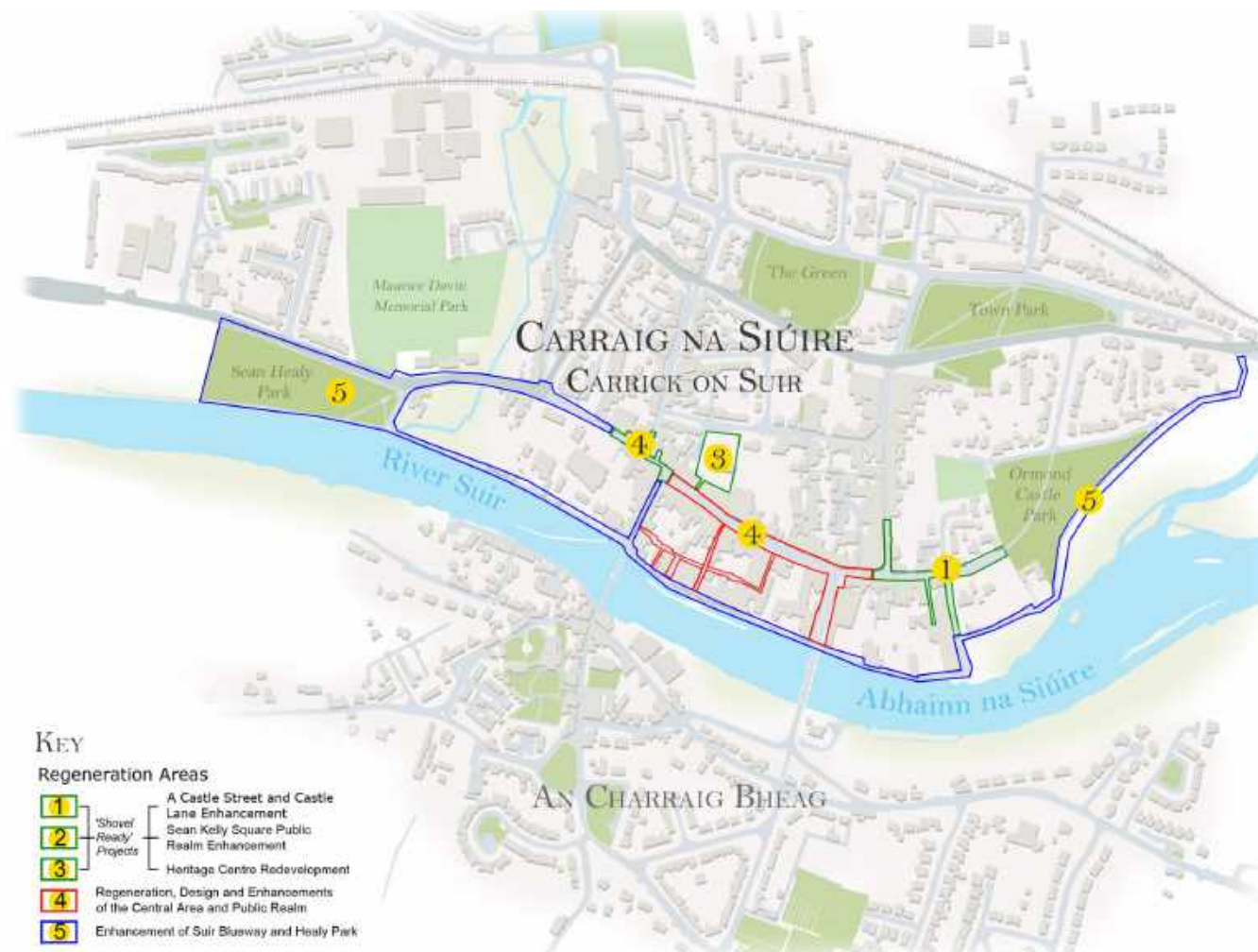
>>> TOWN CENTRE FIRST VISION



Regeneration is focused on the town's central area, encompassing Sean Healy Park to the west, the commercial heart of the town and its riverside areas, and Ormond Park and Castle to the east.

The investment secured will enable a transformation of the town centre and act as a catalyst for increased private and public sector investment and development. It expands on the strengths and assets of the town in the context of national objectives, including the TCF Policy, Active Travel programmes, remote working objectives, Nature Based Solution measures and Climate Action and reduced emissions targets.

The initial phase of the Regeneration Plan, comprising the upgrading of Sean Healy Park and Ormond Park, is currently nearing completion and will be followed by improved linkages along Castle Street, Castle Lane and North Quay (Phase 2), refurbishment of the Old Post Office as an Enterprise & Digital Hub (Phase 3), upgrading the public realm of Main Street and Bridge Street (Phase 4), and improvements to the Town Centre Laneways and the Quays (Phase 5).



Carrick-on-Suir Regeneration Plan

Carrick-on-Suir Strategic Vision 2030

The Regeneration Plan builds on the earlier community – based Carrick-on-Suir Vision 2030 Plan, prepared by the Carrick-on-Suir Tourism and Economic Development Committee (CoSTEDC) in October 2016, which sets out an overall long-term strategy for the town based on:

Vision

Carrick-on-Suir as a thriving town with a diverse economy building on its heritage and confident of its future.

Mission

Our mission is to make Carrick-on-Suir an attractive town to visit, to live in and for work and shopping; a place where new and existing entrepreneurs are encouraged and supported; where tourism is significantly increased and where training and employment opportunities are actively generated.

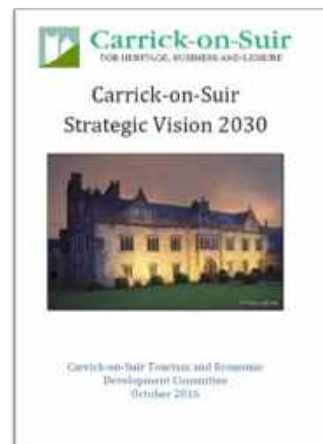
CoSTEDC is an umbrella group formed in 2004, and comprises representatives from the Carrick-on-Suir Development Association, Carrick-on-Suir Business Association and Tipperary County Council. The group meets on a monthly basis in the Municipal District Offices.

Following an Economic Forum held in 2013 a series of Strategic Projects were identified that would have a major positive impact on the town when successfully implemented over a 15-year timeframe.

The strategy was aimed at making Carrick-on-Suir the best small town in Ireland in which to do business and to live.

The identified projects of the 2030 Strategic Vision revolved around Carrick-on-Suir's rich cultural and commercial heritage and were delineated in line with the towns preserved infrastructure and opportunity sites/ areas.

CoSTEDC continue to provide an important link with local businesses and the community. The group have a proven track record in development of visionary projects in the town. They manage the existing Stable Lane Digital and Enterprise Centre at New Street, and will be responsible for the management and operation of the proposed new Digital and Enterprise Centre at Main Street. CoSTEDC has also delivered under the 'Town and Village Renewal' Fund refurbishment of the Heritage Centre in 2018, and with further funding for Heritage Centre interpretation and fit out in 2022; the 'Lingaun Valley tourism initiative' in association with LEADER (Tipperary County Council and Kilkenny County Council); and Annual Events that include the Clancy Brothers Music and Arts Festival and Triathlon.



Draft Carrick-on-Suir & Environs Local Area Plan 2025-2031

This TCF Plan has been prepared in conjunction with a new Local Area Plan (LAP) for Carrick-on-Suir, which will set out the land use strategy to ensure that the town can grow, support employment and homes and can do so sustainably and successfully.

The Draft LAP has been published and is currently at the public consultation stage. The TCF Plan will be inserted at the Material Alterations stage (Stage 3) of the LAP making process.

Both the TCF Plan and the Draft LAP seek to focus investment and development on 'Compact Growth' and a 'Town Centre First' approach, in line with national, regional and local policy.

The Town Centre Strategy as set out in the Draft LAP seeks to ensure that the vibrancy and vitality of Carrick-on-Suir is maintained and enhanced. The vision for Carrick-on-Suir as set out in the Planning and Development Strategy of the Draft LAP (Chapter) is:

'The collaborative vision aims to support the town centre as a place to work, live, visit and do business, by delivering a co-ordinated Regeneration Strategy that promotes the re-development of underused sites, enhances town centre services, enables town centre residential development and protects and showcases the historic assets of the town'.

Town Centre First Vision

The Town Centre First vision for Carrick-on-Suir revolves around its unique natural, historical and cultural assets to create a sustainable, thriving, and inclusive community. It builds upon previous studies and actions such as the Carrick-on-Suir Vision 2030 Plan, the 'Carrick-on-Suir Regeneration Plan, and the draft Carrick-on-Suir Local Area Plan, which in turn build on the future of the town as set out in the Tipperary County Development Plan 2022-2028.

The collaborative vision that under-pins the preparation of the TCF Plan is:

Carrick-on-Suir: A Vibrant Centre of Heritage, Nature and Community.

Themes and Objectives

The approach is centred around national Town Centre First policy which aims at securing environmental, economic and social sustainability futures for the country's towns and villages.

The themes and objectives adopted to guide the delivery of the vision for Carrick-on-Suir have evolved collaboratively with the Town Team and through various stages of community engagement and are as follows:



Four Themes for Carrick-on-Suir Town Centre First

A. SUSTAINABLE ENVIRONMENT AND MOVEMENT

- ◆ An Accessible and Well-connected 10-Minute Town
- ◆ Pedestrian Friendly Streets and Green Spaces
- ◆ Eco-friendly infrastructure that supports Environmental Objectives

B. ECONOMIC RESILIENCE

- ◆ A Prosperous Thriving Place
- ◆ Encouraging Growth of Small Businesses and Tourism-related Enterprise
- ◆ Training and Resources for Developing Skills aligned with Emerging Industries

C. THRIVING VISITOR DESTINATION

- ◆ A must-visit Town for Outdoor Recreation, Cultural and Historical Tourism
- ◆ A Leader in Sustainable Tourism
- ◆ A Welcoming and Inclusive Community

D. EMBRACING THE RIVER

- ◆ Tapping the Potential of the River Suir
- ◆ Riverside Enhancements
- ◆ Riverside Connectivity

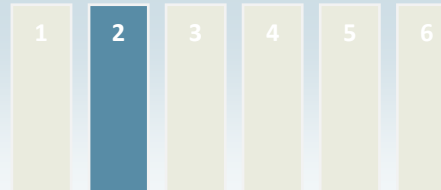
2.2 Progress to Date

An impressive range of plans and projects have already been successfully carried out in the town and the wider area by both the community and Local Authority over a 10-year programme of project development, closely reflecting the objectives of the RRDF Regeneration Strategy and TCF vision for Carrick-on-Suir, summarized as follows:

Year	Actions	Project Partners
2013	<ul style="list-style-type: none"> Joined Irish Walled Towns Network Carrick-on-Suir Town Development Plan 2013 adopted 	CoSTEDC Carrick Town Council
2014	<ul style="list-style-type: none"> Conservation Works to Town Walls Ormond Castle Quarter Improvement Plan adopted 	Heritage Council and Carrick Town Council Carrick Town Council
2015	<ul style="list-style-type: none"> Conservation Works to Town Walls Refurbishment of Ormond Castle 	Heritage Council and Tipperary County Council (TCC) OPW
2016	<ul style="list-style-type: none"> 'Solving our own Problems' Refurbishment of Ormond Castle Carrick-on-Suir Vision 2030 - Strategic Plan Sean Kelly Square Enhancement Plan Part 8 	Heritage Council and CoSTEDC OPW and Fáilte Ireland CoSTEDC TCC
2017	<ul style="list-style-type: none"> Conservation Works to Town Walls 	Heritage Council and TCC
2018	<ul style="list-style-type: none"> Refurbishment of Heritage Centre Historic Town Initiative Funding Building Façade Improvement Scheme 	Town and Village Renewal, CoSTEDC and TCC Heritage Council and TCC
2019	<ul style="list-style-type: none"> Opening of the Carrick-on-Suir to Clonmel River Suir Blueway Tipperary Conservation Works to Town Walls 	DTTS, TCC and DRCD Heritage Council and TCC
2020	<ul style="list-style-type: none"> Castle Street Enhancement Scheme Part 8 Stable Lane Digital Hub Conservation Works to Town Walls 	TCC CoSTEDC Heritage Council and TCC
2021	<ul style="list-style-type: none"> Successful bid for Carrick-on-Suir Regeneration Vision Ormond Castle Park Ecological and Amenities Enhancement Scheme 	RRDF Cat 2 Heritage Council, National Biodiversity Plan and TCC
2022	<ul style="list-style-type: none"> Preparation of RRDF Application Vacancy and Dereliction Activation Programme New Digital Hub in disused Post Office Successful bid for interpretive display for the Heritage Centre 	TCC TCC CoSTEDC and TCC CoSTEDC



>>> TOWN CENTRE FIRST VISION







Additional innovative supporting projects ongoing or completed in Carrick-on-Suir include:

Year	Actions	Project Partners
2021	<ul style="list-style-type: none"> Upgrade works to the Suir Blueway at Carrick-on-Suir St. Nicholas Car Park upgrade and new access onto the N24 Upgrade of Clairin footbridge over the railway line 	Outdoor Recreation Infrastructure Scheme (DRCD) TCC NTA Active Travel Fund
2022	<ul style="list-style-type: none"> N24 Upgrade in the Town Rail Station and Town Centre Active Travel Link (multi-annual funding) Carrickbeg Active Travel Upgrade Feasibility Study to link Suir Blueway with Waterford Greenway New Pocket Park at Carrickbeg 	Transport Infrastructure Ireland NTA Active Travel Fund NTA Active Travel Fund TII, TCC + Waterford CC Town & Village Renewal
2023	<ul style="list-style-type: none"> Gealscoil Redevelopment 	Department of Education
2024	<ul style="list-style-type: none"> Application Local Authority Waters Programme funding Application Per Cent for Art Scheme Upgrade of Carrick-on-Suir Further Education and Training (FET) Centre Brewery Lane Theatre & Arts Centre initiative Explore Carrick-on-Suir initiative Inaugural Tractors & Tudors Festival Performance/events initiatives for Kickham Street - street party 	TCC, LAWPRO TCC, RRDF FET Strategic Infrastructure Upgrade Fund (SIUF) TCC, Carrick-on-Suir Drama Group TCC, OPW TCC, BEAT FM



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2.3 Realising the Objectives

	By 2024 Carrick-on-Suir will be:	Key projects delivered:
 THEME A: Sustainable Environment & Movement	An accessible and well-connected 10-Minute Town with pedestrian friendly streets, vibrant green spaces and eco-friendly infrastructure.	<ul style="list-style-type: none"> * Traffic-calmed town centre streets with trees, rain gardens and convenient connections to car parks. * Green Chain + Active Travel measures connecting neighbourhoods to key services and visitor attractions, including Quietways and Safer Routes to Schools. * Increased frequency and reliability of bus/train services + upgraded public realm of rail station. * New public amenity areas at Mill Street, Strand Walk + Duck Pond. * Mature bio-diversity enhancements to public open spaces.
 THEME B: Economic Resilience	A prosperous thriving place with new small businesses and tourism-related enterprise supported by training and resources for developing skills aligned with the emerging Industries.	<ul style="list-style-type: none"> * Accommodating planned 20% population increase in town centre locations. * Optimisation of commercial footfall through enhanced public realm, town centre living + increased visitor numbers. * Strengthened economic activity from visitor-based employment, E-hubs and development of mixed-use Regeneration Sites. * Regular markets and events, Food + Heritage Trails. * Effective take-up of available grant schemes + training initiatives.
 THEME C: Thriving Visitor Destination	A must-visit town for outdoor recreation, cultural and historical tourism and a leader in sustainable tourism, hosted by a welcoming and inclusive community.	<ul style="list-style-type: none"> * Established Gateway to the region's tourist attractions. * Year-round visitor destination through growth of Suir Blueway and links with Waterford Greenway. * Expanded Ormond Castle experience with convenient links to town centre + other visitor attractions. * Provision of varied visitor accommodation, activities and events. * Increased dwell time through enlivened hospitality, retail + cultural offerings. * Improved visitor information and interpretation.
 THEME D: Embracing the River	A town that has embraced the potential of the River Suir through comprehensive riverside enhancements and strategic regeneration opportunities.	<ul style="list-style-type: none"> * Established Trailhead for the Suir Blueway. * Transformed waterfront Regeneration Sites offering vibrant mixed uses that enhance the visitor experience. * New and improved riverside open spaces and facilities. * Visitor accommodation packages in place, including rentals, guided tours, events + water-based activities. * Effective marketing and promotion of the River Suir as an eco-tourist destination.

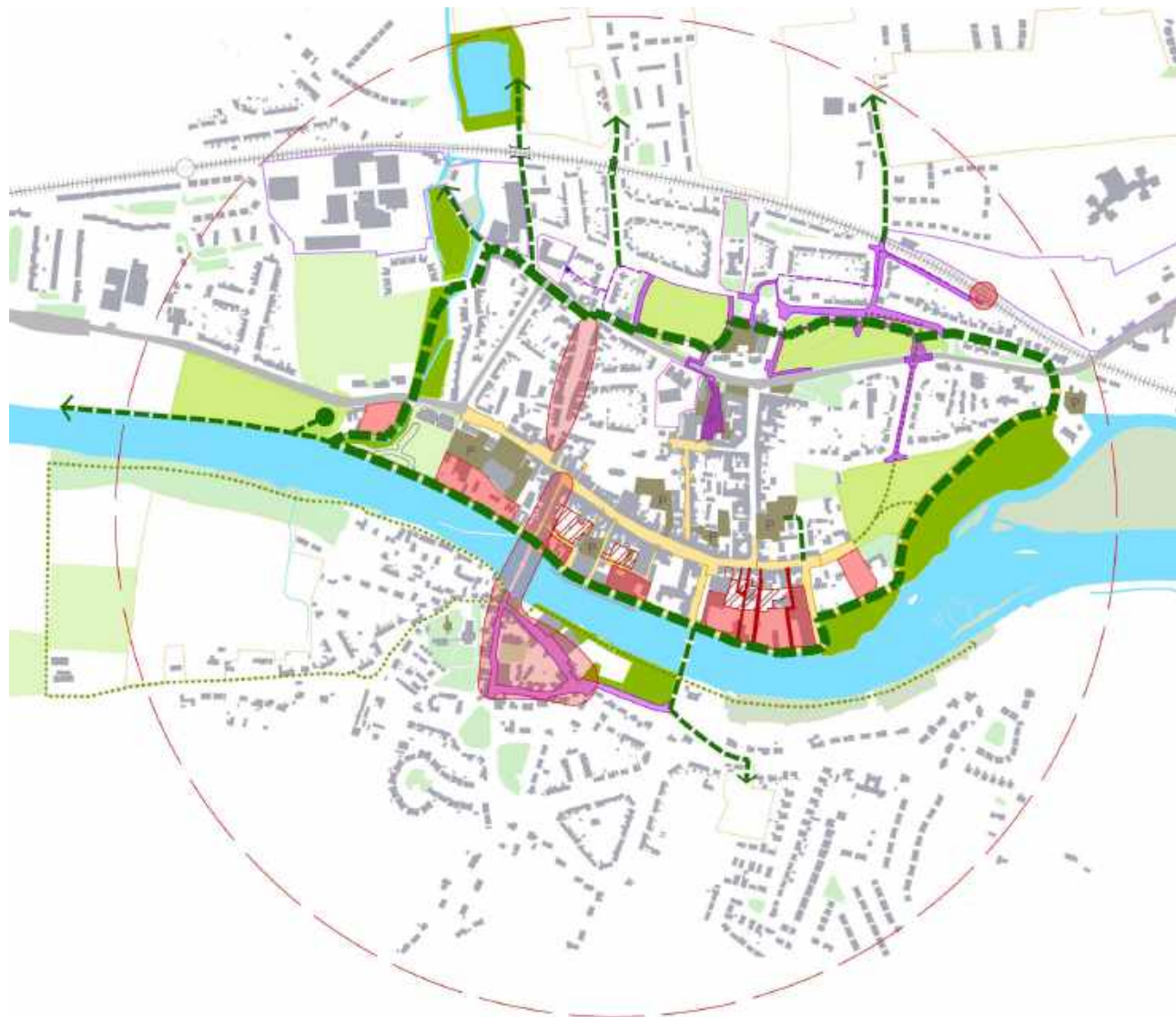
2.4 Delivering the Vision

By 2030 Carrick-on-Suir will have delivered:

- RRDF Town Centre Regeneration Plan Phases 1 to 5
- Upgrade works to the Suir Blueway Tipperary
- N24 Upgrade in the Town
- Rail Station, Town Centre Active Travel Links
- Carrickbeg Active Travel Upgrade
- Gaelscoil Redevelopment
- St. Nicholas Car Park
- Upgrade of Clairin footbridge
- New pocket park at Carrickbeg
- Conservation Works to Town Walls
- Refurbishment of Ormond Castle
- Refurbishment of Heritage Centre
- Stable Lane Digital Hub
- New Street Car Park Upgrade and Link
- Building Renovation and 'Living-over-the-Shop'
- Shopfront Improvements

By 2040 Carrick-on-Suir will aim to deliver:

- Waterfront Regeneration Sites
- Suir Blueway linked with Waterford Greenway
- Town Centre Green Chain
- Strand Walk Park
- Mill Stream Park
- Kickham Street Quarter
- Carrickbeg Medieval Quarter
- Extended Active Travel Links
- Riverside Trails and facilities



Plan of Vision Actions and Projects

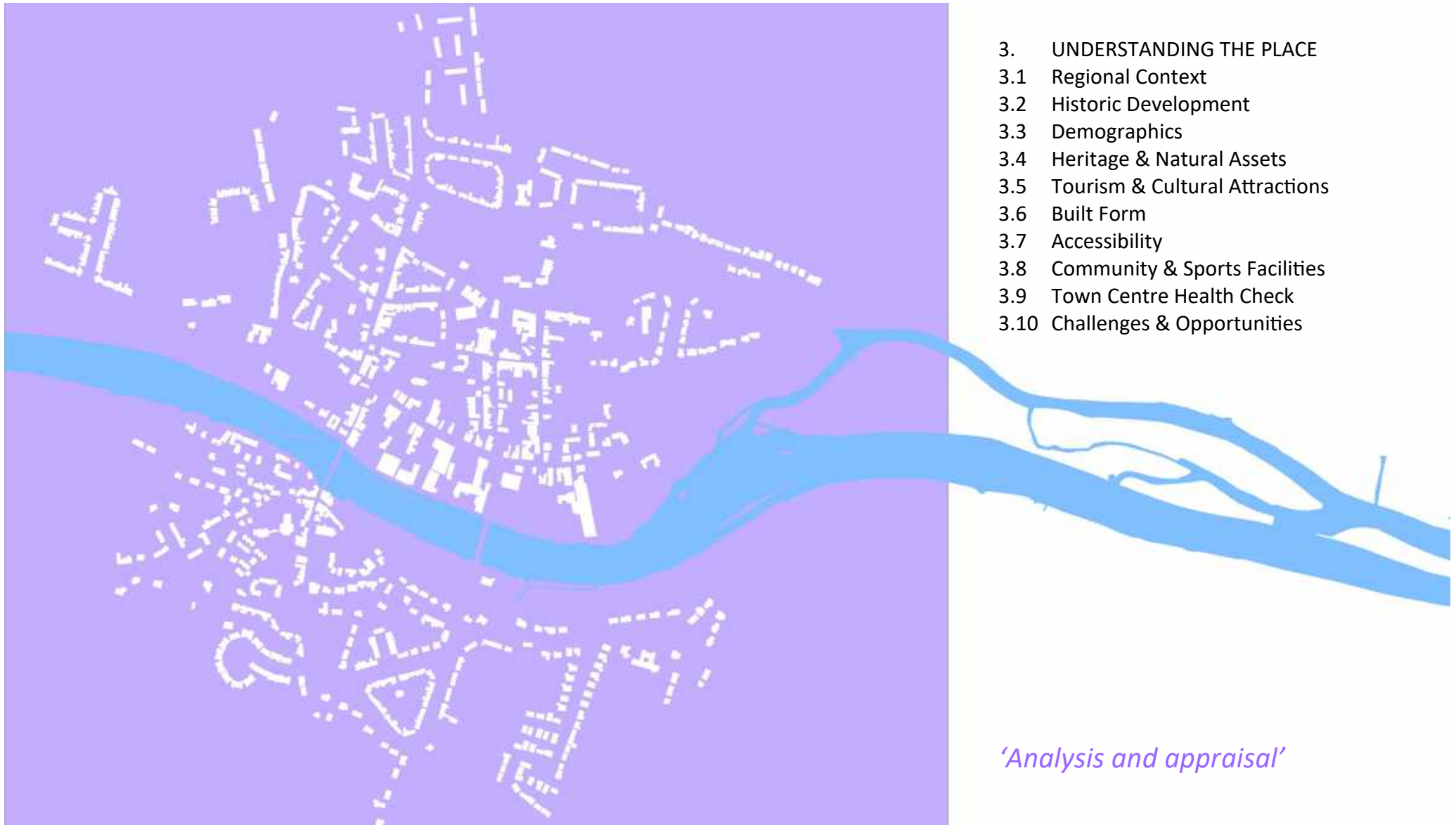
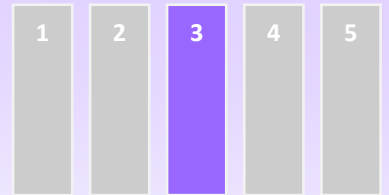


By 2040 Carrick-on-Suir will be:

- A vibrant centre of heritage, nature and community.
- A town with a high standard of life, quality housing choices, improved access to employment options and an improved range of services.
- A town that has benefitted from significant investment and regeneration in the central areas, enhanced social, cultural and tourism activities, and thriving and vibrant local businesses and services.
- An inclusive place with an increased residential population in the town centre through the regeneration of central brownfield sites and re-use of vacant and derelict buildings.
- A town with a high-quality, pleasant and enjoyable town centre environment focused on pedestrian-friendly streets and active modes of travel.
- A town with a consolidated employment base and enhanced job opportunities for local residents by successfully supporting existing businesses to diversify and expand, supporting the development of existing business parks in the town, promoting and enabling tourism development and by improving the town centre experience through the delivery of new infrastructure.

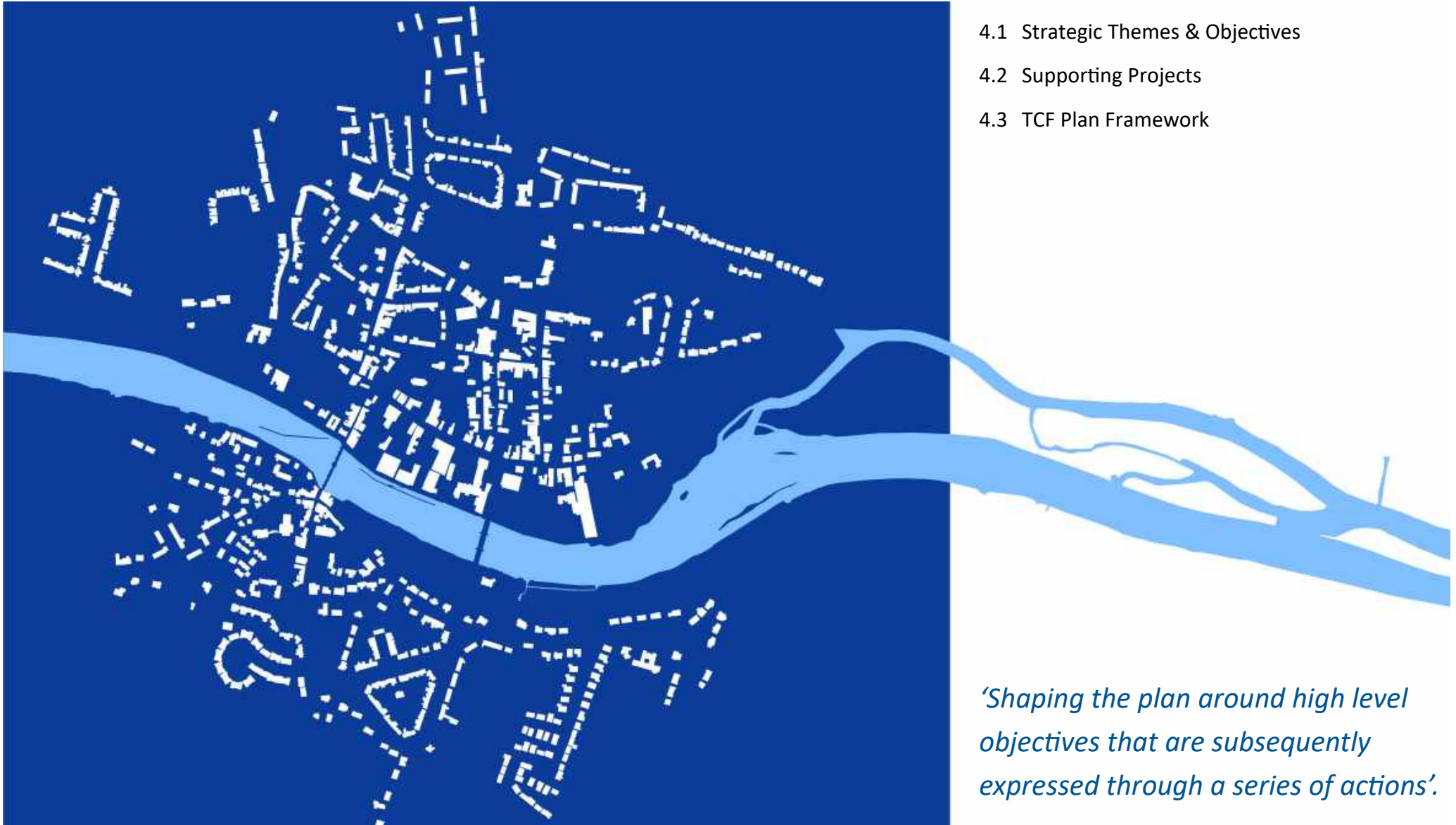
- A town that has achieved a model shift change in transport choices, with greater numbers of residents, workers and visitors utilising active travel such as walking and cycling and public transport, by investment made in sustainable transport infrastructure, provision of a high-quality public realm and the facilitation and activation of new development close to the town centre.
- An attractive town that confidently showcases the best of its natural and built heritage through investment made in amenity and green and blue infrastructure, providing a high-quality environment for locals, visitors and future generations.
- A thriving destination town providing a warm welcome to an increased number of visitors through improved provision of accommodation, a wide range of outdoor recreation pursuits, a vibrant waterfront, regular markets, events and cultural experiences, animated streets and laneways, and coherent signage and interpretation.

>>> UNDERSTANDING THE PLACE



- 3. UNDERSTANDING THE PLACE
- 3.1 Regional Context
- 3.2 Historic Development
- 3.3 Demographics
- 3.4 Heritage & Natural Assets
- 3.5 Tourism & Cultural Attractions
- 3.6 Built Form
- 3.7 Accessibility
- 3.8 Community & Sports Facilities
- 3.9 Town Centre Health Check
- 3.10 Challenges & Opportunities

'Analysis and appraisal'



4.1 Strategic Themes & Objectives

4.2 Supporting Projects

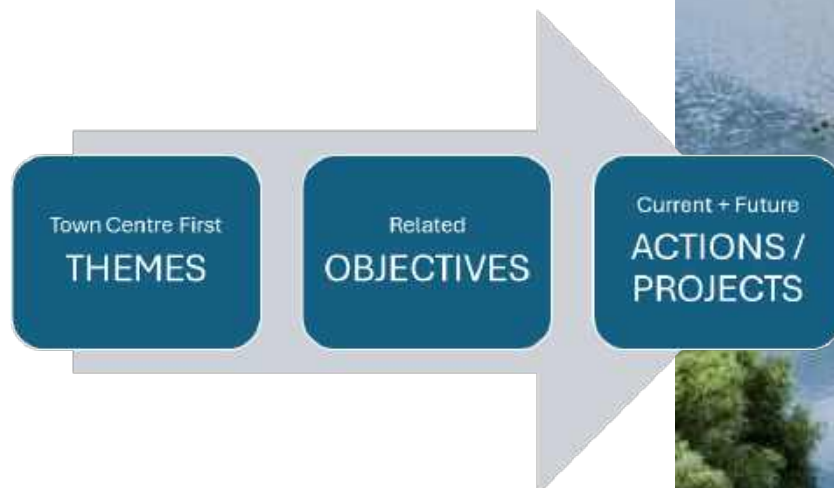
4.3 TCF Plan Framework

‘Shaping the plan around high level objectives that are subsequently expressed through a series of actions’.

4.1 TCF Themes & Objectives

TCF policy outlines a comprehensive vision for achieving successful towns, shaped around high level themes and objectives. The process provides the steps for identifying possible projects that are necessary to fulfil the objectives. This may include how the objective can be achieved, how it will be further developed (e.g. supplementary plans and studies) and how it will be implemented.

Meeting the overall vision for Carrick-on-Suir as **'A Vibrant Centre of Heritage, Nature and Community'** requires clear and 'easy to understand' strategic themes and related objectives. The four TCF policy themes set out in Section 2.1 have been instrumental in guiding the development of this TCF Plan, and summarized as follows:

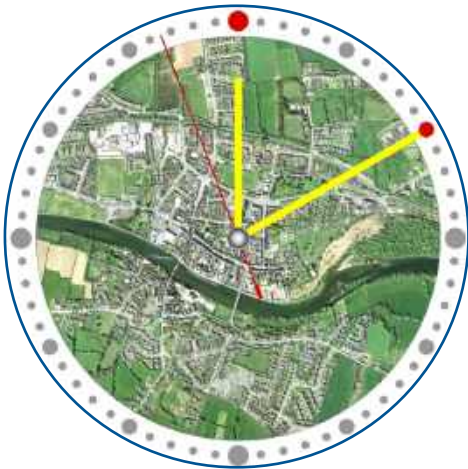




THEME A: Sustainable Environment & Movement

An Accessible and Well-connected 10-Minute Town

A '10-Minute town' is a concept where most daily needs, such as work, education, shopping, healthcare, recreation, and public transport, are accessible within an easy 10-minute walk or cycle. This will help reduce car dependency and improve the quality of lives and journey experiences for all those who live, work and visit the town.



The concept under-pins the future economic, spatial, social and environmental success of Carrick-on-Suir, and facilitates the transition to a low carbon and climate resilient local economy which in turn will enhance the town's ability to attract new employment and enterprise.

The compact size and layout makes it well-suited for becoming a 10-minute town. Existing infrastructure is within a comfortable walking distance (less than a kilometer) of the town center and existing residential areas.

Carrick-on-Suir can set an example for sustainable town development through the following inter-related actions:

- Linking key services such as schools, shops, healthcare facilities, cultural sites (Ormond Castle), and recreational options like the Suir Blueway, with pedestrian and cycle routes that ensure safe and convenient non-car mobility.
- Delivering the proposed Green Chain and other Active Travel measures to ensure that existing and future neighbourhoods are fully connected.
- Optimising the frequency and reliability of rail and bus services to connect users with nearby towns and other visitor attractions.
- Improving accessibility of the rail station to reduce car dependency for journeys outside the town.
- Upgrading of the rail station and integrating bus services to provide ease of mobility.
- Promoting shuttle buses linking tourist sites during peak seasons.
- Identifying gaps in service areas or connectivity.

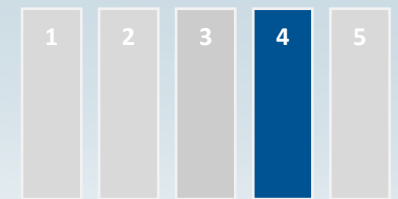
Pedestrian Friendly Streets and Green Spaces

- Expanding and maintaining pedestrian-friendly streets, cycleways, and public spaces linked to Main Street and amenity areas.
- Raising awareness of walking and cycling, especially to schools and youth groups.
- Integrating the Suir Blueway as a green transport corridor for walking and cycling.
- Delivering proposals for linked and new public amenity areas, such as Mill Street, Strand Walk and Duck Pond public open spaces.

Eco-friendly Infrastructure

- Ensuring that land use and transport decisions are considered together so that new growth knits into the existing urban fabric.
- Supporting local businesses and services to ensure essential goods and jobs are available within 10-minutes of the community.
- Recognizing the need for essential vehicle movement and the role of car park management in facilitating a viable and thriving town centre.
- Encouraging mixed-use development that combines residential, commercial, and recreational uses in close proximity to essential infrastructure.
- Introducing Quietways and Safer Routes to Schools.
- Ensuring active travel measures are an integral part of development proposals for residentially-zoned land.
- Facilitating the sequential development of new neighbourhoods according to proximity to every-day services.

>>> DEFINING THE PLACE



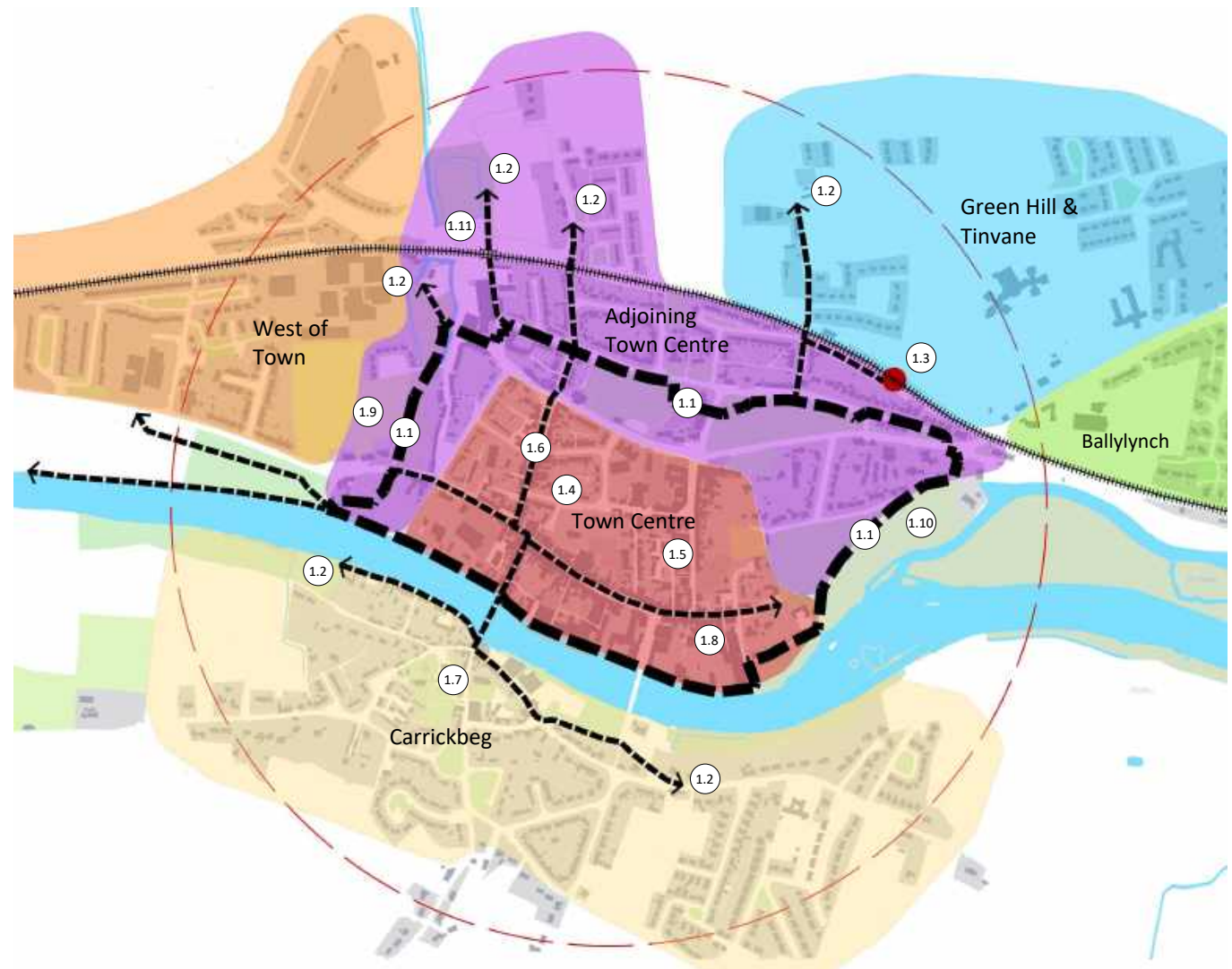
THEME A: Sustainable Environment & Movement

Proposed TCF Projects

- 1.1 Town Centre Green Chain
- 1.2 Extensions/links to Active Travel scheme
- 1.3 Rail Station public realm
- 1.4 Quietways/Safe Routes to School
- 1.5 Chapel Street/Ball Alley Lane
- 1.6 Kickham Street Quarter
- 1.7 Carrickbeg Medieval Quarter
- 1.8 Castle Street Laneways + Backlands
- 1.9 Mill River public open space
- 1.10 Strand Walk public open space
- 1.11 Duck Pond public open space

Related Actions

- Promoting Strategic Regeneration Sites for mixed uses
- Integrating the Suir Blueway with the town centre
- Raising awareness of mobility options
- Maximising off-street car parking
- Optimising public transport



Linked Residential Neighbourhoods



THEME 2: Economic Resilience

Carrick-on-Suir, with its rich heritage and culture, scenic landscapes, strong community spirit and strategic location, has considerable potential for economic growth.

Delivery of the Carrick-on-Suir Regeneration Plan and the vision of this TCF Plan can bring lasting and transformative social and economic benefits to the town and its environs through the following inter-related actions:

A Prosperous Thriving Place

- Adopting the '10-Minute Town Concept' (Theme 1).
- Enhancing the town as a sustainable and quality place to live and helping to support the planned increase in population from 5,771 to 6,925 by 2031.
- Pursuing delivery of Strategic Waterfront Development Sites for mixed uses that provide local employment opportunities, with focus on the Goldcrop site.
- Delivering an attractive town centre environment that is accessible to all and increases footfall.
- Providing flexible public spaces that can accommodate changing needs, such as pop-up markets, outdoor dining, or pandemic-related adjustments.
- Introducing a town centre Heritage Trail with signage and interpretation.
- Tackling vacancy/dereliction of commercial property leading to an increase in footfall and spending in the town centre.

- Delivering an inviting public realm with safe streets and convenient connections to car parks.
- Enabling a focus on active travel, reduced emissions and enhanced town centre amenity.
- Capitalising on heritage and cultural assets, including Ormond Castle revitalization and the Butler family.
- Promoting the Suir Blueway and links to other outdoor recreation attractions.
- Delivering improved quality of life for citizens.

Encouraging Growth of Small Businesses and Tourism-related Enterprise

- Providing new employment opportunities locally through a new Enterprise and Digital Hub (building on the existing two hubs under the 'Stable Lane' brand), to support remote working and a better quality of life for the community.
- Strengthening economic activity in the town through the development of new visitor-based employment opportunities, such as food producers, bike hire, drivers, restaurants and tour operators.
- Providing a higher quality of life for workers who currently commute out of town daily for work.
- Enabling increased town centre living choices.
- Developing town centre visitor accommodation.
- Promoting Arts and Crafts development through a creative hub or gallery space where local artists can display and promote their work.
- Optimising the Digital Hub as a co-working space for small businesses and freelancers.
- Organising regular street markets and cultural festivals.
- Exploring opportunities for 'meanwhile use' of vacant properties to help keep the area vibrant.

- Hosting of annual events such as historical reenactments, music festivals, and storytelling that celebrate local heritage.
- Developing a 'Taste of Carrick' food trail, including stops at local restaurants, cafes, and producers.
- Holding regular farmers' markets showcasing local produce, artisanal goods, and street food.

Training and Resources for Developing Skills

- Partnering with the Local Enterprise Office (LEO) to provide small business grants, mentorship programs, and training workshops focused on digital marketing and financial management.
- Launching a startup competition with seed funding to encourage entrepreneurship.
- Re-introducing a 'Shop Carrick First' campaign with discounts, loyalty cards, and promotional events.
- Developing an on-line directory of local businesses.
- Positioning Carrick-on-Suir as an attractive location for remote workers.
- Enabling economic investment and reduced vacancy through available grant schemes.
- Providing grants for suppliers to diversify into value-added products, such as jams, cheeses, spirits, and baked goods.
- Partnering with educational institutions to offer workshops in business planning, digital skills, and trades.
- Creating youth entrepreneurship programs to foster innovative ideas and startups.



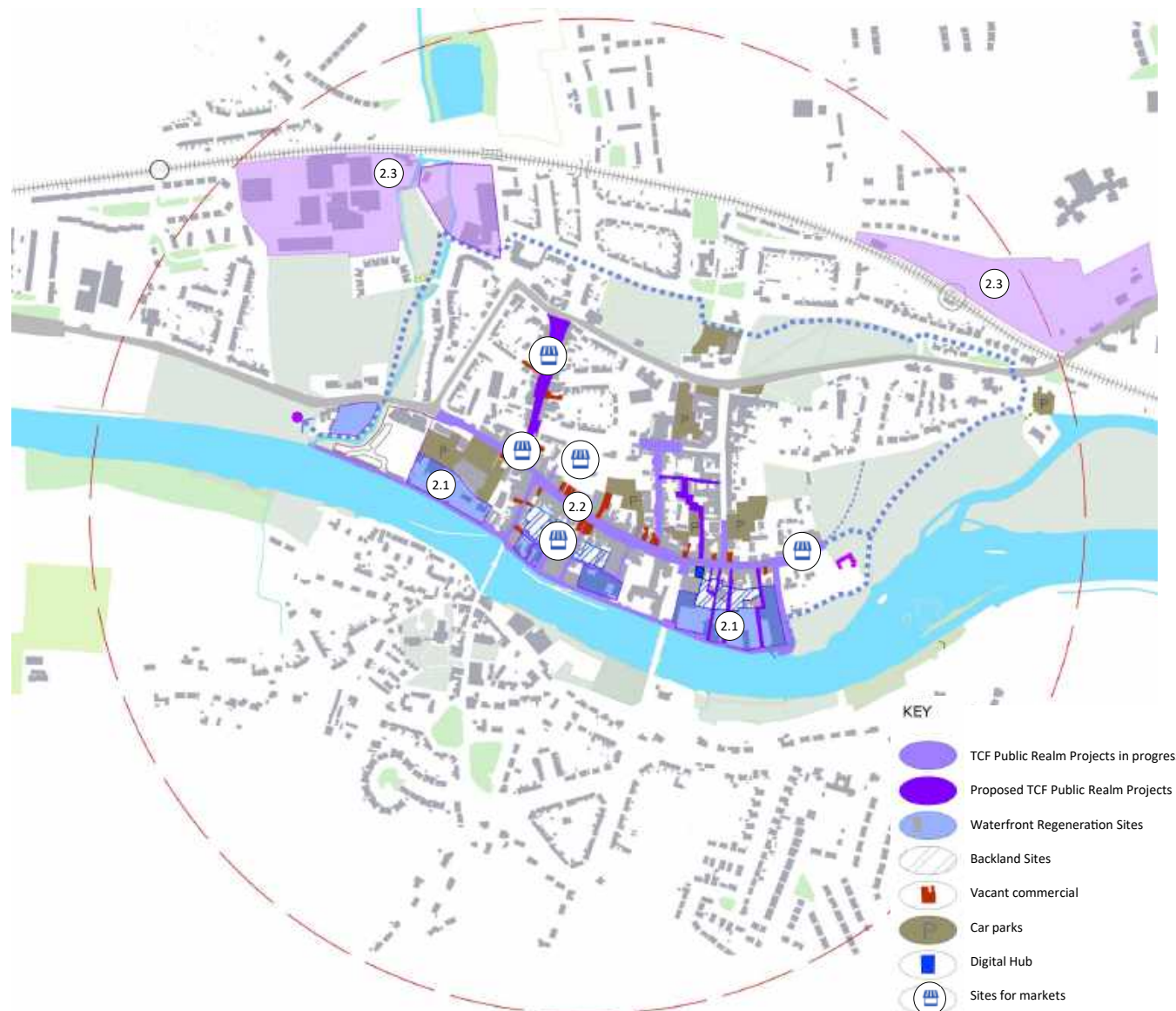
THEME B: Economic Resilience

Proposed TCF Public Realm Projects

- 2.1 Waterfront Regeneration Sites Masterplan
- 2.2 Vacancy + Dereliction
- 2.3 Business Park Investment
- 2.4 Business Support + Training
- 2.5 Shop Local Campaign
- 2.6 Markets, Festivals + Events
- 2.7 Shopfront Improvement Scheme

Supporting Projects

- Town Centre public realm in progress
- E-Hubs
- Chapel Street/Ball Alley Lane
- Kickham Street Quarter
- Rail Station and Town Centre Active Travel Link
- St. Nicholas Car Park
- Stable Lane Car Park
- Heritage Trail





THEME C: Thriving Visitor Destination

Carrick-on-Suir has exceptional potential as a regionally important heritage, cultural and recreational tourism destination.

The town is the starting point for the Suir Blueway Tipperary and the Butler Trail, with the Ormond Castle as a prime visitor attraction. It is a medieval market town rich in architectural and natural heritage, with town walls and historic laneways that further reinforce the development of Carrick-on-Suir as an important regional tourism destination.

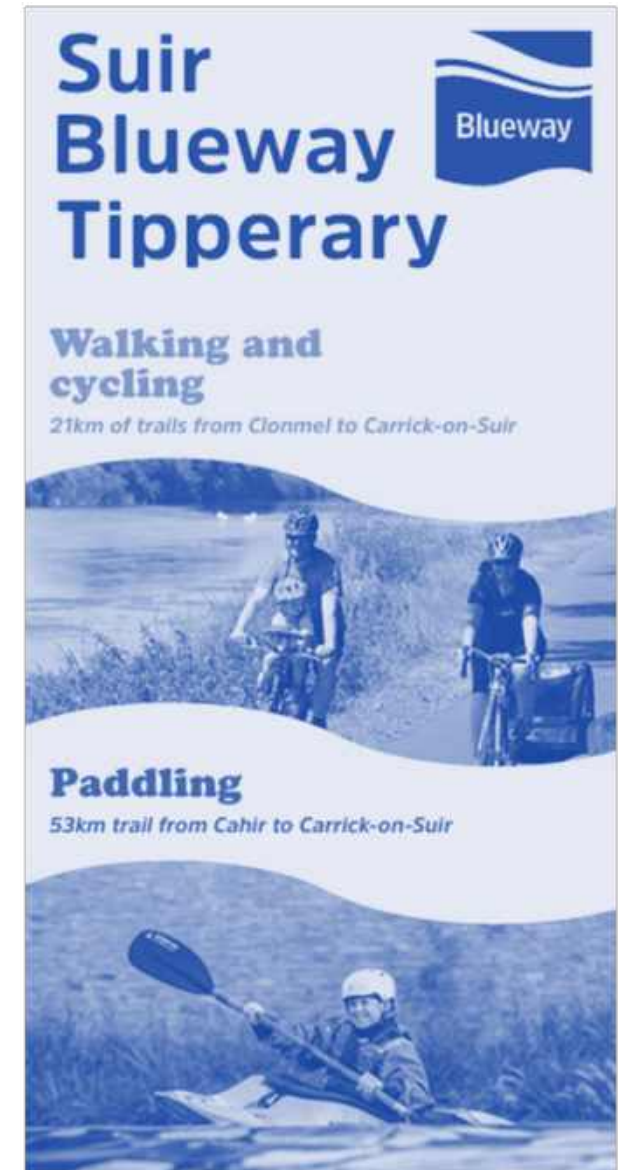
Projects already underway include:

- The 'Tides of History' project (at the newly redeveloped Carrick-on-Suir Heritage Centre);
- Continued enhancement of the Ormond Castle Quarter experience;
- The further development of the recreational assets of the Suir Blueway Tipperary; and
- The recently completed reimagining of the arrival point at Sean Healy Park, combined with new cycling infrastructure.

Developing Carrick-on-Suir as a primary Visitor Destination Centre can provide the catalyst for further stimulating the local economy through the following inter-related actions:

A Must-visit Town

- Promoting Carrick-on-Suir as a part of a growing cluster of tourism products linking Cashel, Clonmel, Cahir, Fethard, and surrounding destinations in County Waterford and Kilkenny.
- Capitalising on the town's strategic location on the National Primary Route (N24 Waterford to Limerick).
- Maximising connections with other Tipperary outdoor recreation centres and the Butler Trail.
- Developing a year round tourism product through growth of the Suir Blueway Tipperary.
- Linking Carrick-on-Suir with the Waterford Greenway to create an international standard of trails that blend land and water experiences.
- Creating attractive and easy linkage between Healy Park, the town centre and Ormond Castle.
- Delivering all phases of the public realm strategy to ensure that the town becomes a great place to visit and spend more time in.
- Creating pedestrian-friendly streets with nodes of activity that support an eclectic array of hospitality, retail and cultural venues.
- Linking recreational activities with the heritage and culture tourism products of the town.
- Making it easier for the visitor to understand what the town has to offer and how it can be experienced through provision of high quality visitor information.





THEME C: Thriving Visitor Destination



Ormond Castle and the River Suir

A Leader in Sustainable Tourism

- Positioning the town as a leader in sustainable tourism by enhancing the natural environment, promoting responsible travel, and educating visitors about conservation efforts.
- Promoting better regional and local connectivity through improved public transport services with Waterford, Clonmel, and Kilkenny, and shuttle buses linking tourist sites during peak seasons.
- Highlighting strategic transport linkages with the European ports of Waterford and Rosslare, in addition to ferry and air access through Cork.
- Promoting sustainable visitor travel through enhanced pedestrian and cyclist connectivity between attractions, Main Street and the train station.
- Encouraging the adaptive re-use of town centre buildings to host visitor events and services.

A Welcoming and Inclusive Community

- Increasing dwell time in the area by promoting a wider range of things to do and see in the town.
- Exploring opportunities to improve nighttime entertainment and creative offerings, including extended opening hours of shops and restaurants.
- Expanding on the Ormond Castle Quarter experience through hosting annual events such as historical reenactments, music festivals, and storytelling.
- Holding regular artisanal markets.
- Developing a 'Taste of Carrick' food trail, including stops at local restaurants, cafes, and producers.
- Facilitating different types of accommodation to cater for the projected growth in overnight stays.



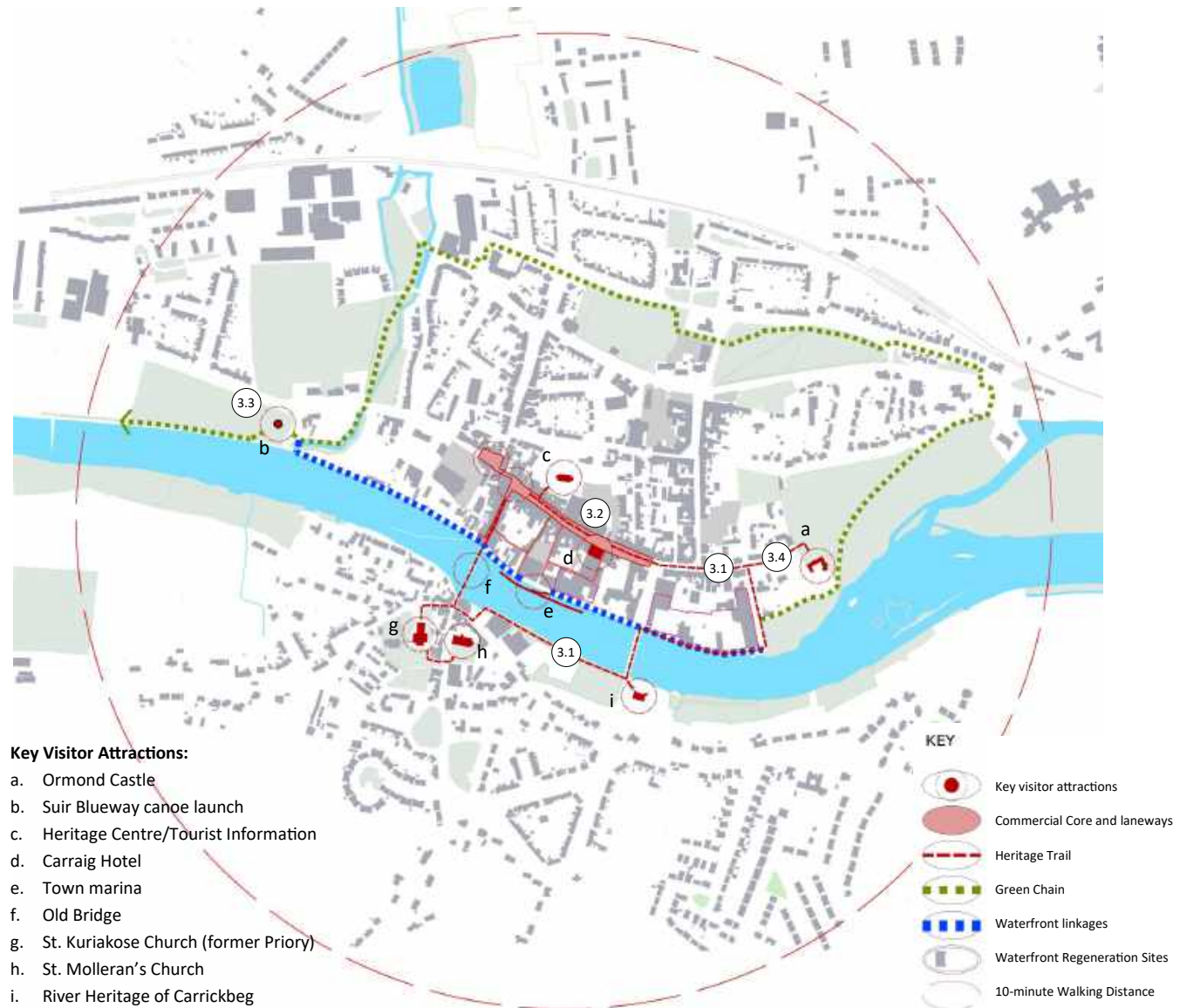
THEME C: Thriving Visitor Destination

Proposed TCF Projects

- 3.1 Town Centre Heritage Trail
- 3.2 Signage and Interpretation Strategy
- 3.3 Suir Blueway Cycle/Visitor Hub
- 3.4 Ormond Castle Quarter

Related Actions

- Promoting Strategic Development Sites for visitor-related facilities
- Improving nighttime entertainment and creative offerings
- Holding regular markets and events
- Developing a 'Taste of Carrick' food trail
- Promoting the town as a Visitor Destination





THEME D: Embracing the River

The River Suir is the area's most significant natural asset and the town owes its origins to the river. For centuries Carrick-on-Suir prospered as a busy river port and continued as a hub for commercial river traffic until the mid-20th century.

The river supports a variety of wildlife habitats and species and is designated as a Special Area of Conservation (SAC) - the Lower River Suir SAC.

The river also features as a Trail Head for the Suir Blueway Tipperary, a key tourism asset for the town that is attracting a growing number of both domestic and international visitors. The regionally important Blueway offers a mix of natural beauty, recreational opportunities, and cultural heritage, with potential for providing renewed stimulus to the local economy.

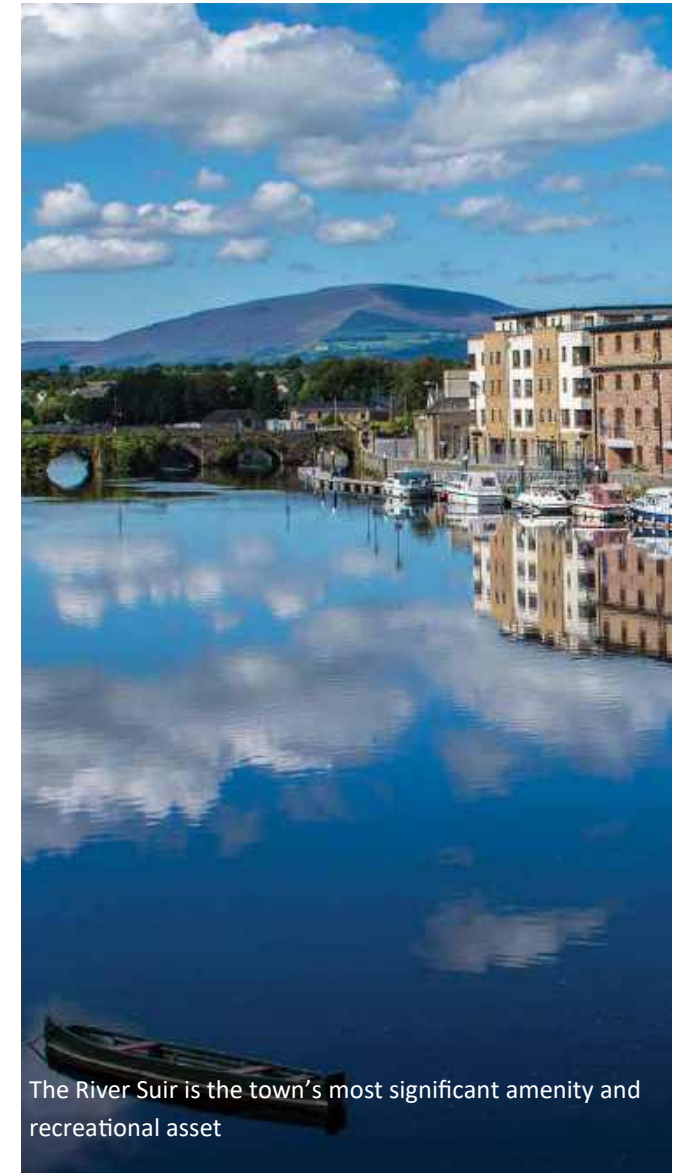
A 40-berth marina, located in the centre of the town between the Old and New bridge, in an area known as The Pool, offers further significant tourism growth potential based on the emerging focus on water-based activities.

Notwithstanding the considerable assets of the river, and its importance in providing the setting for the town, parts of the town centre waterfront are underused with several derelict sites and limited access to the river.

Further development of the river as an exemplar for eco-tourism and outdoor activities requires collaboration, creativity and sustainable practices, which can be achieved through the following inter-related actions:

Tapping the Potential of the River Suir

- Creating accommodation packages for visitors wishing to explore the Blueway, including guided tours, water sports rental, and transportation.
- Marketing accommodation options such as lodges, B&Bs, or glamping near the Blueway.
- Organising eco-friendly tours that emphasise the natural beauty, heritage and wildlife of the river, with passive recreation activities like birdwatching, angling, photography, or biodiversity workshops.
- Providing guided kayaking, paddleboarding, or canoeing tours along the Blueway, and involving local guides to provide enriched cultural or historical narratives.
- Marketing wellness retreats that combine water sports, wild-swimming, nature-watching and hiking with yoga, meditation, nutrition and fitness classes.
- Expanding capacity of the marina as demand grows.
- Organising events such as Blueway fun runs, paddling festivals, or cultural showcases to attract visitors.
- Arranging workshops and camps for schools or families, focusing on environmental conservation, river safety, and outdoor skills.
- Developing social media campaigns emphasizing the adventure, tranquility, and scenic beauty of the river.



The River Suir is the town's most significant amenity and recreational asset



THEME D: Embracing the River



Vibrant pedestrian-friendly quayside with mixed uses

Riverside Enhancements

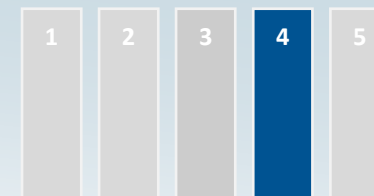
- Developing new and extended pedestrian and cycle trails along the riverbanks.
- Expanding walking and cycling routes that connect the river to the town center and residential areas.
- Identifying parking areas and public transport services to make the waterfront more accessible.
- Creating new or improved riverside parks with boardwalks, viewing platforms, seating, picnic areas, and open spaces for events.
- Establishing slipways, jetties and platforms for recreational boating, kayaking, and fishing.
- Establishing cafes, restaurants, or food trucks at key access points to the river.
- Incorporating flexible spaces for community events, markets, and performances close to the waterfront.
- Ensuring walkways/cycleways and amenity areas are fully accessible and with adequate lighting.
- Installing clear and attractive signage to guide visitors to the river and associated amenities.
- Enhancing views towards Carrickbeg from the Old Bridge.
- Setting up additional cycle rental and repair facilities on the waterfront with options for guided or self-guided cycling tours.

Waterfront Redevelopment Opportunities

- Transforming underused and vacant waterfront sites for vibrant mixed-uses that include cultural venues, restaurants, visitor accommodation, apartments and co-working spaces.
- Promoting a multi-purpose cultural space for exhibitions, workshops, and community events that celebrates the river's significance.
- Encouraging small businesses such as cafés, restaurants, boutique and gift shops with riverside views.
- Developing a permanent or seasonal riverside market area for local crafts, produce, and goods.
- Introducing temporary or permanent art installations that reflect the town's connection to the river, and creating river-inspired artwork for sale at local markets or online.
- Exploring opportunities for floating cafés, pontoons, or waterborne event spaces to enhance engagement with the river.



>>> DEFINING THE PLACE



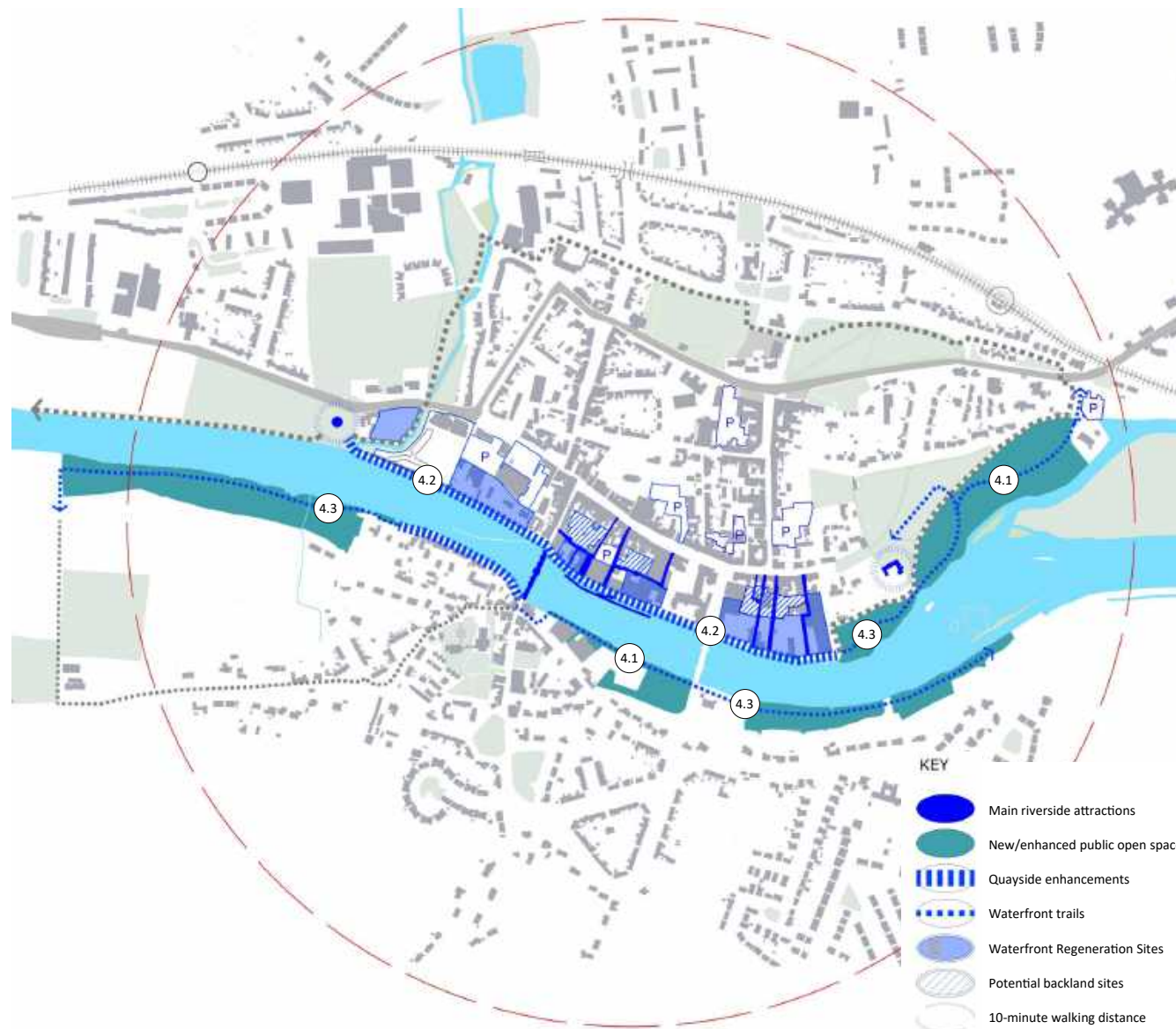
THEME D: Embracing the River

Proposed TCF Projects

- 4.1 New or enhanced riverside public open spaces
- 4.2 Quayside public realm enhancements
- 4.3 Riverside trails

Related Actions

- Town centre public realm + laneways
- Links to existing car parks
- Suir Blueway Cycle/Visitor Hub
- Future connections between the Suir Blueway and the Waterford Greenway



4.2 Supporting Projects

Carrick-on-Suir is undergoing significant redevelopment through the '*Carrick-on-Suir Regeneration Plan – A Journey from the Suir Blueway to the Ormond Castle Quarter*,' supported by the Rural Regeneration Development Fund.

An impressive range of transformative actions and projects have been successfully carried out in the town and the wider area over a 10-year programme of project development, closely reflecting the objectives of the RRDF Regeneration Strategy and TCF policy. The main interventions are summarized as follows:

Town Regeneration Plan

The Regeneration Plan will deliver the community's ambition through actions that include:

- Extensive Public Realm Enhancement works supporting a Town-Centre First approach, contributing to a vibrant commercial core, delivering connectivity and enabling private sector investment.
- A new Enterprise and Digital Hub (building on the existing two hubs under the 'Stable Lane' brand) that will establish new employment/enterprise opportunities, support remote working and a better quality of life for the community.
- Investment in the town as a Responsible Tourism destination, as a Trail Head to the Suir Blueway Tipperary, and the Ormond Castle Quarter a flagship destination in Ireland's Ancient East.
- Works to enable Carrick-on-Suir as a Low-Carbon Town focused on Active Travel, Sustainable Transport linkages in the region, Nature-Based design solutions and enhanced Biodiversity through best practice in pollinator-friendly spaces.

The Regeneration Plan includes for public realm refurbishment and enhancement at Sean Healy Park and Ormond Park which are currently nearing completion. The Sean Healy Park works include new footpaths and hard paved areas, widening of the Blueway and the development of associated landscaping and services/ utilities to serve the proposed and future amenity uses. The Ormond Park improvements comprise widened and additional footpaths, re-surfacing of the existing Castle car park in high quality materials, bio-diversity enhancements, street lighting and up-grading of the adjoining Strand Walk with a new pedestrian access to Ormond Castle grounds.



Sean Healy Park nearing completion



Ormond Park nearing completion

>>> DEFINING THE PLACE

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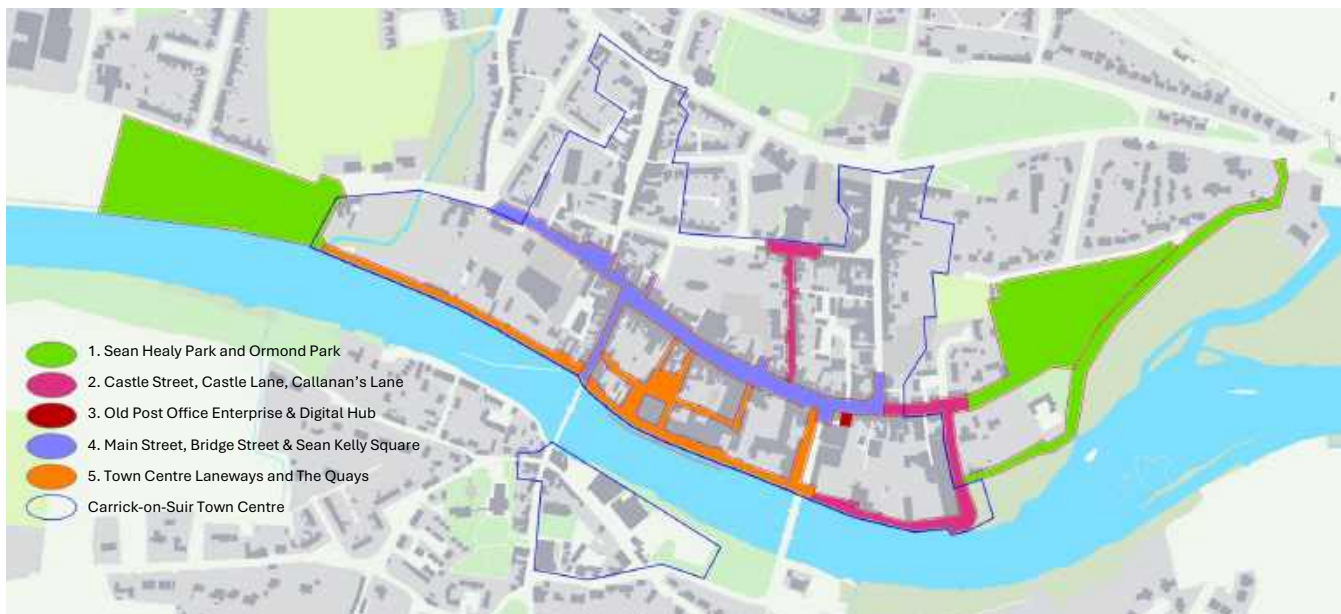
Phase 2 of the Regeneration Plan will include the extension of the Suir Blueway along North Quays and upgrade of the Castle Street approach to Ormond Castle Park, providing greatly improved cycleway and pedestrian linkages from Sean Healy Park to Ormond Castle and the town centre.

The Suir Blueway will be extended to connect to North Quay to provide cycleway and pedestrian linkages from Sean Healy Park to Ormond Castle.

The RRDF funding secured will then allow for public realm refurbishment and enhancement in Carrick on Suir's town centre comprising the upgrading of existing streets and lanes with new high-quality paving, kerbing, public lighting, improved street furniture and utility diversions/works (including undergrounding of overhead ESB cables).

Footpath space will be widened, traffic calming will be developed through build-outs, reduced road carriage widths and improved pedestrian crossings. Existing car parks will be improved and new car parking spaces provided. The traffic management at the junction of Main Street and Dillon Bridge will change from a signal-controlled junction to a priority-controlled junction. Pedestrian movement will be prioritised by the design.

As a result of the significant funds secured to regenerate the town, and the transformative projects and actions currently underway, the TCF Plan provides the opportunity to update the Carrick-on-Suir Vision 2030 to deliver a town that has a vibrant and sustainable future as a place to live, work and visit.



Regeneration Phasing Plan



Typical town centre laneway connecting backlands site

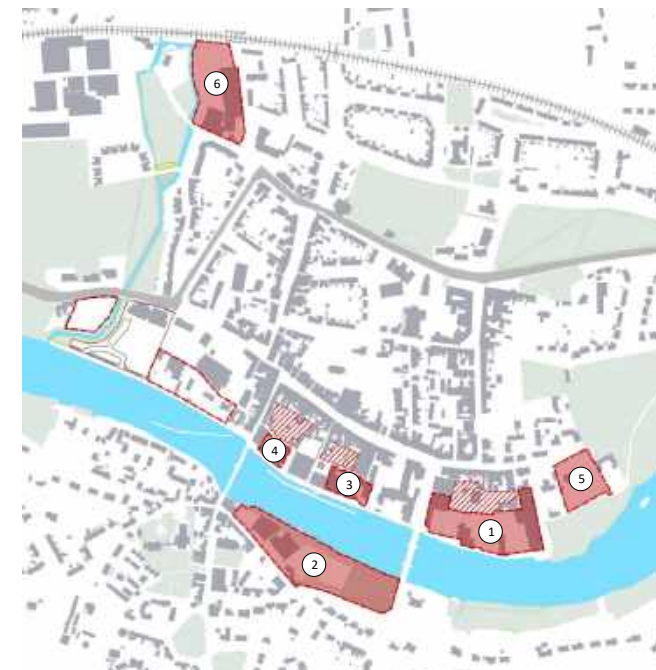
Regeneration Sites

Six key regeneration sites are identified in the draft Local Area Plan, with Key Planning Criteria for each (appendix 3). Five of the sites are located along the waterfront and thereby contribute significantly to the overall appearance and experience of the River Suir Blueway and the town centre generally.

To the rear of the waterfront sites, underused backlands with obsolete buildings offer considerable opportunities for suitable development that strengthens the built form and enhances the town centre experience. In addition, there two other potential sites either side of the recently completed Gaelscoil that could provide longer-term redevelopment opportunities with new uses that are more compatible with their prominent locations in relation to the river. The regeneration site to the north-west of the town centre provides important employment potential.

The identified sites are targeted for further investment through the TCF plan which seeks the heritage-led regeneration of the town centre and reuse of all vacant and obsolete areas for the benefit of the future prosperity of Carrick-on-Suir.




Development of the regeneration and infill sites will focus on mixed-uses that promote commercial vitality and local employment opportunities, combined with higher density, well connected and high-quality urban housing to secure vibrancy and increased footfall in the town centre.



Regeneration Sites:

1. Goldcrop Site, North Quay
2. Tirlan Carrickbeg
3. North Quay Site / Strand Lane
4. North Quay / Strand Lane
5. Former Lodge & Castle Gardens
6. Former Mart Site

KEY

-  Key Regeneration Sites
-  Associated Backland Sites
-  Other Potential Infill Sites

1. Goldcrop Site

This important brownfield site (c. 1.0ha), located on the North Quay and next to Dillon Bridge, is one of the long-standing derelict areas of the town centre. It is capable of accommodating a high quality mixed use development with significant potential for boosting the town's economy and supporting local employment.

Also known as the former Wicklow Gardens site, the site has been purchased by the Council and has received Part 8 approval for demolition of the existing structures and to prepare the site for future re-development.

The site is strategically located on the North Quay route to be upgraded as part of Phase 2 public realm enhancement of the town centre and extension of the Suir Blueway to provide cycleway and pedestrian linkages between Sean Healy Park and Ormond Castle.

The area lies within the Zone of Archaeological Potential and is partly at risk of flooding. Proposals need to address the River Suir and reflect the history and character of the area through the overall design, scale and massing of the built form, maximizing the riverside location and incorporating the pedestrian laneways that link the waterfront to Castle Street and existing car parks at New Street and Stable Lane.

Appropriate redevelopment of the site is identified as a Key Action in the 2030 Action Plan prepared by CoSTEDC, and is fully aligned with TCF policy for town centre regeneration.



Goldcrop site with associated backlands and laneways linking to existing car parks

Nearly all respondents to the 2023 Community Survey considered development of the Goldcrop as 'Very Important', with the majority preferring 'Multiple uses' for the site. 'Tourism-based facilities' were the highest rated priority, followed by 'Shops and housing'.

A wide mix of other proposed uses included:

- Hub for water-based activities
- Place for gathering/public plaza
- Shopping centre
- Active mixed use
- Performance space with river as background.

Key aims for the Goldcrop site include:

- Improve dereliction within the town centre
- Job creation
- Incorporation of residential, commercial and/or tourism-based development
- A visually appealing scheme
- An attractive stop-off point for the Tipperary Blueway
- Linkage with town centre streets and laneways

The backlands between the site and Castle Street also offer considerable opportunity for sensitive infill development that optimizes the future use of these currently underused areas.

The Masterplan and Site Development Brief needs to ensure a comprehensive solution that integrates the Goldcrop site and its backlands and laneways with the surrounding built form while maximizing its prominent location on the waterfront.



Goldcrop site from the waterfront

2. Tirlán Carrickbeg

This large (c. 1.60ha) site is located on the southern bank of the River Suir and forms an important part of the overall regeneration strategy for the town.

The key components associated with its redevelopment include:

- The western portion of the site is actively used by Tirlán Farmlife, serving the agricultural sector with various products and services.
- The eastern section, known locally as the 'Bog Field,' is being transformed into a biodiversity park. This area lies within the Lower River Suir Special Area of Conservation (SAC). Development work on the park began in August 2023 and aims to create a natural riverside amenity space for the community.
- Several private residential properties adjoin the southern part of the site.
- The River Heritage of Carrickbeg lies to the eastern side of Dillon Bridge.
- The site adjoins the Carrickbeg Active Travel Scheme.

The draft LAP 2025–2031, outlines the following key planning criteria for redevelopment of the site:

- **Zoning** - the site is designated as 'Urban Core' and 'Open Space and Recreation.' The 'Open Space and Recreation' zone is allocated for the biodiversity park, while the 'Urban Core' zone is suitable for various town centre uses, including residential developments.
- **Design and Connectivity** - new development is expected to feature active street frontages and engage with the riverside, providing public amenity spaces along the river.

Enhancing pedestrian and cyclist connectivity between the Bog Field and Old Bridge is a priority, as well as upgrading the public realm on Waterford Road, including urban greening.

- **Environmental Considerations** - development must respect the site's historical context, including views of Saint Mollerans Church, and address environmental constraints such as flood risk and proximity to the River Suir SAC. A Site-Specific Flood Risk Assessment is required for any new development.

Additionally, the Carrickbeg Active Travel Scheme includes the provision of a 24-space off-street car park in the western section of the site, subject to suitable lease agreement with Tirlán.



The Tirlán Carrickbeg Site



Bog Field and Dillon Bridge



River Heritage of Carrickbeg

3. North Quay Site

This brownfield site (c. 0.24ha) is located between North Quay and Strand/Hotel Lane, and overlooks the Carrick-on-Suir public marina. It consists of several obsolete structures and a 6-storey Old Stone Mill building that should be suitably re-purposed.

A stone mill building converted to residential use adjoins the site to the west. The Bianconi Arch (Protected Structure) is located on the quayside, believed to have been part of the infrastructure supporting Bianconi's transport services, and possibly serving as an entrance to a courtyard or stable area where horses and carriages were housed.

The site is located within the Zone of Archaeological Potential and close to the Town Centre Architectural Conservation Area. It is zoned 'Urban Core' and offers considerable potential for high-quality mixed-use development fronting the river, possibly with ground floor commercial uses associated with the marina, such as supplies, repairs and boat hire, and with high-density residential or visitor accommodation above.

Backlands between Strand/Hotel Lane and the rear of properties on Main Street are underused and could be incorporated as a part of an overall high-quality infill development of suitable mixed-uses, incorporating pedestrian links through the existing laneway network via the Bianconi Arch.



Bianconi Arch and Old Stone Mill from Strand Lane



The North Quay Site

4. North Quay / Strand Lane

This brownfield site (c. 0.14ha) is located between North Quay and Strand Lane, close to Old Bridge and Strand Lane car park. It is adjoined by apartment buildings to the east and west fronting the Quay.

The site is located within the Zone of Archaeological Potential and close to the Town Centre Architectural Conservation Area, and is identified as being at risk of flooding. It is zoned 'Urban Core' and offers considerable potential for high-density residential development with possible ground floor commercial uses fronting the river.

Backlands between Strand Lane and the rear of properties on Main Street are underused and could be incorporated as a part of an overall high-quality infill development of suitable mixed-uses, incorporating pedestrian links through the existing laneway network.



The North Quay / Strand Lane Site

5. Former Lodge & Castle Gardens

This former large dwelling plot on Castle Street (c. 0.48ha) adjoins Ormond Castle and previously contained a gate lodge and gardens associated with the historic site. The area lies within the Zone of Archaeological Potential. It also forms an important part of the Ormond Castle Quarter, which is an integral part of the historic and cultural fabric of Carrick-on-Suir.

The site has considerable potential to support and complement the tourism and heritage asset of the Castle and the recently upgraded Castle Street, Strand Walk and Ormond Park. Any proposed development should be compatible with the sensitive setting and with existing historic boundary walls to be retained.



The Former Lodge Site



Indicative model of redeveloped Ormond Castle + Gardens by OPW/MAKE



Other redevelopment sites west of Old Bridge

Other Potential Waterfront Regeneration Sites

Lands to the west of Old Bridge and to the rear of SuperValu comprise a mixture of industrial units, low density residential and the recently completed Gealscoil redevelopment.

The waterfront sites are mostly underused given their prominent location. They are zoned 'Urban Core' and have longer-term potential for high density mixed-use development that supports local employment, enhances visitor experience of the quays, and provides high-quality town centre living opportunities.

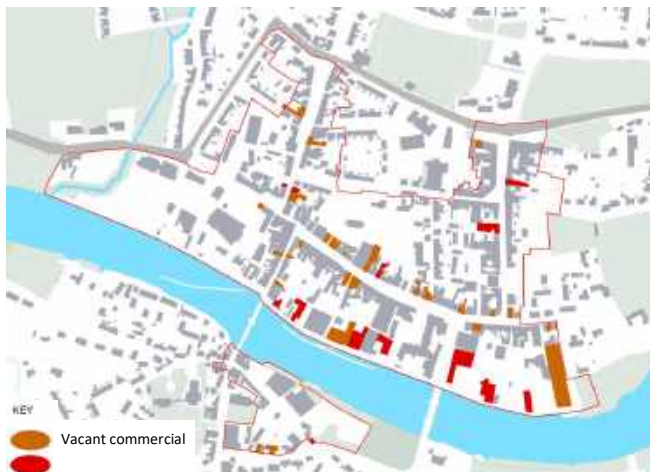
The Gealscoil redevelopment has secured a worthwhile use for a substantial part of the area, but has no riverside frontage. A large brownfield site between the Gealscoil and existing Vets practice remains vacant and offers considerable potential for a landmark development. The N24 from Clonmel is strategically important as the main approach to Carrick-on-Suir. The redevelopment site has potential to reinforce this key urban approach through high-quality building design with a strong frontage and complementary boundary treatment.

The corner site is bounded to the east and south by the Glen River which is an important open space resource connecting the waterfront and Sean Healy Park to the proposed Mill Street public open space and residential areas to the north of the N24. There are opportunities to create pedestrian linkages along the Glen River with the Clareen Well providing a focus for new public open space pedestrian and cycle links.

Vacancy and Dereliction

According to Census 2022, there are 2,569 permanent dwellings in Carrick-on-Suir, of which 182 (7%) are vacant, which is similar to the State (7.74%) and lower than the County rate (9%). However, there are around 46 vacant commercial units in the town out a total of 265, resulting Carrick-on-Suir having the highest commercial vacancy rate in Tipperary (17.4%), compared with Clonmel with the lowest at 10.8%. The commercial vacancy rate in Munster is 13.5%.

It is a key policy objective of the Council to enhance the quality of the town centre by supporting the collaborative redevelopment and reuse of vacant and underused sites in the 'Urban Core' and 'Compact Growth' area and to support the redevelopment of Town Centre 'Regeneration Sites' and areas zoned for 'Regeneration'.



Vacant and derelict properties within the town centre area

Commercial vacancy in the town is being actively addressed through the Regeneration Strategy by creating an environment that will foster private sector investment and confidence. Carrick-on-Suir is targeted for further investment directed through the TCF plan which seeks the regeneration of all vacant sites in proximity to the town centre, with benefits that will include:

- Increased number of people living and working in the town.
- More economic activity in the town centre.
- Creation of a new remote working and enterprise hub.
- New urban regeneration opportunities as a result of the investment in the town and projections for increased footfall.
- Creation of new employment opportunities that will improve the current jobs to residents workers ratio.

Through committed investment and a vacancy reduction programme (all derelict properties are listed on the Derelict Sites register) the Regeneration Strategy expects to deliver a reduction in commercial vacancy by 12% to 32 units, leading to an increase in footfall, spending, and an improvement in the visual quality of the town.

The Council is committed to supporting landowners with potential sites for regeneration and development through the Council's planning, housing and local enterprise services and offer regeneration schemes such as the Commercial Vacancy Incentive Scheme, the Croí Cónaithe Scheme, the Repair and Lease Scheme, Buy and Renew Scheme etc. as part of the TCF programme.

Following such initiatives there has been recent interest by the private sector in investing in Carrick-on-Suir, for

example a proposed 40-bed hotel at New Street which was recently granted planning permission.

Such development provides a good example of working with local property owners to activate the reuse of vacant buildings and backland sites within the town centre. While substantial progress is being made, there remains scope to better use existing vacant space in the town centre, particularly at upper floors of commercial buildings. However, there are currently a number of barriers for such investment, including uncertainty, cost, fire safety and building control requirements, and delays associated with often multiple, separate statutory permissions needed to bring upper floors back into active use. It will be essential to work with owners through the TCF programme to promote the occupation of upper floors so as to help address commercial vacancy and to further support town centre living.



Derelict building on Main Street

Enterprise and Digital Hubs

The Stable Lane Digital Hub (Phase 1) was opened in September 2020 and supports up to 15 clients in a co-working environment on the top floor of the Municipal District Offices of Tipperary County Council. Delivered and managed by CoSTEDC in partnership with the Council, the project was the first of its kind to offer enterprise, digital and learning facilities in the town centre, helping to transform Carrick-on-Suir into a viable and desirable business location.

The success of the Phase 1 E-hub enabled the Management and Board to expand its offering with the opening of the Stable Lane Enterprise Townhouse (Phase 1.5) in October 2021. The two Digital Hubs provide clients with flexible and cost-effective office space and high speed broadband connectivity in a collaborative work environment, and both are now at full occupancy.

In response to ongoing demand, a new Enterprise and Digital Hub is to be located in the disused former Post Office on Main Street, a fine centrally located red brick building that has been vacant for 15 years. The hub will offer 28 new client spaces (bringing to 75 spaces in total under the existing Stable Lane Brand) with business facilities for the self-employed, staff requiring a better working environment, people interested in working remotely and new business start-ups.

The new Stable Lane Digital Hub, currently under construction, will bring a vacant town centre property into active employment use, and encourage the reuse of other vacant buildings in line with TCF policy. It can also act as a demonstrator for how former State-owned and/or private sector buildings can be re-purposed for the long-term benefit of the town.

It is an objective of the TCF plan to promote similar projects that enable local jobs and remote working in the town centre, both in response to demand and as way of stimulating future demand, thereby enhancing quality of life and well-being through enhanced local employment opportunities.



Stable Lane Digital Hub Phase 1



Disused former Post Office on Main Street



Stable Lane Enterprise Town House Phase 1.5

Stable Lane Car Park

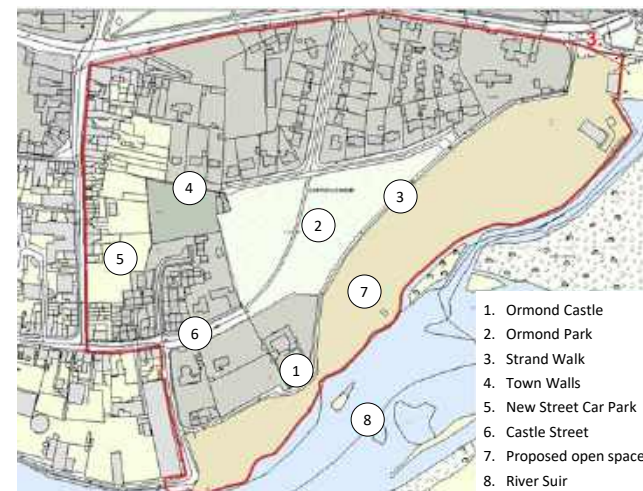
The proposed car park between Stable Lane and Chapel Street will provide convenient off-street parking in close proximity to the retail core of the town and the Enterprise and Digital Hubs. The new car park will complement the planned reduction in on-street parking envisaged by the Regeneration Plan, and is within a convenient 5-minute walk of shops, Ormond Castle and the Goldcrop site. It will provide 33 parking spaces, including two accessible parking bays, two electrical vehicles charging bays, and a cycle parking shelter.

The proposed works consist of a primary vehicular entrance to the west from Chapel Street, a vehicle exit point to Stable Lane to the east, demolition of existing walls, two sheds and a concrete yard. The site is located within the town's Architectural Conservation Area (ACA) and in the vicinity of a number of protected structures.

The proposed development is a good example of repurposing underused backlands for the benefit of rationalizing on-street parking while supporting local businesses, in line with TCF policy. Part 8 Planning Procedures for the site were approved in February 2024.



Stable Lane Car Park as proposed



The Ormond Castle Quarter

The Ormond Castle Quarter

The Ormond Castle Quarter Improvement Plan was developed in 2014 by the local community, the OPW, and the Town Council. The Scheme is focused on developing connections between Ormond Castle and the Town Centre, on improving the public realm of the streets and on enhancing and promoting the cultural and historical assets within the Quarter.

Ormond Castle is the only Tudor Manor House in Ireland and a key visitor attraction on the Butler Trail. The Castle has been fully refurbished by the OPW. The Regeneration Plan recognises the Castle as a key historical asset in the town and supports the development of Ormond Castle Quarter as a flagship visitor destination in Ireland's Ancient East.

The public realm of Castle Street has recently been upgraded as part of the Regeneration Plan, enhancing the connection between the Castle and Main Street and providing the stimulus for empty and vacant properties to be converted into new residences. The Ormond Castle Park has also been enhanced as a high-quality amenity and biodiversity area, directly integrated with the Suir Blueway Tipperary via new pedestrian and cycle routes, including the recent upgrade of Strand Walk along the eastern edge of the Quarter and adjoining the River Suir. In addition, conservation works have been completed to the Town Walls bordering the western edge of the park.

Ongoing objectives of the TCF plan for the Ormond Castle Quarter include maintaining and facilitating long term residential uses; achieving a pedestrian link between Castle Street and the existing New Street Car Park (to facilitate coach parking for visitors to the Castle); and the creation of a substantial new public open space between Strand Walk and the river.

Active Travel Schemes

The Carrick-on-Suir Active Travel Scheme is an initiative by Tipperary County Council to enhance pedestrian and cycling infrastructure within key locations in Carrick-on-Suir. The overarching objectives of the project are to:

- Encourage more sustainable modes of transport in the town centre.
- Provide safe routes for walking in the Carrickbeg area.

The Town Centre scheme focuses on connections with the Railway Station, comprising routes to Castle Park, St. Nicholas Church Car Park, Presentation Primary School, the Further Education & Training Centre, and the Sean Healy Library.

Key components of the scheme include:

- Improved Infrastructure - construction of new paths and enhancement of existing crossings to facilitate safer pedestrian and cyclist movements.
- Traffic Calming Measures - installation of tabletop junctions at specific locations, such as the R679 at Marian Avenue and Greenside North, to reduce vehicle speeds and enhance safety.
- Public Lighting Enhancements - addition of lighting within The Park green area and near the Library to improve visibility and safety during evening hours.
- Road Modifications - adjustments to road markings, signage, and carriageway widths to accommodate on-road cycle facilities and ensure a safer environment for all road users.

Additionally, a separate Active Travel Scheme for the Carrickbeg area south of the river aims to provide a more attractive streetscape, improve mobility for all types of transport and deliver continuous walking routes with safe crossing points.

The Carrickbeg scheme includes the creation of a 24-space car park on a site between the Waterford Road and Quay beside the grain stores of the Glanbia Co-Op. A second 9-space car park is proposed further down on a vacant site on the opposite side of the Waterford Road.

Part 8 planning applications for both projects have been approved.



Town Centre Active Travel Scheme



Carrickbeg Active Travel Scheme

The Active Travel schemes seek to achieve more sustainable travel by promoting public transport, walking and cycling, in line with the objectives of the National Climate Action Plan 2019 and the Tipperary Climate Adaptation Strategy 2019. Reducing the reliance on vehicle travel and excessive traffic movements in the town centre will also result in higher quality amenity (less congestion and noise) and support the 10-Minute town concept.

Presently only 15.9% walk to work and 0.8% cycle to work, and it is planned to increase walking to at least 20% and cycling to at least 10% by 2028 (Draft Tipperary County Development Plan 2022).

The focus of the Network proposals is on linking residential areas to schools, workplaces, town centre, bus stops and train station, and providing improved facilities for cyclists, such as secure bicycle parking in all new developments and including the public realm.

Other sustainable travel measures related to improved Active Travel links include:

Greenway Network - supporting delivery of the connection from the Suir Blueway Tipperary to the Waterford Greenway (Kilmeadan).

Cycle Network Improvements - N24 East/ Tinavane cycleway. Permeability - Knocknaconnery /Green Hill Village pedestrian and cycle link; Ballyrichard pedestrian and cycle links in future development.

Carrickbeg - waterfront pedestrian and cycle linkages; extending some public transport routes or investigating new options with NTA.

The replacement of the existing Clairín pedestrian rail bridge, connecting Saint John's Terrace and Clairín Close, with a new precast concrete structure will feature improved approach ramps and upgraded public lighting, aiming to provide a safer and more accessible crossing for pedestrians.

Sustainable Travel

A Sustainable Transport Plan (STP) for Carrick-on-Suir has been prepared to support the policies and objectives of the draft LAP 2025–2031 relating to landuse and transport planning, a transition to sustainable transport and to set out a framework for investment in active travel and public transport.

The Guiding Principles of the STP are:

10 Minute Towns

The 10-Minute Town concept seeks to have all community facilities and services accessible within a 10 to 15-minute walk or cycle from homes.

Avoid-Shift-Improve

This Sustainable Urban Transport concept, as supported by the NTA seeks to:

- Avoid the need to improve the transport network through sustainable land use planning and the use of transport demand management techniques to reduce the number of trips required,
- Shift from single use private vehicle usage to active and public transport, and
- Improve the energy efficiency of transport modes and vehicle technology.

The Baseline Transport Summary of the STP indicates that:

- 27% of households in Carrick-on-Suir do not own a car.
- The modal split demonstrates a heavy reliance on the private car while also demonstrating an opportunity for a shift to sustainable transport for the large cohort

- of people commuting less than 15 minutes each day.
- There is a relatively high number of households with no access to a car, highlighting the need for reliable public transport and safe active transport infrastructure.
- There is a high reliance on the private car for short commutes with 46% of all commuting journeys to work and school take less than 15 minutes.
- The majority of residential areas and high trip generators are within the ten-minute walking or 15-minute cycling contours, presenting opportunities for modal shift through infrastructure upgrades.
- High trip generators including schools, employers and shops are located in the town core with all located within the 15-minute cycling contours. This emphasises the need for high-quality, safe active transport connections.
- The railway station, while proximate to the town and residential areas, has an unattractive public realm and no secure bicycle parking.
- The rail service operates just twice daily and not at peak commuter travel times to Waterford. These issues may contribute to the low passenger numbers recorded in the last number of rail census.
- Cycle lanes are deficient through the town centre.
- There is a need for footpath improvements in areas, particularly where sections are below recommended width.
- Bus stops are concentrated within the town centre.
- Bus stops are mainly covered with seating provided within.
- There is ample off-street surface car-parking to allow for a reduced provision of on-street parking in the immediate town centre.



The following Sustainable Transport Objectives for Carrick-on-Suir are identified in the STP:

Walking

- Increase mode share for all trips.
- Improve walking infrastructure with a focus on connecting residential area to schools, workplaces, town centre, bus stops and train station.
- Enhance public realm to provide support safer and more efficient pedestrian movement over that of the private car.
- Promote the application of Universal Design through the delivery of a sustainable transport network for users of all abilities.
- Provide safe access to schools for vulnerable road users and ensure a safe front of school environment.
- Provide a safe and attractive network of footpaths and cycle tracks that are suitable for use by children.

Cycling

- Connect the existing cycle network along the West-East Spine through the town core.
- Increase mode share for all trips.
- Improve cycling infrastructure with a focus on connecting residential areas to schools, workplaces, town centre, bus stops and train station.
- Improve safety for cyclists in Carrick-on-Suir.
- Provide secure bicycle parking in all new developments including public realm.

Public Transport

- Increase modal share for public transport.
- Enhance integrated and accessible bus services and bus stops.
- Improve connectivity to other settlements and cities through the NTA's Connecting Ireland programme.
- Improve service provision and maximise the potential of the rail network.
- Improve access to the train station and upgrading of the facility as an attractive transport hub with an opportunity for increased use.



Carrick-on-Suir rail station

Rail Network

The 'All Ireland Strategic Rail Review' (2024) recognizes the importance of the Limerick Junction to Waterford rail line, which serves Carrick-on-Suir. Recommendations include upgrading the line and increasing service frequency to at least one train every two hours, with line speeds of minimum 120 km/h. These improvements aim to enhance regional connectivity which will in turn help to promote sustainable travel options and better connectivity for residents and visitors.

Strategic Road Network

The Sustainable Transport Objectives for Carrick-on-Suir will also be strongly influenced by longer-term regional considerations of the strategic road network, in particular the N24 Waterford to Cahir project and the development of a third river crossing. The Preferred Transport Solution proposes a new N24 local bypass, which would remove significant levels of through traffic from the town and enable the reallocation of road space to more sustainable active travel modes.

It is the policy of the Council to reserve and safeguard the Route Corridor for the proposed N24 local bypass and support and prioritise implementation of the scheme. The feasibility of a third river crossing will also be supported, subject to the identification of a need for such transport-related infrastructure and the identification of a suitable reservation corridor to the west of the town.

Sustainable Travel Measures

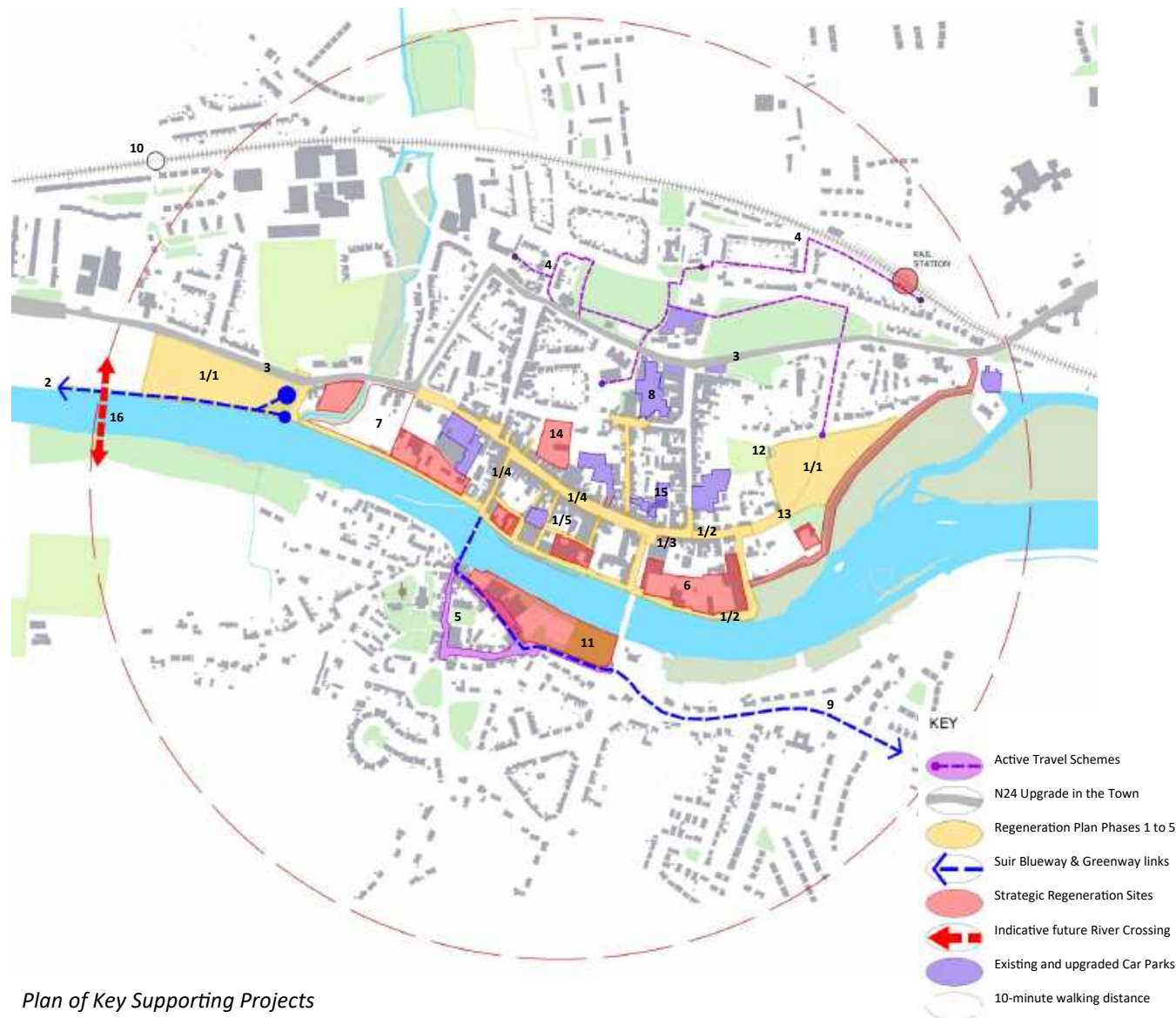
The STP sets out an extensive list of actions that may be delivered subject to receipt of funding through the NTA's Active Travel Investment Programme and other similar investment programmes, including Town Centre First Funding. Many of the identified actions are already in progress, including:

- Upgrade of the N24 through the town.
- Castle Street Public Realm Improvement Active Travel.
- Sean Kelly Square Public Realm Improvement Active Travel.
- Ormond Castle Park Ecological & Amenity Improvement Scheme Active Travel.
- Regeneration Plan Active Travel - North Quay; Main Street; Main Street/Dillon Bridge; New Street/Main Street; Bridge Street; Strand Lane; Chapel Street; Oven Lane; Town Centre cycle parking; Stable Lane Car Park.
- Greenway Network - supporting delivery of the connection from the Suir Blueway Tipperary to the Waterford Greenway (Kilmeadan).
- Cycle Network Improvements - area-wide cycle parking; N24 East/ Tinavane cycleway.
- Permeability - Knocknaconnery /Green Hill Village pedestrian and cycle link; Ballyrichard pedestrian and cycle links in future development.
- Carrickbeg - waterfront pedestrian and cycle linkages; extending some public transport routes or investigating new options with NTA; seeking the development of an off-street car park.

4.3 TCF Plan Framework

Key Supporting Projects:

1. RRDF Town Centre Regeneration Plan
 - 1/1: Sean Healy Park, Ormond Park & Strand Walk
 - 1/2: Castle Street, Castle Lane, Callanan's Lane
 - 1/3: Old Post Office Enterprise & Digital Hub
 - 1/4: Main Street, Bridge Street & Sean Kelly Square
 - 1/5: Town Centre Laneways and The Quays
2. Upgrade works to the Suir Blueway Tipperary
3. N24 Upgrade in the Town
4. Rail Station and Town Centre Active Travel Link
5. Carrickbeg Active Travel Upgrade
6. Goldcrop Site Redevelopment
7. Gaelscoil Redevelopment
8. St. Nicholas Car Park
9. Feasibility Study to link Suir Blueway with Waterford Greenway
10. Upgrade of Clairin footbridge over railway line
11. New pocket park at Carrickbeg
12. Conservation Works to Town Walls
13. Ormond Castle Quarter
14. Refurbishment of Heritage Centre
15. Stable Lane Car Park
16. Third River Crossing



Plan of Key Supporting Projects



5.1 TCF Plan Projects & Actions

5.2 Delivery Actions

5.3 Delivery Action Plan

5.4 Funding Opportunities

5.5 Environmental Assessments

‘To support the implementation of the Plan a clear path to delivery should be identified, including: A number of key projects, context given for each, description and potential benefits of the projects, and key actions for immediate development’.

5.1 TCF Plan Projects & Actions

The TCF Plan is the outcome of an extensive community engagement process, supported by numerous other studies, plans and initiatives aimed at achieving the vision for Carrick-on-Suir as *'A Vibrant Centre of Heritage, Nature and Community'*.

To support the delivery of the Plan, 26 key projects have been identified that meet the objectives of the four established themes. These vary in scale and character, and all seek to fulfil the vision for the town.

The projects complement and are in addition to the wide range of proposals set out in the Town Regeneration Plan, and are compatible with the policies and actions of the draft Carrick-on-Suir LAP 2025-2031.

All the projects described in the following pages are intended to be illustrative and each will require detailed study and collaboration by the relevant parties and stakeholders before taking forward for funding applications and implementation. The projects are not fixed or static, and should be regularly monitored and reviewed by the Town Team and Local Authority to reassess their suitability under changing circumstances.



Illustrative view of up-graded Main Street

Plan Framework

SUSTAINABLE ENVIRONMENT & MOVEMENT

- A1 Town Centre Green Loop
- A2 Extensions/links to Active Travel
- A3 Rail Station Public Realm
- A4 Quietways/Safe Routes to Schools
- A5 Stable Lane/Ball Alley Lane
- A6 New Street Car Park
- A7 Kickham Street Quarter
- A8 Carrickbeg Medieval Quarter
- A9 Mill River public open space
- A10 Strand Walk public open space
- A11 Duck Pond public open space

ECONOMIC RESILIENCE

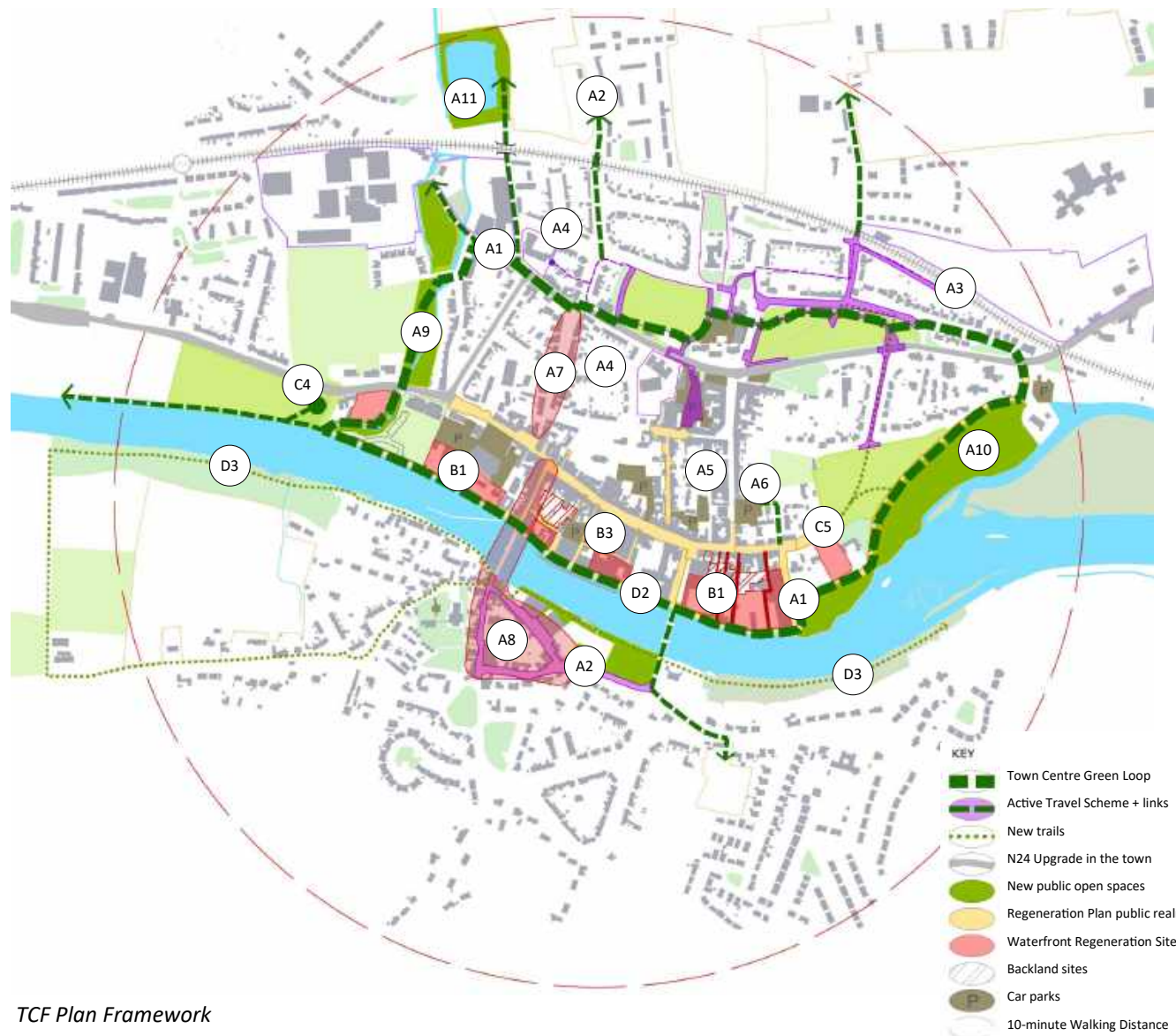
- B1 Waterfront Regeneration Sites Masterplan
- B2 Vacancy & Dereliction
- B3 Town Centre Laneways
- B4 Business Support & Training
- B5 Shop Local Campaign
- B6 Festivals & Events
- B7 Shopfront Design Guidelines

THRIVING VISITOR DESTINATION

- C1 A Welcoming Town
- C2 Heritage Trail
- C3 Signage & Interpretation Strategy
- C4 Cycle/Visitor Hub
- C5 Ormond Castle Quarter

EMBRACING THE RIVER

- D1 New/enhanced riverside open spaces
- D2 Quayside enhancements
- D3 Riverside trails



TCF Plan Framework



THEME A: Sustainable Environment & Movement

- ◆ An Accessible and Well-connected 10-Minute Town
- ◆ Pedestrian Friendly Streets and Green Spaces
- ◆ Eco-friendly infrastructure that supports Environmental Objectives

A1 Town Centre Green Loop

The Green Loop is a continuous pedestrian and cycle route extending around the town centre, providing links to schools, sports, employment and residential areas. It complements the Active Travel schemes and also connects with the network of pedestrian-friendly streets delivered as part of the Regeneration Plan and as proposed by the TCF Plan.

The circular route, around 3.0km in length, passes through or close to the main green spaces of the town, including Sean Healy Park, Mill River public open space, The Green, Ash Park, Ormond Park (following the recently refurbished Strand Walk), and along the waterfront.



Town Centre Green Loop

Key features:

- Shared pedestrian/cycle route with consistent surface finish (buff resin-bound aggregate).
- Distinctive tree planting.
- Coherent lighting and signage.

Actions:

- Develop design proposals for continuous Loop in conjunction with Active Travel Scheme.
- Align with other projects: C3 Signage & Interpretation Strategy; A9 Mill River public open space proposal.
- Incorporate Loop objectives in Waterfront Regeneration Sites Masterplan (B1).



Upgraded Strand Walk

A2 Extensions/links to Active Travel

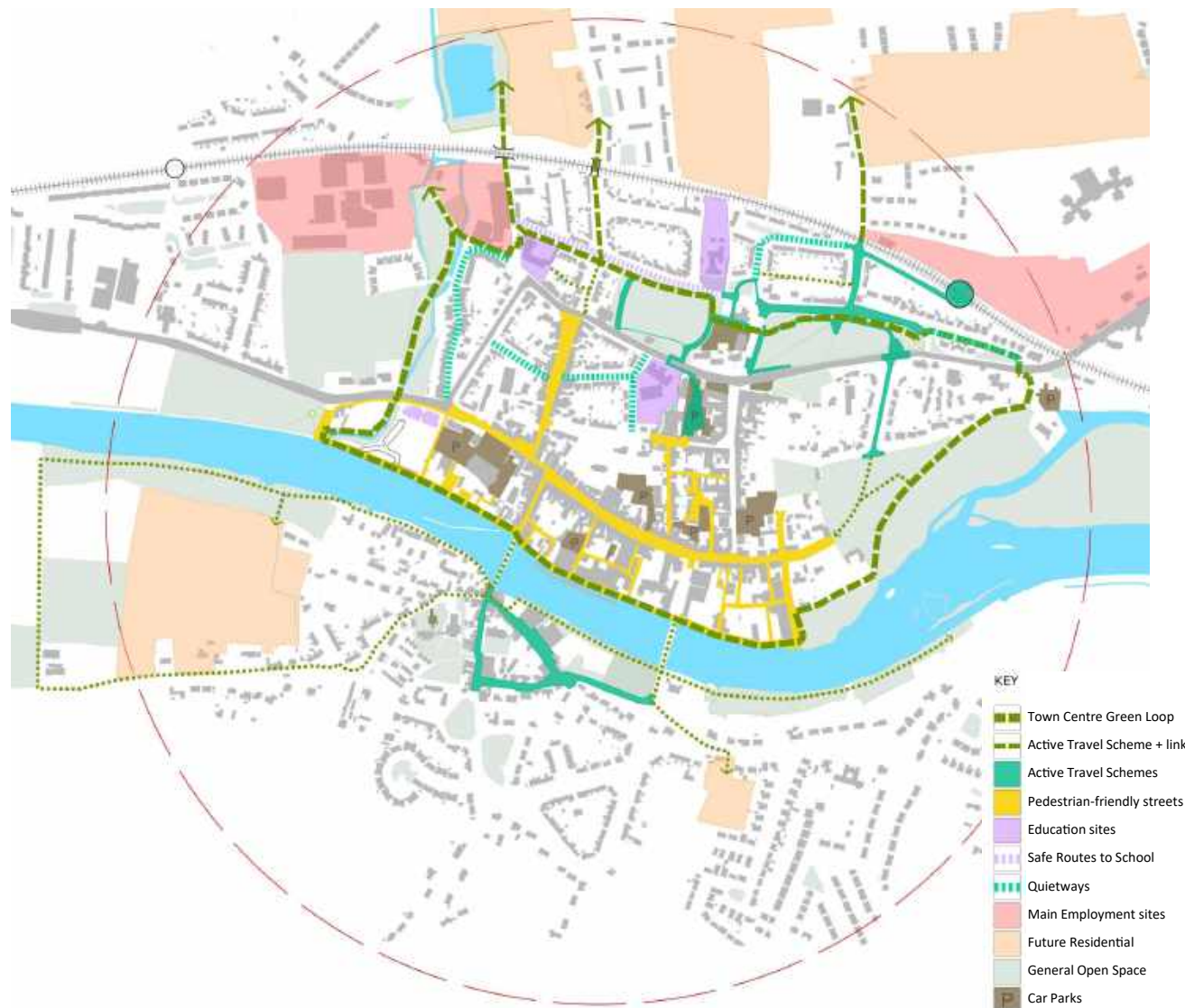
The existing Town Centre and Carrickbeg Active Travel schemes seek to achieve more sustainable travel by promoting public transport, walking and cycling. Reducing the reliance on vehicle travel and excessive traffic movements in the town centre will also result in higher quality amenity (less congestion and noise) and support the proposed TCF Plan 10-Minute town concept.

The TCF plan supports a transition to low-carbon and active travel by extending pedestrian and cycle routes to existing and future residential and workplaces, and connecting these routes with the proposed continuous Green Loop around the town centre.

The planned extensions and links to the Active Travel schemes will also complement the Draft Tipperary Cycle Network proposals for Carrick-on-Suir (AECOM/NTA 2022), which envisages connecting the existing cycle network along the west-east spine through the town core and improving cycling infrastructure generally.

Actions:

- Ensure Active Travel links are delivered as an integral part of future Residential and Employment zoned development.
- Develop and incorporate Cycle Network proposals with Active Travel routes.
- Align with other projects: A1 Green Loop; A4 Quietways/Safe Routes to Schools; A8 Carrickbeg Medieval Quarter.



Active Travel routes, Green Loop, Quietways and Safe Route to School

A3 Rail Station Public Realm

The transport infrastructure objective to improve train service provision for Carrick-on-Suir will require enhanced access to the train station and upgrading of the facility as an attractive transport hub to support the planned increase in use.

The train station is currently accessed from Cregg Road through a poorly defined junction and along a featureless cul-de-sac that is uninviting to pedestrians and cyclists.

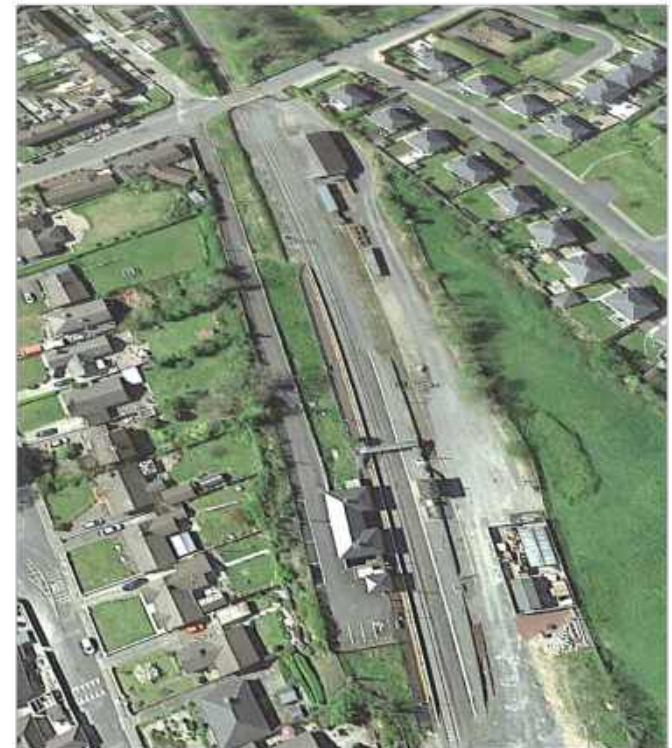
The Active Travel Scheme needs to include proposals for an upgraded public realm that improves the passenger experience and use of the train station, including good quality street furniture, planting, signage, secure cycle parking, and provision for refreshment outlets.

Actions:

- Develop proposals for improved train station access and public realm upgrade as part of existing Active Travel Scheme.
- Consider incorporation of underused land on northern side of the station as an alternative access area and possible 'park-and-ride' facilities.
- Align with other projects: A1 Green Loop; A2 Extensions/links to Active Travel.



Existing access route to Rail Station



Aerial view of Rail Station

A4 Quietways/Safe Routes to Schools

In addition to the Extensions/links to Active Travel, the TCF Plan proposes a number of Quietways intended to provide a safer and more pleasant environment for cyclists, but also for pedestrians. These routes typically run along quieter, less trafficked streets and aim to encourage cycling by making it more accessible, comfortable and enjoyable, especially for less confident cyclists.

The proposed Quietways link with Active Travel routes and the Green Loop. Initial streets for consideration are Marian Avenue, Ash Park, Mill Street, Cearnógan an Phiarsaigh and O'Mahoney Avenue. The Quietways can also provide the framework for introducing traffic calming and shared priority measures to other town centre streets and entire residential neighbourhoods.

The Quietways scheme could be supplemented with a Safe Routes to Schools programme, initially focused on the Árd Mhuire access to St. Mary's National School. The aim would be to provide safe access for vulnerable road users and ensure a safe front-of-school environment. Recent studies show that Safe Routes to School can benefit not only individual students but also enhance the overall well-being of local communities.

Quietways Key Features:

- Prioritised routes that have lower vehicle traffic, or with possibility to reduce traffic volumes and speeds.
- Traffic calming measures (e.g. speed bumps, road narrowing), improved junctions and safer crossings.
- Well-marked with clear signage.



Filtered Permeability as part of a Quietway at Ballybrack Valley Pedestrian and Cycle Route, Cork



Safer Routes to Schools, Meath County Council



The Safe Routes to School initiative can be further supported through raising awareness of the benefits, including:

- Training children in road safety.
- Organising groups of children cycling or walking to school together under adult supervision.
- Educating drivers about slowing down in school zones and watching for children.
- Hosting events such as 'Cycle/Walk to School Day'.
- Developing and distributing maps of recommended cycling and walking routes to students and parents.
- Recruiting community volunteers to help children cross busy streets during peak hours.

Safe Route to School Key Features:

- Fully accessible and clearly marked footways.
- Reduced speed zones, traffic calming and signage to slow traffic.
- Improved street lighting for better visibility, especially during darker mornings or evenings.
- Cycle-friendly paths.
- Raising local awareness.

Actions:

- Pursue Quietways and Safe Routes to Schools with key stakeholders and local residents.
- Develop awareness initiatives of the benefits.
- Align with other projects: A1 Green Loop; A2 Extensions/links to Active Travel.

A5 New Street Car Park

Convenient coach parking for the growing number of visitors to Ormond Castle is recognised as being of strategic importance to the tourism potential of the town. Any coach parking facility should not detract from the setting of the heritage building and needs to allow easy access along direct, inviting and attractive pedestrian routes.

The existing New Street Car Park is an ideal location for the provision of coach parking due to its proximity to the Castle (less than 200m) and its accessibility to the town centre.

The set down area could be located either near to the New Street exit to the car park, or through a break in the existing boundary wall on Castle Court, minimising the walking distance to the Castle entrance. Other improvements to the car park would involve signing and lining and accommodation works to change the access. Consideration should be given to providing two coach spaces, with possible additional layover provision towards the rear of the car park.

A connecting route along Castle Court would need to be carefully managed to minimise any loss of amenity or privacy for local residents, and include public realm improvements to enhance the general environment.



New Street Car Park and Ormond Castle

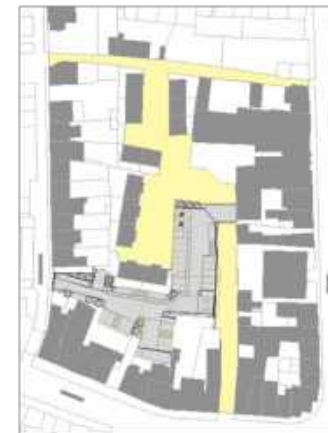
Actions:

- Pursue visitor coach parking with convenient links to Ormond Castle.
- Explore Castle Court link in consultation with residents and associated upgrade proposals.
- Align with other projects: Green Loop (A1); Ormond Castle Quarter (C5).

A6 Stable Lane/Ball Alley Lane

Stable Lane provides vehicle and pedestrian access to existing houses at New Lane and to the new Stable Lane Car Park. Ball Alley Lane links Stable Lane to New Street and to Chapel Street, which is shortly to be upgraded.

Both laneways contribute to the pedestrian permeability of the town centre and would benefit from public realm enhancements comprising good quality surfaces, signage and street lighting.



Stable Lane + Ball Alley Lane

Actions:

- Pursue public realm enhancements for both laneways in consultation with key stakeholders and local residents.
- Align with other projects: A2 Extensions/links to Active Travel; A4 Quietways; C3 Signage & Interpretation Strategy.

A7 Kickham Street Quarter

Kickham Street is an important town centre route connecting the up-graded N24 to Sean Kelly Square and Main Street. The northern part is wide and two-way, with car parking each side and defined by mostly 2-storey traditional terraced buildings. The southern end, between Town Wall Street and Sean Kelly Square narrows to become a one-way northbound pinch-point.

Existing uses are mixed and include residential, small independent shops, three restaurants/take-aways, four pubs and a budget accommodation hostel. The street is connected eastwards and westwards to established residential areas. Two derelict sites exist close to the junction with Town Wall Street.

Kickham Street offers considerable potential as a secondary commercial zone extending from Main Street to the N24 and surrounding housing. The vitality of the street would be strengthened through improved space for pedestrians, allowing spill-out activities and events while retaining on-street parking in defined bays.

Redevelopment of the derelict sites for high density in-fill housing would further enliven the southern end of the street.

The Carrick-on-Suir Strategic Vision 2030 identified the development of Kickham Street as a 'Latin Quarter' to enhance the visitor experience (10-year horizon project).



Kickham Street existing

Key Features:

- Junction upgrade - centre island removed, increased radii entry, widened footways and rain gardens.
- Street trees, widened footways and defined parking bays.
- Widened and additional pedestrian crossings.
- Links with proposed Quietways on Cearnógán an Phiarsaigh and O'Mahoney Avenue.
- Traffic calming, raised table, at junction with Town Wall Street.
- Shared surface treatment at pinch-point by Sean Kelly Square.
- Good quality surfacing, street furniture, signage and lighting.



Indicative up-grade proposals

Actions:

- Pursue public realm enhancements in consultation with key stakeholders and local residents.
- Pursue redevelopment of derelict sites for mixed commercial /residential/accommodation use.
- Align with other projects: A2 Extensions/links to Active Travel; A4 Quietways; C3 Signage & Interpretation Strategy.

A8 Carrickbeg Medieval Quarter

On the southern side of the River Suir lies the medieval settlement of Carrickbeg, developed around a former Franciscan Friary (dating from 1330) and with a network of narrow winding streets spreading out from the historic Old Bridge (built 1447). The area is full of heritage interest and distinguished by the former St. Francis Church and St Molleran's Church which occupies the site of the original Friary and dominate the skyline.

Existing local services include two convenience stores, three public houses and a hot-food takeaway. Beyond the historic core, housing estates have steadily developed over the last century and now almost one third of the population of Carrick-on-Suir live in the area.

A large site with industrial units is located between Waterford Road and the river, actively used by Tirlán Farmlife for various agricultural products and services. The area is defined as part of the Tirlán Carrickbeg Regeneration Site and forms an important part of the overall regeneration strategy for the town. The eastern part of the site, known locally as the 'Bog Field,' has recently been transformed into a biodiversity park.

Extensive lands are zoned for new residential development to the west at Coolnamuck Road, but given the constraints of the medieval layout and Old Bridge, development is unlikely to proceed without significant transport-related infrastructure. There are no bus services serving Carrickbeg.

The Carrickbeg Active Travel Scheme aims to provide a more attractive streetscape, improve mobility for all types of transport and deliver continuous walking routes with safe crossing points. It includes a new 24-space car park on a site between the Waterford Road and river beside the grain stores of Tirlán Farmlife, and a 9-space car park on a vacant site on the opposite side of the Waterford Road.

Key features:

- Public realm enhancement scheme for increased pedestrian facilities, traffic calming, rationalised on-street parking, tree planting, amenity areas, lighting, under-grounding of cables, signage and heritage interpretation.
- Linkages with existing and proposed riverside trails and extensions to Active Travel Scheme.
- Improved access and interpretation of St. Francis Church and St Molleran's Church.



Waterford Road Carrickbeg



Carrickbeg Medieval Quarter

Actions:

- Work with stakeholders to provide waterfront pedestrian and cycle linkages.
- Work with NTA to examine the possibility of extending public transport routes or investigating new travel options for Carrickbeg.
- Seek delivery of off-street car parks on Waterford Road.
- Explore possibilities for improved pedestrian/cycle movements across Old Bridge.
- Pursue inclusion of Tirlán Carrickbeg as part of the Waterfront Regeneration Sites Masterplan.
- Align with other projects: B1 Waterfront Regeneration Sites Masterplan; C2 Heritage Trail; C3 Signage & Interpretation Strategy; D1 New/enhanced riverside open spaces; D3 Riverside Trails.

A9 Mill River Public Open Space

The Mill River, also known as the Glen River, flows from the Slievenamon Mountains to the River Suir. The river is an important natural asset to the western part of the town and was historically associated with local agriculture and milling industries.

Sean Healy Park, the Carrick Davins Hurling & Football Club and recent housing lie to the west, and terraced houses along Mill Street to the east. The Mill River Business Park (Old Tannery) and Former Mart Site (Regeneration Site 6) are located to the northern part of the river.

Much of the town stretch of the river corridor is zoned Open Space & Recreation in the draft LAP (2025-2031), while south of the N24 it is zoned Urban Core. The river is partially channelled and culverted as it flows through the western part of town, but flooding remains an issue.

Key features:

- Linking new and established residential areas to schools, employment and sports uses via the Green Loop to the waterfront and Sean Healy Park.
- Native tree planting and biodiversity enhancements.
- Consistent shared surface footpath with lighting and signage.
- Informal seating and natural play facilities.
- Possible community garden to grow plants and vegetables and to support local ecology.



Indicative proposals plan



Mill Street green space existing



Aerial view of proposed linear park

Actions:

- Pursue park proposals in consultation with key stakeholders and local residents.
- Review site acquisition options.
- Promote development of corner Regeneration Site.
- Align with other projects: A1 Green Loop; A2 Extensions/links to Active Travel; B1 Waterfront Regeneration Sites Masterplan; B3 Business Park Investment.

A10 Strand Walk Public Open Space

The proposed Strand Walk public open space lies to the south-east of Ormond Castle and the recently upgraded Strand Walk. The area has considerable potential for re-connecting the Castle to the river and for enhancing the amenity and recreational qualities of Ormond Park and the Suir Blueway.

The site adjoins the Lower River Suir SAC and a proposed Natural Heritage Area (pNHA). It is zoned Open Space & Recreation in the draft LAP (2025-2031), and currently in private ownership. The western end adjoins the Regeneration Sites of the Former Lodge & Castle Gardens and the Goldcrop Site. Castle Lane and North Quay are the subject of public realm upgrades as part of the Regeneration Strategy (Phase 2) for linking the Suir Blueway from Sean Healy Park to Ormond Park.

Invasive species (Japanese Knotweed and Himalayan Balsam) are significant in parts of the site, particularly along Strand Walk, and need to be monitored and managed to avoid proliferation and degradation of habitats.

The proposed park is readily accessible for pedestrians from Strand Walk (part of the proposed Green Loop) and Castle Lane, and including a recently constructed stepped access route to Ormond Park. Vehicle access is possible from the N24 Pill Road to an existing public car park (40 spaces) at Willow Vale, which could be expanded when necessary to suit growing visitor demand.



Indicative Proposals Plan

Key Features:

- New informal waterfront park linked to Ormond Castle, Strand Walk (Green Loop), Ormond Park and upgraded public realm of the Quays.
- Reinforces the presence and appreciation of the Suir Blueway.
- Provides enhanced access to the river and passive recreation facilities, including informal footpaths, seating and viewing areas related to the river.
- Opportunity to expand existing Willow Vale car park for visitors.
- Native planting for biodiversity and amenity purposes.



Aerial view of proposed waterfront park



View towards proposed park from Ormond Park

Actions:

- Pursue park proposals in consultation with key stakeholders and local residents.
- Review site acquisition options.
- Promote development of Former Lodge & Castle Gardens site.
- Pursue management of invasive species.
- Align with other projects: A1 Green Loop; B1 Waterfront Regeneration Sites Masterplan; C2 Heritage Trail; C5 Ormond Castle Quarter; D3 Riverside Trails.

A11 Duck Pond Public Open Space

The Duck Pond is a hidden natural asset to the north of the town, bounded by Sir John's Road and rail line to the south, Carrick Swan GAA Club to the east, and the Glen/Mill River corridor to the east.

The site is zoned Open Space & Recreation in the draft LAP (2025-2031), and currently in private ownership.

It is a popular location with surrounding residents for watching birdlife and leisurely walks. The pond provides habitat for a wide range of bird species, including mute swans which return annually for breeding. Local community groups, such as the Carrick-on-Suir Lions Club, are actively involved in promoting and preserving the natural character of the area.

Pedestrian access is currently limited, due mostly to the dominance of Sir John's Road and associated traffic movements through the low bridge beneath the rail line.

Key Features:

- Sensitive interventions, such as footpath resurfacing, bird hides and informal seating, aimed at preserving and enhancing the secluded natural setting.
- Possible improved pedestrian access.



View to the Duck Pond from St. John's Road junction



Aerial view of the Duck Pond site

Actions:

- Pursue park proposals in consultation with key stakeholders and local residents.
- Review site acquisition options.
- Assess feasibility of re-configuring road junction to provide for improved pedestrian/cycle access.
- Review opportunities for increasing access through lands to the east and west.
- Align with other projects: A2 Extensions/links to Active Travel; C3 Signage & Interpretation Strategy.



THEME B: Economic Resilience

- ◆ A Prosperous Thriving Place
- ◆ Encouraging Growth of Small Businesses and Tourism-related Enterprise
- ◆ Training and Resources for Developing Skills aligned with Emerging Industries

B1 Waterfront Regeneration Sites Masterplan

Five of the six key Regeneration Sites identified in the draft LAP 2025–2031 are located along the waterfront and contribute significantly to the overall vitality of the town centre and the visitor experience of the River Suir Blueway. Two further potential Regeneration Sites are recognised in the TCF Plan to the west of Old Bridge. The Former Mart (Site 6) to the north of the town is dealt with in Section 2.3 Business Park investment.

The redevelopment of these Waterfront Regeneration Sites is a critical factor in ensuring the Carrick-on-Suir is recognised by the local community and visitors as a prosperous thriving place, while also encouraging town centre living in support of the 10-minute town concept and supporting the growth of small businesses and tourism-related infrastructure.

The County Council are committed to develop and improve areas in need of regeneration, renewal and redevelopment and to apply, where appropriate, the provisions of the Finance Act, Urban Regeneration and Housing Act, Derelict Sites Act, and use Compulsory Purchase Orders to enable regeneration, reduce vacancy, increase housing supply, employment opportunities and provide community facilities.

The TCF plan recommends a comprehensive masterplan with individual Site Development Briefs be prepared to maximise the potential of the waterfront sites, to ensure that compatible long-term uses are realised and to deliver transformative development that fully contributes to the town's economic, social, and environmental sustainability.

1.



Mixed development, visitor amenities and obsolete structures along the town centre waterfront

Key Features:

- Comprehensive masterplan with individual Development Briefs for each of the Waterfront Regeneration Sites.
- To be prepared in consultation with the community and relevant stakeholders.
- Promote interest in the sites and provide guidance to potential developers.
- Ensure compatible long-term uses are realized.
- Deliver transformative development that fully contributes to the town's economic, social, and environmental sustainability.
- Complete high-quality pedestrian-friendly public realm treatment along the Quays.
- Outline the site's characteristics, opportunities and constraints, including:
 - Site context and location
 - Built and natural heritage
 - Surrounding Land Uses
 - Planning and Policy Framework
 - Potential Uses
 - Building Form and Scale
 - Public Realm and Open Space
 - Access and Connectivity
 - Infrastructure and Utilities
 - Environmental Factors
 - Sustainability Goals
 - Community Impact

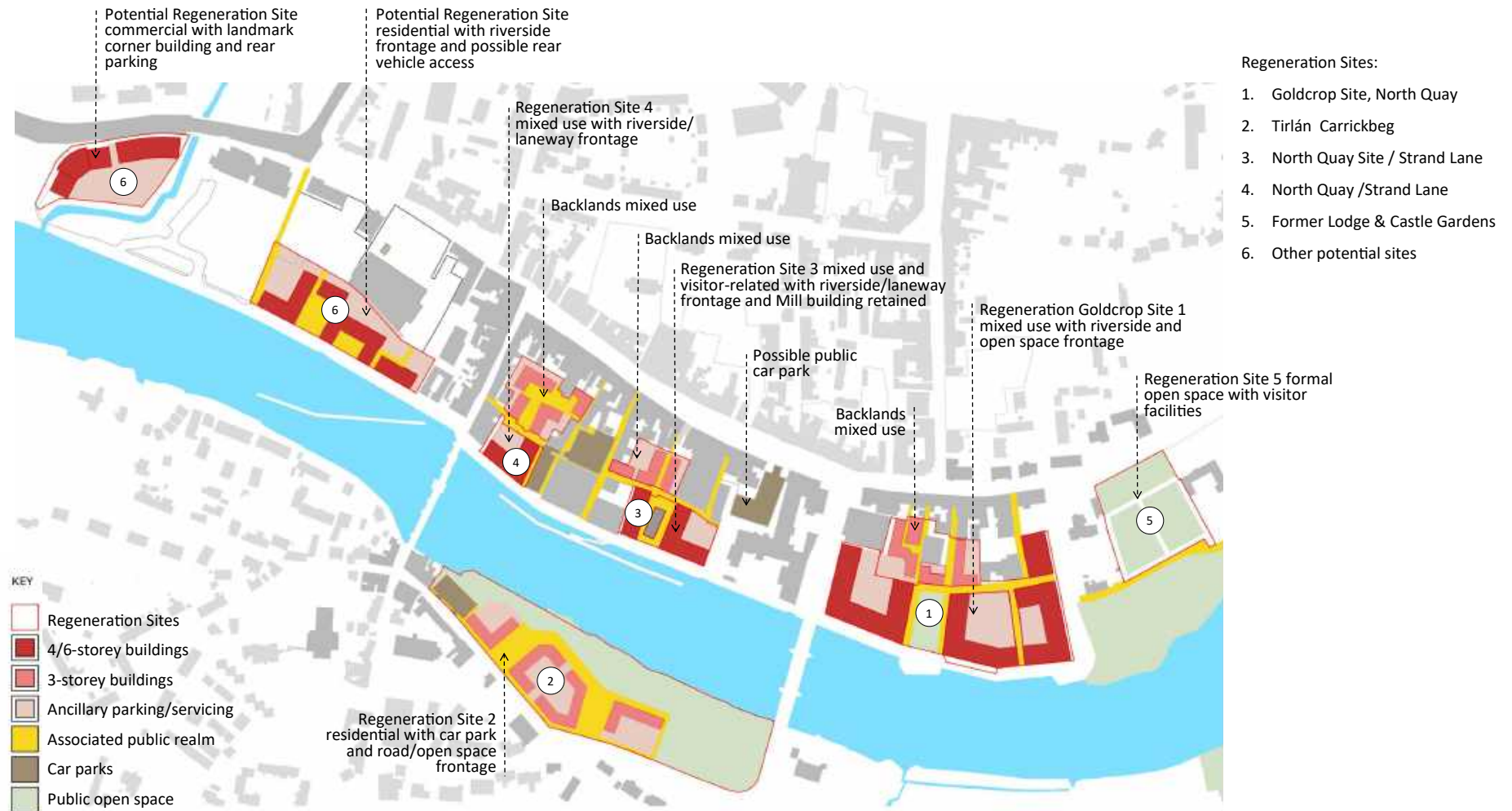


Mixed uses and high-quality public realm as proposed along the waterfront

Actions:

- Develop a community-led vision for the Regeneration Sites that can inform a design brief for a Masterplan.
- Procure a multi-disciplinary team to prepare the Masterplan and Site Development Briefs.
- Align with other projects: A1 Green Loop; A2 Extensions/links to Active Travel; A10 Strand Walk public open space; C2 Heritage Trail; C3 Signage & Interpretation Strategy; C5 Ormond Castle Quarter; D2 Quayside enhancements; D3 Riverside Trails.

Waterfront Regeneration Sites indicative Masterplan



B2 Vacancy and Dereliction

Vacant and derelict sites have major detrimental impacts on many aspects of the town, including economic activity, perception of residents and visitors, and general quality of streets and urban spaces.

Feedback from the public consultation exercises shows town centre vacancy/dereliction as one of the most significant challenges facing Carrick-on-Suir, followed by employment opportunities and availability of affordable housing. A high number of respondents (76.5%) to the Carrick-on-Suir TCF Business Survey indicated that they had not considered availing of available grants to upgrade vacant or derelict buildings in the town centre.

In February 2024 a highly successful Information Evening was held by Tipperary County Council in collaboration with the new TCF Team for owners and leaseholders of vacant properties. Information was provided on the various schemes and supports available, including the Croí Conaithe Grant and Repair and Lease Scheme administered through the County Council which acts as an incentive for bringing vacant and derelict buildings back into residential use.

In addition to providing advice on funding opportunities, ongoing dialogue with owners of derelict and vacant properties should include:

- Property Development Options: insights into innovative ways for renovating and bringing properties back into use.
- Rental Opportunities: information on leasing to local authorities or private renters.

- Tax Benefits: overview of tax reliefs available to vacant property owners.
- Community Impact: how reactivating vacant properties can help revitalize the economy and experience of Carrick-on-Suir.

The TCF plan aims to promote adaptive reuse of vacant and derelict structures, encouraging their repurposing for commercial, residential, cultural or community use, while respecting their architectural character. The plan aspires to address vacancy, tackle dereliction, and inject new vitality into the town centre, with the main emphasis on the delivery of higher density, well connected and high-quality urban housing.



Vacant building on prominent corner site



Refurbished building on Main Street

Actions:

- Undertake regular Town Centre Health Checks to determine the quantum of vacant buildings in the town centre.
- Continue to work with property owners to address dereliction and vacancy, and provide advice on available sources of funding.
- Continue to offer advice and pre-planning services to landowners and planning agents, to help overcome planning obstacles to the reuse of vacant upper floors and develop best practice guidance.
- Pursue the appropriate development of Regeneration Sites identified in the draft LAP (Appendix 3).
- Explore opportunities for 'meanwhile use' of vacant properties to help keep the area vibrant.
- Align with other projects: A7 Kickham Street Quarter; A8 Carrickbeg Medieval Quarter; B1 Waterfront Regeneration Sites Masterplan.

B3 Town Centre Laneways

The laneways of Carrick-on-Suir are a distinctive feature of the medieval core of the town and contribute strongly to its character and sense of place. They divide up the traditional urban fabric, providing a finer grain that greatly enhances the permeability of the town centre, and cater primarily to pedestrians.

The names of most of the laneways are associated with their original purpose, such as Abbey Lane, Barrack Lane, Brewery Lane, Castle Lane, Coal Quay Lane, Hotel Lane, Market Lane, Mill Lane and Oven Lane, adding to their historic interest.

Although many are still used as short-cuts between the main commercial uses of the town, especially between car parks and the main shopping streets, others are forgotten spaces, inaccessible or uninviting, cluttered and under-utilised. The potential exists to greatly

Upgrading the public realm of laneways extending from Main Street forms part of the Regeneration Plan (Phases 2+3). The laneways to the south of Castle Street pass through and are integral to the Goldcrop Regeneration Site.

In addition to becoming attractive thoroughfares, the laneways have the potential as locations for business activity, as well as leisure destinations. A wide range of uses should be promoted to animate the laneways and strengthen their vitality and appeal. As they provide the finer grain to the town, the laneways can provide interesting locations for small businesses, hospitality outlets and boutique shops.

Small local retailers in particular should be encouraged, providing start-up and niche outlets that complement the character of the laneways and the appeal of the town centre.

The laneways also provide the opportunity for residential uses, either through conversion of existing upper-floor properties or through sensitive infill development. Outdoor activities also need to be actively pursued, ranging from al-fresco eating to performance and temporary exhibitions. Creating attractive shop fronts, including suitable spill-out uses, further ensures interest and vitality and encourages a diverse range of people to live and spend time in the laneways.

Key Features:

- Enhancements to the network of laneways to help people move around safely and conveniently on foot between the main town centre destinations, while strengthening their heritage appeal for both locals and visitors.
- Diversifying the range of uses, including small scale residential infill, which will further ensure increased activity and passive surveillance.
- Promoting active frontages by encouraging adjoining business to enhance existing openings into the laneways or creating new ones, as well as high quality display windows and suitable overspill activities.
- Introducing street furniture where suitable, including lighting, seating, mini-gardens, pop-up uses, public art and heritage interpretation.
- Removing superfluous or unsightly components or obstacles, to enhance the appearance of laneways and to reduce clutter.



Typical active frontage



Niche shopping, Galway



Typical residential infill

B3 Actions:

- Develop a community-led vision for the laneways of Carrick-on-Suir.
- Liaise with local businesses on activating laneways and on initiatives for adding vibrancy.
- Promote suitable interventions such as residential, niche shopping, cafes/bars, local arts/crafts and artisan foods.
- Provide consistent nameplates at entrances to each of the laneways.
- Align with other projects: B1 Waterfront Regeneration Sites Masterplan; B2 Vacancy & Dereliction; B5 Shop Local; B6 Festivals & Events; B7 Shopfront Design Guidelines; C2 Heritage Trail; C3 Signage & Interpretation Strategy.

B4 Business Support and Training

Carrick-on-Suir offers a variety of business support services to assist entrepreneurs, startups, and established companies, such as the Stable Lane Digital Hubs, the Nano Nagle Community Resource Centre, and the Further Education and Training (FET) Centre. In addition, Apprenticeship and Training Recruitment Fairs were held at the three secondary schools in 2023, and in the same year the 'Journey of an Idea' Enterprise Competition was launched as part of the Explore Carrick-on-Suir tourism initiative in collaboration with the Tipperary Local Enterprise Office.

Carrick-on-Suir is also in the process of developing a Digital Town Blueprint, a national initiative which aims to help towns rapidly and cost-effectively:

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



Currently at the draft stage, the Digital Town Blueprint will provide essential information on the digital capability of Carrick-on-Suir in relation to the other similar towns, and provide a focus for future investment and training in digital infrastructure.

To further enhance digital infrastructure and a move towards the Smart Towns concept, there is opportunity to implement other key initiatives, including:

- Setting up e-parking information signs.
- Installation of QR codes on key sites along the planned Heritage Trail to provide tourists with digital information.
- Installation of smart solar-bench providing 24/7 charging for phones and wearable devices.
- Installation of EV Charging Points in public parking areas.

All available grants, advice and training to support business start-up, expand or develop new products should continue to be sought, such as:

- LEADER Community Led Local Development (CCLD)
- Creative Ireland Grant Scheme (CIGS)
- SEAI Community and Business Grants (SEAI)
- Tipperary Local Enterprise Office Financial Supports (LEO and Business Advice and Information Service).

Such initiatives are essential for Carrick-on-Suir's commitment to training, skill development and enterprise, contributing to the town's future economic and social vitality.

Key Features:

- Supporting existing and providing additional flexible and affordable workspaces for new, small and growing businesses.
- Increasing Awareness of the Stable Lane Hubs and expanding usage to support local businesses and their training needs.
- Encouraging Local Enterprise Office and/or Stable Lane Digital Hubs to host business advice clinics and information sessions on initiatives such as Trading Online Vouchers, Digital Start Programme, Digital Marketing programmes and LEO mentoring.
- Setting up and running Digital Coderdojo Programmes or similar, for youth and the wider community interested in learning how to code, develop websites, apps, programs, and games, and explore technology in a fun and creative way.

Actions:

- Ongoing liaison with existing local businesses to better understand their business support and training needs.
- Undertake a review and raise awareness of wider business support and training programmes available across the County.
- Work with stakeholder partners to deliver the Digital Blueprint report for Carrick-on-Suir.
- Implement Smart Town initiatives.
- Align with other projects: B1 Waterfront Regeneration Sites Masterplan.



B5 Shop Local Campaign

Carrick-on-Suir has been actively promoting local shopping to support its community and economy. The Carrick-on-Suir Business Association (COSBA) launched a digital marketing campaign titled 'Carrick-on-Suir, for Heritage, Business and Leisure, in 2018, aimed at showcasing the town's unique attributes and encourage local commerce.

A key initiative of this campaign was the Carrick-on-Suir Gift Voucher scheme, which allows consumers to purchase vouchers redeemable at over 45 local businesses, thereby supporting local jobs and keeping spending within the community.

These earlier actions could be reinvigorated with a targeted Shop Local Campaign to help increase footfall and sales in local businesses, create awareness of the variety and quality of local products and services, and build community pride and loyalty towards local businesses.

The objectives could be further supported by:

- Holding more regular street markets, extending the opening hours of hospitality and artisan businesses, and diversifying the retail offer to visitors.
- Re-branding the Gift Voucher scheme and introducing a loyalty card offering discounts or rewards for shopping at participating businesses.
- Introducing weekly raffles or giveaways for customers who spend a certain amount locally.
- Developing a hashtag campaign, e.g., #ShopCarrick, encouraging people to share their local purchases online.

Actions:

- Prepare promotional materials, including posters, flyers and banners with the campaign slogan.
- Feature a 'Business of the Week' on social media.
- Encourage businesses to host workshops and community events to engage customers.
- Incentivise schools or youth groups to participate in designing posters or social media posts.
- Partner with local newspapers, radio stations, and blogs for coverage.
- Place banners in high-traffic areas, such as public spaces or near schools.
- Align with other projects: B3 Laneways; B4 Business Support & Training; B7 Shopfront Design Guidelines; C2 Heritage Trail.



B6 Markets, Festivals & Events

Carrick-on-Suir offers a variety of festivals, events, and markets throughout the year, including:

- Clancy Brothers Festival of Music and Art - held annually over the June Bank Holiday weekend, featuring music, art and drama performances across various venues, including theatres, pubs and streets, showcasing both local and international talent.
- Maurice Davin Festival - named after the prominent figure in Irish sports history, and includes various activities and events.

- Willie Loughman Forest Rally - annual motorsport event attracting rally enthusiasts to the local forest stages.
- Farmers Market - regularly held, offering a variety of local produce and crafts.
- Tractors & Tudors Christmas Festival.

Developing an extended programme of more regular street markets and festivals offers numerous benefits for Carrick-on-Suir, such as:

- Boosting local businesses by attracting visitors who then spend money at local shops, restaurants, and accommodation.

- Attracting tourists and thereby increasing the town's visibility and promoting it as a destination.
- Allowing local artisans, farmers, and producers to sell their goods, increasing their income and visibility.
- Bringing people together, fostering a sense of unity and pride among residents.
- Celebrating local history, culture, and traditions, keeping them alive for future generations.
- Providing a platform for music, arts and performances, enriching the cultural life of the town.
- Promoting the consumption of locally grown, seasonal produce, which is often fresher and more sustainable.

The upgraded streets and public spaces created as part of the Regeneration and TCF Plans offer expanded opportunities for hosting markets and events at locations that include Ormond Castle Car Park, the Heritage Centre, Sean Kelly Square, Strand Lane Car Park and Kickham Street.



Potential new market and events space at upgraded Sean Kelly Square

Key Actions:

- Develop a comprehensive annual programme of festivals for the town, ranging from musical to sporting and cultural events.
- Ensure that the events programme is kept continually under review and promoted through local channels.
- Hold regular street markets showcasing local produce, artisanal goods, and street food.
- Optimise flexible public spaces that can accommodate pop-up markets, outdoor dining and refreshment vendors.
- Align with other projects: A7 Kickham Street Quarter; B1 Waterfront Regeneration Sites Masterplan; C2 Heritage Trail; C5 Ormond Castle Quarter.



B7 Shopfront Design Guidelines

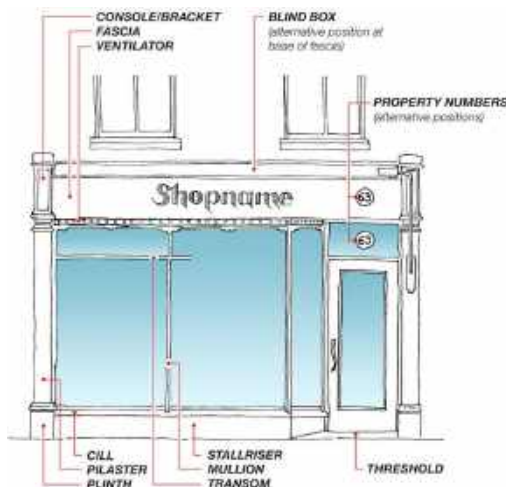
Much of Carrick-on-Suir town centre is distinguished by traditional buildings of special architectural and historical interest, especially within the Architectural Conservation Area (ACA) focussed on Main Street, Bridge Street and parts of Castle Street.

The shopfronts of the town centre contribute importantly to the appearance and architectural integrity of the streetscape and also provide first impressions of a business and collectively of the town itself. Traditional shopfronts are a recurring feature which contribute positively to the historic character of the ACA and enliven the pedestrian experience of the streetscape.

Well-designed shopfronts can attract visitors and shoppers, creating a more vibrant and welcoming streetscape, boosting footfall and local business activity. Well-maintained shopfronts can also enhance the value of commercial properties and surrounding areas.

Some of the original or traditionally designed shopfronts have been replaced over the years with frontages of unsympathetic designs, materials and signage.

The preparation of Shopfront Design Guidelines would help promote cohesive and visually appealing streetscapes, reducing visual clutter and enhancing the overall look of the town for the benefit of local businesses and the unique identity of the heritage area.



A Shopfront Enhancement Scheme is already in place, aimed at revitalizing the town's appearance by providing grants to property owners for improving their shopfronts, and the scheme has seen significant participation from local businesses. Shopfront Design Guidelines would complement this initiative and support businesses in applying for future funding or grants, including:

- Guidance of appropriate materials, security screens, colours and signage, ensuring that enhancements contribute positively to the overall streetscape.
- Recommendations for accessible entrances, improving inclusivity for customers.
- Advice on energy-efficient lighting and design, reducing environmental impact and operational costs.
- Ensuring business owners know what is expected, streamlining the planning process and reducing conflicts over inappropriate designs.

Actions:

- Prepare Shopfront Design Guidelines to assist property owners in maintaining the character and heritage of their buildings.
- Undertake a high level survey of commercial premises within the ACA to identify shopfronts that are in need of sensitive refurbishment.
- Work with local businesses and property owners to explore for improvement.
- Align with other projects: A7 Kickham Street Quarter; A8 Carrickbeg Medieval Quarter; B3 Laneways; C1 A Welcoming Town.



THEME C: Thriving Visitor Destination

- ◆ A must-visit Town for Outdoor Recreation, Cultural and Historical Tourism
- ◆ A Leader in Sustainable Tourism
- ◆ A Welcoming and Inclusive Community



C1 A Welcoming Town

For Carrick-on-Suir to achieve its full potential as a Thriving Visitor Destination involves combining various elements that enhance the experience of tourists, making them feel welcome, engaged, and eager to return. The investment in the Suir Blueway and the public realm of the town centre, together with recent product development investment at Ormond Castle and the Heritage Centre, has created the local conditions to develop a range of new visitor experiences told through heritage, culture and activities.

The main challenge is extending visitor interest from Ormond Castle by promoting and enhancing the heritage and attractions within the town and along the river.

Key factors include:

- Friendly community who are genuinely welcoming and helpful in creating a positive first impression.
- Clean streets, well-maintained buildings, green spaces, and scenic views that make the town inviting.
- Historical landmarks that reflect the town's character and interest.
- Convenient roads, parking, public transit and signage to ensure visitors can arrive and navigate the town easily.
- Pedestrian-friendly streets, laneways and public spaces that encourage exploration.
- A range of accommodation, from budget to luxury, catering for diverse visitor needs.
- Links to other visitor attractions within the wider area.
- A variety of restaurants and cafes offering local cuisine to enhance the dining experience.

- Extended opening hours and activities that stimulate the nighttime economy.
- Easy-to-find visitor information, with maps, brochures, and knowledgeable staff to help tourists plan their visit.
- Engaging activities such as museums, parks, historic sites and entertainment venues.
- Festivals, markets and seasonal celebrations that create memorable experiences.
- Trails, riverside and recreational facilities that appeal to active tourists.
- Shops featuring artisan goods, regional specialties or souvenirs to help visitors take a piece of the destination home.
- Opportunities to learn about the town's heritage, traditions or art to foster deeper connections.
- Recycling bins, clean public spaces, and sustainable tourism initiatives appeal to environmentally conscious visitors.
- A strong online presence with user-friendly websites, social media activity, and reviews to attract visitors before they arrive.
- Mobile apps or websites that provide live information about events, traffic, or weather to enhance the visitor experience.

Consistent feedback and improvements can be obtained through visitor surveys to ensure the town evolves to meet the expectations of tourists.

By combining these elements with the following proposed projects, Carrick-on-Suir can leave a positive impression, encourage repeat visits and thrive as a hub for sustainable tourism.

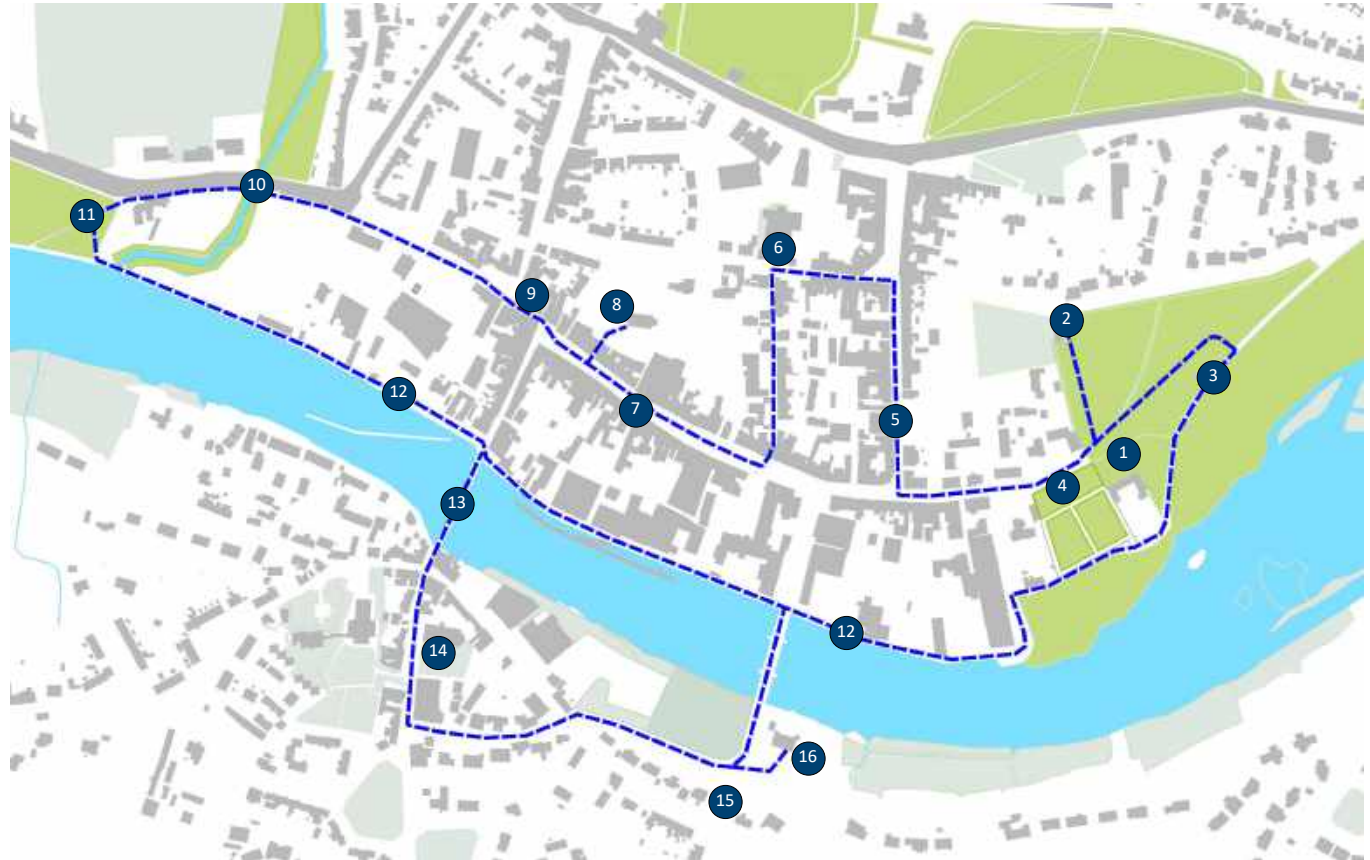
C2 Heritage Trail

Developing coherent trails that animate the town centre will help attract more visitors and encourage them to stay longer. A well-presented Heritage Trail in Carrick-on-Suir offers numerous benefits for local people and tourists, including:

- The preservation and understanding of cultural and natural heritage.
- Increased revenue for local businesses such as restaurants, shops and accommodation along the route.
- Promotion of local products through craft shops, refreshment vendors and souvenir stands.
- Increased community engagement and pride by celebrating a shared heritage.
- Encourages visitors to explore on foot, with opportunities for stopping, looking around and absorbing the atmosphere.
- Health and well-being through physical activity.

The proposed Heritage Trail for Carrick-on-Suir:

- Comprises two loops and builds upon the earlier trail implemented by the County Council.
- Incorporates historic landmarks and takes advantage of the upgraded streets and public spaces of the town centre.
- Linked with existing long distance walking/cycle routes to further enhance the visitor experience.
- Incorporates consistent high-quality interactive signage and interpretation, with photos and stories to bring history and nature to life.
- Includes audio guides in multiple languages for self-paced exploration.



Key Stops

- | | |
|----------------------------------|---------------------------------|
| 1. Ormond Castle | 9. West Gate |
| 2. Town Walls | 10. Claren Well |
| 3. Ormond Park + Strand Walk | 11. Sean Healy Park Visitor Hub |
| 4. Former Lodge & Castle Gardens | 12. Riverside Walk |
| 5. Town Hall | 13. Old Bridge |
| 6. St. Nicholas Church | 14. St. Molleran's Church |
| 7. Main Street + Laneways | 15. O'Hickey Monument |
| 8. Heritage Centre | 16. River Suir Nature Centre |



Highlights:

- Ormond Castle - Long Gallery of historical significance.
- Medieval Town Walls - historical importance of the fortifications.
- Ormond Park - biodiversity + wooden sculptures.
- Castle Gardens - recreated medieval layout + planting.
- St. Nicholas' Church - stained glass windows and detailed carvings.
- Main Street - shopping, refreshments + historic laneways.
- Heritage Centre - 'Tides of History' + Information Office.
- West Gate - well-preserved medieval town gate.
- The Tholsel - historic public building used for administrative, judicial and market purposes.
- Sean Healy Park - outdoor recreation visitor hub.
- Riverside Walks - views of the river + photo opportunities.
- The Old Bridge - one of the oldest surviving structures in the town offering panoramic views.
- St. Molleran's Church - traditional Irish ecclesiastical architecture with feature stained glass window.
- Nature Centre + Dillon Bridge - raising awareness of the rich biodiversity of the River Suir, scenic location.

Actions:

- Implement way-marked Heritage Trail loops around the town.
- Prepare detailed map with walking routes, historical descriptions and QR codes for additional digital content.
- Align with other projects: A8 Medieval Quarter; B6 Festivals & Events; C3 Signage & Interpretation; C5 Ormond Castle Quarter; D3 Riverside Trails.



Historic Old Bridge and St. Molleran's Church



C3 Signage & Interpretation

Existing signage in the town centre has grown incrementally over the years and needs rationalising to ensure that all signs are consistent and not too many or varied in type. A coherent signage strategy will help visitors orientate themselves when exploring the town, guiding them in a way that ensures the best positive experiences. Consideration needs to be given to all user groups, including locals, less-mobile visitors, foreign language speakers and cyclists.

Key Features:

- Consistent 'family' of signs types according to location - large interpretative, smaller information, finger posts and way-markers.
- Common design themes for visitor signage associated with the Suir Blueway (e.g. current branding) and for the heritage areas of the town.
- Incorporation of distinctive graphics that reinforce identity and understanding of the town (e.g. Tudors).
- Orientation signage that supports the town centre as a gateway to the visitor attractions of the wider area.

Actions:

- Audit of existing signage provision to reduce clutter, and removal of defunct types.
- Implement consistent signs type and nameplates to laneways.
- Align with other projects: A8 Medieval Quarter; B6 Festivals & Events; C2 Heritage Trail; C5 Ormond Castle Quarter; D3 Riverside Trails.

C4 Suir Blueway Cycle/Visitor Hub

The proposed Cycle/Visitor Hub brings together a variety of facilities that will encourage and make life easier for cyclists and other active recreation users. It would be located within the circular viewing terrace created as part of the Sean Healy Park enhancement project (Phase 1 of the Regeneration Plan), where drinking water and power has already been installed.

Actions:

- Develop purpose-built structure providing multi-services - secure cycle parking/hire, cycle/canoe repair facilities, visitor information, lockers, showers, changing and possible light refreshments.



Typical Cycle Hub



Upgraded Sean Healy Park



Indicative Hub plan



C5 Ormond Castle Quarter

The Ormond Castle Quarter Improvement Plan was adopted in 2014 and focused on developing connections between the Castle and the Town Centre, on improving the public realm of the streets and on enhancing and promoting the cultural and historical assets within the Quarter.

Since then the Castle has undergone several significant conservation and improvement projects to preserve its historical integrity and enhance the visitor experience. The Ormond Castle Quarter experience has also been developed through extended opening hours and hosting annual events such as the Inaugural Tractors & Tudors Festival.

Conservation works have been completed to the Town Walls bordering the western edge of the park.

In addition, Ormond Castle Park has recently been enhanced as a high-quality amenity and biodiversity area, directly integrated with the Suir Blueway Tipperary via new pedestrian and cycle routes, including the upgrade of Strand Walk along the eastern edge of the Quarter close to the River Suir.

The public realm of Castle Street and North Quay will be upgraded as part of Phase 2 of the Regeneration Plan, strengthening the connection between the Castle and Main Street and providing the stimulus for derelict and vacant properties to be converted into new uses.



Ormond Castle Quarter Site Plan

Ongoing objectives of the TCF plan for the Ormond Castle Quarter include:

- Maintaining and facilitating long term residential uses in the Quarter.
- Redevelopment of derelict sites, particularly the prominent corner site of the Shebeen Bar.
- Feasibility of a pedestrian link between Castle Street and the existing New Street Car Park (to facilitate coach parking for visitors to the Castle).
- Redevelopment of the Former Lodge & Castle Gardens to support and complement the tourism and heritage asset of the Castle.
- Delivery of a new public open space between Strand Walk and the river as an informal waterfront park linked to Ormond Castle, Strand Walk (Green Loop), Ormond Park and upgraded public realm of the Quays.

Actions:

- Pursue suitable redevelopment of vacant sites.
- Liaise with residents on pedestrian link between Castle Street and New Street Car Park.
- Promote redevelopment of the Former Lodge & Castle Gardens and new public open space between Strand Walk and the river.
- Align with other projects: A10 Strand Walk public open space; B1 Waterfront Regeneration Sites Masterplan; B2 Vacancy & Dereliction; B6 Festivals & Events; C2 Heritage Trail; D3 Riverside Trails.



THEME D: Embracing the River

- ◆ Tapping the Potential of the River Suir
- ◆ Riverside Enhancements
- ◆ Riverside Connectivity



Tapping the Potential of the River

The River Suir is the towns' most significant natural asset and also features as a Trail Head for the Suir Blueway Tipperary, a key tourism asset that is attracting a growing number of both domestic and international visitors. The regionally important Blueway offers a mix of natural beauty, recreational opportunities and cultural heritage, with potential for providing renewed stimulus to the local economy.

Based on recent studies, Carrick-on-Suir will become a commercial destination in its own right, benefitting from additional tourists arising from improved access to and from the Suir Blueway and Ormond Castle. By 2027, it is projected that:

- Visitor numbers (community, domestic and international) will increase to over 62,000.
- Local spend by domestic and international visitors of €1.8m.
- An additional 125 boat-nights at the Carrick-on-Suir Marina.
- Approximately 55 local tourism related jobs.

Over a 25-year timeframe, it has been estimated that some 1.7 million extra domestic and international tourists will have visited the town and its environs, spending almost €105 million.

The town is set to become a Responsible Tourism destination and a flagship attraction in Ireland's Ancient East.

D1 New/enhanced riverside open spaces

The initial phase of the Regeneration Plan, comprising the upgrade of Sean Healy Park and Ormond Park, has recently been completed. Both schemes contribute significantly to meeting the objectives for new and enhanced riverside open spaces that support the general amenity of the town and the expectations of visitors.

The following additional major riverside open spaces are proposed as part of the TCF Plan:

- Mill River public open space (Project 1.9)
- Strand Walk public open space (Project 1.10)
- Tirlán Carrickbeg Regeneration Site 2 (Project 2.1)

The delivery of these projects will ensure that the full potential of the River Suir is realised in terms of enhanced recreation, amenity and biodiversity throughout the town.



D2 Quayside enhancements

Notwithstanding the considerable assets of the river, and its importance in providing the setting for the town, parts of the town centre waterfront are underused with several derelict sites and limited access to the river.

The Regeneration Plan Phase 2 includes extension of the Suir Blueway along North Quays and upgrade of the Castle Street approach to Ormond Castle Park, providing greatly improved cycleway and pedestrian linkages from Sean Healy Park to Ormond Castle and the town centre.

The quayside proposals are currently limited to traffic calming measures and improved footways between Sean Healy Park and the Old Bridge, and from Dillon Bridge to

Castle Street, due to adjoining under-used or derelict sites and the need to accommodate vehicle access and two-way traffic movements. Between Old Bridge and Dillon Bridge a higher quality of shared surface treatment is possible given the more established adjacent uses and relationship with town centre streets and laneways.

As an integral part of development of the Waterfront Regeneration Sites (refer Section 2.1) there will be further opportunity to upgrade the quayside public realm to a consistently high standard. The proposed Masterplan and Development Briefs for these important sites should therefore incorporate proposals that prioritise pedestrians and cyclists and secure continuous enhanced amenity along the quays.



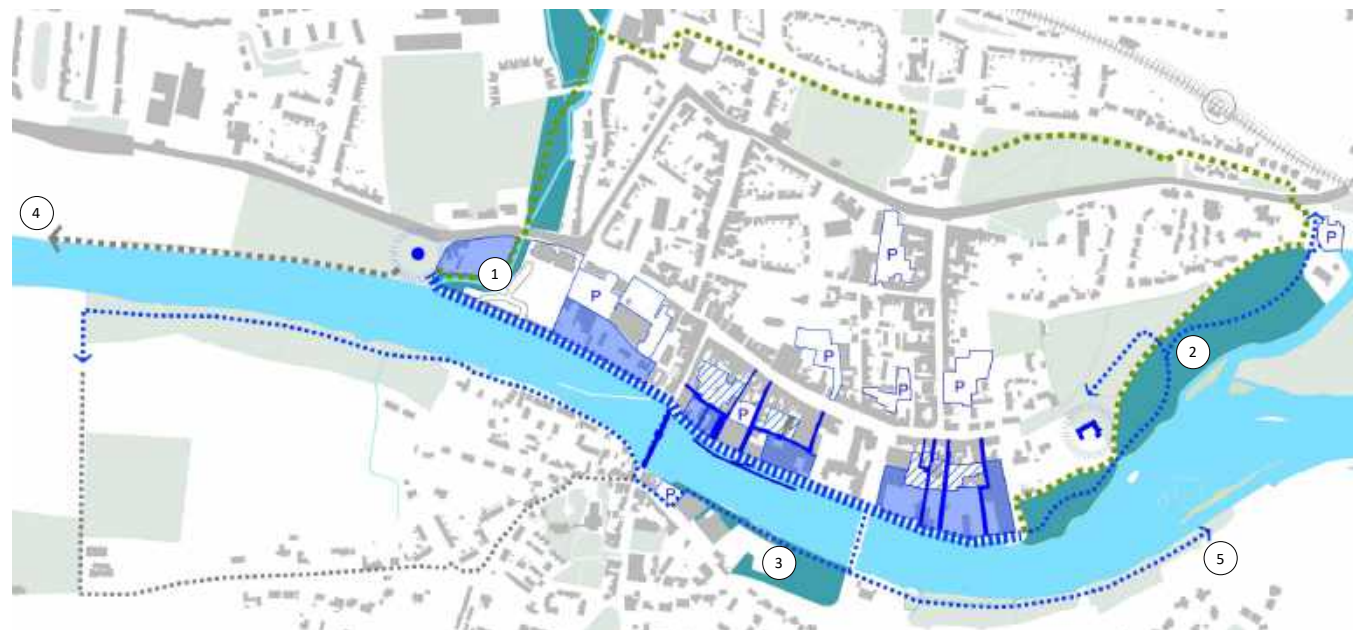
Consistent high-quality pedestrian/cycle-friendly public realm along the quays

D3 Riverside trails

Carrick-on-Suir is the Trail Head for the recently extended Suir Blueway which features an off-road trail around 21km in length, connecting the town to Clonmel. The trail provides opportunities for both water-based activities, such as kayaking and paddleboarding, and land-based activities, such as walking, cycling and bird-watching. The Trail Head status will also support the plan to link the Suir Blueway with the Waterford Greenway.

The starting point for the Blueway is in Sean Healy Park, which is conveniently linked to the town centre, Ormond Castle and several car parks.

The potential exists to develop other riverside trails related to the Blueway and connected to the green open spaces and key visitor attractions of the town. Proposals include routes through the new Strand Walk Park, supplementing the Green Loop, and a continuous trail along the southern banks of the river in Carrickbeg. The trails would offer local people and visitors the opportunity to fully explore and appreciate the scenic qualities of the river and its attractive surroundings.



Actions:

- Pursue delivery of new riverside public open spaces.
- Incorporate further quayside public realm enhancements as part of Waterfront Regeneration Sites.
- Explore opportunities for increasing recreational access to the river, such as slipways, jetties and platforms.
- Develop trails to south bank of river in consultation with stakeholders.
- Assess feasibility of cafes and refreshment vendors at key access points to the river.
- Incorporate flexible spaces for community events, markets, and performances close to the waterfront.
- Extend the existing marina according to demand.

KEY

- Riverside visitor attractions
- New/enhanced public open spaces
- ▨ Quayside public realm enhancements
- Riverside trails
- Green Loop
- Waterfront Regeneration Sites
- 1 Mill River public open space (Project 1.9)
- 2 Strand Walk public open space (Project 1.10)
- 3 Tirlán Carrickbeg Regeneration Site 2 (Project 2.1)
- 4 Suir Blueway
- 5 Links to Waterford Greenway

5.2 Delivery Actions

The TCF Policy was launched jointly in 2022 by the Department of Housing, Local Government and Heritage and the Department of Rural and Community Development and provides a co-ordinated, whole-of-government policy framework to proactively address the decline in the health of towns across Ireland and support measures to regenerate and revitalise them.

Key elements of the TCF Approach are:

- Collaborative and Plan led: TCF Plans are integrated urban strategies produced by a Town Team of local community and business representatives, that set out a vision, and identify and develop priority projects to drive the revitalisation of their town centres.
- Delivery Focused: Local authorities with eligible towns have been provided with a dedicated senior level Town Regeneration Officers who will lead Town Centre First implementation at a local level and support local Town Teams in the preparation of their TCF Plan.
- Integrated: A National TCF Office has been established within the Local Government Management Agency to drive TCF actions, coordinate stakeholder engagement, and share best practice at a national level and across the local government sector.

Carrick-on-Suir is extremely fortunate in having a proactive Town Team in place, supported by a dedicated Town Regeneration Officer and the National TCF Office. The substantial investment already secured through successful RRDF funding will deliver the following actions of the Regeneration Plan and the community's ambition that have developed over the past 10 years:

- Extensive Public Realm Enhancement works supporting a Town-Centre First approach, contributing to a vibrant commercial core, delivering connectivity and enabling private sector investment.
- Enabling works for the Town to become a Responsible Tourism destination, as a Trail Head to the Suir Blueway Tipperary, and the Ormond Castle Quarter a flagship destination in Ireland's Ancient East.
- A new Enterprise and Digital Hub (building on the existing two hubs under the 'Stable Lane' brand) will establish new employment/enterprise opportunities, support remote working and a better quality of life for the community.
- Carrick-on-Suir will become a Low-Carbon Town focused on Active Travel, Sustainable Transport linkages in the region, Nature-Based design solutions and enhanced Biodiversity through best practice in pollinator-friendly spaces.

The TCF Plan builds upon the collaborate work and successful funding applications to date, and provides a framework for which further funding will be sought.

The projects of the TCF Plan complement and are intended to supplement the actions of the Regeneration Plan, and are compatible with the policies and proposals of the draft Carrick-on-Suir LAP 2025-2031.

The Town Team will carry out the delivery of many of the projects outlined in the TCF Plan in collaboration with the County Council. Many projects will require multi-agency and multi-funding streams to be coordinated and delivered. The Town Regeneration Officer will support the work of the Town Team, ensuring the successful development and delivery of the TCF Plan.

All the identified projects will require further detailed study and development by the relevant parties and stakeholders before taking forward for funding applications and implementation. The projects are not fixed or static, and need to be regularly monitored and reviewed to re-assess their suitability under changing circumstances.

Overview of Key Actions

The key actions for taking forward each of the identified TCF projects are summarised as follows. These will also be subject to ongoing review according to available resources and the priorities of the Town Team, County Council and the local community.



THEME A: Sustainable Environment & Movement

A1 Town Centre Green Loop

Actions:

- Develop design proposals for continuous Loop in conjunction with Active Travel Scheme.
- Align with other projects: C3 Signage & Interpretation Strategy; A9 Mill River public open space proposal.
- Incorporate Loop objectives in Waterfront Regeneration Sites Masterplan (B1).

A2 Extensions/links to Active Travel

Actions:

- Ensure Active Travel links are delivered as an integral part of future Residential and Employment zoned development.
- Develop and incorporate Cycle Network proposals with Active Travel routes.
- Align with other projects: A1 Green Loop; A4 Quietways/Safe Routes to Schools; A8 Carrickbeg Medieval Quarter.

A3 Rail Station Public Realm

Actions:

- Develop proposals for improved train station access and public realm upgrade as part of existing Active Travel.
- Consider incorporation of underused land on northern side of the station as an alternative access area and possible 'park-and-ride' facilities.
- Align with other projects: A1 Green Loop; A2 Extensions/links to Active Travel.

A4 Quietways/Safe Routes to Schools

Actions:

- Pursue Quietways and Safe Routes to Schools with key stakeholders and local residents.
- Develop awareness initiatives of the benefits.
- Align with other projects: A1 Green Loop; A2 Extensions/links to Active Travel.

A5 Stable Lane/Ball Alley Lane

Actions:

- Pursue visitor coach parking with convenient links to Ormond Castle.
- Explore Castle Court link in consultation with residents and associated upgrade proposals.
- Align with other projects: A1 Green Loop; C5 Ormond Castle Quarter.

A6 New Street Car Park

Actions:

- Pursue public realm enhancements for both laneways in consultation with key stakeholders and local residents.
- Align with other projects: A2 Extensions/links to Active Travel; A4 Quietways; C3 Signage & Interpretation Strategy.

A7 Kickham Street Quarter

Actions:

- Pursue public realm enhancements in consultation with key stakeholders and local residents.
- Pursue redevelopment of derelict sites for mixed commercial /residential/accommodation use.
- Align with other projects: A2 Extensions/links to Active Travel; A4 Quietways; C3 Signage & Interpretation Strategy.

A8 Carrickbeg Medieval Quarter

Actions:

- Work with stakeholders to provide waterfront pedestrian and cycle linkages.
- Work with NTA to examine possibility of new travel options.
- Seek delivery of off-street car parks on Waterford Road.
- Explore pedestrian/cycle access across Old Bridge.
- Pursue inclusion of Tirlán Carrickbeg as part of the Waterfront Regeneration Sites Masterplan.
- Align with other projects: B1 Waterfront Regeneration Sites Masterplan; C2 Heritage Trail; C3 Signage & Interpretation Strategy; D1 New/enhanced riverside open spaces; D3 Riverside Trails.

A10 Strand Walk public open space

Actions:

- Pursue park proposals in consultation with key stakeholders and local residents.
- Review site acquisition options.
- Promote development of Former Lodge & Castle Gardens.
- Pursue management of invasive species.
- Align with other projects: A1 Green Loop; B1 Waterfront Regeneration Sites Masterplan; C2 Heritage Trail; C5 Ormond Castle Quarter; D3 Riverside Trails.

A11 Duck Pond public open space

Actions:

- Pursue park proposals in consultation with key stakeholders and local residents.
- Review site acquisition options.
- Assess feasibility of re-configuring road junction to provide for improved pedestrian/cycle access.
- Review opportunities for increasing pedestrian access.
- Align with other projects: A2 Extensions/links to Active Travel; C3 Signage & Interpretation Strategy.



THEME B: Economic Resilience

B1 Waterfront Regeneration Sites Masterplan

Actions:

- Develop a community-led vision for the Regeneration Sites that can inform a design brief for a Masterplan.
- Procure a multi-disciplinary team to prepare the Masterplan and Site Development Briefs.
- Align with other projects: A1 Green Loop; A2 Extensions/ links to Active Travel; A10 Strand Walk public open space; C2 Heritage Trail; C3 Signage & Interpretation Strategy; C5 Ormond Castle Quarter; D2 Quayside enhancements; D3 Riverside Trails.

B2 Vacancy & Dereliction

Actions:

- Undertake regular Town Centre Health Checks to determine the quantum of vacant buildings in the town centre.
- Continue to work with property owners to address dereliction and vacancy, and provide advice on available sources of funding.
- Continue to offer advice and pre-planning services to landowners and planning agents, to help overcome planning obstacles to the reuse of vacant upper floors and develop best practice guidance.
- Pursue the appropriate development Regeneration Sites identified in the draft LAP (Appendix 3).
- Explore opportunities for 'meanwhile use' of vacant properties to help keep the area vibrant.
- Align with other projects: A7 Kickham Street Quarter; A8 Carrickbeg Medieval Quarter; B1 Waterfront Regeneration Sites Masterplan.

B3 Town Centre Laneways

Actions:

- Develop a community-led vision for the laneways of Carrick-on-Suir.
- Liaise with local businesses on activating laneways and on initiatives for adding vibrancy.
- Promote suitable interventions such as residential, niche shopping, cafes/bars, local arts/crafts and artisan foods.
- Provide consistent nameplates at entrances to each of the laneways.
- Align with other projects: B1 Waterfront Regeneration Sites Masterplan; B2 Vacancy & Dereliction; B5 Shop Local; B6 Festivals & Events; B7 Shopfront Design Guidelines; C2 Heritage Trail; C3 Signage & Interpretation Strategy.

B4 Business Support & Training

Actions:

- Ongoing liaison with existing local businesses to better understand their business support and training needs.
- Undertake a review and raise awareness of wider business support and training programmes available across the County.
- Work with stakeholder partners to deliver the Digital Blueprint report for Carrick-on-Suir.
- Implement Smart Town initiatives.
- Align with other projects: B1 Waterfront Regeneration Sites Masterplan.

B5 Shop Local Campaign

Actions:

- Prepare promotional materials.
- Feature a 'Business of the Week' on social media.
- Encourage businesses to host workshops and community events to engage customers.
- Incentivise schools or youth groups to participate in designing posters or social media posts.

- Partner with local newspapers, radio stations, and blogs for coverage.
- Place banners in high-traffic areas, such as public spaces or near schools.
- Align with other projects: B3 Laneways; B4 Business Support & Training; B7 Shopfront Design Guidelines; C2 Heritage Trail.

B6 Festivals & Events

Actions:

- Develop a comprehensive annual programme of festivals for the town, ranging from musical to sporting and cultural events.
- Ensure that the events programme is kept continually under review and promoted through local channels.
- Hold regular street markets showcasing local produce, artisanal goods, and street food.
- Optimise flexible public spaces that can accommodate pop-up markets, outdoor dining and refreshment vendors.
- Align with other projects: A7 Kickham Street Quarter; B1 Waterfront Regeneration Sites Masterplan; C2 Heritage Trail; C5 Ormond Castle Quarter.

B7 Shopfront Design Guidelines

Actions:

- Prepare Shopfront Design Guidelines to assist property owners in maintaining the character and heritage of their buildings.
- Undertake a high level survey of commercial premises within the ACA to identify shopfronts that are in need of sensitive refurbishment.
- Work with local businesses and property owners to explore for improvement.
- Align with other projects: A7 Kickham Street Quarter; A8 Carrickbeg Medieval Quarter; B3 Laneways; C1 A Welcoming Town.



THEME C: Thriving Visitor Destination

C1 A Welcoming Town

Various strategic objectives.

C2 Heritage Trail

Actions:

- Implement way-marked Heritage Trail loops around the town.
- Prepare detailed map with walking routes, historical descriptions and QR codes for additional digital content.
- Align with other projects: A8 Medieval Quarter; B6 Festivals & Events; C3 Signage & Interpretation; C5 Ormond Castle Quarter; D3 Riverside Trails.

C3 Signage & Interpretation Strategy

Actions:

- Audit of existing signage provision to reduce clutter, and removal of defunct types.
- Implement consistent signs type and nameplates to laneways.
- Align with other projects: A8 Medieval Quarter; B6 Festivals & Events; C2 Heritage Trail; C5 Ormond Castle Quarter; D3 Riverside Trails.

C4 Cycle/Visitor Hub

Actions:

- Purpose-built structure providing multi-services - secure cycle parking/hire, cycle/canoe repair facilities, visitor information, lockers, showers, changing and possible light refreshments.

C5 Ormond Castle Quarter

Actions:

- Pursue suitable redevelopment of the Shebeen Bar.
- Liaise with residents on pedestrian link between Castle Street and New Street Car Park.
- Promote redevelopment of the Former Lodge & Castle Gardens and new public open space between Strand Walk and the river.
- Align with other projects: A10 Strand Walk public open space; B1 Waterfront Regeneration Sites Masterplan; B2 Vacancy & Dereliction; B6 Festivals & Events; C2 Heritage Trail; D3 Riverside Trails.



THEME D: Embracing the River

D1 New/enhanced riverside open spaces

D2 Quayside Enhancements

D3 Riverside Trails

Actions:

- Pursue delivery of new riverside public open spaces.
- Incorporate further quayside public realm enhancements as part of Waterfront Regeneration Sites.
- Explore opportunities for increasing recreational access to the river, such as slipways, jetties and platforms.
- Develop trails to south bank of river in consultation with stakeholders.
- Assess feasibility of cafes and refreshment vendors at key access points to the river.
- Incorporate flexible spaces for community events, markets, and performances close to the waterfront.
- Extend the existing marina according to demand.

5.3 Delivery Action Plan

Each of the identified projects are listed in the Delivery Action Plan below. The projects are organised by priority theme and according to a short, medium or longer term time-scale. The potential lead and key partner stakeholders are identified together with potential funding sources.

The action items should be reviewed and updated by the Town Team on an annual basis according to availability of resources and funding opportunities, as well as the ongoing preferences of the local community.

Action/Project:
Themes & Objectives as Section 4 Defining the Place

Term:

S Short, 0 - 3 years
M Medium, 3 - 5 years
L Long, +5 years

Priority:

***** Low, desirable but not essential
****** Medium, important local project
******* High, project of strategic importance

Cost Profile:

€ Low, <€2.5m
€€ Medium, €2.5 - €10m
€€€ High, +€10m

Partners:

TCC Tipperary County Council
NTA National Transport Authority
TII Transport Infrastructure Ireland
OPW Office of Public Works
HC Heritage Council
WI Waterways Ireland
FI Fáilte Ireland
Others

Funding: As shown

All costs/timelines subject to detailed study/development.

Ref.	Action/Project	Term	Priority	Cost	Town Team Partners	Potential Funding
A SUSTAINABLE ENVIRONMENT & MOVEMENT						
A1	Town Centre Green Loop	S	***	€€	TCC, NTA	RRDF, TVRS, Active Travel
A2	Extensions/links to Active Travel	M-L	**	€€	TCC, NTA	Active Travel
A3	Rail Station Public Realm	M	**	€	TCC, TII, Iarnród Éireann	RRDF, TVRS, Active Travel
A4	Quietways/Safe Routes to Schools	M	**	€	TCC, NTA	Active Travel
A5	Stable Lane/Ball Alley Lane	S	**	€	TCC	RRDF, TVRS
A6	New Street Car Park	S	***	€	TCC	RRDF, TVRS, Active Travel
A7	Kickham Street Quarter	M	**	€€	TCC	RRDF, TVRS
A8	Carrickbeg Medieval Quarter	M-L	**	€€	TCC	RRDF, TVRS, Active Travel
A9	Mill River public open space	M	**	€	TCC, WI, OPW	RRDF, JT, ORIS
A10	Strand Walk public open space	M	**	€	TCC, OPW, private	RRDF, JT, ORIS
A11	Duck Pond public open space	M	**	€	TCC, private	RRDF, JT, ORIS
B ECONOMIC RESILIENCE						
B1	Waterfront Regeneration Sites Masterplan	S	***	€	TCC, private	RRDF
B2	Vacancy & Dereliction	S	***	€	TCC, private	Croí Conaithe, TCF, DHLGH
B3	Town Centre Laneways	M	**	€€	TCC, private	RRDF, TCF, TVRS
B4	Business Support & Training	S	**	€	TCC, LEO, education	LEO, FI
B5	Shop Local Campaign	S	**	€	TCC, private	Private
B6	Markets, Festivals & Events	S	**	€	TCC, private, FI	FI
B7	Shopfront Improvements Scheme	S	**	€	TCC, private	TVRS, HSF/BHIS, LEADER
C THRIVING VISITOR DESTINATION						
C1	A Welcoming Town	S	***	€	Private	
C2	Heritage Trail	M	**	€	TCC, FI, HC, OPW	RRDF, FI, HC, LEADER
C3	Signage & Interpretation Strategy	M	**	€	TCC, FI, HC, OPW	RRDF, FI, HC, LEADER
C4	Cycle/Visitor Hub	S	**	€	TCC, FI	RRDF, FI, TVRS
C5	Ormond Castle Quarter	S	**	€	TCC, OPW	RRDF, TVRS
D EMBRACING THE RIVER						
D1	New/enhanced riverside open spaces	M	**	€	TCC, OPW, WI	RRDF, JT, ORIS
D2	Quayside enhancements	M	**	€	TCC, OPW, WI	RRDF, JT, ORIS
D3	Riverside trails	L	**	€	TCC, OPW, WI, private	RRDF, JT, ORIS

5.4 Funding Opportunities

Supporting Investment Framework

To support the implementation of TCF Plans, several funding initiatives are available:

Town Centre First Suite of Supports (2024) - providing Town Team Support Fund; Town Centre First Plan development; Project Development Measure.

Rural Regeneration and Development Fund (RRDF)

Funding programme that is investing €1 billion in rural Ireland up to 2027. This fund is aimed at:

- Supporting job creation in rural areas
- Addressing de-population of rural communities
- Supporting improvements in towns and villages.

RRDF funding is available for towns and villages with a population of less than 10,000, and is awarded through a competitive bid process, proposals are invited from Local Authorities and other locally/regionally based organisations such as Local Development Companies.

Croí Cónaithe (CC)

A grant of up to a maximum of €50,000 for:

- Refurbishment of vacant properties for occupation as a principal private residence; and
- Properties which will be made available for rent.

This includes the conversion of properties which have not been used as residential heretofore, subject to appropriate planning permission being in place. This is subject to upper limits for the types of work, having regard to a reasonable cost assessment by the local authority.

THRIVE – Town Centre First Heritage Revival Scheme

This €120 million fund, launched in 2024, supports local authorities in renovating and repurposing vacant or derelict heritage buildings in town centres, promoting heritage-led regeneration. It is currently targeted at larger urban settlements – cities, regional growth centres and key towns – and is designed to complement other national funds targeting smaller urban settlements (such as Carrick-on-Suir).

Historic Towns Initiative (2025)

In support Town Centre First, the Historic Towns Initiative (HTI) is a joint undertaking by the Department of Housing, Local Government and Heritage and the Heritage Council which aims to promote the heritage-led regeneration of Ireland’s historic towns. It offers:

- Stream 1: Grants between €150,000 and €350,000 for capital works to repair and enhance the heritage of towns through conservation-led projects.
- Stream 2: Up to €50,000 per town for developing heritage-led regeneration plans, requiring a 20% match funding from local authorities.

Town and Village Renewal Scheme (TVRS)

Introduced in 2016 as a measure to rejuvenate rural towns and villages throughout Ireland. This scheme is part of “Our Rural Future - Ireland’s Rural Development Policy 2021 - 2025” as is funded under Project Ireland 2040. Since the launch of the scheme over €113 million has been allocated to more than 1,400 projects. In 2021, the scheme was refocused to emphasize tackling vacancy, promoting town center living, and supporting remote working hubs.

The scheme is targeted at two categories:

- Category 1: Towns and villages up to 5,000 people.
- Category 2: Town with a population of 5,001 to 10,000 people.

This scheme is similar to the RRDF, is a competitive process where local authorities submit application forms to the Department of Rural and Community Development. There are two types of applications Local Authorities can submit, Building Acquisition Measure or Main TVRS Measure.

LEADER Community Led Local Development (CCLD)

The LEADER Programme is funded by both the EU and Irish Government and provides grants, advice and training to support business start-up, expand or develop new products; communities projects to be planned and carried out and assist projects that help the rural environment. The programme is administered at a local level by South Tipperary Development CLG.

The programme accepts applications based on projects which improve:

- Rural Tourism
- Enterprise development
- Broadband

Just Transition Funding (JT)

To facilitate a just transition towards a low-carbon economy in the Midlands, the EU and the Government of Ireland have established a €169million Just Transition Fund for the period 2023-2026. As part of this fund, the EU has awarded Fáilte Ireland €68million for a Regenerative Tourism Scheme to invest in the sustainable development of tourism in the Midlands with the aim of creating jobs and sustaining communities.

NTA Active Travel Investment Grants (NTA)

This investment will fund approximately 800 Active Travel projects, contributing to the development of 1,000km of new and improved walking and cycling infrastructure across the country between 2020 and 2025, including the development of segregated cycle lanes and widened footpaths, new walking and cycling bridges, and new pedestrian crossings.

Outdoor Recreation Infrastructure Scheme (ORIS)

This scheme provides funding for the development of new outdoor recreational infrastructure. It also provides support for the necessary repair, maintenance, enhancement or promotion of existing outdoor recreational infrastructure in rural areas across Ireland.

The scheme provides funding for:

- Development, extensions and repair of trails, walkways, cycleways and blueways.
- Improved access to outdoor leisure or recreational facilities development of outdoor recreational infrastructure.

These main funding avenues provide substantial support for local authorities and communities to develop and implement TCF Plans, fostering the regeneration and sustainable development of town centres across the country.

In addition to the above, other grant schemes which would support the regeneration of Carrick-on-Suir include:

- Housing for all initiative (Hfl) – such as Repair and Lease, Buy and Renew, etc.
- Creative Ireland Grant Scheme (CIGS)
- Heritage Council Community Heritage Fund (HCCHF)
- Dept. of Housing, Local Government and Heritage Community Monuments Fund (CMF)
- SEAI Community and Business Grants (SEAI)
- Local Authority Community Grants (CG)
- Fáilte Ireland Small Grants Scheme (SGS)
- Fáilte Ireland 'Destination Towns' Initiative (DT)
- Sustainable Mobility Investment Programme (SMIP)
- Historic Structures Fund (HSF)
- Built Heritage Capital Grant (BHCG)
- Funding under the Strategy for the Future Development of National and Regional Greenways (SFDNRG)
- Local Enterprise Office Financial Supports (LEO)

5.5 Environmental Assessments

The TCF Plan has been prepared in conjunction with, and will form part of the Carrick-on-Suir draft LAP 2025-2031, which is in harmony with all interrelated legislation, plans, and programmes relevant to planning and environmental matters.

The implementation of the TCF Plan will be required to comply with all environmental legislation and align with and cumulatively contribute towards, in combination with other users and bodies and their plans or policies, the achievement of the objectives of the regulatory framework for environmental protection and management.