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URBAN DESIGN  
FRAMEWORK

SEPTEMBER 2019



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Martin**  
**Built.  
Environment.**



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# FORWARD

Longford County Council is promoting an Urban Design and Economic Framework for Camlin Quarter, Longford. The purpose of this dual framework is to guide the enhancement and development of Camlin Quarter as a **connected, competitive, creative and caring environment in the historical heartland of Longford Town.**

A prime opportunity exists for the regeneration of Longford town, with a particular focus on the Camlin Quarter and the potential of this historic core of the town to again be at the heart of Longford. The Framework will lead to the radical environmental and sustainable regeneration of place for the primary purpose of improved social inclusion, well-being and community redevelopment, through the provision of exceptional quality civic spaces, housing, retail and services, while cognisant of the historical significance of the Quarter, and the existing built, heritage and cultural values and assets of the area.

This urban design document has been prepared as a tool kit to assist and guide Longford County Council in enhancing the Camlin Quarter as a robust, safe and memorable place through potential public realm improvements. Appreciating the existing setting and assets of the town, a comprehensive baseline assessment has been carried out and provides a foundation towards understanding what the town, its people and Camlin Quarter needs.

The Framework provides an **integrated and coordinated approach** for the potential regeneration and development of the Camlin Quarter. This is supported by a bespoke suite of **urban design principles** that, informed by a Vision, will guide emerging and future development opportunities. A suite of potential **urban design projects** which seamlessly fit into, support and consequently enhance the existing fabric of the town, whilst bringing added value, are set out in this document. These projects, collectively and independently, will enable the town to become a more distinctive and memorable destination for residents and visitors alike. Complementing the urban design projects are **economic development projects** are also set out in this document and provide insight into the identified fiscal, social and community values these projects will bring to the town.

It has been prepared for Longford County Council by Brady Shipman Martin (urban designers, planners, masterplanners and landscape architects); Colliers International (economic and property consultants) and CS Group Consulting (engineers).

A complimentary Economic Report, to be read in tandem with this report has been prepared by Colliers International. A Traffic and Mobility Report, prepared by CS Group Consulting has also been prepared.

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CHAPTER

A

# INTRODUCTION AND THE VISION

# INTRODUCTION AND VISION

## INTRODUCTION

### LONGFORD...

Longford County is centrally and strategically located in the Midlands with ease of access to national and international markets and infrastructural networks. A strategic transport hub positioned on two national primary routes; the N4 Dublin to Sligo road and the N5 Dublin to Mayo road, Longford town is approximately one and a half hour drive from Dublin, Galway and Sligo and approximately one hour from Athlone.

For its strategic location, Longford is identified as a strategic portal to the northwest and west that is rich in landscape cultural, natural and heritage assets and amenities. Situated in the basin of the River Shannon and the upper catchment area of the River Erne, lakeland, bogland, pasture land, and wetland typify Longford's generally low-lying landscapes. The County has some of the oldest and best-preserved peatlands in the country presents a range of unique towns and villages, impressive archaeological sites, renowned angling destinations, and a wealth of literary and musical traditions coupled with a vibrant and diverse population. Other assets and amenities of note across the county include the Royal Canal, River Camlin, Lough Gowna, Newcastle and Derrycassin Forests.

A nominated "Principle Town" under the Midland Region Spatial Settlement Strategy, Longford town is the principal economic, social, and administrative centre for the County and surrounding regions. Its position, at Ireland's centre and between east and west coast major hubs, places the region and town in a unique and attractive position— one that is testified by the recent significant inward investment and development by Center Parcs – a leading international holiday and tourism providers – in Longford Forest. The strategic and connected setting also provides the potential for Longford Town, and Camlin Quarter, to be a tourism capital of the Midlands region, better known as the Hidden Heartlands of Ireland.

### LONGFORD ASPIRATIONS...

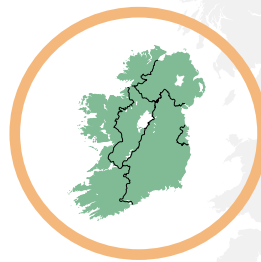
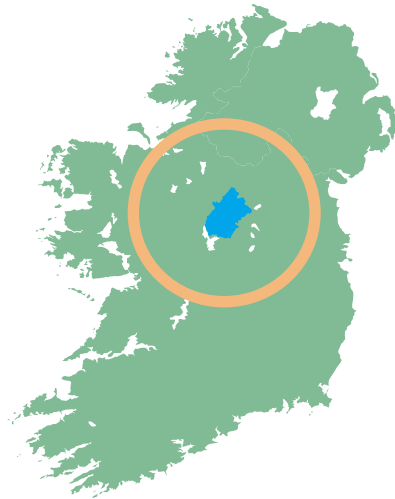
Whilst this Framework focuses on Camlin Quarter, it is important to understand and appreciate the wider setting within which it sits. As mentioned, the town and environs of Longford has an attractive hinterland with significant tourist assets of value which contribute towards the County as a destination. The opportunity for Camlin Quarter to leverage itself off this offering is crucial.

With a strong heritage and culture, a vibrant community, and a wealth of historic, amenity, civic and commercial assets within the Camlin Quarter, the potential to provide for enhanced and unique spaces, places and destinations are identified – destinations that residents and visitors will want to visit and return to.

It also enjoys convenient access to the wider landscape and cultural heritage of County Longford and the Midlands region, with destinations including St. Mel's Cathedral, Center Parcs (opening summer 2019) Corlea Trackway and Visitor Centre, Lough Ree, the Royal Canal and the Ardagh Heritage and Creativity Centre and Ireland's Ancient East region in close proximity to the town. This opportunity is supported by the short driving distance from the area (less than 30 mins) to local, regional, national and international attractors including the aforementioned Center Parcs (opening summer 2019), the Corlea Trackway and Visitor Centre, Lough Ree, the Royal Canal, the Ardagh Heritage and Creativity Centre and Ireland's Ancient East region.

The opportunity exists to position Camlin Quarter and Longford town as an economic attraction and destination within the current mix offering of the County. This Urban Design and Economic Framework seeks to strengthen, through a series of urban design and economically viable projects, the natural and physical assets of both Camlin Quarter and Longford town to create a memorable destination in the Midlands Region.





# INTRODUCTION AND VISION

## PLANNING CONTEXT

The Camlin Quarter Urban Design Framework has been prepared in line with policies and objectives of the Longford County Development Plan 2015 – 2021, the Longford Town and Environs Local Area Plan 2016 – 2022 and the National Planning Framework 2018.

Climate disruption and residential demands are highlighting diverse and wide ranging impacts on Ireland’s environment, society, economic and natural resources. In June 2019, the Department of Communications, Climate Action and Environment launched the Climate Action Plan. In line with this plan, and in a manner aimed at alleviating the current under-use and inefficient use of town centre lands in Longford town, a suite of innovative urban design projects have been developed for Camlin Quarter. These projects give opportunities for the creation of healthy communities in the heart of the town; they provide ambitious approaches for de-carbonisation; they provide for the consolidation of land uses and regeneration of derelict and vacant lands and buildings; and they facilitate a holistic and connected framework for an integrated destination in the heart of Longford town.

The urban design proposals work with and respond to existing planning policies and objectives of both the County Development Plan and the Local Area Plan. Acknowledging the real and strategic opportunities the area can bring to the town, potential planning mechanisms are set out in Chapter E, all of which aim to provide for a regenerated and connected Camlin Quarter.

## NATIONAL POLICY CONTEXT

### Project Ireland

In February 2018, Project Ireland 2040 was launched to ‘re-imagine’ and prepare Ireland for the future. The national plan contains two key plans: the National Planning Framework and the National Development Plan Framework which, in tandem, set out infrastructural and regional development priorities for the country. Across the two plans, it is sought to achieve ten strategic outcomes, building around the overarching themes of wellbeing, equality and opportunity.

### National Planning Framework (NPF)

The NPF now represents the overarching national planning policy document, of direct relevance to the planning functions of regional and planning authorities, including An Bord Pleanála and from the 16 February 2018 it replaces the National Spatial Strategy (NSS).

The NPF, together with the new ten-year National

Development Plan, are jointly named Project Ireland 2040: Building Ireland’s Future and will provide the framework for future development and investment in Ireland. The National Development Plan sets out investment priorities that will underpin the successful implementation of the NPF.

The NPF acknowledges and highlights the strategic role of the Midlands, stating: *“Its central location in Ireland can be leveraged to enable significant strategic investment to a greater extent than at present, supported by a sustainable pattern of population growth, with a focus on strategic national employment and infrastructure development, quality of life and a strengthening of the urban cores of the county towns and other principal settlements”*.

The role of Longford Town, and within this Camlin Quarter, is pivotal in this context as a growth opportunity, locally and regionally. Chapter 4 relates to ‘Making Stronger Urban Places’. Generally, the NPF aims to create attractive, liveable, well designed, high quality urban places. In order to achieve this National Policy Objective 7 aims to: Apply a tailored approach to urban development that will be linked to the Rural and Urban Regeneration and Development Fund, with a particular focus on:

- Strengthening Ireland’s overall urban structure, particularly in the Northern and Western and Midland Regions, to include the regional centres of Sligo and Letterkenny in the North-West, Athlone in the Midlands and cross-border networks focused on the Letterkenny-Derry North-West Gateway Initiative and Drogheda-Dundalk-Newry on the Dublin-Belfast corridor;
- Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth;
- Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities;
- Addressing the legacy of rapid unplanned growth, by facilitating amenities and services catch-up, jobs and/or improved sustainable transport links to the cities, together with a slower rate of population growth in recently expanded commuter settlements of all sizes;
- In more self-contained settlements of all sizes, supporting a continuation of balanced population and employment growth.

### Regeneration and rejuvenation

The NPF emphasises the important role regeneration and rejuvenation, Section 4.5 provides more detail generally. National Policy Objective 11 aims: In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

The NPF highlights the importance of utilising areas in our cities, towns and villages that contain lands and buildings not developed or used to their full potential many of these lands are in public ownership. This has direct relevance for The Camlin Quarter Framework Area. The NPF aims to promote this through the establishment of the National Regeneration and Development Agency to kickstart its development role.

The NPF reflects on the experience of Portlaoise following rapid expansion in the 2000's, highlighting legacy issues which occur in rural towns and villages, and the opportunities to address these and improve the town. The NPF states: There is now a need for a major focus on regenerating original town centre and main street areas and how they relate to the expanded town, with a view to creating more attractive, desirable places that people want to live and spend time in, for work, shopping or recreational purposes.

### Planning for the Future Growth and Development of Rural Areas

Chapter 5 of the NPF outlines the strategy for Rural Areas which builds on Government policy and the 2017 Action Plan for Rural Development.

A key aspect of this (Section 5.3) is to protect areas that are under strong urban influence from unsustainable over-development and to encourage population to be sustained in more structurally weak areas, further in areas that have experienced low growth or decline it is important to continue to sustain vibrant rural communities.

In particular National Policy Objective 15 aims to: Support the sustainable development of rural areas by encouraging growth and arresting decline in areas that have experienced low population growth or decline in recent decades and by managing the growth of areas that are under strong urban influence to avoid over-development, while sustaining vibrant rural communities.

Specifically in relation to rural towns the NPF highlights their role as local drivers for their surrounding areas through economic, administrative and social functions. As a result of

changing settlement patterns building vacancy in rural towns and villages has become increasingly prevalent, resulting in the demise of the historic vibrancy and vitality of town and village centres.

As highlighted above NPO 7 aims to strengthen and diversify rural towns to be a focus for local housing and employment growth, based on regeneration and development this includes site transformation and new technology. Further, built heritage is considered a key asset in contributing to community, quality of life and regional economic development.

The NPF further highlights the need for Investment in towns and villages through regeneration, public realm improvements and the appropriate adaptation and re-use of built heritage. Which are key factors in development a sense of place.

National Policy Objective 16: Target the reversal of rural decline in the core of small towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes.

National Policy Objective 17 states: Enhance, integrate and protect the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.

### National Development Plan (NDP) 2018—2027

The NDP establishes four new funds to help deliver the NPF, and have a combined allocation of €4bn. "These funds will be allocated in support of project proposals which demonstrate a strategic vision aimed at delivering on the NPF objectives in the areas of .....urban regeneration, the achievement of climate action objectives ....."

A key intent of this Camlin Quarter Framework Plan is to prepare a suite of regeneration projects focussed on the Camlin Quarter to secure potential funding which will act as a catalyst for the wider town of Longford.

# INTRODUCTION AND VISION

## PLANNING CONTEXT (CONTD.)

### REGIONAL POLICY CONTEXT

#### Regional Spatial and Economic Strategies (RSEs)

Preparation of new RSEs, which is due to be adopted in June 2019, is underway, and these strategies must accord with the NPF. The RSE is underpinned by 3 key principles, the first relates to 'Healthy Placemaking' which states: *To promote people's quality of life through the creation of healthy and attractive places to live, work, visit, invest and study in.*

The wider strategy for the Region aims to take a 'Asset-Based Approach' this is a holistic approach which aims to identify and build on a combination of the existing social, economic and natural assets that are available within a settlement, in order to determine an overall growth strategy and settlement hierarchy. Ultimately aiming to achieve sustainable growth in the long term, and to ensure that settlements are supported by the requisite investment in infrastructure and provision of employment, amenities and services. Key growth enablers for the Gateway Region include: *Regeneration of small towns and villages, with a focus on the identification of rural town, village and rural regeneration priorities to bring vibrancy to these areas.*

One of the key National Strategic Outcome (NSO 1) in the NPF and Regional Strategic Outcome (RSO 2) in the RSE sets out ambitious targets for compact growth in our urban areas. Urban regeneration and infill sites can contribute to sustainable compact growth and revitalisation of existing settlements of all scales.

#### Chapter 4 People and Place:

Section 4.3 highlights potential future growth enablers for Local Authorities to identify in their core strategies. In terms of Regeneration and Development the RSE aims to: *Identify significant ready-to-go regeneration projects in the existing built areas of our cities, towns, villages as well as rural regeneration opportunities, which could leverage private and public-sector support and investment, including NPF and European funding with a focus on social as well as physical regeneration.*

#### Section 4.3 Key Towns

Within the Development Plan, Local Authorities in 'key towns' should provide for the sustainable, compact, sequential growth and urban regeneration in the town core of Key Towns. As detailed elsewhere in the RSE a key approach to this is through compact growth and consolidating the built footprint through regeneration and the development of identified key town centre infill / brownfield sites.

The RSE identifies that much of the growth of key towns can be facilitated by underused, vacant or derelict town centre lands.

The following objective applies to Longford as a 'Key Town' in the Region. **RPO 4.26** states: *Core strategies in local authority development plans shall support objectives to achieve a minimum of 30% of housing in key Towns by way of compact growth through the identification of key sites for regeneration.*

Section 4.8 of the RSE identifies the significant pressure rural places are under. The NPF identifies the need to strengthen and diversify rural towns to be a focus for local housing and employment growth. As part of Project Ireland 2040, the Government has committed to providing an additional €1 billion for a new Rural Regeneration and Development Fund.

**RPO 4.77** aims: *In development plan policy local authorities shall prioritise the regeneration of rural towns and villages through identification of significant regeneration projects for rural villages and rural areas which could harness untapped assets with community and wider private and public sector support and investment including the Rural Regeneration and Development Fund.*

#### Retail

From a retail perspective Section 6.5 provides a 'Framework for Town Centre Renewal'. The following Regional Policy Objectives for Town Centre Renewal are pertinent:

**RPO 6.12:** *Local authorities shall include objectives in development plans and local area plans supporting emphasis on placemaking for town centres, for example through inclusion of a Placemaking Strategy for towns and implementation of Town Centre Renewal Plans.*

**RPO 6.13:** *Local authorities shall support the preparation of Design Guidelines to provide for improvements in the appearance of streetscapes and for revitalising vacant spaces for example with cost effective, temporary uses that build on the longer-term vision for space.*

**RPO 6.14:** *EMRA will support the use of targeted financial incentives to re-establish the dominant role of town centres provided for in planning policy to encourage a greater take up of town centre development opportunities for retail, residential, commercial, and leisure uses.*

### Regeneration and Housing

Section 9.3 relates specifically to 'Housing and Regeneration'. As discussed more widely in the RSES, the key objective of the NPF is toward compact growth. A vital element of this approach is the regeneration of infill and brownfield sites.

The importance of the role of regeneration in the delivery of Project Ireland 2040 is acknowledged by the provision of the Urban Regeneration and Development Fund (URDF) and the Rural Regeneration and Development Fund (RRDF).

The following objectives are of relevance in this context:

**RPO 9.7:** *Support the National Land Development Agency in co-ordinating and developing large, strategically located landbanks, particularly publicly owned lands, in city and town centres that require consolidation and aggregation of land to enable regeneration.*

**RPO 9.8:** *To work with local authorities, government departments and relevant agencies to promote increased urban densities in all existing settlements and the use, where appropriate, of Compulsory Purchase Orders (CPO) and other incentives including development contributions to encourage urban regeneration of brownfield lands over the development of greenfield sites and to promote more active land management and co-ordinated provision of enabling infrastructure particularly on publicly owned lands.*

**RPO 9.9:** *To support, at a National level, efforts to explore ways to deal effectively with waste and contamination relating to brownfield regeneration.*

### Heritage Led Regeneration

The RSES provides detail in relation to planning for the regeneration of historic towns. This needs an integrated approach that balances the protection of the built heritage and the sustainable development of historic urban areas. The RSES emphasises the importance of the character and distinctiveness of the historic built environment as central to the future success of Irish towns. There are opportunities for local authorities and other stakeholders to target funding initiatives for heritage led regeneration.

**RPO 9.25:** *Seek to work with all relevant stakeholders to promote equality of access to and engagement with arts and*

*cultural services and in the promotion of culture and heritage led urban and rural regeneration.*

### **Midlands Regional Action Plan for Jobs (2015-2017)**

The aim of this plan is to develop the full potential of each region building upon its assets and areas of competitive advantage. This can only be achieved by a new level of collaboration among key players in the region working to achieve common goals.

# INTRODUCTION AND VISION

## PLANNING CONTEXT (CONTD.)

### LOCAL POLICY CONTEXT

#### Longford County Development Plan (CDP) 2015-2021

The Longford CDP was adopted by the elected members of Longford County Council on February 11th 2015. The Core Strategy (due to be updated by the forthcoming RSES, from 27th September 2019 and with a completion date no later than 20th August 2021) defines Longford as a Tier 1 settlement as it is the county's principal town and is the main driver of development in the north of the region, with substantial retail and administrative functions and considerable social infrastructure serving a broad, cross-regional hinterland.

#### Longford Town and Environs Local Area Plan (LAP) 2016-2022

The LAP, prepared by Longford County Council, provides an important reference point for policy for the town in the context of the Longford Development Plan 2015-2021.

Within the LAP, a suite of provisions include for the identification of a number of character areas, the application of CDP zonings, the setting out of strategic themes and tailored policies for masterplan areas, along with the outlining of implementation, delivery, monitoring and review provisions for prospective development.

The LAP identifies 8 Strategic Sites which are considered regenerative catalysts within the town, and the development of which will bring an overall benefit to the town as a whole. Within the context of Camlin Quarter area, 3 Strategic Sites are of note:

- Strategic Site 1: Connolly Barracks/Northern Quarter
- Strategic Site 5: Little Water Street
- Strategic Site 8: The Mall and Camlin Village

As per objective OBJ QOL 5, the LAP sets out that a detailed masterplan(s) will be prepared for the strategic site(s) so to promote their development, as appropriate. For Strategic Site 1, plans for its prospective development shall consider elements including:

- The historic context and the layers of heritage associated with the site and its built fabric;
- The location of the site within the town and the promotion of sustainable movement within the town core, enhancing links between the core and outlying residential, educational, recreational and amenity links in particular;

- The riverside location, biodiversity, amenity and open space and the contribution of these elements to proposed development in the area and its wider context; and
- Land use considerations in the context of flood risk.

In line with the above elements, a suite of illustrative urban design projects have been set out (See Section D), and respond appropriately to the LAP.

As per objective OBJ QOL5, it is recommended a detailed masterplan(s) will be required so guide the integrated development of the Camlin Quarter, or parts within, as identified and agreed by LCC. Please refer to Section E (Urban Design Action Plan), within this report for further details.

#### Urban Regeneration and Development Fund (URDF)

As a key part of Project Ireland 2040 URDF is intended to drive regeneration and rejuvenation of strategic and underutilised areas across Ireland, including large towns, such as Longford. One of four funds established under the NDP and the Department of Housing, Planning and Local Government, funding will be awarded on the basis of the following criteria:

- Innovative and transformational urban regeneration projects - such as for example Camlin Quarter;
- Public-sector led and with the option of community and/or private sector partners;
- Matched by at least 25% direct funding from other public and/or private sources;
- A minimum bid of €2m;
- A catalyst for development that would not otherwise occur; and
- Likely to leverage significant further public and private sector investment.

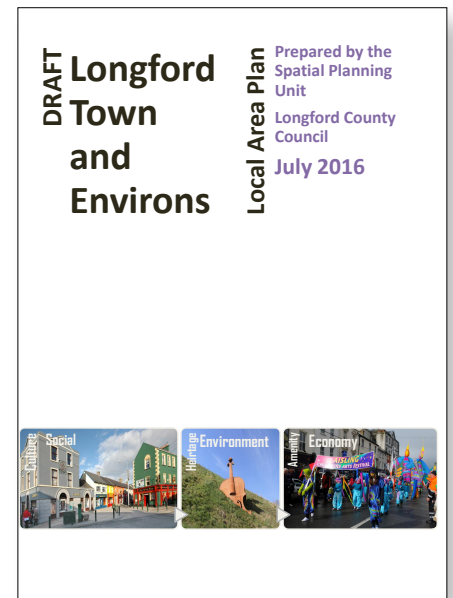
National Planning Documents



Regional Planning Documents



Local Planning Documents



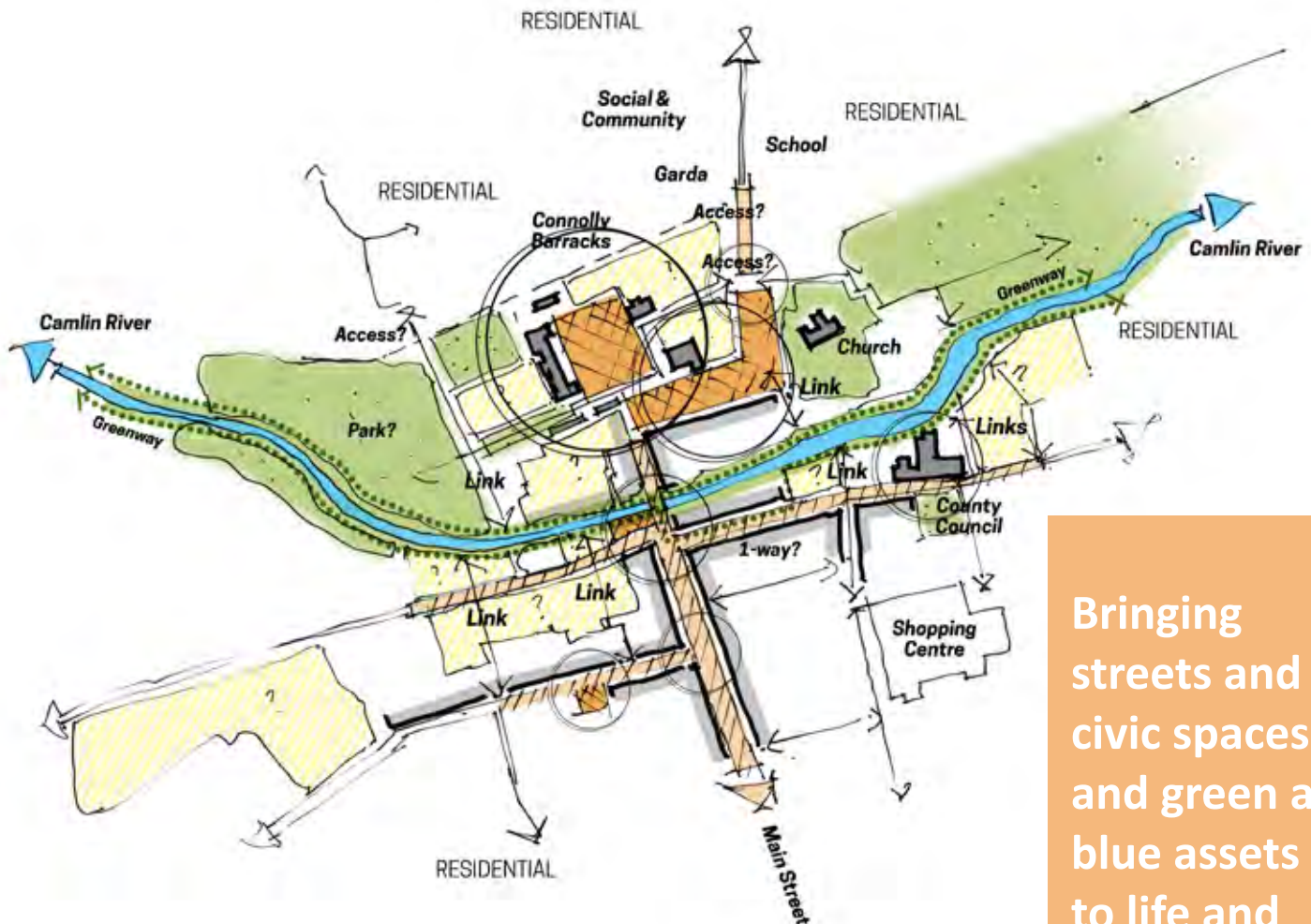
# INTRODUCTION AND VISION

## A VISION FOR CAMLIN QUARTER AND LONGFORD

This Urban Design and Economic Framework is an opportunity to establish the Camlin Quarter and town centre as a more cohesive and appealing destination, building on its heritage, its location, and the newer assets of the town, and where all parts work more effectively together to create an economically and socially vibrant town centre. The town centre should be a strongly people focussed centre for the local community, but also a distinctive and memorable place for visitors.

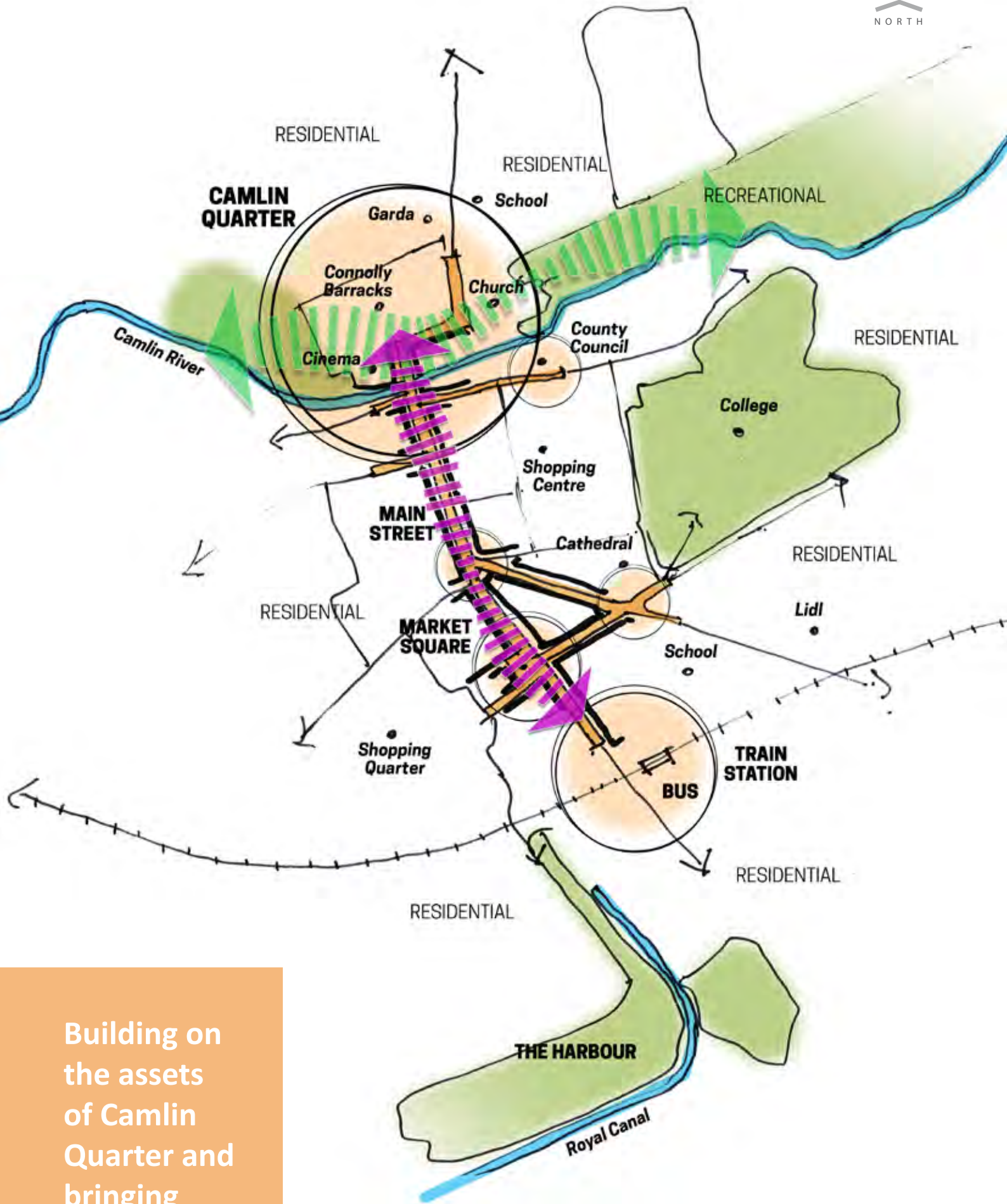
The Vision for the Urban Design and Economic Framework is to develop a high quality, attractive and coherent Camlin Quarter and therefore town centre, reflecting the heritage of the Quarter, the town and its people; where streets, spaces and the river front of the town contribute to a sense of place; and where the town centre presents a clear and legible streetscape in which pedestrian and vehicular access is convenient and self-evident. A strong people focussed public realm that connects the streets, spaces and facilities of the town centre, will underpin the long term social and economic vitality of Camlin Quarter and Longford.

A core part of the Framework study area is the former Séan Connolly Barracks, an asset of the town that will provide a key connection and an understanding of the heritage and history of Longford Town and, re-imagined, will give confidence back to the people of Longford of a positive future for the town of Longford. It will contribute to making the urban core a fit place to live, work and play for future generations.



Bringing streets and civic spaces and green and blue assets to life and together.





Building on the assets of Camlin Quarter and bringing added value.

# INTRODUCTION AND VISION

## PUBLIC REALM AND PLACEMAKING

Towns and places are about people. People engage with the public face of the town on a daily basis; with its river, bridges, roads, streets, lane ways and open spaces. These features, along with the accessible spaces in between buildings, including car parks, courtyards, footpaths and spatial voids are what make the public realm.

How public spaces are designed and built, maintained and managed, and how safe they feel influence the spatial quality and the experience for users. Whether it's one space or a series of spaces within a town, it influences how we feel about it as the place which in turn bears influence of how people use, interact, enjoy and remember a place. How effectively and efficiently the public realm works is vital for the life of any town: how people access services, how businesses operate, how people move around the town and feel safe whilst doing so. The public realm accommodates the essential services such as lighting, signage and drainage, all of which a town cannot function without.

Public Realm is also the space within and around which transport of all forms can move and operate. It is for this reason, safety, orientation, integration and accessibility are important issues to consider when looking at and designing for a robust and memorable public realm.

In the context of Camlin Quarter, it is important to have careful consideration, understanding and appreciation for role and function of the Framework area in the context of the existing town. With this in mind, it is equally important to understand how the Quarter can become a pleasant yet competitive destination, locally and regionally, whilst building on its existing assets, whilst not detracting from the overall town itself. The public realm and hence the identity of Camlin Quarter is inseparable from the daily users and visitors experience of Longford town.

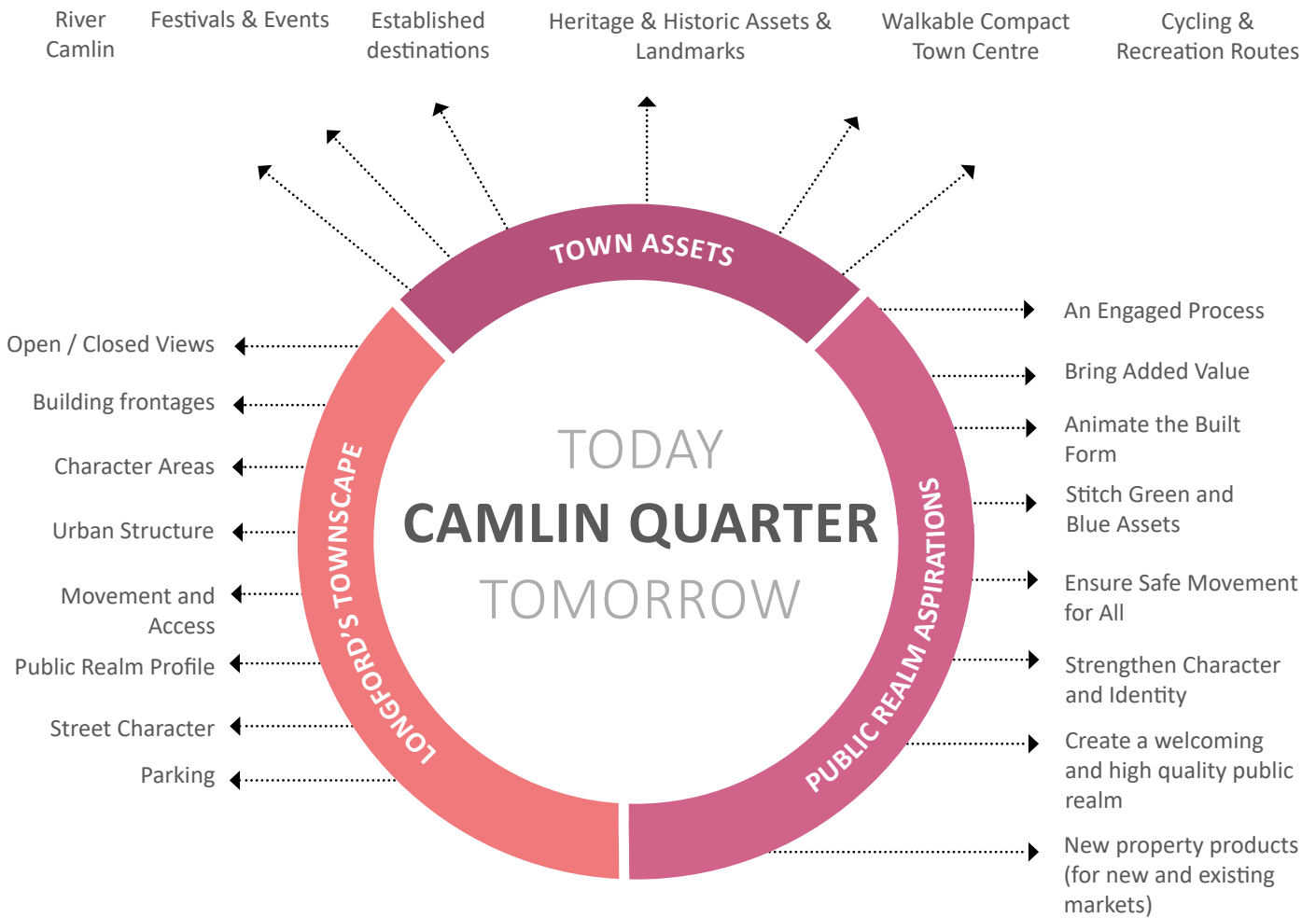
The influence of the public realm extends beyond its daily users and has an important role of being memorable and enjoyable to visitors of both the Quarter and the town. Such experiences bear influence on the economic development of the town as a whole and its overall well-being. Whether to visit, work and / or live in, people enjoy going to and staying in places that are pleasant, easy to use and well-functioning. An attractive, high quality public realm can have a positive and memorable impact on the town's competitiveness with other destinations, both for tourism and Investment. It is an arena for business, for gathering, for recreation and for celebration. It is where people can come together to participate in public activities of all shapes and sizes: from the Longford Vintage Club Show to the Cruthú Arts Festival; Longford farmers markets to one-off marches to families meeting in the Albert Reynolds Peace Park.



Camlin River Slí na Sláinte



Camlin River and pedestrian bridge



Longford Street Art



Longford Summer Festival



# W A C

CHAPTER

# B

# CONTEXT AND CONSIDERATIONS

# STUDY AREA

The town of Longford has a number of natural and physical assets (please refer to the Appendix section of this document for further details) which inform and influence its current urban fabric and public realm conditions. These assets and how they connect are what make the town and Camlin Quarter today. Whilst some assets and features within the existing public realm are successful and well used, opportunities exist to enhance and improve these and to create new assets for an inclusive, connected and economically thriving town and quarter.

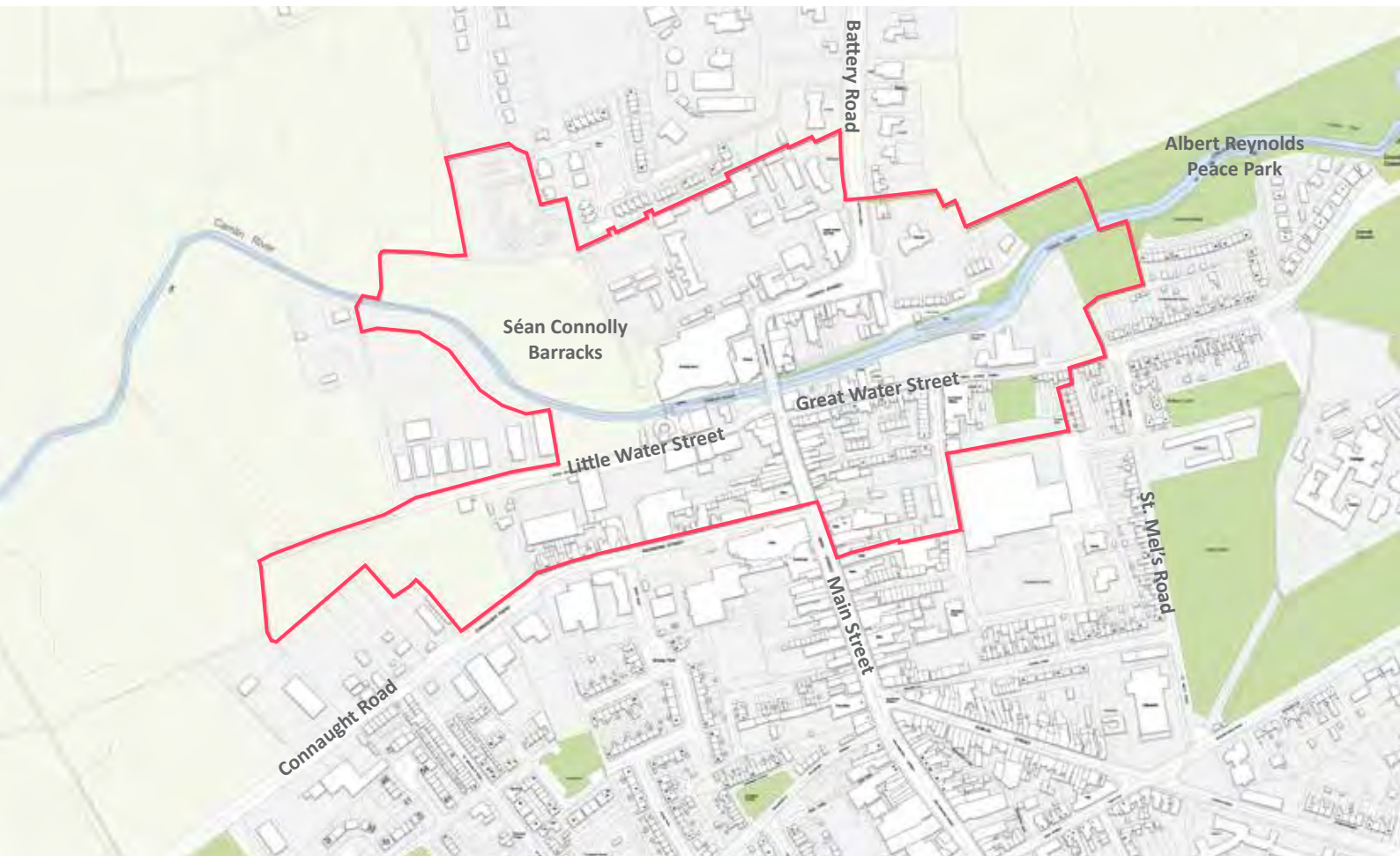
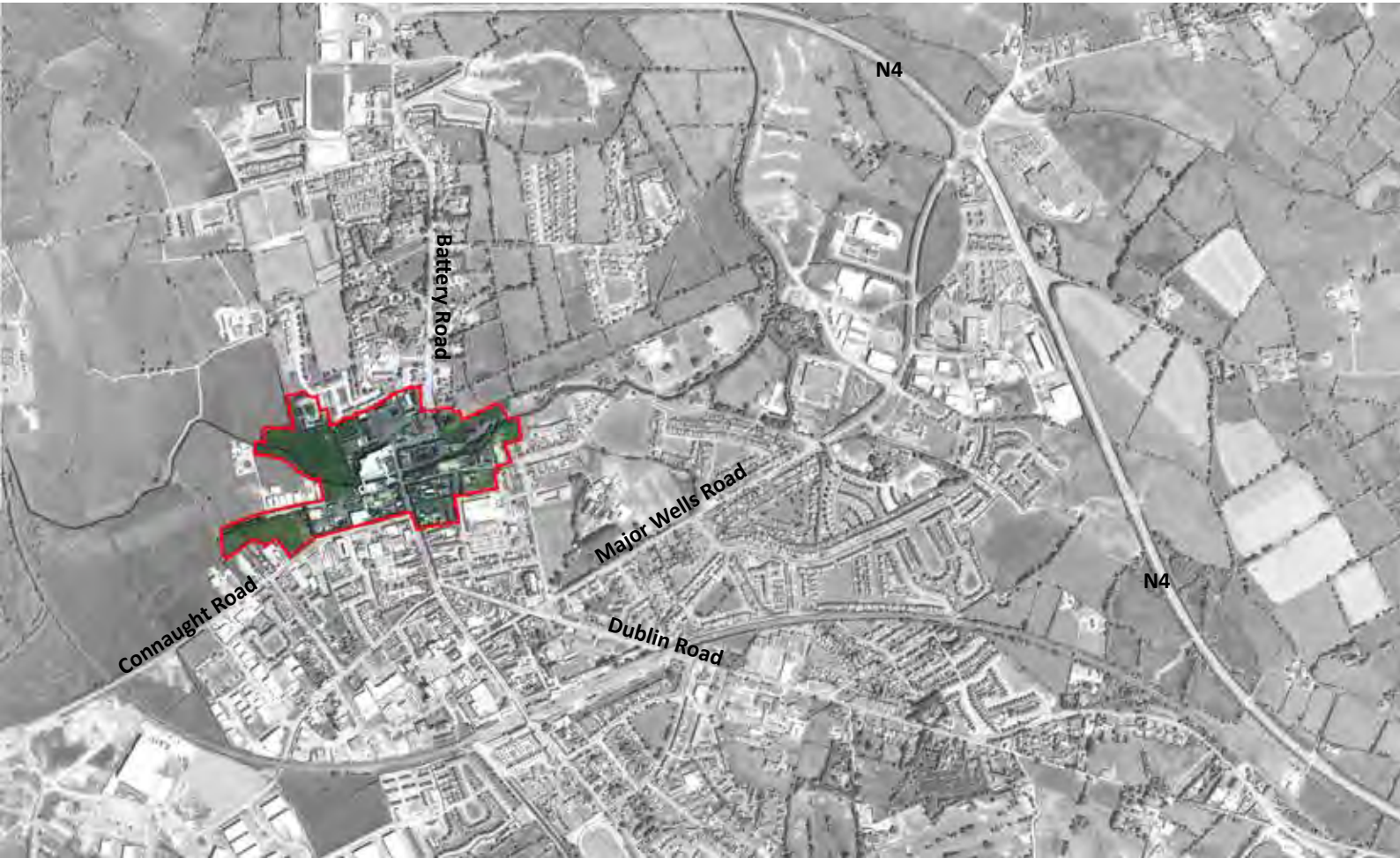
Longford's public realm, particularly within the town centre core, is uneven in quality and not yet reaching its full potential. Reasons for this include physical and psychological disconnections between and within the existing urban structure and with the river front, uncoordinated decision-making or lack of an agreed vision, and an unrecognised appreciation of the importance of the public realm as an asset in its own right with its own value, or lack of a comprehensive and collective strategy that guides the holistic and integrated growth and development of the town.

Recognition of existing assets is important and bringing these assets together is crucial. Opportunities to better connect and integrate the north and south 'ends' of the town, with the river and green corridors is considered a crucial requirement for a robust town core and successful Camlin Quarter. This involves capturing the green and blue assets and tying all of these together with activated spaces, lane ways and buildings for a successful and competitive town for decades to come.

For the purpose of this document, the Framework area is focussed on the Camlin Quarter, from the Albert Reynolds Peace Park in the east to western edge of the former military barracks site and Main Street in the south to Battery Road in the north. The River Camlin is a key asset of the town and forms an important part of this Framework and study area.

## KEY

- Camlin Quarter Framework Area



# CAMLIN QUARTER PAST

The origins of Longford town date to the mid-13th century on the banks of the Camlin River and is identified by a fortress, originally known as O’Ferrall Castle or longphort. Positioned on an important north-south and east-west artery of the town (where Church Street and Bridge Street intersect today), it is from this location that the character and rich heritage of Longford town evolved up to this day.

Over time, most of the significant buildings were constructed on the northern bank of the Camlin, close to the Castle. Gradually, from the 1600’s expansion of the town distilled southwards and in a planned manner. By the middle of this century ‘Newtowne-Longford’ had been established on what would later become Main Street and was probably more populous than the northern part in this period.

Perhaps the most radical development in the town in the 1700’s was the building of a new cavalry barracks in 1774. Occupying a large area and in the locale of the Castle, the cavalry barracks gradually expanded and over time, most of Longford Castle was replaced by the barracks. As part of the barracks expansion a market house, market square and a military hospital were built.

The eighteenth and nineteenth centuries brought significant manufacturing to Longford. Along the Camlin River, historic maps illustrate tanyards, malthouses, tileyards, distilleries corn mills, saw mills and bleach yards on Church Street, Great Water Street, Main Street and along the Camlin River. Commercial and business activity concentrated primarily south of the river and the position of a stopping point on the mail coach road, linking Dublin and Sligo, played an important role in the development of the area, for the purpose of this report, known as the Camlin Quarter.

The mid 1800’s saw introduction of the Royal Canal (1830) and railway (1855) to Longford town, both of which led to further significant expansion southwards away from the northern origins of the town and led to a boost of economic and social life in the town and hinterland.

Since then, the Camlin Quarter has been characterised by large residential development and a gradual closure of key activities and uses in the heart of the town, primarily due to the closure of the military barracks in 1930 and again in 2009.

## KEY

- Pre 1600’s
- 1816 - 1854
- 1601 - 1750
- 1855 - 1911
- 1751 - 1815
- Abbeycarton/Long Avenue
- Camlin Quarter Framework Area

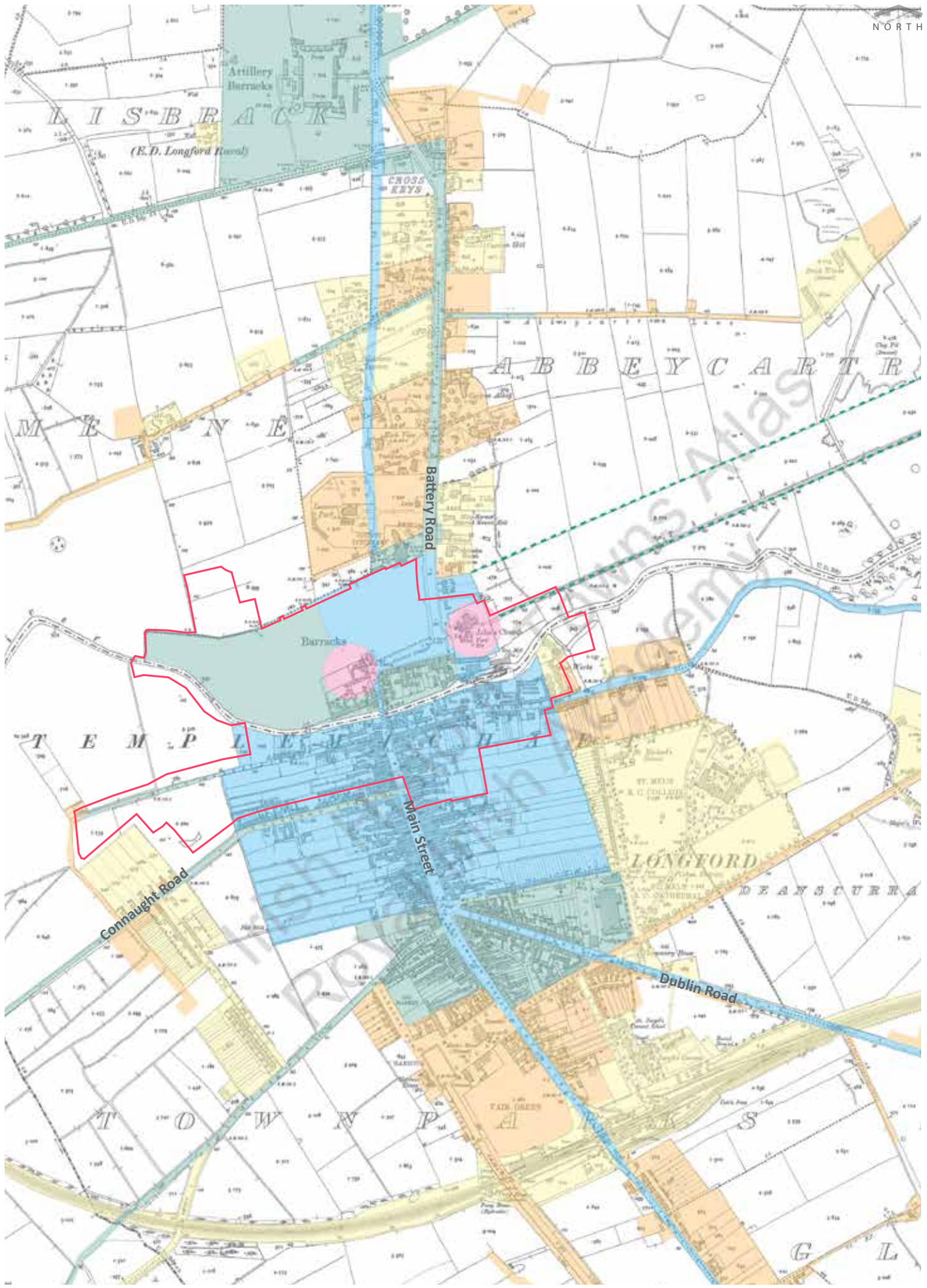


Longford Castle c.1970’s



Connolly Barracks takeover Parade





Growth of Longford town up to 1911  
Source: Irish Historic Towns Atlas 2010

# CAMLIN QUARTER PRESENT

Camlin Quarter is today characterised by a rich mix of features and assets that define its character and reflect the rich heritage of the area.

Important natural assets include the Camlin River the Albert Reynolds Peace Park and the Remembrance Gardens. These elements are complimented by built form, heritage and cultural assets and features such as the former Barracks site and parade square and rich vernacular architecture, all of which collectively add to the vitality and vibrancy of the town. The purpose of this framework is to respond to these assets in a manner that will enhance the appeal and attraction of Camlin Quarter and Longford as a great place to live, work and visit. Chapter D provides future detail on proposals for such.



Camlin River and mill structure



Officers Mess Building and Parade Grounds (foreground)



Albert Reynolds Peace Park



Architectural uniformity and street frontage, Church Street



Slí na Sláinte



Longford Vintage Club Workshop



Riverside Centre



Fairs, festivals and local groups

# CAMLIN QUARTER ASSETS

## EXISTING ASSETS

Covering an area of approximately 55 acres / 22 hectares, Camlin Quarter is a diverse area where a wealth of established assets and potential regenerative catalysts exists, including:

- A mix of uses including retail, civic and community education, residential, professional services and offices;
- Very close walking proximity of a compact, walkable town centre;
- A rich heritage, cultural and historic background, where the origins of the town began and where former heart of the town lies;
- Protected structures and monument of cultural, heritage and historic value within the Camlin Quarter area;
- An Architectural Conservation Area;
- A rich military background with the Séan Connolly Barracks site positioned at the heart of the Quarter;
- An urban grain and vernacular architecture with interesting streets, lane ways and spaces offering potential for enhancement and connectivity;
- A linear river bank and parkland with great potential to link seamlessly with the town centre, the Albert Reynolds Peace Park and the Remembrance Gardens to create an extended public realm and greenway/ blueway network through Camlin Quarter;
- Bespoke small, local boutique and large retail offerings in the heart of the town and study area;

- Recent public realm and streetscape enhancements in the town ; and
- A number of derelict and vacant sites within the area that have the potential to accommodate.

These assets and regenerative catalysts, supported by a mix of established leisure, sporting, amenity and retail and commercial facilities around the town, are the starting point for the establishment of the Urban Design and Economic Framework for Camlin Quarter. This framework will build on these assets and bring them together in a meaningful manner, so that they work together to enhance the identity, vitality, economy and overall experience of the Quarter for residents, visitors and economic operators.



Former Providers Building



Remembrance Garden, Great Water Street



Existing gateway to Barracks Green



Festivals and events at Military Barracks Parade Grounds



Farmers Market events



Longford street festivals and events



Riverside Centre and Cinema



River Camlin and pedestrian walkways



River Camlin and associated public realm



Vibrant arts and culture scene



# CAMLIN QUARTER ASSETS

## CULTURAL, ARCHITECTURAL HERITAGE AND MILITARY ASSETS

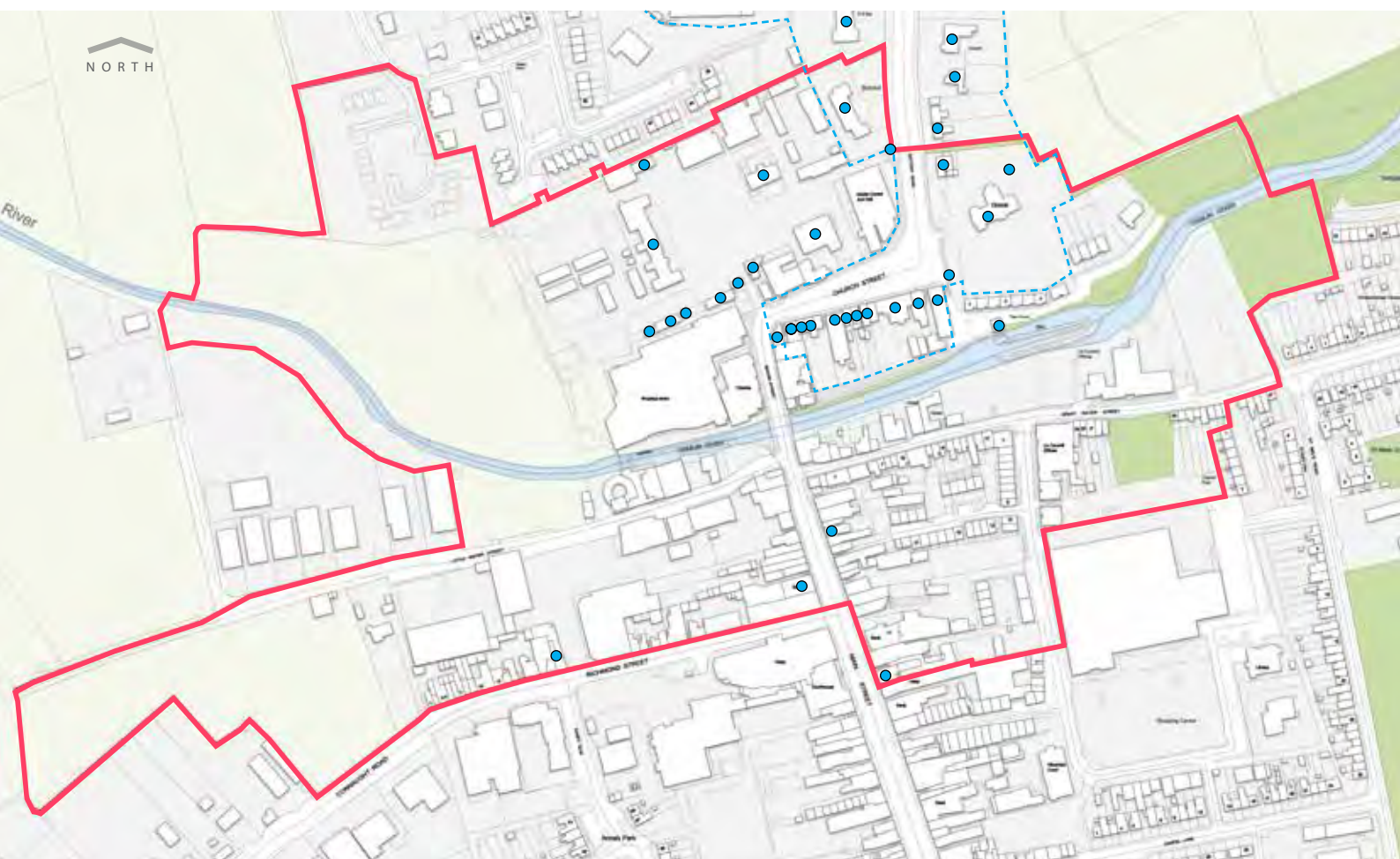
A range of significant and protected structures and buildings are located throughout the Camlin Quarter and offer a varying character to other parts of Longford town.

These assets also represent the cultural, heritage and architectural value the Camlin Quarter offers to the town and local area. A significant in the heart of Camlin Quarter is the Séan Connolly Military Barracks site which has a range of protected buildings that require appropriate consideration as part of any design proposals. Please refer to the Appendix Section for further details.

Listed buildings are structures in the Camlin Quarter are identified below and opposite.

### KEY

- Camlin Quarter Framework Area
- - - Battery Road Architectural Conservation Area
- Protected Buildings and Structures in Camlin Quarter





Protected buildings on Church Street



Protected Steps at Church Street



Former Officer Mess and accommodation building and Parade Square at Séan Connolly Barracks



Protected boundary wall on Church Street



Protected Former Cookhouse Building



Protected Former Market House



Protected Former Laundry Building

# EXISTING PUBLIC REALM: THE CONSIDERATIONS



Poor sense of arrival into the Quarter and town centre



Vacant sites at the heart of the Quarter and town centre



Car dominated streetscape with lack of safe pedestrian movement and access



Lack of public lighting on walking routes



Disconnected from town centre



Safe accessibility issues for all



Large vacant building footprints



# EXISTING PUBLIC REALM: THE OPPORTUNITIES



Create interactive and adaptable civic spaces



Activated riverside uses



Activate existing spaces and riverfront



Strengthen pedestrian and cycle links



Provide clear signage and way-finding



Regenerate and activate laneways and public spaces



Create enhanced evening time offerings in flexible venues

# REGENERATING LONGFORD

## EMERGING AND PLANNED REGENERATION PROJECTS IN LONGFORD

A suite of regeneration of and new build projects are in progress in Longford town, with the Camlin Quarter, all with a collectively aim of creating an enhanced, integrated and joined up approach towards a connected and identifiable Longford - as a destination and great place to live. These projects include:

### Urban and Regional Development Fund (URDF)

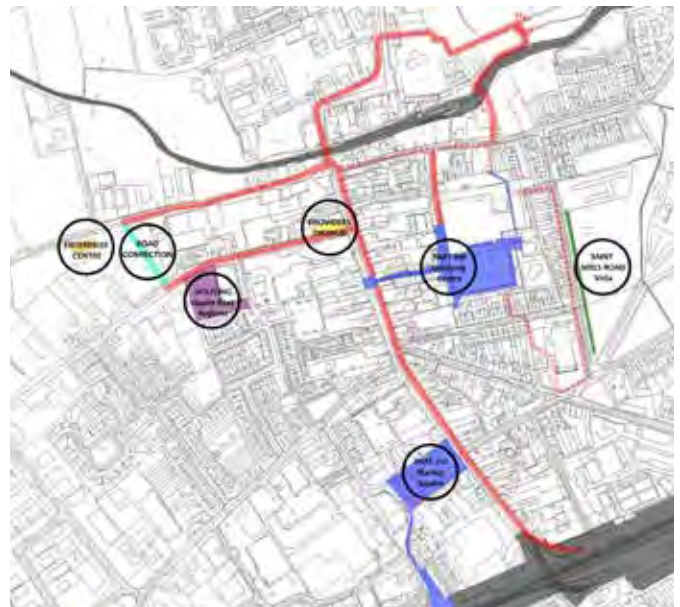
The *Longford Connected* initiative, led by Longford County Council (LCC), consists of planned works to address accessibility and connectivity throughout the town in a coordinated manner, removing barriers to development and progressing strategic sites identified as transformational catalysts in the adopted existing planning framework for Longford town. These projects will be supported by a digital connectivity initiative that is aimed at aiding and improving the functionality of the town centre for users, services and facilities. A suite of key projects in the Connected Longford project include:

- Public realm works in the vicinity of the Tesco Shopping Centre;
- Public realm improvement works in and around the local vicinity of the Market Square;
- Provision of a specialised enterprise unit on Little Water Street;
- Provision of a link road between Connaught Road and Little Water Street;
- Redevelopment of the Longford Arms site along Richmond Street and, in tandem, provide for new residential units; and
- Improvements works to St. Mel's Road.

In 2018, the sum of €1 million was secured by LCC through the first round of the URDF. It is anticipated that a second funding round will be available in mid 2019, for which LCC will submit the Camlin Quarter project to secure additional funding and to progress its collective of planned public realm improvement works throughout Longford town.

### The LIADH Initiative

The need for a multi-use innovation hub to accommodate range of uses has been identified for Longford town. Via the Regional Enterprise Development fund, funding has been secured for the provision of the Longford Innovation and Digital Hub (LIADH) Initiative, on the site of former Providers building on Main Street. The LIADH initiative will provide for a new innovation and technological hub in the heart of Longford town and provide for local and regional needs.



A Connected Longford



Providers Building, Main Street

### Royal Canal Greenway

Aimed to be the longest Greenway destination in Ireland, a 144km walking and cycling greenway is proposed between Dublin's Spencer Dock and County Longford, with a spur to Longford town, via the Royal Canal. A project operated by Waterways Ireland, dredging has been carried out on the branch line between the railway bridge in Longford town to Churchlands bridge (towards the main canal line), as recent as January 2019. Latest proposals by Waterways Ireland include the reopening of the link from the main canal line that will directly link with Longford town from the south (further details below).

### Longford Ribbon

Longford County Council, in conjunction with the Office of Public Works (OPW) are preparing a suite of projects aimed at improving the connectivity and overall rejuvenation of the streetscape and public realm in an area that extends from the Royal Canal Spur in the south to the former Séan Connolly Military Barracks site in the north; better referred to as the Longford Ribbon.

The ribbon theme is derived from the former Hirsch Ribbon Factory on Battery Road, which was established by de Valera in the 1930's and provided employment to refugees.

Linking identified assets north and south of the town, the Longford Ribbon project aims to facilitate better connectivity between destinations in the town core. Key projects along the Longford Ribbon include the former Séan Connolly Military Barracks (north) and, via assets along Main Street, the recently refurbished Canal spur, the former Canal Basin and the Market Square (south). The previously mentioned reopening of the link from the main canal line to Longford town is a key project of Longford Ribbon.

### National CFRAM Programme

Led by the OPW, the National Catchment Flood Risk Assessment and Management (CFRAM) programme, commenced in 2011, is intended to deliver on core components of the National Flood Policy and requirements of the EU Floods Directive. The Programme is being implemented through CFRAM studies which are being undertaken for each of the river basin districts in Ireland. Longford Town and its Environs is located in the Shannon International River Basin District.

Two measures proposed for Longford town are:

- The construction of a 30m flood defence wall; and
- The removal of the existing footbridge on the Camlin River south of the Riverside Shopping Centre.



Longford Ribbon Project

Please refer to Section D and the Appendix of this report for further details the planned flood defence works in Longford town.



*The collective suite of planned and future emerging projects in Longford town play a key role towards creating a connected town whilst also facilitating its overall enhancement and appeal, locally and regionally. With Camlin Quarter, these projects play a vital role towards attracting and consolidating the investment potential of the town whilst maximising the overall social, cultural, fiscal and environmental benefits of the town as a collective whole.*

# A RE-IMAGINED CAMLIN QUARTER URBAN DESIGN OPPORTUNITIES




Building upon the strengths and assets of Longford town and the Camlin Quarter, a range of potential urban design, economic and development improvement opportunities, complementing the existing context, can be summarised under the following headings:

## KEY



### WATERFRONT / RIVER AMENITY

-  Potential for river front improvement and activation
-  Potential for extension of river front amenity space / open space



### STREETScape

-  Potential for streetscape improvement
-  Improved pedestrian facilities
-  Potential for shared surface areas




### GATEWAYS AND ARRIVALS

-  Gateway improvement potential
-  Pedestrian gateway improvement potential

### CONNECTORS / LANE WAYS

-  Potential for improved connectivity and new pedestrian/cycle links
-  Potential for cross river connectivity

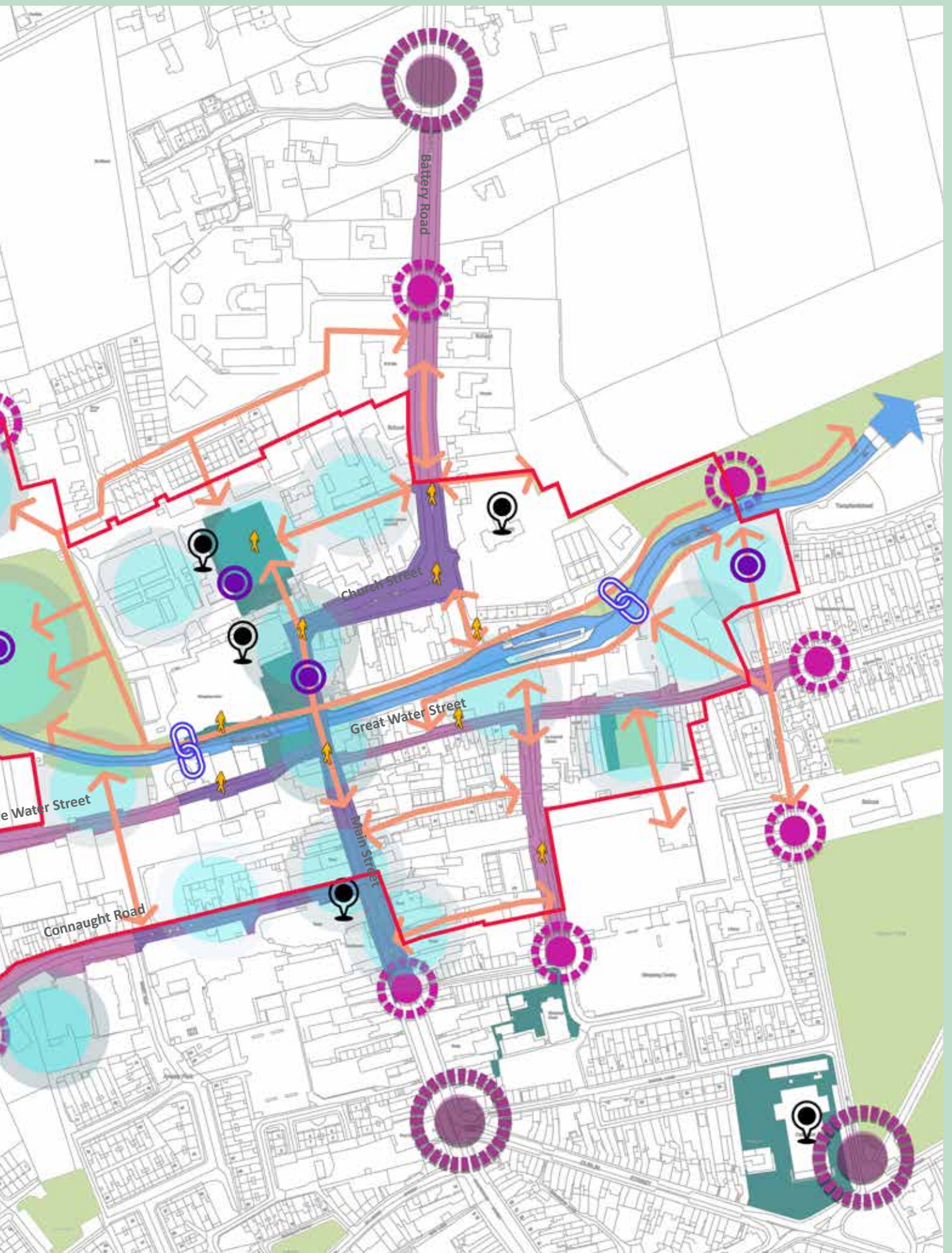
### CIVIC SPACES AND MEANWHILE USES

-  Potential for new / existing civic space
-  Potential location for public events, activities
-  Existing landmarks

### OPPORTUNITY SITES

-  Opportunity development sites







CHAPTER  
C

CHAPTER

C

# THE OBJECTIVES

# OBJECTIVES FOR A SUCCESSFUL AND VIABLE URBAN QUARTER

The quality of Camlin Quarter's public realm is vital to the town fortunes and to its people. To optimise the public realm for the future means providing a holistic and collaborative vision and ensuring stakeholders work in unison to make it a reality. A successful, coherent and effective public realm can turn the town into a vibrant and successful place.

**A CLEAR SENSE OF IDENTITY** enabled by the creation of a strong and identifiable public realm, activities and offerings bespoke to Camlin Quarter and Longford town. This in turn will contribute to competitiveness by influencing the image of the overall town and making it more attractive for people who live and work in and who visit.

**A CONNECTED QUARTER** as part of the town centre where inclusive connectivity is provided at every level for all people. This requires connectivity between streets, spaces, lane ways, the river front and water and green spaces, such as the Albert Reynolds Peace Park and the Remembrance Gardens.

**AN ACCESSIBLE TOWN** is an inviting town. Connecting all components of the Quarter and town, via safe and integrated accessibility encourages people to easily arrive and more importantly to return.

**AN INTERACTIVE AND ANIMATED** public realm brings people together. In and between Camlin Quarter and the town, seamless synergy between civic spaces, streets and lane ways, and the river front and between natural and physical assets is important for success.

**A COMFORTABLE PLACE** should be durable and adaptable. Comfort within and between spaces, buildings and natural features, such as the river front creates good experiences for users.

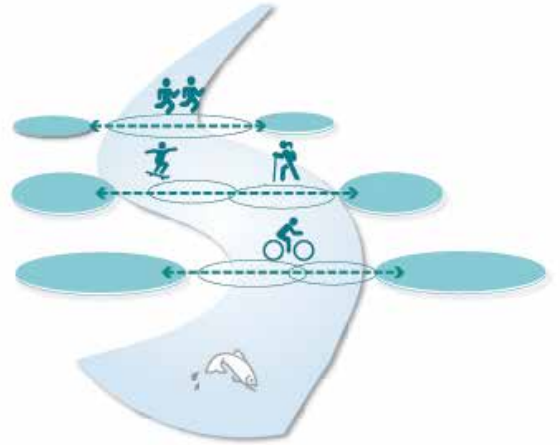
**THE HERITAGE AND CHARACTER** of a place can be derived from its natural and physical features and assets. Ease of access between such features, including spaces, streets, lane ways, bridges, parks and public buildings all play a part towards the character of a place – and access to such determines how users circulate, travel and interact within town.

**A SUCCESSFUL ECONOMY** operates in a cyclical manner; ever evolving to adapt and maintain competitiveness. The foundation of a legible and connected public realm can enable an efficient and flexible business economy.





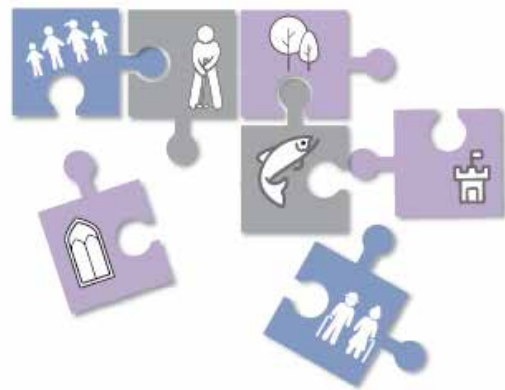
BRINGING ADDED VALUE



STITCH GREEN AND BLUE ASSETS



ENSURE SAFE MOVEMENT FOR ALL



STRENGTHEN CHARACTER AND IDENTITY



ANIMATE THE BUILT FORM



WELCOMING GATEWAY SPACES

# WHAT PEOPLE HAVE TOLD US

As part of the process, the Camlin Quarter project team engaged with local stakeholders, key interest groups and residents to ensure that the people of Longford town and environs had an input into the Camlin Quarter Urban Design and Economic Strategy. The following is a summary overview of key observations and aspirations raised and received during the course of engagement in 2018 and 2019. Please refer to the Appendix section of this document for a full overview of consultation and engagement events.

A list of bodies and groups engaged with during the project evolution include:

- Longford County Council Departments and Officers
- County Archivist
- Longford Historical Society
- Longford Enterprise Office
- Omniplex
- Private landowners
- Longford Westmeath Education and Training Board
- Prospective Investors
- Waters and Communities Group
- Longford Tourism Office
- Longford Public Participation Network (LPPN)
- Chamber of Commerce
- St Christopher's
- Space Engagers
- Comhairle na nÓg
- Community services
- Land Development Agency (LDA)
- Urban Regeneration and Development Fund (URDF)
- Ireland Strategic Investment Fund (ISIF)

## Summary of key aspirations, themes and desired objectives:

### Green Environment, Open Space and Recreation

- Provide for water based activities in the flood zone: fishing, floating launch pads, Canoe, kayaking
- Enhance amenity and recreation along the Camlin River
- Provide informal recreation zone for minority sports
- Activate the Mill wheel in Fee Court
- Link with River Shannon, Lough Ree and Center Parcs
- Enhance and make safer the Slí na Sláinte (lighting, appropriate surface for all users etc.)
- Create an 'Eco-Tourism facility and Activity Centre at the existing green, west of the Military Barracks site and ensure it connects with the Albert Reynolds Peace Park northwards.

### Opportunity Sites and Spaces

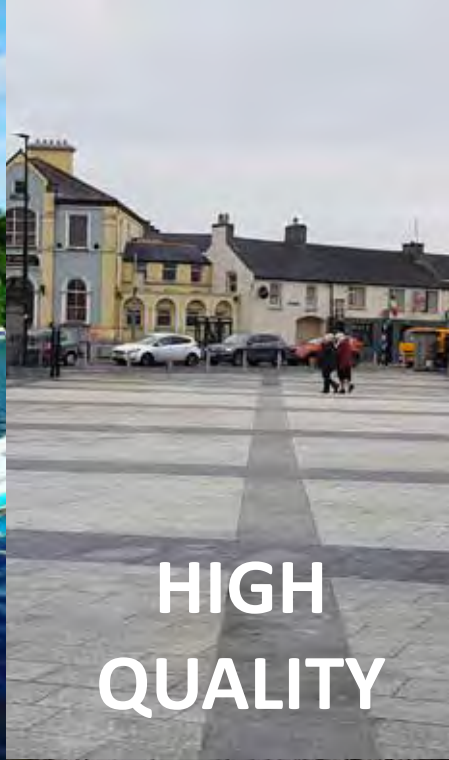
- Ensure a very high standard of finishes is provided for in any public realm works - need to aim for excellence
- Provide a dedicated and flexible civic space in the former Barracks site with all physical barriers removed
- Provide retirement / independent living, sheltered accommodation, flexible urban living residential
- Provide new tourism /education facilities: transport museum, music centre, heritage centre, a new library
- Provide a new civic and community building in the heart of the town Consider potential purchase of derelict buildings on Great Water Street
- Provide a for a fully connected Camlin Blueway/ Greenway network
- Dereliction and vacancy is a big issue around the town
- Existing perception of town is weak/lack of identity

### Movement and Access

- Introduce connected cycle lanes throughout the town
- Consider widening / reconfiguring Little Water Street and Great Water Street for enhanced pedestrian movement and safety
- Address access and parking issues around Fee Court and Church Street
- Enable better access from the Remembrance Garden to Tesco.
- Improve pedestrian cross river connectivity
- Provide for a pedestrian & cycle movement on both sides of River Camlin.



**ENGAGING**



**HIGH  
QUALITY**



**INTERACTIVE**



**IDENTITY**



**FLEXIBLE**



# URBAN DESIGN RECOMMENDATIONS

The urban design strategy for Camlin Quarter builds upon existing assets of the historic heart of Longford town and Camlin Quarter area, its unique characteristics, its heritage and its location. Building on these to create an enhanced public realm in Camlin Quarter, the seven key themes as mentioned earlier in this chapter are the drivers for the urban design projects, which are presented in further detail in the following chapter.

Further additional projects are highlighted and explained in further detail within the supporting Camlin Quarter Economic Report (please see Appendix Section).

## KEY

- 1 Séan Connolly Barracks and Plaza
- 2 Séan Connolly Barracks Park
- 3 Church Street
- 4 Riverside Plaza and Realm
- 5 Great Water Street
- 6 Camlin Riverside Park
- Camlin Quarter Framework Area



- 1** A bespoke northern civic plaza that respects and respond to the historic, heritage and cultural values of the Camlin Quarter area



**2** A new recreational and community destination and asset for the town



**3** A re-imagined northern gateway for Longford Town



**4** A dedicated pedestrian focused public realm



**5** An enhanced streetscape and public realm



**6** A riverfront open space area that directly connects with the Albert Reynolds Peace Park and the heart of the town centre, opening up the Camlin River and enabling it to become part of Longford's public realm





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CHAPTER

D

# THE RESPONSE

# URBAN DESIGN PROJECTS

## 1. SÉAN CONNOLLY BARRACKS AND PLAZA



Location Plan

### KEY

- 1 Shared surface area
- 2 Potential entrance pavilion
- 3 Main Plaza with feature paving and public lighting
- 4 Mature tree planting with seating
- 5 Screen planting
- 6 Shared 1 way drop-off street
- 7 Protected structures to be retained and refurbished
- 8 Parking for approx. 100 cars
- 9 2 way perimeter road
- 10 Potential new buildings
- 11 Main pedestrian avenue leading to Military Quarter Park
- 12 Green Open Space
- 13 Military Quarter Park Access
- 14 Pedestrian Link to residential area
- Listed buildings/structures to be retained



Indicative proposals for Séan Connolly Barracks and Plaza



## DESIGN RATIONALE:

To create a high quality destination where a mix of tourism, hotel, civic and cultural uses are provided. The cultural, heritage, architectural conservation and former military context of the site is to be respected and incorporated into future detailed design proposals. A dedicated and flexible civic space provided on the former Parade Square area is to be seamlessly connected with neighbouring settlement areas, the Education Training Board site and the town centre.

## DESIGN PRINCIPLES/OPPORTUNITIES:

- To create a distinctive, dedicated, flexible civic space at the northern end of Longford Town that responds to and reflects the historic foundation of Longford town and the cultural heritage of Camlin Quarter;
  - To activate the vacant, once historic heart of Longford town with a mix of uses that will provide for a new destination in the heart of the town;
  - To retain and enhance protected buildings/structures in the former Military Barracks site whilst responding to the overall character of the Battery Road Architectural Conservation Area;
  - To appropriately respond to existing neighbouring uses including the Education Training Board and residential settlement;
  - To seamlessly integrate and connect with neighbouring residential settlement, the existing, western open space, surrounding streetscape and retail core of the town;
  - To provide for full pedestrian permeability for all abilities with adjoining residential areas and integration with existing heritage trails and walking routes; and
  - To provide a northern mixed use 'destination quarter' for Longford town and region that provides for civic, tourism, cultural, heritage and social attractions and facilities for all;
  - To enhance civic space and streetscape presentation using high quality paving, lighting, trees and landscape.
- Ensure that any new build and/or new uses are sympathetic to the heritage setting and values of existing protected structures/buildings within the Barracks site and the wider Battery Road Architectural Conservation Area;
  - Engage with the Education Training Board (ETB), regarding the potential removal of the existing high fence and replace with a permeable landscape edge treatment;
  - Engage with residents at Battery Court on access and permeability between the Barracks site and Battery Court;
  - Ensure that any future detailed design proposals provide for a dedicated, high quality civic space on the former Parade Square and enable flexible civic use and is prioritised to pedestrian movement and access;
  - Use high quality distinctive paving, lighting, seating, trees in planters and landscape and soften the hard landscape;
  - Ensure that all ground floor uses of any potential use within the former Officers Mess Building actively and positively fronts onto and addresses the Parade Square civic space;
  - Ensure a shared surface approach is provided on the main movement routes within the Barracks site;
  - Ensure pedestrian access only is provided between the Barracks site and the proposed area of open space to the west;
  - Provide integrated information and way-finding signage at prominent locations including the main entrance plaza and along Battery Road (please refer to the Wayfinding Strategy, as presented later in this chapter).

## POTENTIAL CHALLENGES AND RECOMMENDATIONS:

- Undertake a detailed survey of the former Barracks site and buildings to determine their structural condition;
- Undertake a market viability analysis on the potential viability of future potential hotel, tourism, cultural uses, amongst others, being accommodated on site;

*Note: Please refer to the Camlin Quarter Economic Report and Traffic and Mobility Report (Appendix Section) for further details.*

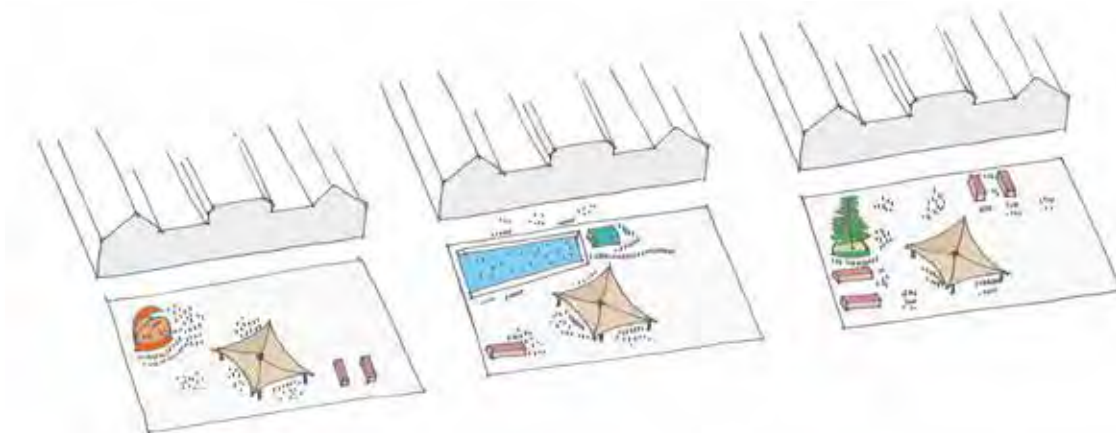


Séan Connolly Barracks Today

# URBAN DESIGN PROJECTS

## 1. SÉAN CONNOLLY BARRACKS AND PLAZA

Seasonal event opportunities at Séan Connolly Barracks and Plaza



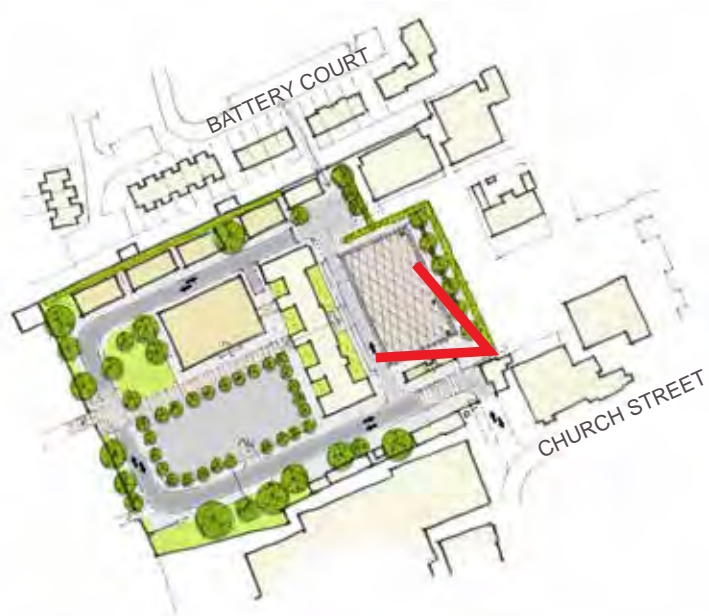
Outdoor music and live events

Ice Rink and weekly markets

Christmas Fair

**EXISTING**





> Direction of vignette view

POTENTIAL



# URBAN DESIGN PROJECTS

## 2. SÉAN CONNOLLY BARRACKS PARK



Location Plan

### KEY

- 1 Pedestrian Access/ Entrance
- 2 Main Avenue
- 3 Playground
- 4 Allotments Maintenance Building
- 5 Allotments
- 6 Meadow park with seating areas
- 7 Pedestrian Walks
- 8 Terrace overlooking water pond
- 9 Water pond
- 10 Viewing platform
- 11 Kick-about area
- 12 Residential Development



Indicative proposals for Séan Connolly Barracks Park and Camlin River Park South

## DESIGN RATIONALE:

To provide a dedicated Recreation Destination Parkland area - one that acts as a western compliment to the Albert Reynolds Peace Park, and provides for a continuous west to east spine of 'green and blue' recreation on both sides of the Camlin River for residents and visitors of Longford town.

Fully realising the potential of the Camlin River, the Park and River are 'connected assets' that seamlessly compliment one another as part of the design response; whereby the existing flood risk area provides for an activated area of water related uses and activities.

## DESIGN PRINCIPLES/OPPORTUNITIES:

- This new 'recreation destination quarter' on both side of the Camlin River that has the potential to provide a unique and sustainable tourism, community and economic development opportunities for Longford town, locally and regionally;
- To respond to the existing flood risk pattern on site and 'bring the water in', thus providing new water orientated recreational and tourism activities (kayaking, canoeing, fishing) in Longford town;
- To provide facilities along the Camlin River such as terraces, boardwalks and/or viewing platforms so to provide new recreation and tourism opportunities;
- To provide a mix of facilities, potentially including community allotments, a kick-about sports area and amenities pertaining to the Camlin River;
- To provide a unique 'destination play area' that resonates the former military helipad located on site;
- To provide new residential homes to the north of the Park area which front onto and positively frame the informal amenity destination space. Ensure the adjoining residential settlement seamlessly connects with and fronts onto the proposed Park area to provide natural surveillance and active frontage;
- To ensure direct access and movement is provided from the existing archway/gateways at the former Military Barracks site; and
- To ensure the proposed Park, north and south of the river seamlessly connect with the former Military Barracks site and the Riverside Shopping Centre through the provision of continuous pedestrian facilities which link, in entirety with the Albert Reynolds Peace Park to the east.

## POTENTIAL CHALLENGES AND RECOMMENDATIONS:

- Ensure that any future potential residential development at battery Court actively fronts onto the proposed new Park so to provide natural surveillance;
- Ensure direct and naturally surveillanced access is provided between the Park, north and south of the River and the Military Barracks, via the existing archway/gateways;
- Engage with Waterways Ireland and the OPW as part of any future detailed design proposals, particularly pertaining to flood risk matters and the Camlin River;
- Undertake a detailed flood risk assessment of the lands on both sides of the Camlin River to fully understand the potential flood risks and required mitigation measures as part of any detailed design proposals for the Park;
- Engage with the Riverside Shopping Centre regarding third party land ownership and right of public access between the Park and Shopping Centre site so to facilitate full movement and connectivity for pedestrians;
- Provide for active water based recreation opportunities on the Camlin River;
- Potential to provide sculpture/land art trail that connects with the Military Plaza and the Albert Reynolds Peace Park; and
- Undertake a town wide audit on existing wayfinding and signage which in turn will inform the preparation and delivery of a town wide Wayfinding and Signage Strategy.

*Note: Please refer to the Camlin Quarter Economic Report and Traffic and Mobility Report (Appendix Section) for further details.*



Séan Connolly Barracks Park Today

# URBAN DESIGN PROJECTS

## 2. SÉAN CONNOLLY BARRACKS PARK

EXISTING





> Direction of vignette view

## POTENTIAL



Indicative vignette of urban design proposals for Military Quarter Park

# URBAN DESIGN PROJECTS

## 3. CHURCH STREET



Location Plan

### KEY

- 1 Realigned road
- 2 Dedicated pedestrian crossings
- 3 Connolly Barracks Entrance Shared Plaza
- 4 'Welcome' feature planter
- 5 Paved parking bays
- 6 Rearranged one way customer carpark
- 7 Public Space in front of exposed historic wall with seating and stone banding in the pavement
- 8 Church entrance plaza
- 9 2 way street, traffic from Fee Court has right of way
- 10 Feature mature tree on town arrival axis
- Listed buildings/structures to be retained



Indicative proposals for Church Street



## DESIGN RATIONALE:

To create a defined northern 'gateway' of Longford town that is characterised by a high quality and landscaped public realm that compliments and appropriately responds to the architectural and heritage assets and protected structures and buildings in the area.

## DESIGN PRINCIPLES/OPPORTUNITIES:

- To create a step change from 'road' to 'space' whereby the existing vehicular orientated road is reconfigured in arrangement so to create a shared streetscape where vehicles and pedestrian move in harmony;
  - To provide a clear sense of arrival to Longford town with a defined and unique streetscape where high quality materials and wayfinding features act as a 'welcome to Longford' and provide a clear sense of arrival to residents and visitors;
  - To retain, protect and enhance protected structures and buildings and ensure they are integrated into the overall streetscape and public realm;
  - To positively respond to the linear and defined architectural vernacular fronting onto Church Street and integrate these buildings into the redesigned streetscape, thus reducing the current visual dominance of cars in this area;
  - To provide a reconfigured streetscape and public space that provides for safe and ease of movement for all and offers opportunity for streetscape furniture and planting;
  - To mitigate the current dominance and speed of vehicular movements by creating a more enclosed carriageway and enhancing the pedestrian realm through the widening of footpaths and creating a shared surface environment;
  - To reduce the visual dominance of car parking by reconfiguring the arrangement and quantum of parking spaces;
  - To mitigate the current unsafe access to car parking and create a separate, contained one way loop system to serve and access the reconfigured car parking spaces;
  - To create a shared surface streetscape that provides seamless access and integration with the Camlin River via Fee Court, Slí na Sláinte, the Séan Connolly Barracks, the Education Training Board site and Main Street;
  - Undertake an Audit of existing and future required street furniture to fully assess needs and demands of all users (abled and disabled); and
- To enhance streetscape presentation using high quality paving, lighting, trees and landscape.

## POTENTIAL CHALLENGES AND RECOMMENDATIONS:

- Protect and retain protected structures and buildings and ensure appropriate high quality materials are provided and positioned appropriately;
- Engage with Omniplex to discuss the opportunity of potentially locating on-street parking from Church Street into the Riverside Shopping Centre multi-storey car park;
- Engage with existing local stakeholders and businesses in the Church Street area during detailed design stages on matters including car parking and the overall streetscape proposals;
- Consider the option of providing mobility management measures and sustainable travel incentives for the staff of local businesses, to facilitate a shift away from car-based commuting;
- Consideration should be given to signalling the northernmost proposed new pedestrian crossing as this is situated at the end of a long straight section of Battery Road, on which southbound vehicle speeds may be higher;
- Carry out detailed over and underground survey work to ascertain the location and types of services. This will bear influence on the potential location of, for example, landscape features including tree's;
- Engage with the Education Training Board to ensure their 'buy in';
- Ensure a dedicated high quality streetscape is provided at the entrance of the Séan Connolly Barracks site;
- Undertake detailed traffic surveys to determine the potential impact and requirements of the Riverside Shopping Centre loading bays, and access arrangements, in the context of the main entrance to the Barracks site; and
- Undertake a town wide audit on existing wayfinding and signage which in turn will inform the preparation and delivery of a town wide Wayfinding and Signage Strategy.

*Note: Please refer to the Camlin Quarter Economic Report and Traffic and Mobility Report (Appendix Section) for further details.*

# URBAN DESIGN PROJECTS

## 3. CHURCH STREET

EXISTING





> Direction of vignette view



Indicative vignette of a public realm improvement works on Church Street

# URBAN DESIGN PROJECTS

## 4. RIVERSIDE PLAZA AND REALM



Location Plan

### KEY

- 1 Reduced to 3.5m width 1 way Little Water St
- 2 Planters with trees and seating
- 3 Public lighting columns
- 4 Seat overlooking the river
- 5 Dedicated crossings
- 6 Widened footpaths
- 7 Potential new steps to open space area
- 8 Reduced to 6m road width
- 9 Paved parking bays
- 10 Reduced to 3.5m width 1 Way Great Water St
- 11 Green pocket area linking the Camlin River, the town core and potentially the Albert Reynolds Peace Park
- 12 Terrace overlooking Camlin River



Indicative potential proposal for Riverside Plaza and Realm (CPO approach)

## DESIGN RATIONALE:

To create a step change in the existing relationship between the Camlin River, the streetscape and built form at a strategic intersection at the northern heart of the town centre.

To refocus this intersection towards the Camlin River and create high quality civic and open space areas on either side of Bridge Street, both of which positively respond to and activate the Camlin River.

## DESIGN PRINCIPLES/OPPORTUNITIES:

- Bring to River and Streetscape together: To open up the Camlin River and existing civic space and integrate them with the streetscape of the town core;
- To unlock derelict/vacant/underused buildings so to enable integration of the river with the streetscape and to provide for aspirations of the Albert Reynolds Peace Park to extend along the river and link with the town core and beyond;
- To unlock the dominance of vehicular movement and improve pedestrian mobility, safety and priority at the intersection of Bridge Street, Main Street, Little Water Street and Great Water Street;
- To introduce a one-way system on Little Water Street (westerly direction) and Great Water Street (easterly direction). Please refer to the Traffic and Mobility Addendum Report for further details;
- To provide for hard and soft landscaped areas that offer usable and activated spaces on either side of Bridge Street for all users and abilities;
- To enhance and activate the existing, unused Riverside civic space and adjoining streetscape to provide appeal and create diversity from day through to evening;
- To improve the overall streetscape to facilitate a better connected and enhanced social, environmental and cultural offerings for the town;
- To ensure that full east to west connectivity is provided along the Camlin River for pedestrians;
- To activate the Camlin River and provide opportunities for water based recreational uses;
- To provide pedestrian priority along the streetscape with dedicated crossings and widened footpaths on Little Water Street, Great Water Street and Main Street to provide safe and easy movement for users of all abilities; and
- To enhance streetscape presentation using high quality paving, lighting, trees and landscape.

## POTENTIAL CHALLENGES AND RECOMMENDATIONS:

- To engage with Waterways Ireland and the OPW as part of any future detailed design proposals, particularly pertaining to flood risk matters, the Camlin River, and the proposed removal of the existing bridge structure (refer to Section B and the Appendix Section of this report for further details);
- Prior to further consideration on the potential area of amenity space east of Bridge Street, and if required the potential Compulsory Purchase Order (CPO) of said lands, detailed technical assessments and engagement with the OPW and Waterways Ireland should be undertaken. The purpose being to determine any potential impacts the proposals may bring, mitigation measures that may be required to facilitate the design proposals;
- Consideration should be given to implementing a raised table junction arrangement, integrating the proposed new pedestrian crossings, which would further reduce vehicle speeds and emphasise the priority of pedestrian movement;
- Junction modelling should be conducted to determine the potential impact of the proposed new junction configuration on vehicular traffic flows through the study area and wider town;
- Consideration should be given to implementing an eastbound contraflow cycle lane on Little Water Street, to allow two-way bicycle traffic. This would reduce the risk of conflicts between bicycles and motor vehicles, as well as reducing the incentive for cyclists to use the footpath;
- Re-configure selected on-street parking spaces on Main Street to rationalise a more efficient streetscape for all users.
- Introduce a restriction on HGV movement along Little Water Street outside AM/PM peak times, thus reducing HGV turning movements at the Bridge Street / Little Water Street junction;
- Undertake an Audit of existing and future required street furniture to fully assess needs and demands of all users (abled and disabled);
- Introduce high quality lighting, trees, planters and soft landscape to enhance the overall visual appeal and condition at the civic space and streets;
- Undertake detailed technical over and underground studies to determine the potential challenges in delivering the indicative open space pocket; and
- Undertake a town wide audit on existing wayfinding and signage which in turn will inform the preparation and delivery of a town wide Wayfinding and Signage Strategy.

*Note: Please refer to the Camlin Quarter Economic Report and Traffic and Mobility Report (Appendix Section) for further details.*

# URBAN DESIGN PROJECTS

## 4. RIVERSIDE PLAZA AND REALM





> Direction of vignette view



Indicative vignette of public realm improvement works at Riverside Plaza and Realm

# URBAN DESIGN PROJECTS

## 5. GREAT WATER STREET

EXISTING



POTENTIAL



Indicative vignette of a public realm improvement works on Great Water Street



### DESIGN RATIONALE:

To create a high quality pedestrian orientated streetscape where rationalised vehicular movement and access facilitates a safer realm and activates a stronger, enhanced interface between existing businesses, residences and the Camlin River.



> Direction of vignette view

### OPPORTUNITIES: DESIGN PRINCIPLES/OPPORTUNITIES:

- To provide pedestrian priority with widened footpaths which will provide a more comfortable pedestrian space and encourage passive amenity between the Camlin River and the street;
- To create a pedestrian orientated street whereby dominance of the private car is reduced so to create more pleasant and safer streetscape;
- To widen footpaths and reduce the existing road width to facilitate delivery of a higher quality, safer and integrated streetscape;
- To introduce a one-way vehicular section for so to establish a sense of 'street' rather than 'road';
- To improve the overall legibility and presentation of the street through integrated design (high quality paving, lighting and soft landscape);
- To enhance the existing frontage interface between buildings and the pedestrian realm, which in turn will facilitate a more pleasant pedestrian experience and dwell time; and
- To enhance streetscape presentation using high quality paving, lighting, trees and landscape.

### POTENTIAL CHALLENGES AND RECOMMENDATIONS:

- To engage with Waterways Ireland and the OPW as part of any future detailed design proposals, particularly pertaining to flood risk matters along the Camlin River, (refer to Section B and the Appendix Section of this report for further details);
- Prior to further consideration on the potential Compulsory Purchase Order (CPO) of lands at the Bridge Street/Great Water Street junction, detailed technical assessments and engagement with the OPW and Waterways Ireland should be undertaken. The purpose being to determine any impacts the proposals may bring, mitigation measures that may be required to facilitate the design proposals;
- Introduce a one-way system on Great Water Street (easterly direction) to improve pedestrian safety and provide for a rationalised movement system for the locale;
- Implement a contraflow cycle lane on the western section of Great Water Street, to allow two-way bicycle traffic. This would reduce the risk of conflicts between bicycles and motor vehicles, as well as reducing the incentive for cyclists to use the footpath;
- Junction modelling should be conducted to determine the potential impact of the proposed new junction configuration on vehicular traffic flows through the study area and wider town; and
- Introduce high quality lighting, trees, planters and soft landscape to enhance the overall visual appeal and condition of the streetscape.

*Note: Please refer to the Camlin Quarter Economic Report and Traffic and Mobility Report (Appendix Section) for further details.*

# URBAN DESIGN PROJECTS

## 6. CAMLIN RIVERSIDE PARK



Location Plan

### KEY

- 1 1-way section of Great Water Street
- 2 Dedicated pedestrian crossings
- 3 Potential buildings
- 4 River Camlin walk
- 5 River Camlin Linear Park
- 6 Viewing platforms
- 7 Carpark
- 8 Pedestrian Link
- 9 Future indicative proposed Spine Road



Indicative proposals for Great Water Street

### DESIGN RATIONALE:

To provide a dedicated and centrally located community and civic centre in the heart of the town.

To activate and integrate the Camlin River into the fabric of the town centre and facilitate the integrated provision of open space amenity between the Albert Reynolds Peace Park and the new civic and community centre.

- To provide educational, recreational, tourism and social experiences and active uses along the riverfront; and
- To enhance the overall presentation using high quality paving, lighting, hard and soft landscape features.

### POTENTIAL CHALLENGES AND RECOMMENDATIONS:

- To undertake a detailed feasibility study on the potential consolidation of all LCC buildings in Longford town and the required needs, footprint quantum of a new purpose built civic and community building in the heart of the town and located on LCC lands north of Great Water Street;
- To undertake a detailed masterplan design process pertaining to all LCC sites in the Great Water Street area and the wider locale of Longford town. This approach will provide for a robust and integrated strategy for the sites, in the context of the wider town;
- To engage with Waterways Ireland and the OPW as part of any future detailed design proposals, particularly pertaining to flood risk matters along the Camlin River, (refer to Section B and the Appendix Section of this report for further details);
- To investigate the existing buildings to the west of the proposed amenity area in regards to the potential long term offering they may bring to extend the amenity offering as far as Bridge Street; and
- To investigate the opportunity for direct and permeable connectivity between the Remembrance Gardens and the Tesco site. This will enable integrate permeability between the Gardens, the wider streetscape, the Riverfront and the Albert Reynolds Peace Park.

### OPPORTUNITIES: DESIGN PRINCIPLES/OPPORTUNITIES:

- To provide a dedicated community and civic centre at the heart of the town and on lands owned by Longford County Council (LCC);
- To positively respond to and open up the Camlin River with Great Water Street and proposed uses on LCC lands so to create a new activated destination in the heart of the town;
- To facilitate the potential for an integrated extension of the existing amenity and recreational offering at the Albert Reynolds Peace Park and provide dedicated open space that positively addresses the River and directly connects with Great Water Street;
- To ensure full and continuous east to west pedestrian connectivity is provided in the open space amenity area so to provide connectivity with the Albert Reynolds Peace Park in the east and, where feasible, to connect with Bridge Street to the west;
- To open up and activate the cross river interface between Great Water Street, the Camlin River and Fee Court;
- To introduce outlook areas and seating along the waterfront to create larger usable areas for street performances, events and festivals.
- To activate the existing Mill Wheel and enable to act as a cross river 'visual hook' between the proposed amenity area and Camlin View, thus enhancing the visual and physical interface between the river and local streetscape;
- To provide a raised table crossing to enhance pedestrian movement and connect both sides of the street, slow traffic speeds and encourage safe cyclist use of the street. This will also increase pedestrian priority, and reinforce the visual appeal of the combined street and waterfront;
- To create a shared surface street environment and provide a comfortable pavement space;

*Note: Please refer to the Camlin Quarter Economic Report and Traffic and Mobility Report (Appendix Section) for further details.*



Camlin Riverside Today

# URBAN DESIGN PROJECTS

## 6. CAMLIN RIVERSIDE PARK

EXISTING





> Direction of vignette view

## POTENTIAL



Indicative vignette of urban design proposals for Camlin Riverside Park

# BRINGING IT ALL TOGETHER



Camlin River  
Greenway

Séan Connolly  
Barracks Park

Séan Connolly Barracks  
and Plaza

Longford Connected  
Link Road

Little Water Street

LITTLE WATER STREET

RICHMOND STREET

CONNAUGHT ROAD



Church Street

Camlin Riverside Park

Great Water Street Community and Civic Centre

Riverside Plaza and Realm

# BRINGING IT ALL TOGETHER

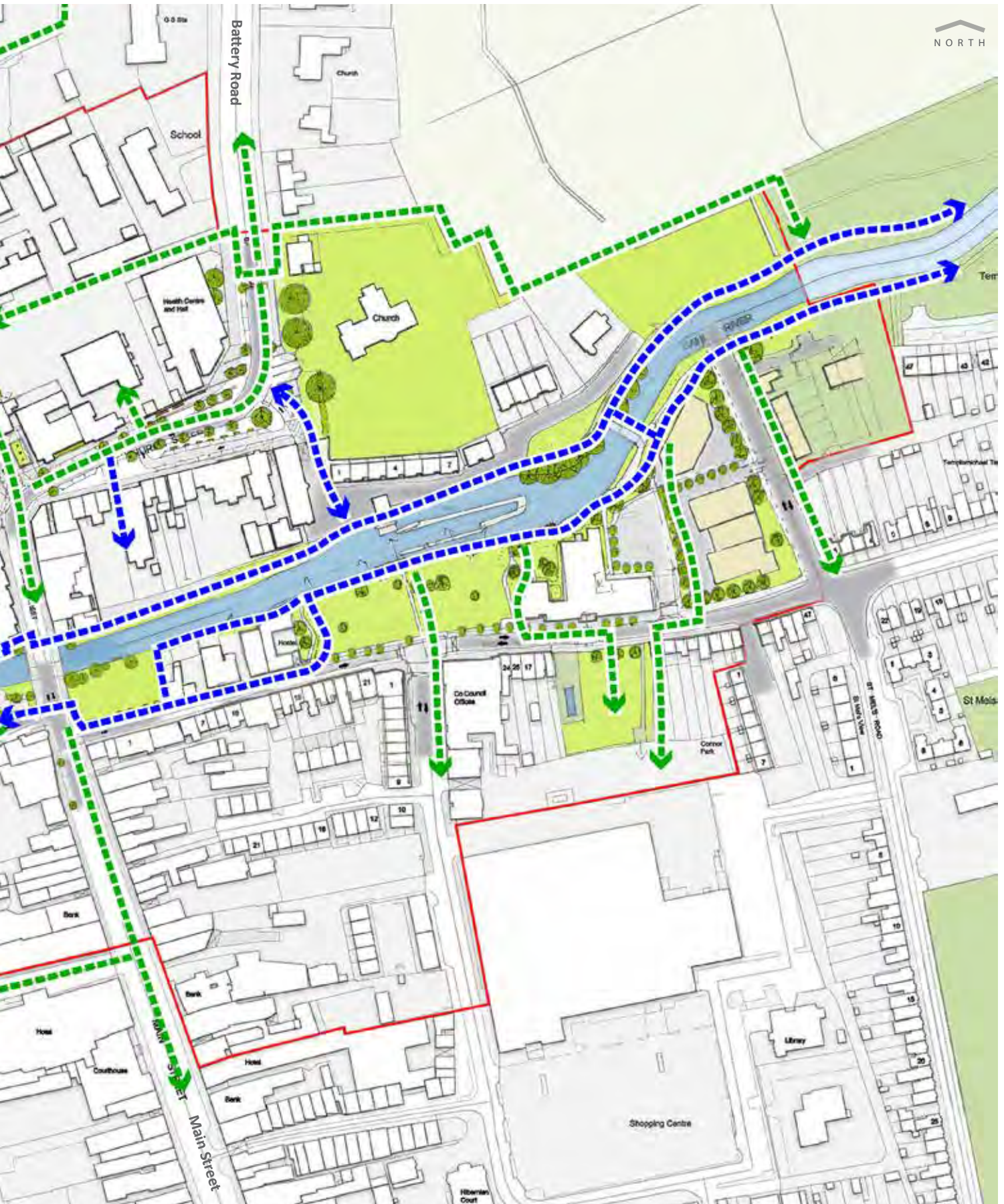
## THE CAMLIN GREENWAY AND BLUEWAY





KEY

- Proposed Camlin Quarter Blueway Network
- Proposed Camlin Quarter Greenway Network



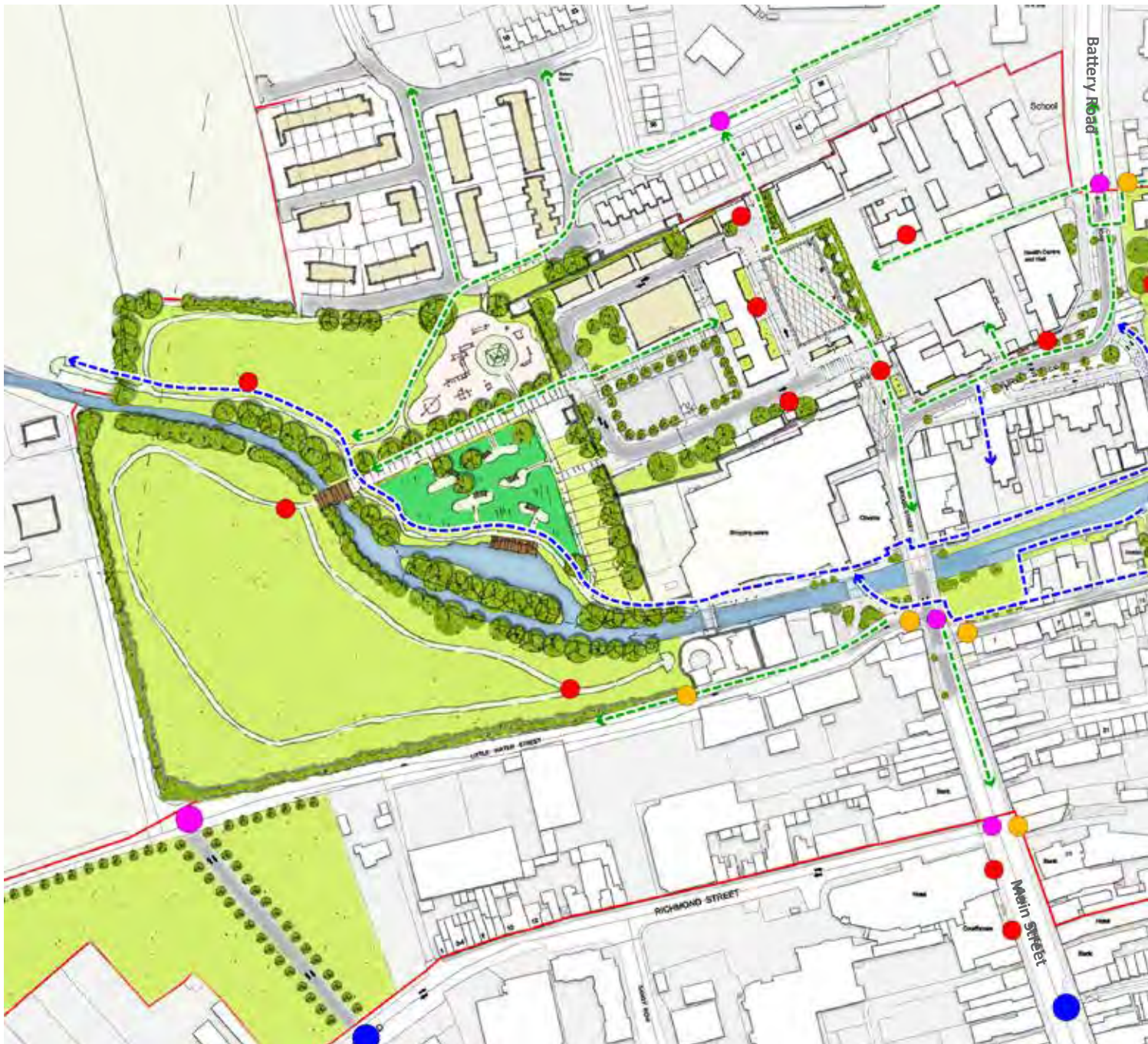
# BRINGING IT ALL TOGETHER

## WAYFINDING STRATEGY

The future way finding strategy for Camlin Quarter should be integrated with a holistic town wide strategy, and be designed to allow public realm users to navigate by the use of landmarks, visual clues and desire lines.

To minimise the proliferation of signs, and to reduce streetscape clutter, a hierarchy of information should be applied. This would require giving the user the right information at the right time, avoiding signing everything from everywhere, and will allow the user to navigate around Camlin Quarter and wider town area with confidence, feeling informed and safe.

Legible environments only need to give the necessary amount of information. The requirements for directional signage must consider the whole journey and experience of the user, from arrival to endpoint, whether by car, foot, public transport or bicycle; a consistent approach to the information delivery is essential. Please refer to the Chapter E for further details on signage and wayfinding design guidelines.

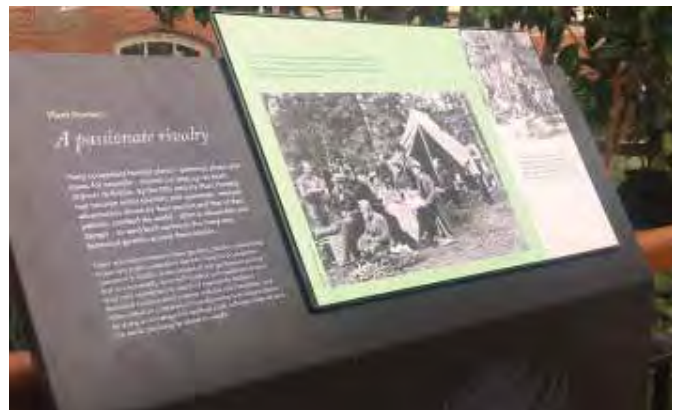


KEY

- Gateway Markers
- Key Nodal Points
- Heritage / Education Interpretation Signage
- Finger Post Signage
- Camlin Quarter Blueway Route
- Camlin Quarter Greenway Route



Education Interpretative Signage



Heritage Interpretative Signage



Fingerpost Signage



NAME

CHAPTER

E

# IMPLEMENTATION AND DESIGN GUIDELINES

# URBAN DESIGN ACTION PLAN

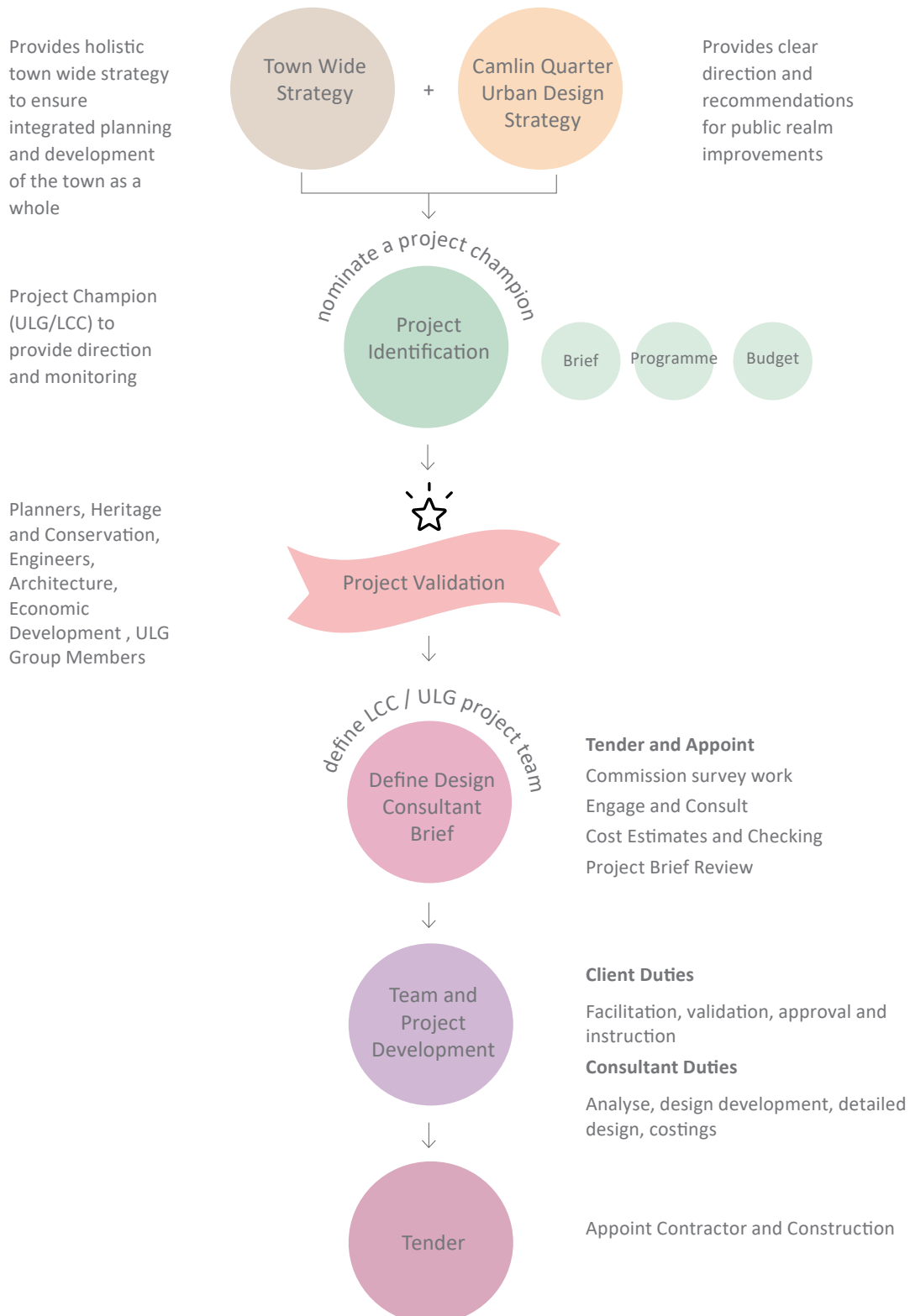
The delivery of the Urban Design Framework for Camlin Quarter can be facilitated in a number of ways and approaches, in addition to the urban design project specific recommendations, as presented in Section D of this report. The following are steps and recommendations which Longford County Council should consider to facilitate the integrated delivery of the Camlin Quarter Projects:

- Carry out a town wide Urban Design Study to ascertain a comprehensive understanding of the broader placemaking challenges and opportunities that would compliment and strengthen the town as a whole, Camlin Quarter and Longford as a local and regional destination;
- With a focus on regeneration target funding sources (URDF, LDA, ISIF etc.) for the Camlin Quarter and Longford town;
- Nominate a Longford Town Champion; one who is well placed to promote and leverage the town and Camlin Quarter as a destination and place to invest in. The role of the Champion will be to guide and promote the planning, marketing and development of Camlin Quarter;
- Facilitate an engagement process to consider the appropriate identity and brand of Longford town and Camlin Quarter;
- LCC to consider and rationalise the potential need for compulsory purchase ordering of lands within the Camlin Quarter area;
- The opportunity exists, as part of the Longford Town and Environs Local Area Plan (LTELAP 2016-2022) statutory review process, to produce and potentially incorporate into the revised LTELAP planning mechanisms for the Camlin Quarter. The intent of such mechanisms would be to provide clear and bespoke guidance, in line with the County Development Plan, that would guide and assist the delivery of the Camlin Quarter in a planned manner. One such mechanism for consideration is the designation of the Camlin Quarter as a Strategic Development and Regeneration Area (SDRA). Site specific planning objectives and guiding design principles would be prepared for an SDRA area that will be used to focus development in the respective area. Precedent examples have been prepared by Dublin City Council and include Dublin Docklands, Grangegorman and Heuston Station;
- LCC to agree an approach forward in terms of preferred priority (urban design) projects and the phasing of such;
- LCC to decide on approach for council owned lands, particularly along Great Water Street, and whether a do minimum or do maximum approach is best regarding the need and delivery of a dual civic and community building;
- Select and agree the phasing and delivery of Urban Design Projects and appoint a multi-disciplinary design team to prepare detailed designs for the respective project areas;
- Detailed technical underground and overground surveys are required to ascertain potential challenges and mitigation measures required to deliver projects;
- Prepare a detailed masterplan for preferred strategic site(s);
- Create and define a town wide and Camlin Quarter brand strategy in close liaison with Fáilte Ireland and other relevant regional and local stakeholders;
- Prepare a town wide wayfinding and signage strategy that is integrated, consistent and clear;
- Commission and install distinctive welcome features at the gateways to the Quarter and town that incorporate the Longford brand;
- Install clear directional signage at key locations to guide people to key town centre destinations and facilities, including retail, commercial, civic and amenity destinations, car parks and public transport;
- Allow for the installation of interpretive (historic, heritage, tourist, cultural) information boards that provide information and also contribute to the quality of public spaces, streets, laneways, the river-front and amenity areas;
- Commission and install bespoke street name plaques on the streets, public spaces, laneways and the river-front;
- Carry out an audit of vacant/derelict buildings within the town centre and Camlin Quarter; and
- Maintain communications and engagement with town wide stakeholders and residents.

A suite of complimentary recommendations are set out in the Economic Strategy and Transport and Traffic and Mobility Report (please refer to the Appendix Section).

# IMPLEMENTATION PROCESS

The process for each individual urban design / public realm project is complex and unique to each location. It is dependent on the site constraints, engagement, approvals and ease of change. The process diagram below sets out the various stages which should be considered and need to be managed as part of the process towards creating a Re-imagined Camlin Quarter.



# DESIGN GUIDELINES

## MATERIALS PALETTE:

### GENERAL SURFACE MATERIALS AND FINISHES

The appropriate selection and quality of materials, together with development of well informed and considered design solutions, is essential to the success of the public realm in Camlin Quarter and its implementation.

During consultation and engagement for the Camlin Quarter, a consistent theme that arose was street furniture, the selection and positioning of such to enable safe and ease of movement of all users, including the disabled. With such, considered thought and application of the above requirement needs to be ensured.

The strategy proposes to build upon existing elements in the town that are successful. In this regard, the materials of architectural heritage and of the more recent public realm interventions, such as at St. Mel's Cathedral, are the starting point and will inform the material palettes for Camlin Quarter. The palette should also take cognisance of existing and any future planned material upgrades of the wider town of Longford.



Granite paving



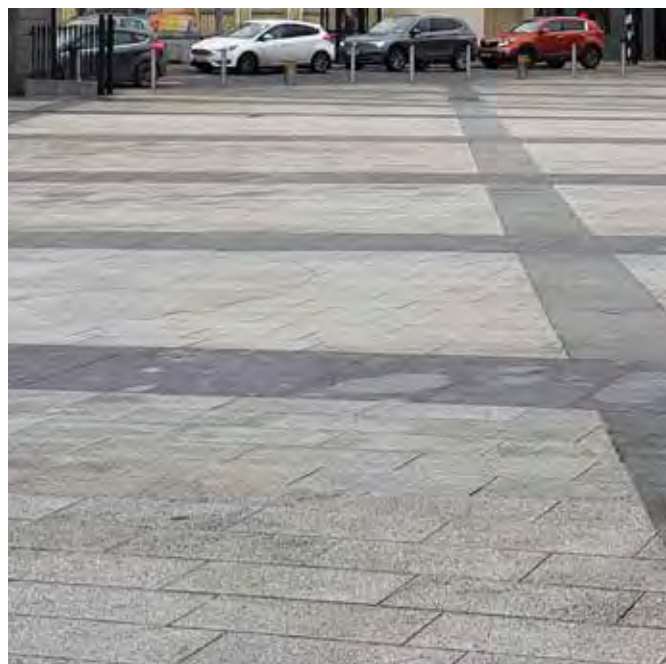
Block paving



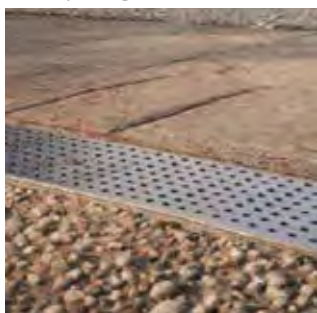
Block paving



Block paving



St. Mel's Cathedral surface material



Steel drainage channel



Buff tactile paving



Throughout the Camlin Quarter, street furniture should be complimentary to existing furniture and avoid unnecessary cluttering of the public realm. In a typical street scenario furniture elements should be organised into a furniture line to aid with line of sight and legibility for people of all abilities, as well as assisting in the ease of maintenance and street cleaning.

Important factors for the street furniture to consider at Camlin Quarter include:

- Establish a coordinated furniture suite to reduce long term maintenance and standardise finishes;
- Ensure suitability for elderly and people with disabilities: a proportion of the street furniture in any given area should have backs and armrests, so that they can be used by everyone;
- Edges on street furniture vulnerable to damage should be protected with stainless steel skate bars or cropped paving could be used as a deterrent; and
- All furniture layouts should give consideration to necessary vehicle movements and layouts should be vehicle tracked. A furniture line is the default position for typical streets, working in conjunction with street trees and street lighting.



# DESIGN GUIDELINES

## MATERIAL PALETTE:

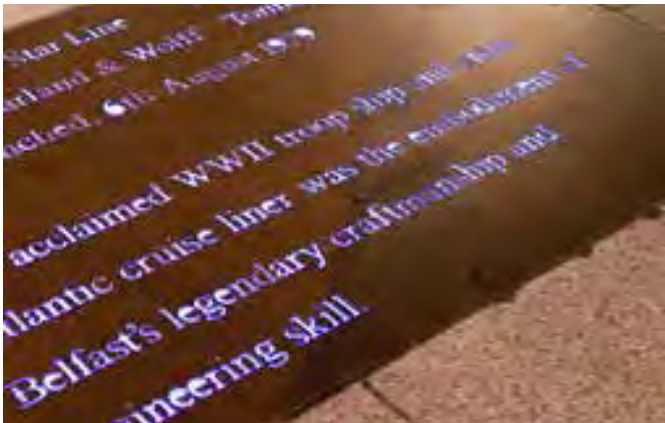
### PUBLIC REALM AND LANDSCAPE: LIGHTING

The use of feature lighting, highlighting key architectural, landscape and public realm details will play an important role in creating a unique (evening) identity to Camlin Quarter.

Lighting fixtures, along with other street furniture, should be minimal and discrete, and avoid unnecessary cluttering of the public realm. The use of bespoke street lighting can be interpreted through the form of public art at Camlin Quarter, as throughout the town, and will be integral to the overall attainment of a high quality public realm.

#### Functional lighting

- Appropriate main functional street lighting so to enhance colour rendition and perception of safety. In pedestrian areas, lighting with an appropriate lux is advised along main desire lines so to accentuate the pedestrian realm and create a distinct realm to that of other areas;
- Main lighting should have an integral fault detection with the ability to dim to save power, particularly at night-time, thus enhancing sustainability;
- Main lighting should use cut-offs to control light spill, provide protected routes for habitats etc., particularly along the river front and landscape areas;
- LED lighting is advised so to reduce energy and maintenance;
- The use of building mounted lighting may be applied on minor streets as this reduces carbon in production and lends towards uncluttered streetscapes.

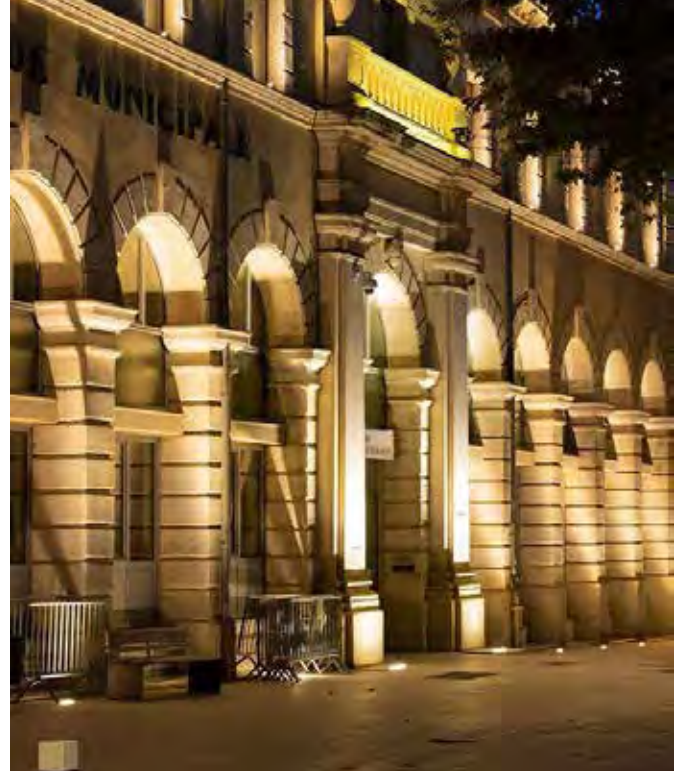


### Amenity lighting

To create an atmospheric setting at the Military Barracks, whilst providing building elevation, particularly for the Officers Mess building, uplifting can potentially be focused on the main facade and thoroughfares - warm white light.

It is also recommended that key building entrances may have down lighters so to reinforce entrance points and night time legibility.

- Tree uplighting may also be recommended on key avenue trees and groups - warm white light;
- Glass balustrade - uplighters;
- Gateway Camlin Quarter signage on Battery Road and Main Street may be used so to highlight arrival and create a distinct setting for the Barracks site and the Camlin Quarter;
- Wall uplighting may also be recommended - warm white light; and
- Step / ramp lighting may be recommended on all primary streets with steps or ramps at low level. Light source to be at the side to wash over surface and avoid glare.



# DESIGN GUIDELINES

## MATERIAL PALETTE: PUBLIC REALM AND LANDSCAPE

### Way Finding and Interpretation

As a user travels along specific points on a route, they will encounter a range of sign types, be it in within the Quarter, in amenity and recreational spaces or in the wider public realm of the town of Longford. These way finding markers create a series of information stepping stones with decision points determining the sign location. This creates a series of information levels:

- Gateway markers at key thresholds to provide a clear visual and mental welcome and arrival to residents and visitors to Longford town;
- Fingerposts at major decision points, with route reminders to provide reassurance and a clear sense of orientation;
- Interpretative signs to inform users about the military and historic heritage and cultural heritage of the Quarter site, as well using the landscape and buildings as a learning / educational landscape; and
- Plaques to highlight and commemorate significant heritage, cultural and historic features and buildings around the town.

The Quarter may have a specific colour palette applied to signage or shape variation to that of the town centre. This would create a sense of uniqueness and distinction between Camlin Quarter and the wider town, whilst the common form, materials, finishes and graphic treatment of signs unite with the overall town strategy, and with the overall street and signage furniture family.



Plaques

### Sign Positioning Principles

Within the Quarter, new signage should follow a signage strategy to create a legible environment where people can easily identify their location in relation to arrival points, routes, landmarks and destinations, within Camlin Quarter and nearby, making the Quarter more accessible and encouraging journeys by foot and by bike.

The locations of sign posts will need to be determined locally and will be influenced by:

- Survey of site lines, tree planting and road signage;
- Coordination with other street furniture and lighting elements to avoid streetscape clutter.

### Gateway Markers

This form of signage may be used at entrances to Longford town and at highly visibility locations. Information on these markers should be kept to a minimum, and the content should relate to branding the location, as well as providing maps and directional information to help plan a journey. The gateway marker could be a new sign type, but complimentary to the Longford / Midlands signage family.



Gateway Markers

*“Signage should complement the historical landscape of the town setting whilst having visual stand out as an easily recognisable trustworthy source for accessible information and guidance”*

### Fingerpost Markers

Fingerposts act as route reminders that aid navigation. They are able to ‘sign in’ multiple directions and can be easily viewed from a distance. Fingerposts present the advantage of being easily adaptable and can accept new signs cost effectively.

### Interpretative Signage

Interpretative signs provide directional and cultural information throughout the Quarter at key junctions, meeting places and arrival points. Combining interpretative and directional information, they aid the users in establishing their location and planning a route to an end destination, and also reconnecting people with social and cultural history of the place, and to learn. Given the varied and complex history of Camlin Quarter, and recognising that the military and historic heritage of Longford should be a feature of the Quarter’s future, a curatorial project could be initiated from early on to progress appropriate interpretative signage, working in partnership with the ULG stakeholders. This model of engagement would prove high beneficial to the continued ‘ownership’ which has been engendered in Longford to date regarding the regeneration and redevelopment of both the former barracks site and the overall Camlin Quarter.



Fingerpost Signage

Interpretative Signage

# DESIGN GUIDELINES

## MATERIAL PALETTE: PUBLIC REALM AND LANDSCAPE

### Public Art Installations

Public art at Camlin Quarter, as throughout the town, can play an integral part of the overall public realm. It can take many forms from bespoke lighting, to street furniture and paving elements, as well as specific interventions. Important factors to consider for any potential art programmes or events in Camlin Quarter include, but not limited to are:

- Ephemeral pieces and performance art should be a strong feature so to assist with a constant draw to Camlin Quarter and the town. This can draw from the rich cultural, heritage, military and historic backdrop of the town;
- A year round programme of events should be with key buildings and spaces, in particular the Séan Connolly Parade Square but also across the town. This approach will enable the 'drive up' of footfall and potentially attract investment. Existing local art groups, such as Cruthú Arts Festival should be engaged as part of this approach as local 'buy in' is crucial for success and longevity;
- Art could be an integral part of the urban design strategy for the Quarter, working on all scales from large interventions to small, injecting humour, play, emotion and thought into the everyday; making the place unique and special;
- A sculpture trail could integrate places and spaces such as the Albert Reynolds Peace Park, the Remembrance Gardens, the Séan Connolly Parade Square and Park and importantly with the wider town itself;
- Key artwork should be at nodal spaces within the Séan Connolly Barracks site. Incidental small interventions can be throughout the Camlin Quarter and be varied in their application, from sculpture, and surface interventions to poetry, sound, light and video, which connect with different people in different ways - something for everyone.





# DESIGN GUIDELINES

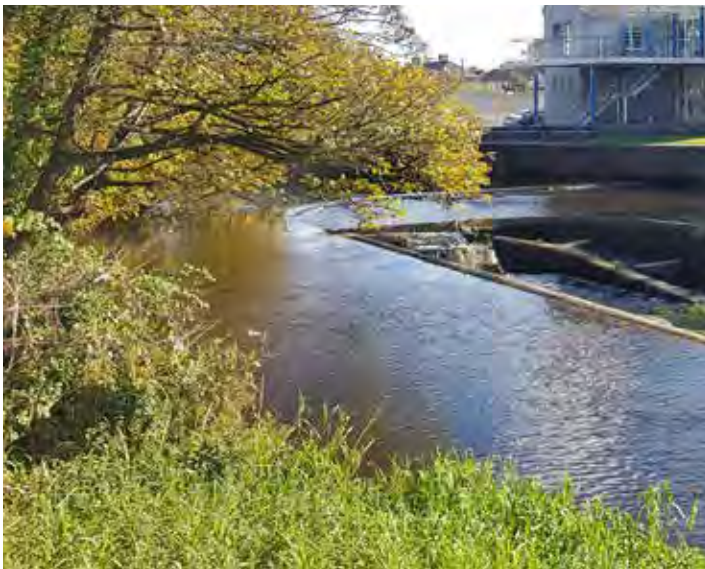
## MATERIAL PALETTE: LANDSCAPE AND OPEN SPACES

An important features of a Re-Imagined Camlin Quarter is the seamless and continuous connectivity of the green and blue assets and the built form. It is vital that east-west connectivity between the Albert Reynolds Peace Park and the proposed Séan Connolly Barracks Park is ensured and provided for - by way of a 'spine' of activities and uses provided for all uses of all abilities.

Green space is recognised as being important for the well being of communities and sustainable development.

The existing green and blue landscape in Camlin Quarter provides a number of features that offer benefits in creating an extended development with character and a sense of place. These advantages include existing planting, vegetation and the Camlin River. These elements also have

benefits in terms of amenity and the recreational opportunities they offer. Future detailed designs should ensure that these natural features are integrated into the proposals to retain existing character, and provide enhanced amenity.





# DESIGN GUIDELINES

## MATERIAL PALETTE: PLAY SPACES

A natural play setting encourages and fosters a strong sense of place, connecting the play space with the local landscape and allows for imaginative play for a range of ages.

Camlin Quarter has a strong landscape setting, and the inclusion of new natural play facilities will encourage positive associations with the natural local landscape. The opportunity to provide formal and informal play is recognised in the Séan Connolly Barracks Park project whereby the former military helipad becomes a bespoke military themed play space for residents and visitors. The play space will act as a western compliment to the existing play space to the east in the Albert Reynolds Peace Park.

Passive recreation will be encouraged throughout the Camlin Quarter. The creation of a stewardship plan is identified as an opportunity for community involvement and the creation of a sense of local ownership.





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CHAPTER

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# APPENDICES

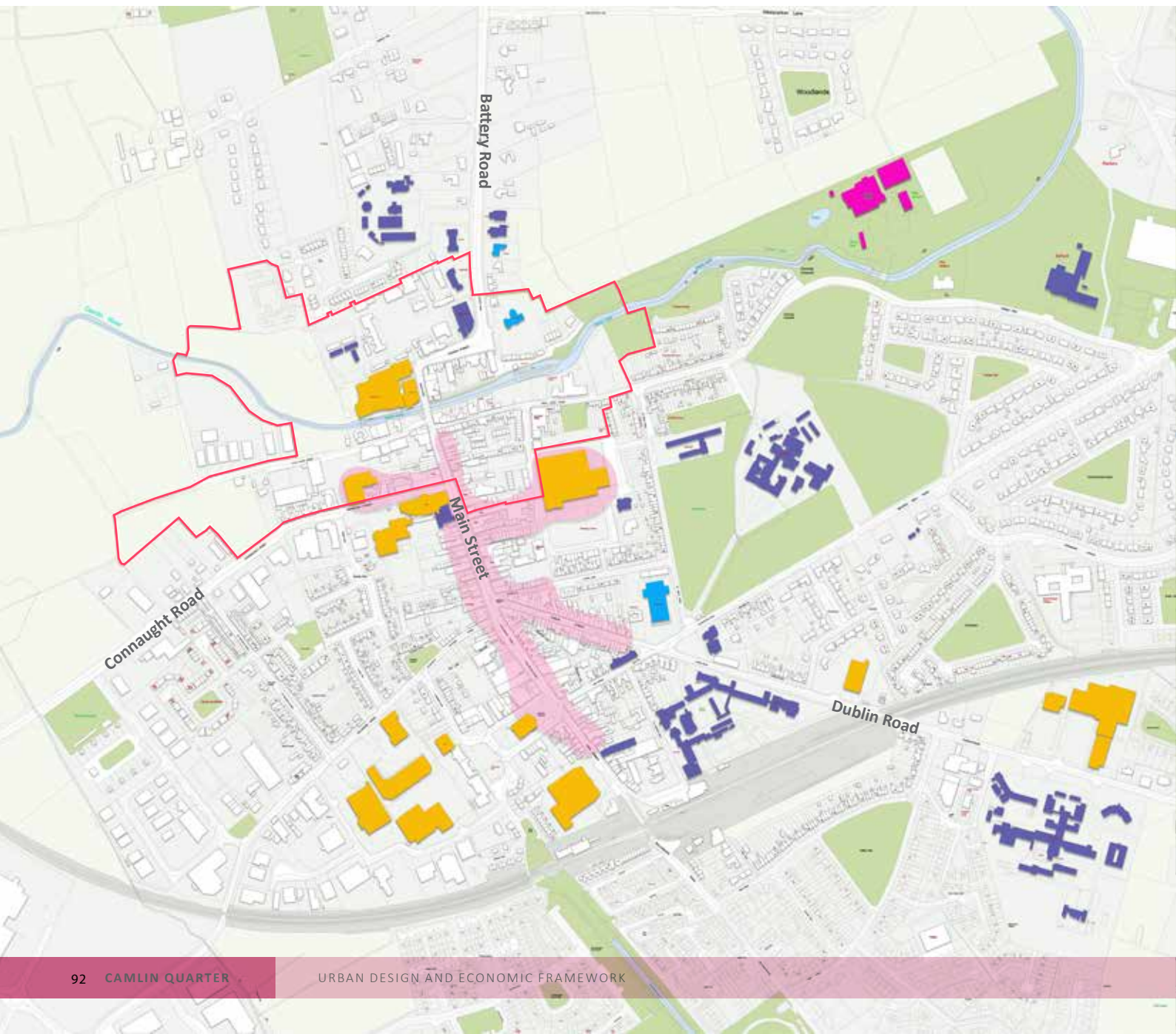
# ANALYSIS AND OBSERVATIONS

## ESTABLISHED DESTINATIONS



### KEY

- Retail Destinations (existing and future) ■
- Retail Zone ■
- Recreational / Amenity / Leisure Destinations ■
- Community / Heritage / Culture Destinations ■
- Religious Destinations ■
- Rail Line ■
- Camlin Quarter Framework Area ■



# ANALYSIS AND OBSERVATIONS

## HERITAGE AND HISTORIC ASSETS

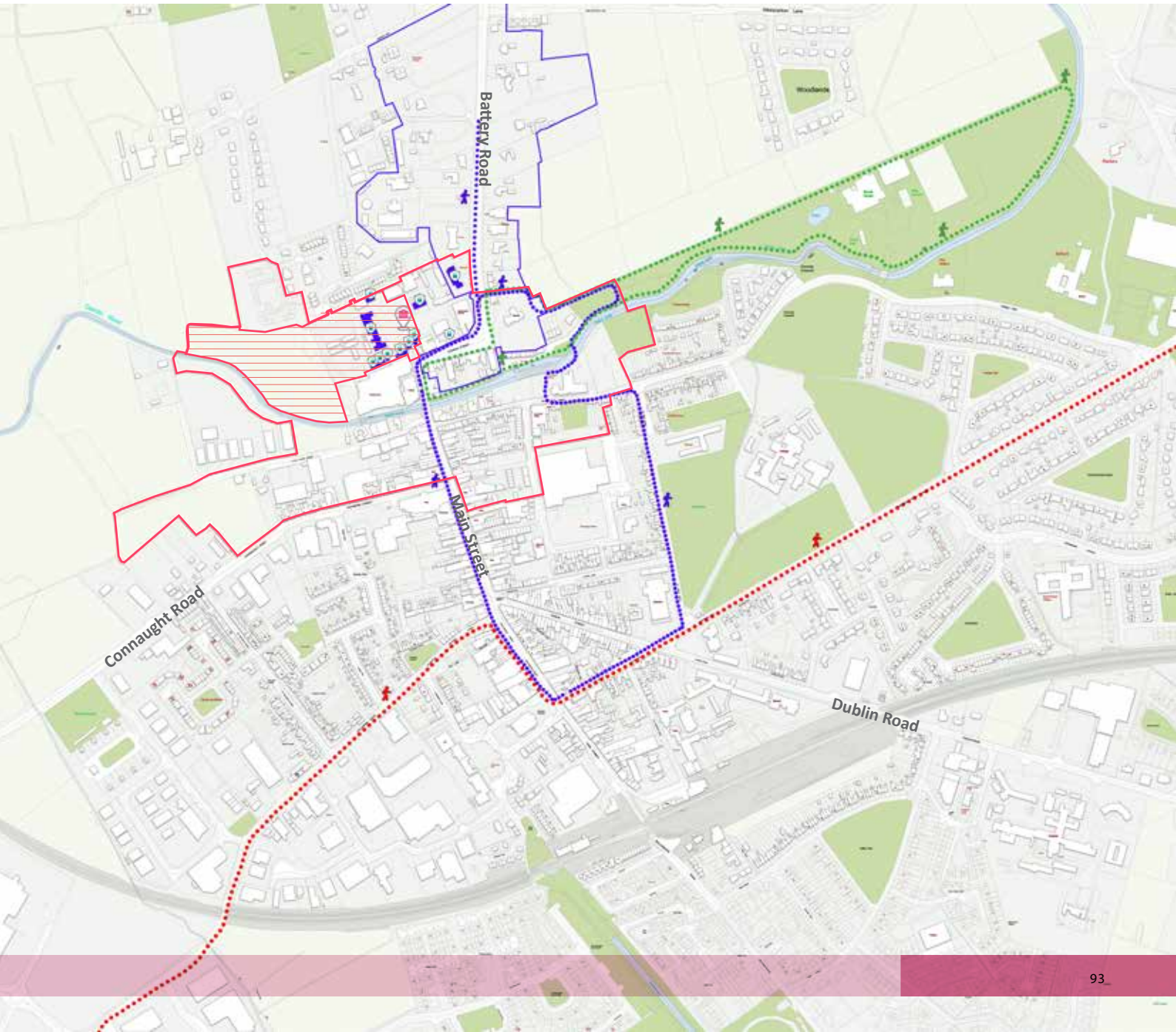


### KEY

- Protected Structure
- National Monument Site
- Military Barracks
- Longford Rebel Walking Trail
- Town Park Slí na Sláinte Walking Trail
- Longford Literary Walking Trail
- Battery Road Architectural Conservation Area
- Camlin Quarter Framework Area



Military Quarter zoom in of protected structures















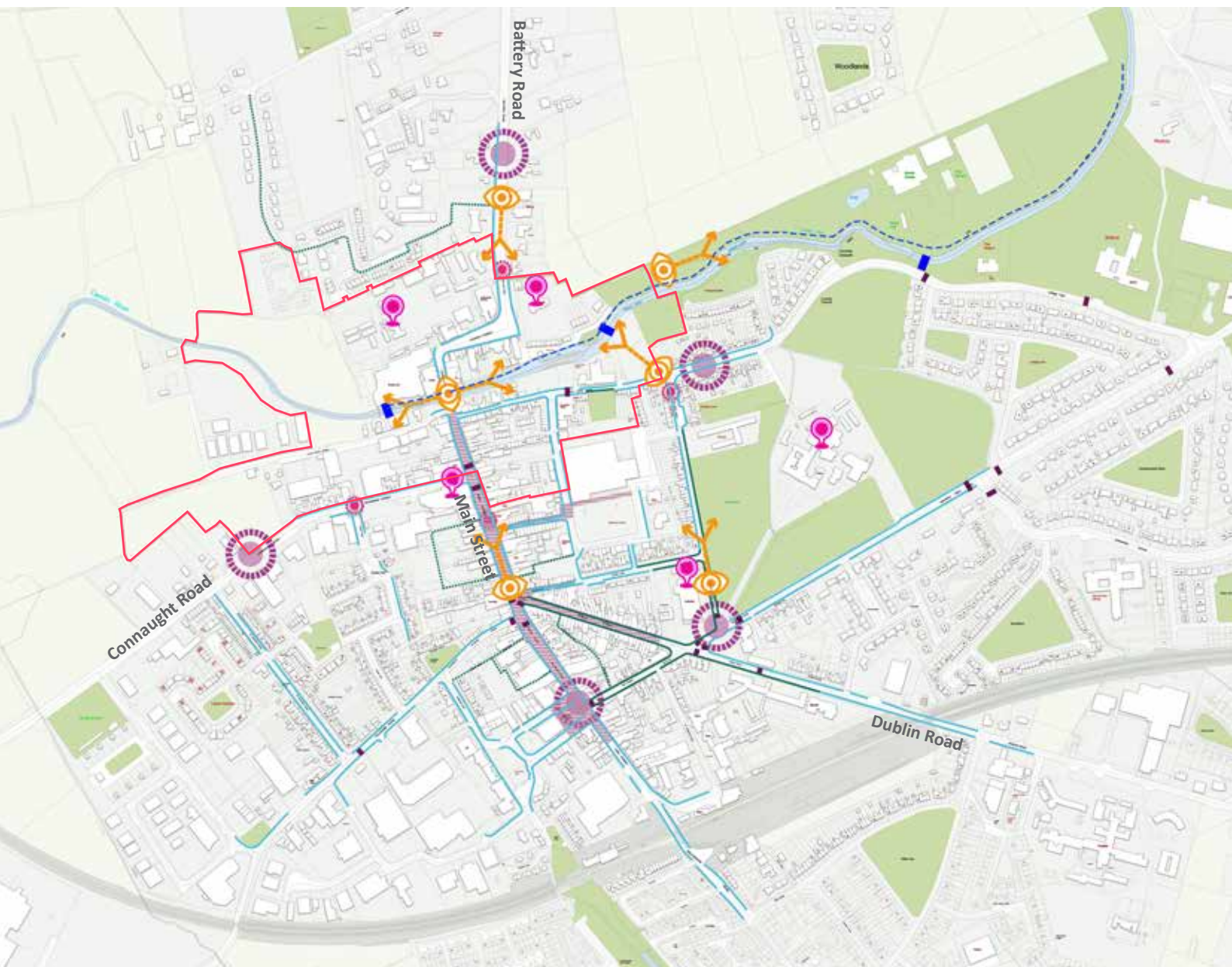
# ANALYSIS AND OBSERVATIONS

## URBAN STRUCTURE



### KEY

- Gateways 
- Pedestrian Gateways 
- Landmarks 
- Retail Focal Zone 
- View Corridors 
- High quality footpaths 
- Public footpaths 
- Pedestrian crossing 
- Pedestrian bridge link 
- River front Public Realm 
- Public Open Space Destinations 
- Camlin Quarter Framework Area 





The Remembrance Garden civic amenity



St. Mel's College landmark building



Weak primary gateway along Connaught Road



Secondary gateway along Battery Road



Car dominated retail streetscape on Main Street



Pedestrian focussed public realm

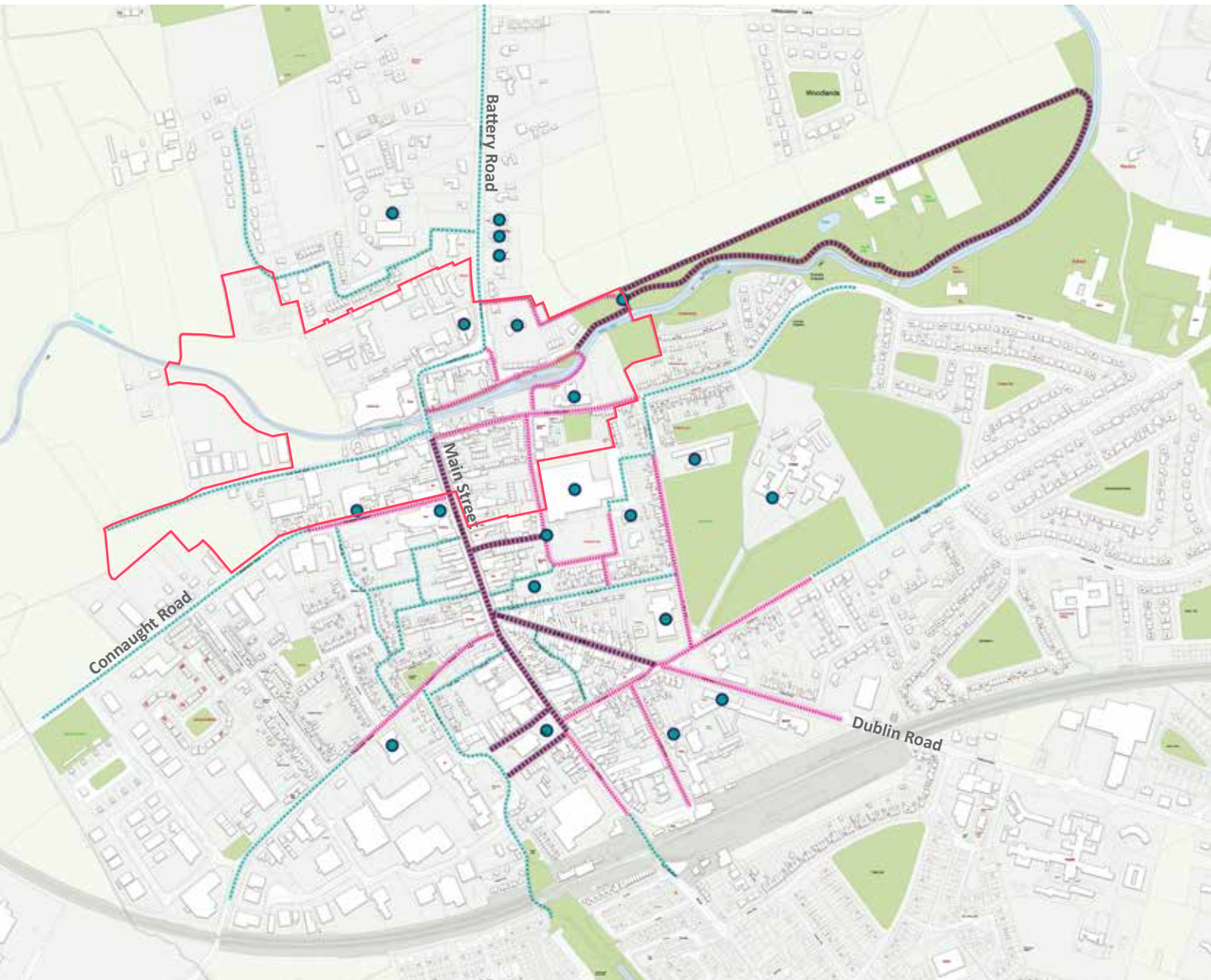
# ANALYSIS AND OBSERVATIONS

## PEDESTRIAN ACTIVITY



### KEY

- Destinations ●
- High Level Pedestrian Activity/Offer ■
- Medium Level Pedestrian Activity/Offer ■
- Low Level Pedestrian Activity/Offer ■
- Camlin Quarter Framework Area ■





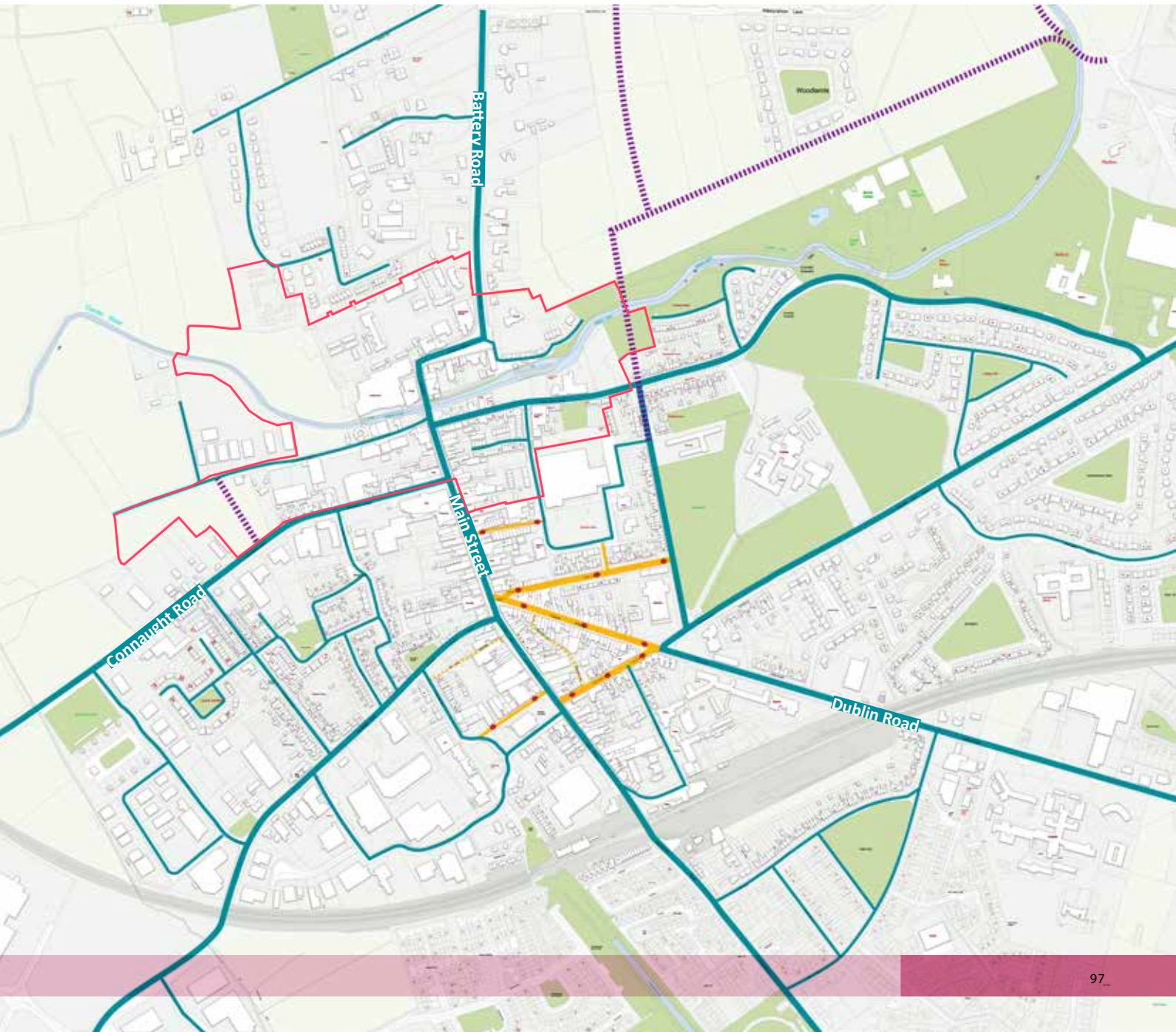
# ANALYSIS AND OBSERVATIONS

## VEHICULAR MOVEMENT



### KEY

- One Way Street Network
- Two Way Street Network
- ◆ Direction of Vehicular Movement
- ▬▬▬ Proposed /planned road infrastructure
- Camlin Quarter Framework Area




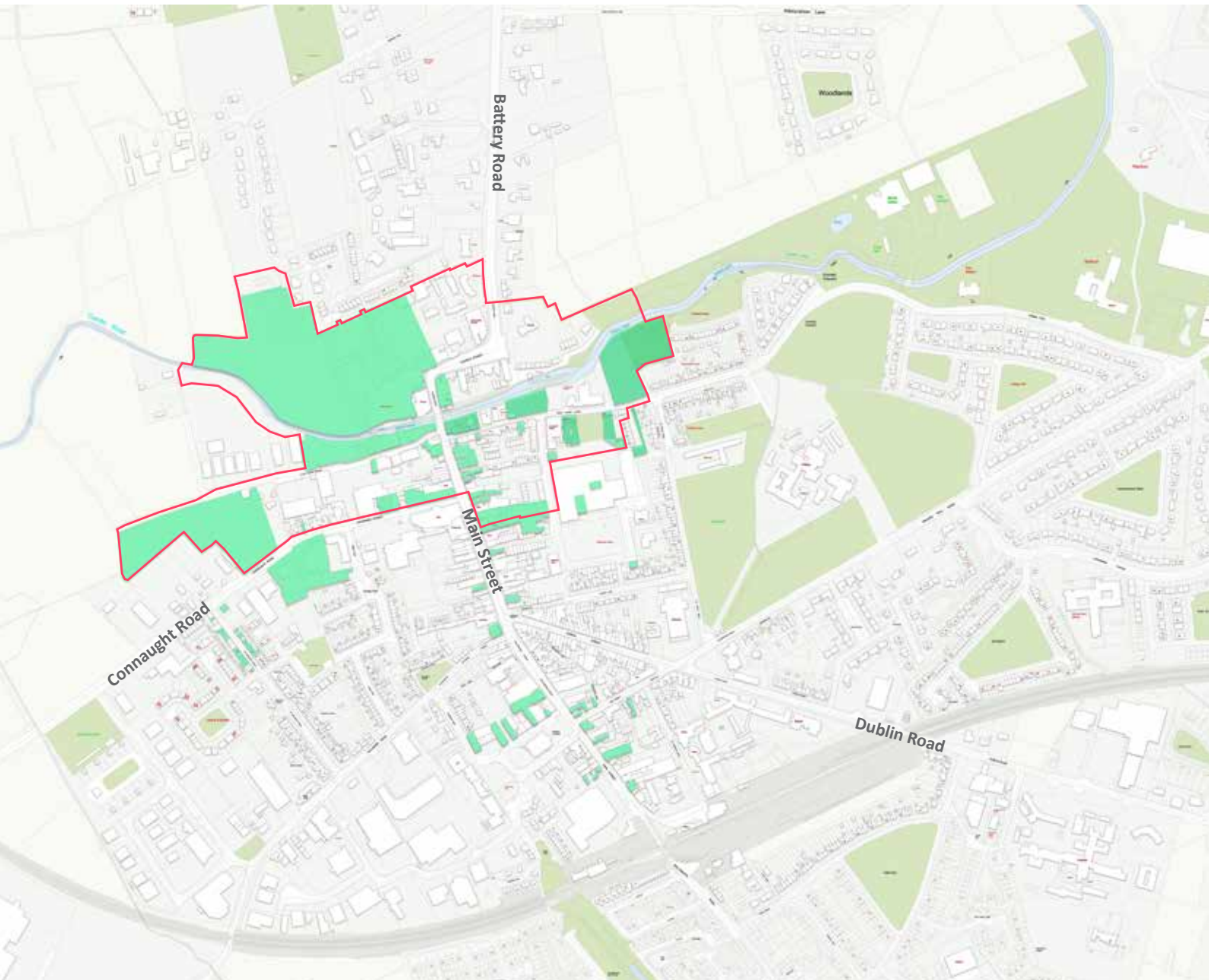
# ANALYSIS AND OBSERVATIONS

## VACANCY



### KEY

- Existing vacant buildings/sites 
- Camlin Quarter Framework Area 



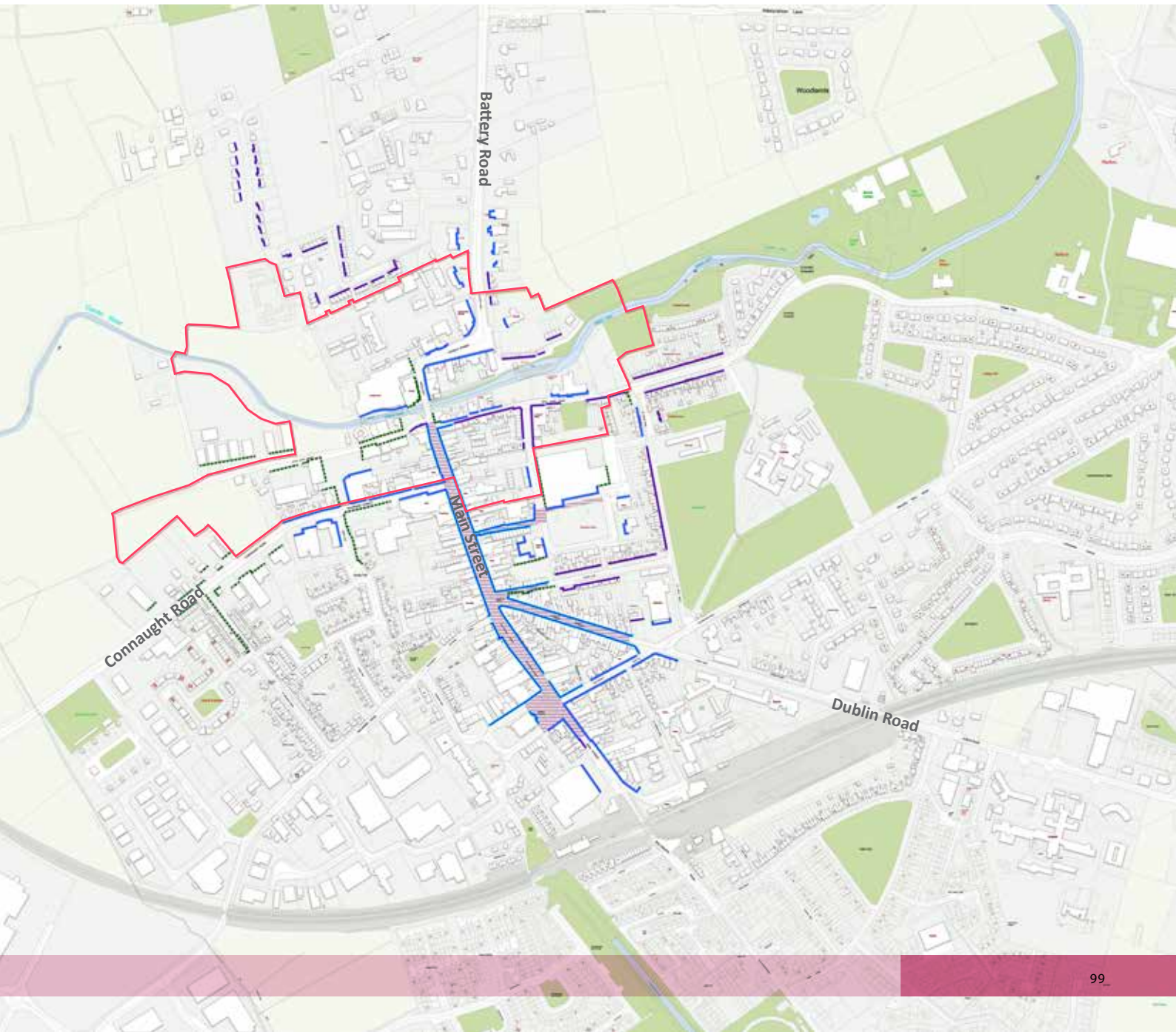
# ANALYSIS AND OBSERVATIONS



## ACTIVE FRONTAGES

### KEY

- Primary (Town Centre) Frontages
- Secondary (Residential) Frontages
- Weak Frontages
- Retail Focal Zone
- Camlin Quarter Framework Area



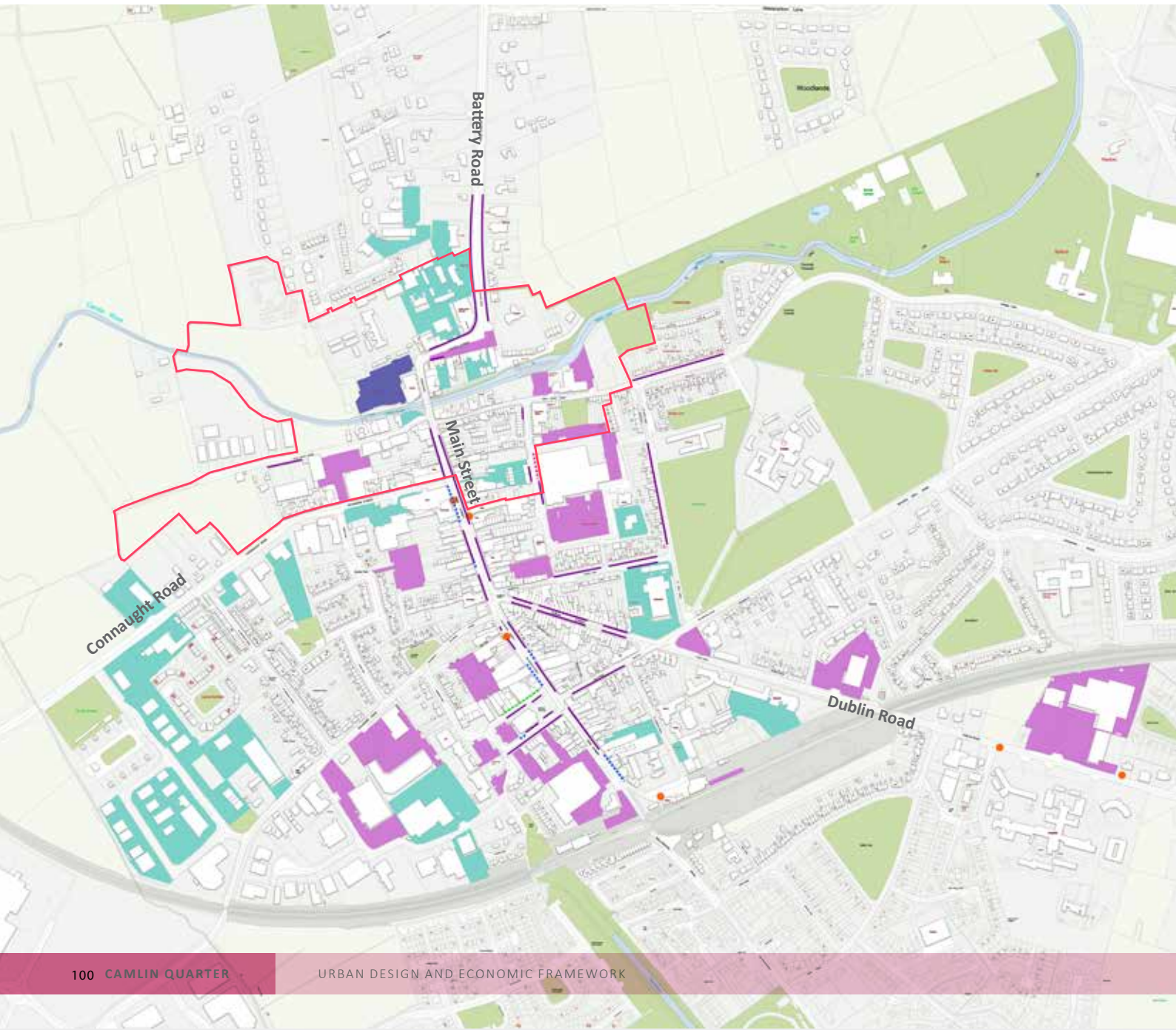
# ANALYSIS AND OBSERVATIONS

## CAR PARKING, TAXI AND LOADING



### KEY

- On-Street Public Parking —
- Public Surface Parking —
- Multi-Storey Parking —
- Private Parking —
- Set Down Area /Loading Bays —
- Bus Stops ●
- Taxi Rank —
- Camlin Quarter Framework Area —



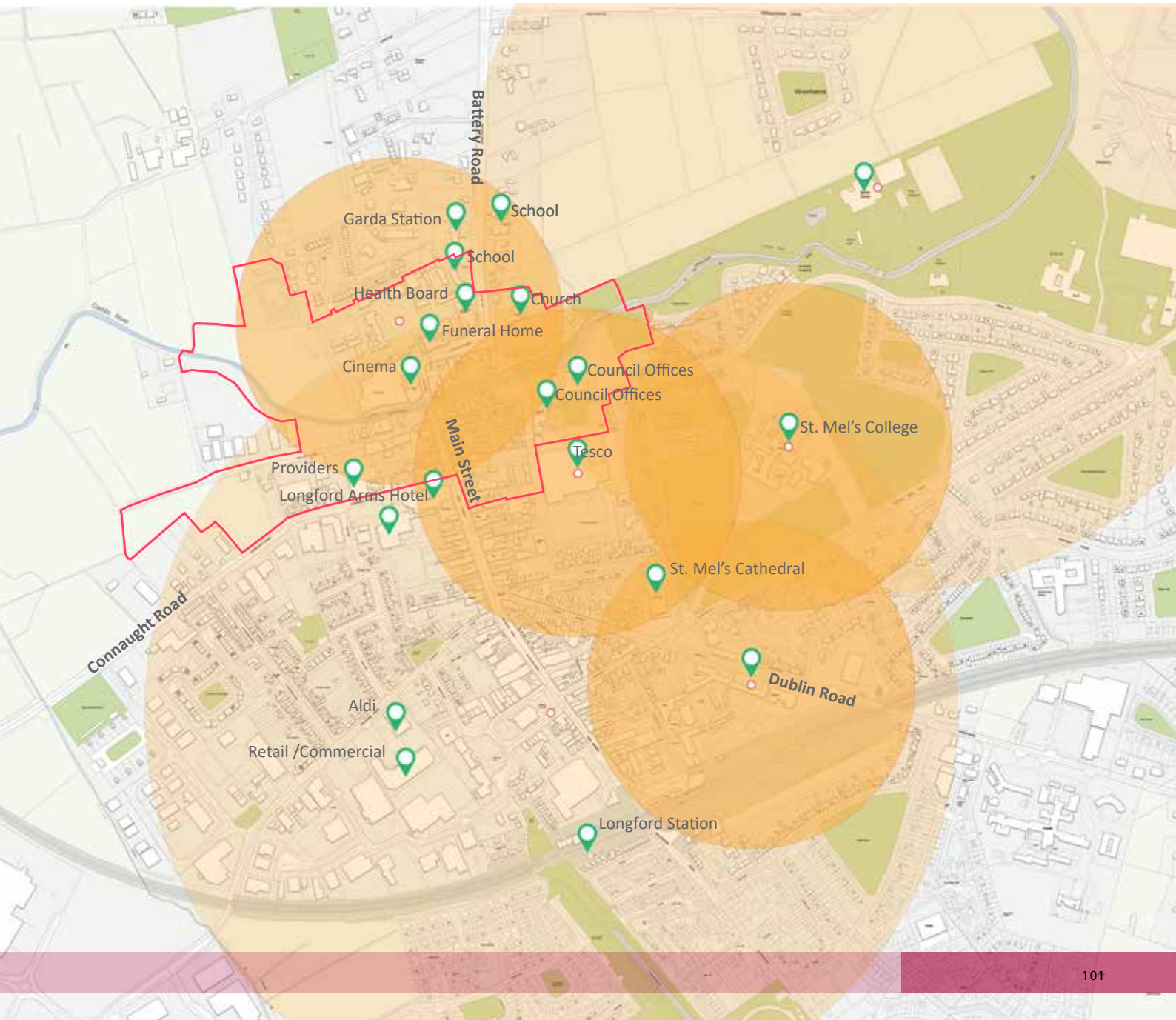
# ANALYSIS AND OBSERVATIONS

## WALKABLE COMPACT TOWN CENTRE



### KEY



- Walking Centre Point
- 2.5 minute walking zone
- 5 minute walking zone
- Destinations
- Rail Line
- Camlin Quarter Framework Area

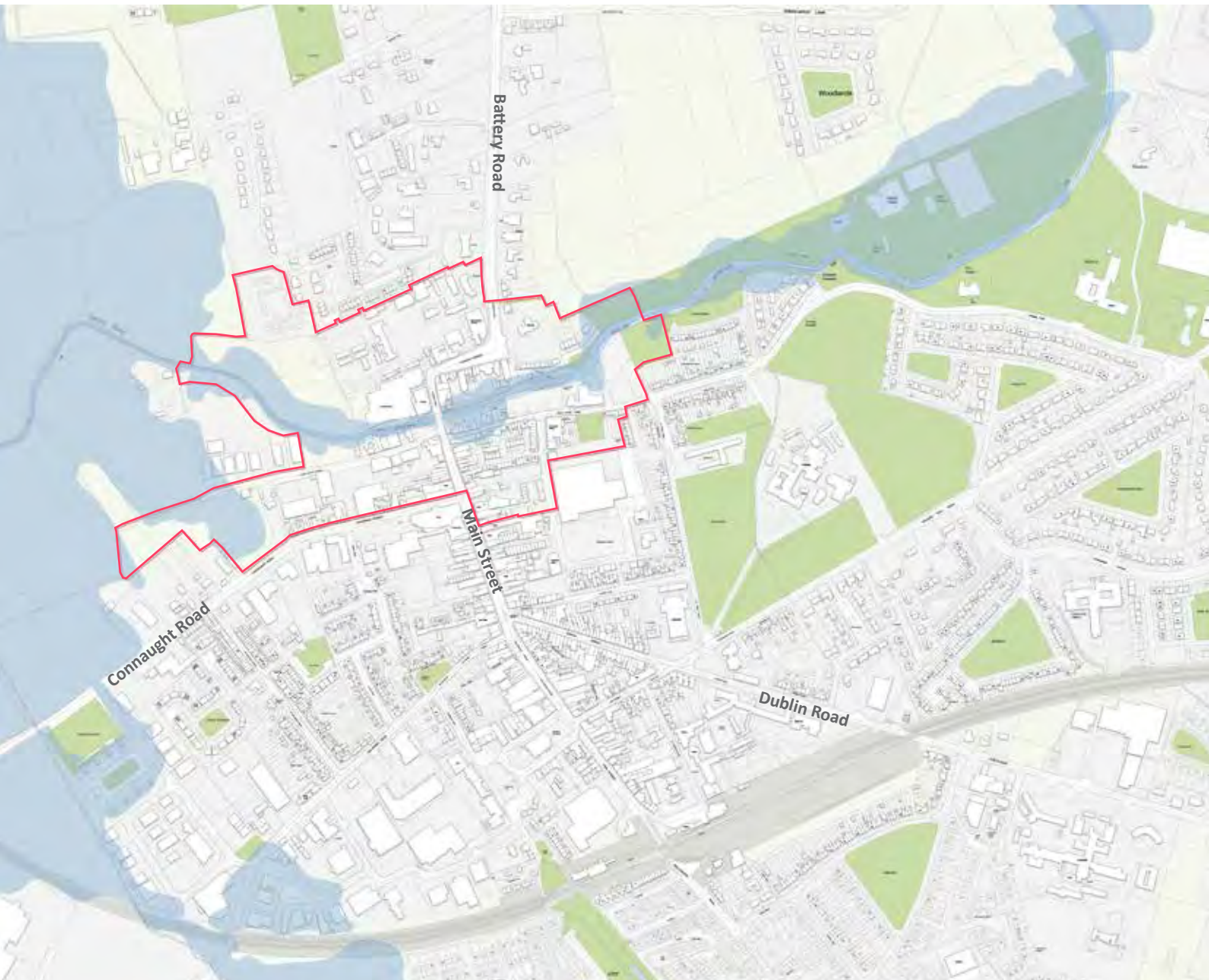


# ANALYSIS AND OBSERVATIONS

## FLOODING



Existing Flooding (High Probability)   
Camlin Quarter Framework Area 

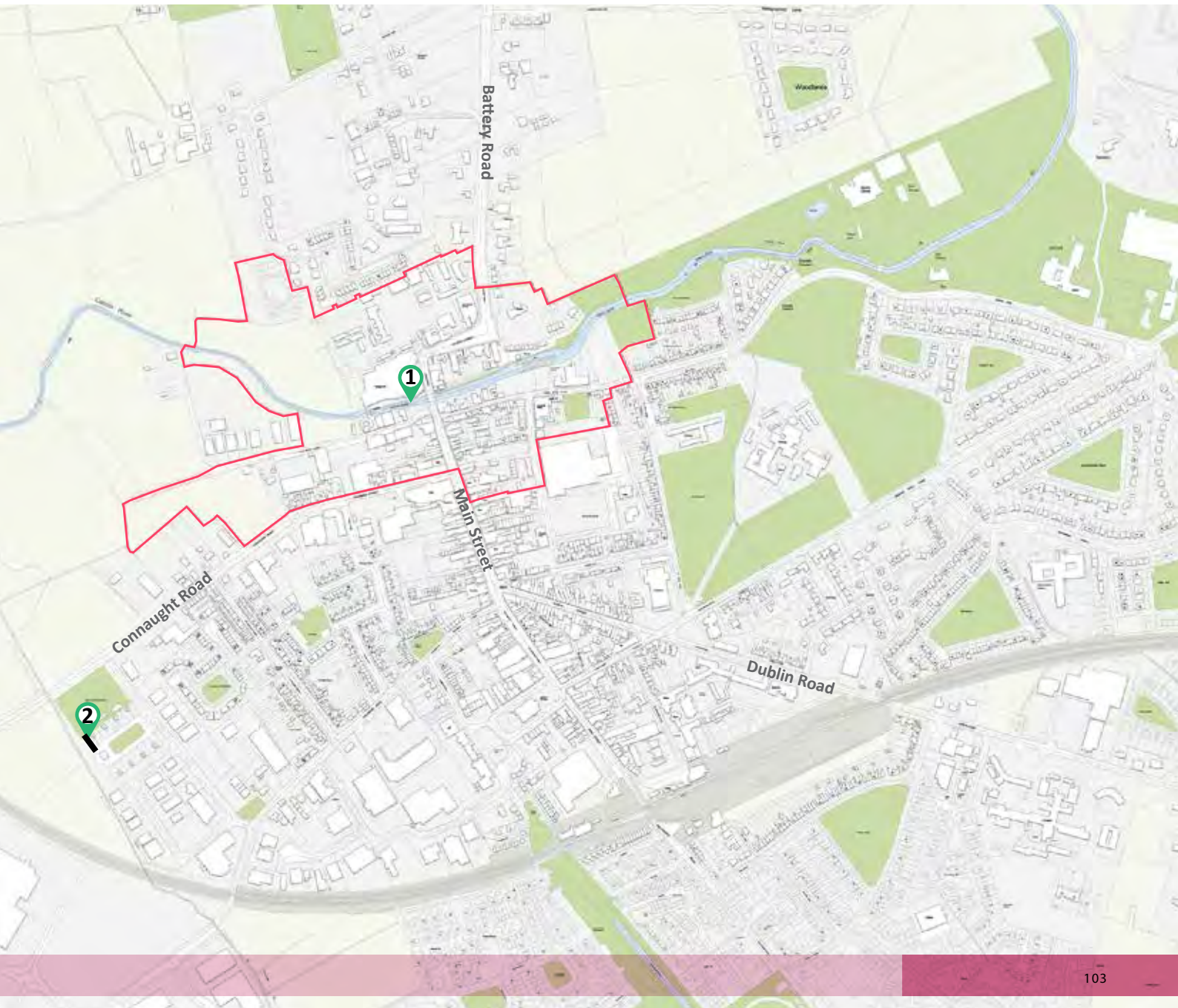


# ANALYSIS AND OBSERVATIONS

NATIONAL CFRAM PROGRAMME



- ① Proposed flood defensive wall
- ② Proposed removal of existing bridge structure



# ANALYSIS AND OBSERVATIONS

## ORIGINS EVOLUTION OF THE SÉAN CONNOLLY BARRACKS



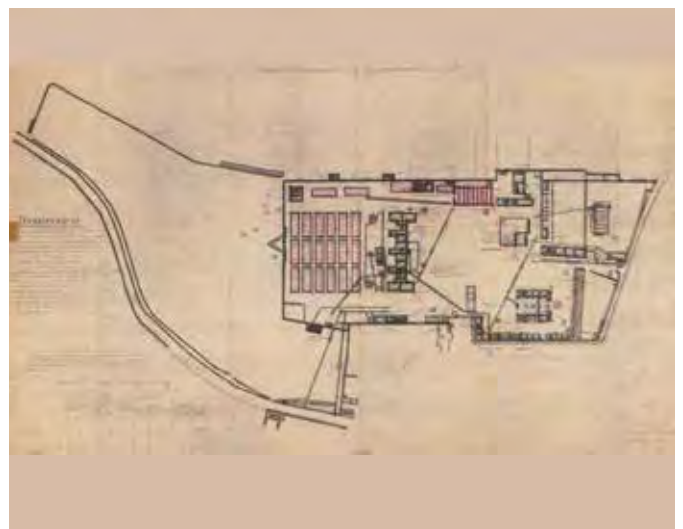
Cassini 6" Map 1830's



1837-1842

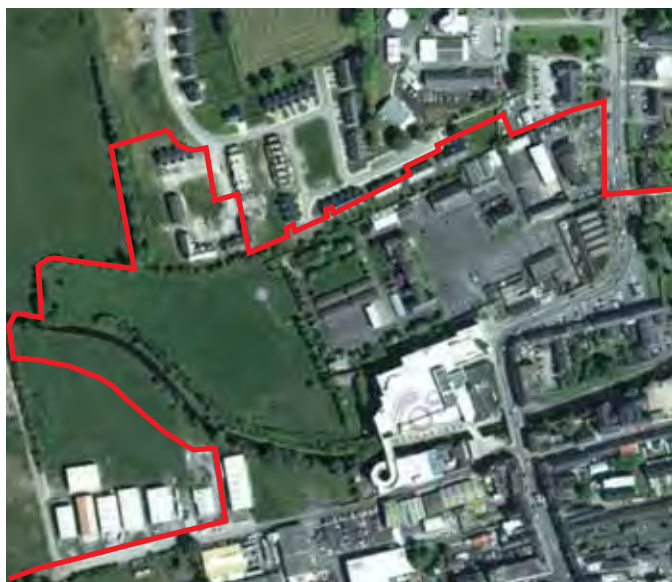


1888-1913

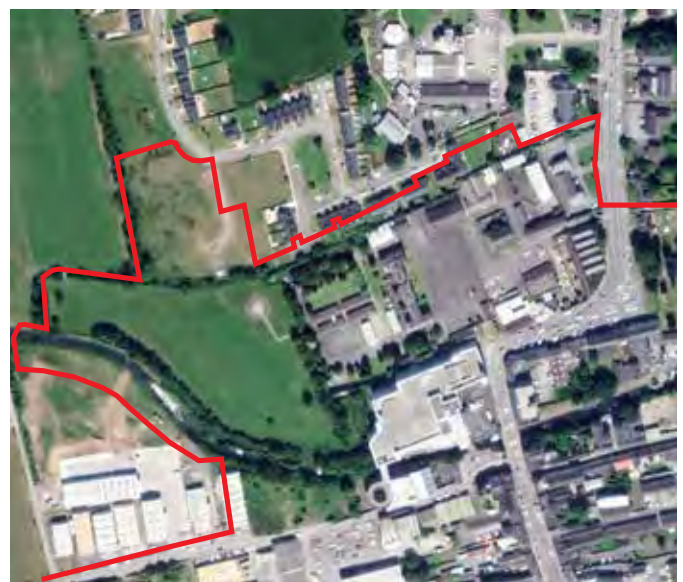


1911 layout

Source: Longford County Council



Aerial Plan c.2006



Aerial Plan Today



# SUMMARY OF CONSULTATION AND ENGAGEMENT

A series of meetings, workshops and engagement and consultation events were held over the course of 2018 and 2019. Ensuring local involvement and inputs throughout the preparatory and design stages of the Urban Design and Economic Framework, the Camlin Quarter design team purpose ensured an engaged process was facilitated with local stakeholders and the local community. The Camlin Quarter Steering Group were engaged as part. The Steering Group consists of members of the URBACT Local Group (ULG) and Longford County Council (LCC) Officers.

The ULG comprises representatives from LCC, elected representatives, the business community, education, sports, the arts, military and voluntary/community sectors, and members representing the youth and tourism sectors. From Longford County Council, Officers from the Regeneration, Planning, Architecture, Heritage, Economic Development and Finance Departments have played a key and ongoing role in the Camlin Quarter project.

An overview of events held and summary of feedback received from the Steering Group is provided opposite and on the following pages.

Similarly, a process of engagement and consultation with local interest groups, local stakeholders and the general public was held in 2018 and 2019. A summary overview of consultations held and the feedback received is provided on the following pages.

A list of bodies and groups engaged with during the project evolution include:

- Longford County Council Departments and Officers
- County Archivist
- Longford Historical Society
- Longford Enterprise Office
- Omniplex
- Private landowners
- Longford Westmeath Education and Training Board
- Prospective Investors
- Waters and Communities Group
- Longford Tourism Office
- Longford Public Participation Network (LPPN)
- Chamber of Commerce
- St Christopher's
- Space Engagers
- Comhairle na nÓg
- Community services
- Land Development Agency (LDA)
- Urban Regeneration and Development Fund (URDF)
- Ireland Strategic Investment Fund (ISIF).



Steering Group Workshop



# SUMMARY OF CONSULTATION AND ENGAGEMENT

## BUSINESS COMMUNITY ENGAGEMENT

Longford County Council engaged with local businesses on February 26th 2019 and a summary of issues, observations and aspirations are summarised below.

Key Issues/Aspirations Raised:

### GENERAL

- Potential sewage issues in the River Camlin;
- Potential to demolish buildings at Main St/ Great Water Street junction;
- Need for the drainage and cleaning of the River Camlin;
- High standard of finishes required - need to aim for excellence;
- Maintenance of existing resources a big issue – need to include funding for this aspect in any estimates of costs of projects.

### CIVIC USES, AMENITY AND RECREATION

- Connolly Barracks as a civic space - should be used for large civic space, open up the gates to attract people in;
- Further capacity for leisure facilities in the town – extend to green area north of Albert Reynolds Peace Park, could include athletics, skating rink, velodrome, open air band stand;
- Turn the green area at back of Mall into an eco-tourism facility ('The Swamp')/activity centre – that will attract visitors;
- Renovate Mill Wheel; and
- Provide a museum.

### MOVEMENT AND ACCESS

- Need to widen street – traffic at junction of Little Water Street and Great Water Street an issue;
- Slí na Sláinte laneway to rear of Church of Ireland can be scary: dark/narrow/high walls – a fabulous amenity and should be improved;
- Potential for river boardwalk on Little Water Street;
- Need for cycle lanes in the town;
- Fee Court entrance needs to be addressed – becoming more difficult to navigate;
- Link road very important – Little Water Street should be one way going down and Richmond Street one way going up;
- Providers car park cannot handle any extra through traffic;
- Church Street – demolish VEC building, funeral home building, etc. to open up the street to Connolly Barracks;
- Provide roundabout opposite O'Connell's funeral home; and
- Need for additional loading bay – there is only one in town outside of the Lower Main Street area.

### RETAIL / COMMERCIAL

- Concerns over retail capacity for further shopping in Longford – Omniplex development – if the plans for the cinema include shopping, will that close further shops in the town;
- Need 7,000/8,000 additional jobs to sustain existing shops – what are the plans for our streets should they become further desolate – need to turn part of the town centre into residential area; and
- Need to provide support to existing businesses to improve the image of the area.

# SUMMARY OF CONSULTATION AND ENGAGEMENT

## PUBLIC CONSULTATION EVENT

A public consultation event was held on 5th December 2018 on Great Water Street between 5.30 - 8pm. Prior to the event, media coverage was made via local radio and the Longford County Council websites, as well as 200+ printed flyers distributed throughout the town on November 5th 2018.

The purpose of the open event was to hear local insights and gain knowledge and aspirations from people who operate, trade, socialise and live in Longford town and environs. Approximately 30 attendees were counted at the event, from whom the project team gained invaluable local knowledge and insights regarding current issues and potential opportunities for Camlin Quarter and Longford.

A series of exhibition boards were on display at the Council Headquarters on Great Water Street with the BSM and Colliers project team available on the evening to engage and talk with interested members of the public. Following the event, the exhibition boards were left in place in the Longford Council building between December 5th -21st 2018. Hard copies of a feedback form were also handed out (200 number) on the day to attendees. An electronic copy of the feedback form was also available for people to complete and submit and hard copies of the form were also available in Longford County Council. The response period for people to submit their ideas and comments was between December 5th and December 21st 2018.

A summary of all feedback received during the course of the Public Consultation process is captured below.

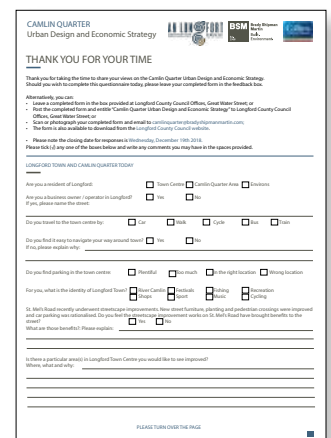
### Key issues raised included:

- Identity of Longford town and Camlin Quarter is weak
- Orientation & way finding: issue for non-locals due to poor / lack of signage
- Carry out a street audit of existing street furniture and engage with local groups, including the LPPN regarding new proposals for street furniture
- Some streets and laneways are unsafe, uninviting, untidy and unsafe, particularly for disabled users
- More street lighting is required to prevent anti-social activities
- Lack of furnished civic space for the town centre
- Improve pedestrian safety and increase pedestrian priority over the car - poor conditioned footpaths and not enough pedestrian crossings

- Third level facilities are required and could be provided at the Séan Connolly Barracks site and link with other regional colleges
- Lack of facilities for youth and young adults
- Providers building could provide for youth facilities, a music venue, cooking school, skills sharing hub, evening classes etc.
- Provide residential for all ages and abilities
- Parking management & enforcement is needed in the town centre
- Poor movement and access for all at the Great Water Street / Main Street junction
- Ease of access issues for disabled: poor surfaces, kerbs are too high, topography, signage issues, narrow footpaths etc.
- More disabled parking spaces needed around the town
- Seek to protect, enhance and activate the River Camlin
- Parking issues at Fee Court
- Lack of a good quality hotel in the town
- Lack of evening/night time activities in town centre
- Street furniture and the positioning of such needs to ensure ease of movement and safety for all users, particularly disabled users.



Event Flyer



Feedback Form

# SUMMARY OF CONSULTATION AND ENGAGEMENT

## PUBLIC CONSULTATION EVENT



Extract of public consultation boards

Photos from the open public consultation day

# SUMMARY OF CONSULTATION AND ENGAGEMENT

## STEERING GROUP

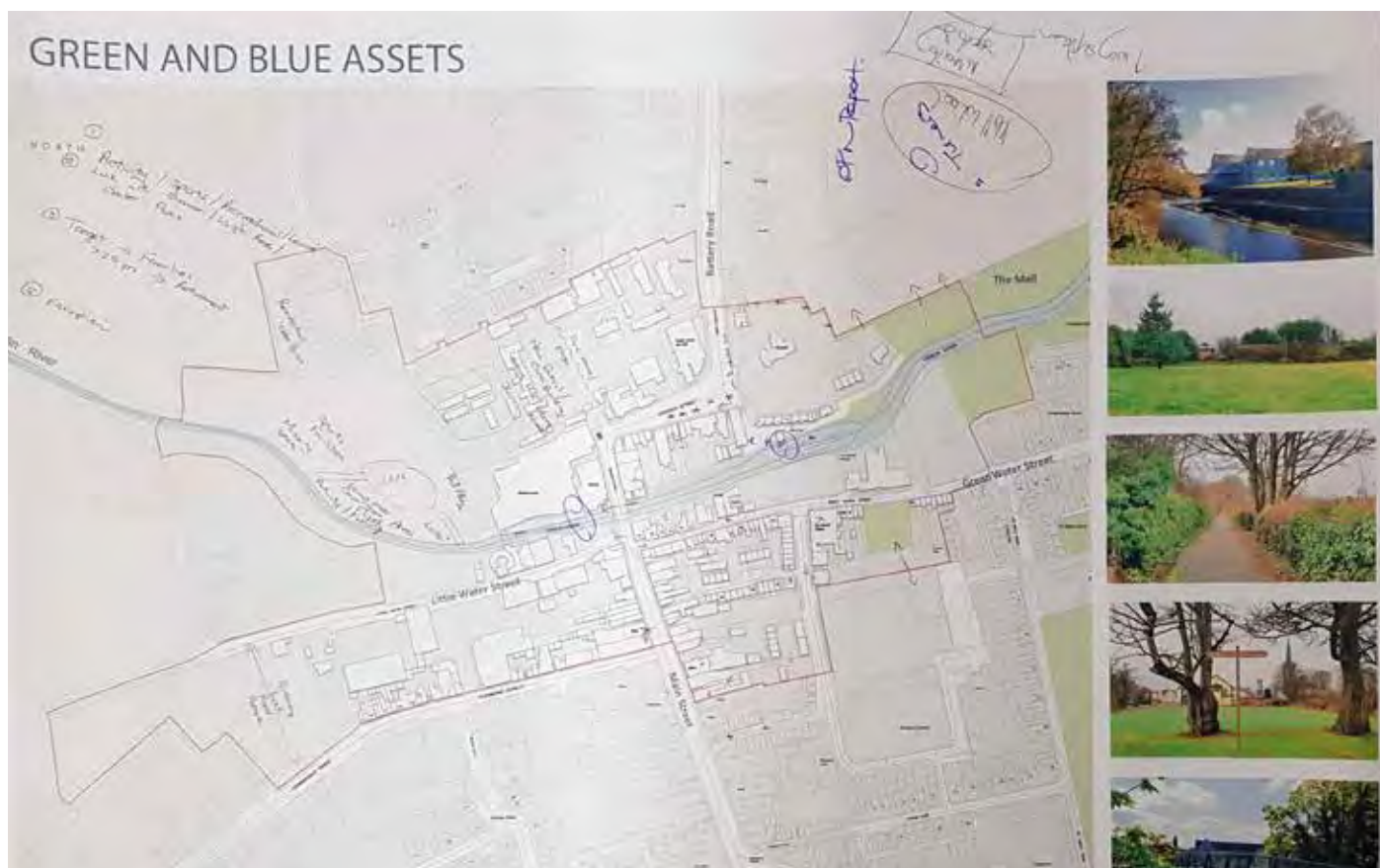
### EVENTS HELD:

Initiation Meeting and Presentation: November 5th 2018  
 Workshop 1: December 5th 2018  
 Workshop 2: February 12th 2019  
 Workshop 3: March 20th 2019

### GROUP 1: GREEN AND BLUE ENVIRONMENT

#### Summary of Key Principles and Themes:

- Informal recreation zone for minority sports
- Water based informal activities in flood zone: fishing, floating launch pads, Canoe, kayaking
- Link with River Shannon, Lough Ree and Center Parcs
- Target families through to retirees
- “Escapism”
- Provide residential
- Provide for retirement / independent living
- Ensure seamless integration with potential open space area to south and Military Barracks site
- Provide a dedicated flexible civic Space / plaza with physical barriers removed
- Provide a new civic building / LCC headquarters
- Provide a Library / Museum
- Consider potential purchase of derelict buildings on Great Water Street
- Consider reconfiguration of Great Water Street as a one way system for traffic
- Safer Slí na Sláinte (lighting, surface etc.)
- Activate the Mill wheel
- Address access and parking issues around Fee Court
- Remove/reduce parking along Church Street
- Extend the Albert Reynolds Peace Park to former extents (Abbeycarton Avenue)
- Enable better access from the Remembrance Garden to Tesco.

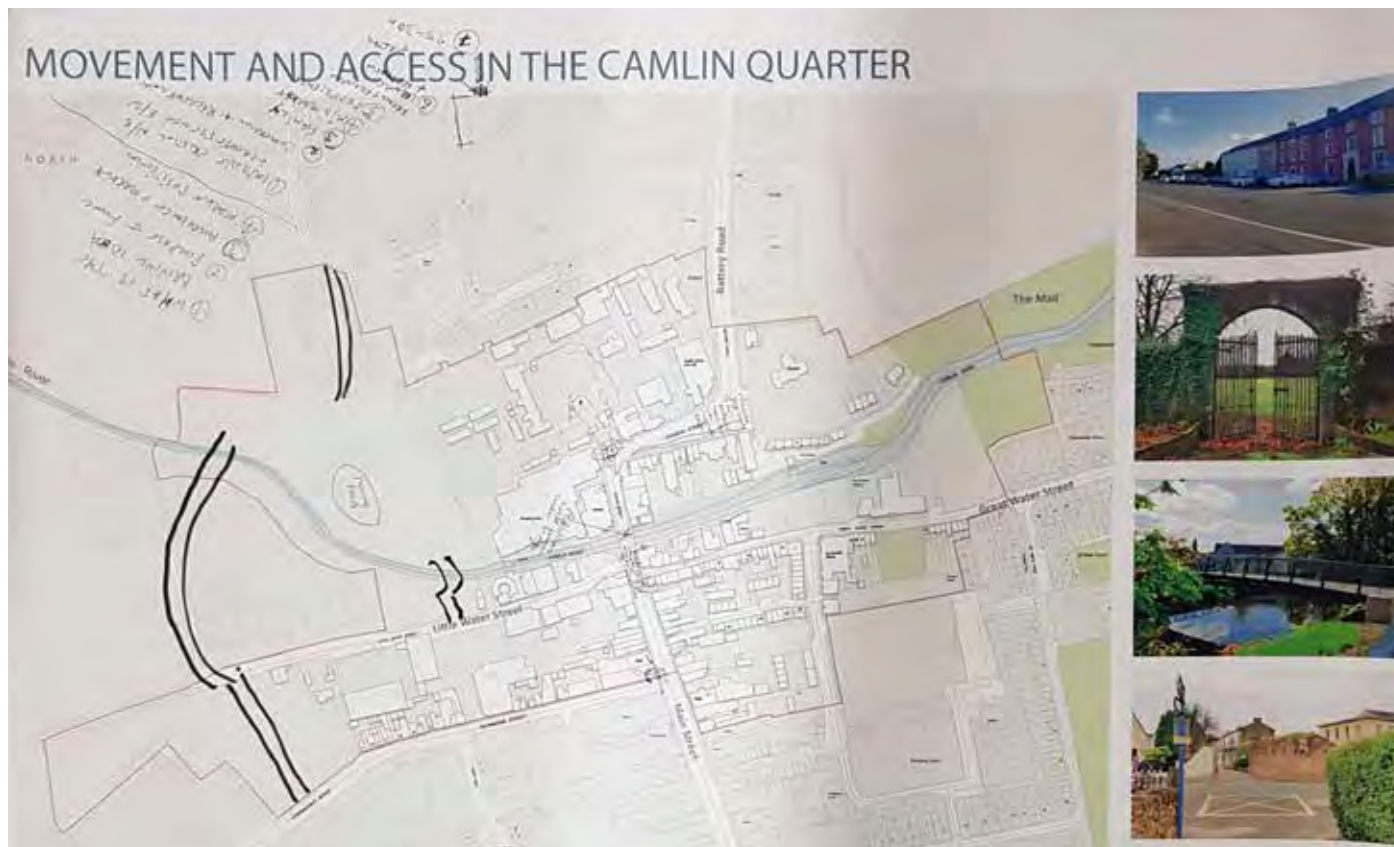


# SUMMARY OF CONSULTATION AND ENGAGEMENT STEERING GROUP

## GROUP 2: MOVEMENT AND ACCESS

### Summary of Key Principles and Themes:

- The Driving Idea: get people into and keep them in Longford
- Provide a running track in Barracks Green (west)
- Improve pedestrian access across river
- Create new east-west spine
- Ensure proposed link road connected Little Water Street and Connaught Road is well designed, landscaped and lit
- Create pedestrian walkway/access under bridge on Main Street
- Provide for a pedestrian & cycle movement on both sides of River Camlin.



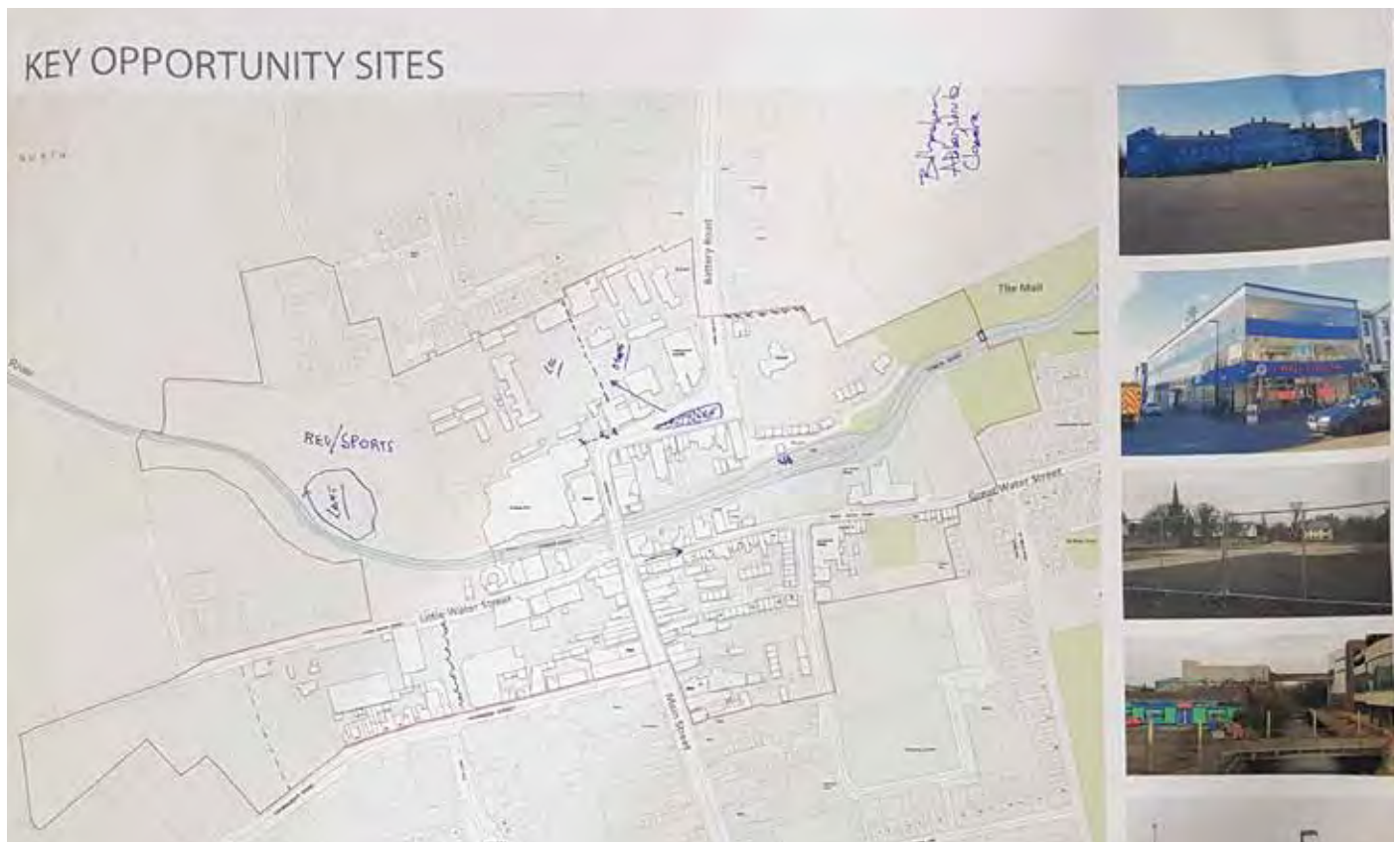
# SUMMARY OF CONSULTATION AND ENGAGEMENT

## STEERING GROUP

### GROUP 3: OPPORTUNITY SITES AND SPACES

#### Summary of Key Principles and Themes:

- Provide OAP, Sheltered accommodation, flexible urban living residential
- Provide a Camlin Blueway/Greenway
- Bring the river back into functional /town centre areas
- Provide for a mixed use quarter
- Consider the need / potential for a Transport Museum
- Dereliction on Great Water Street an issue
- Provide a Service Hub
- Existing perception of town is weak/lack of identity
- Soften/reduce on-street parking on Church Street
- Improve access and movement



# CAMLIN

# QUARTER



BSM Job Reference  
6600

Issuing Date/Office  
26/09/2019/Dublin

Revision:  
FINAL