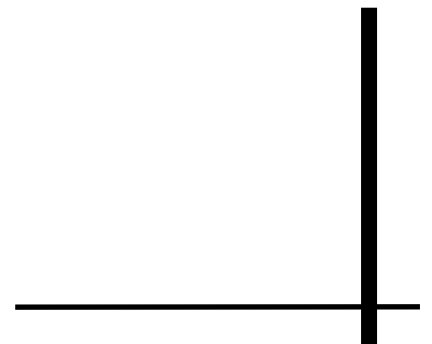


SECTION 5

Appendices



Appendix B Issues that arose during the Pre-Draft Consultation Process

Public Meeting

A pre-draft public meeting was held at 8:00pm in the Bush Hotel on the 16th of June 09. A total of 21 members of the public attended this meeting.

The following were the main issues raised at this public meeting:

As detailed below the main issues raised related to:

- The consolidation of the town centre
 - Car Parking Costs
 - Traffic Flow
 - Pedestrianisation
 - Job creation
 - Rents and Rates
 - Partnership with Council re funding
 - The need to prioritise & target specific projects
 - Marketing of Carrick
 - Catering for Tourists
 - Litter/dog soiling
 - Drinking/Vandalism
 - Social Inclusion
 - Lighting
 - 400th Anniversary
- The need to **consolidate the town centre** was raised. It is felt that the town centre has suffered badly from the edge of centre shopping. The biggest challenge is to get people back onto Main St./Bridge St.
 - **Car parking costs** for the town centre were raised with some suggestions being made on free parking at weekends and for the first 15 minutes for short stay—in this way footfall in the town centre shopping areas could be improved. It was acknowledged that the problem of monitoring such arrangement in order to avoid abuses would be significant. Some proposals emerged to the effect that “Central Park” should be developed as an events centre rather than just being designated for car parking. Likewise the re-orientation of the town (from a pedestrian point of view) whereby access to shops/businesses could be facilitated both from Main Street/Bridge Street and from the direction of the Shannon should be explored in greater detail.
 - **Traffic flow** through the town was raised. In particular the traffic jams that occur along Bridge St. between 4-5pm. Access across the N4 at Coffeys was also raised and the problems associated with the pedestrian lights.
 - The **pedestrianisation** of Bridge St./Main St. was raised. Suggestions were made for the widening of the footpaths.
 - The need to look at **job creation** not just the service sector was raised. There are large tracts of land zoned for industry and we need to be coming up with ideas on how to utilise the land. The question was raised are we too restrictive in what we permit in our industrial area?
 - **Rents and rates** for town centre business were cited as too high, and while it is expected that rents should reduce in a declining market, no such elasticity is in-built into the Council’s rates charges.

- The marketing of Carrick and its special visitor attractions should receive some form of centralised anchoring/funding rather than relying on fragmented efforts by various groups in the Community/Voluntary sector. Fundraising for Voluntary/Community activity, being heavily dependent on the goodwill of the public, will be under greater strain in times of recession. **It was felt that if the Council came together with the community/voluntary sector of the town to form a partnership, with the Council taking the lead, it would be the way forward.** This would involve regular meetings to discuss ways of drawing down funding etc for the town.
- It was acknowledged in the meeting that the unprecedented development which occurred over the last number of years is in the past and that funding will be limited into the future. Therefore it is important to **prioritise and target specific projects.**
- **The question of how Carrick should seek to market itself,** whether as essentially a tourist destination, a digital hub or a vibrant retailing centre was discussed. In light of edge of town development siphoning off business in retailing, the town centre, as in many other instances, has had to seek to re-invent itself and aim for specialist niche markets, with many coming within the luxury or high end of the business sector. As we face into more difficult economic times it was felt that this approach needs to be re-evaluated.
- The question was raised regarding the festivals and where have they all gone? **The town needs to cater for tourists.** What is the infrastructure that we need? Do we need a conference centre? It was the general consensus of the meeting that Carrick-on-Shannon ought not focus on setting itself up as an acknowledged conference centre. Such a move would necessitate need for over 300 bed spaces in town, and this was not considered feasible in the shorter term. Policies in the plan should facilitate the development of Carrick as a tourist town. More days like the “Discover Carrick” day are what are needed, street entertainment, outdoor cafes etc. It was agreed that the Council should be looking at developing festivals as attractions all year around to the town.
- The provision of additional glass bottle banks is urgently required to assist the Tidy Towns Committee in their efforts to keep the area **litter** free. If Carrick were to get a name of being a “dirty town”, it would have a negative impact on its progress, and its potential to attract inward investment in the longer term. Also of concern was the **drinking/vandalism** issue and the question of CCTV was raised. Issue of **dog soiling** was raised and provision of “pooper scoopers/bags” should be looked at.
- Issues of **social inclusion** were raised re immigrant population in the town. More should be done to integrate them into the community.
- The area around the **old toilet and barrel store is an eyesore** and needs to be cleaned up.
- **Lighting** needs to be improved around the town and lighting of the bridge be made a feature of the town.
- In course of the lifetime of the new plan (2013) the **400th anniversary** of the granting of the Royal Charter by King James to Carrick-on-Shannon in the year 1613 will be celebrated. It was the general consensus of the meeting that the Plan should include provision for the marking of the anniversary in a special way, and that every effort should be made to capitalise on the anniversary as has been the norm in other towns throughout Ireland—e.g. Kilkenny City 400.

Meeting with Councillors

A pre-draft meeting was held with Councillors at 4:00pm in Park Lane on the 1st of July and a further meeting held in the Council Offices on the 2nd of July at 12:00. A total of 6 elected members attended these meetings.

Many of the same issues raised at the public meeting were again raised at the meetings held with the Councillors. The following were the main issues raised:

As detailed below the main issues raised related to:

- The consolidation of the town centre
 - The approach to the plan
 - Making the town more attractive
 - Traffic Flow
 - Lighting and Street Furniture
 - Rents
 - Car Parking Costs/Parking Strategy
 - Businesses leaving/vacancies
 - Pedestrian Crossings
 - Develop the amenity that is the River Shannon e.g. make available community mooring facilities
 - Pedestrianisation/feasibility study
 - Support for local residents groups
 - Zoning/Flooding
 - Brand Name Retail Shops
 - Boutique type shopping
 - Linear Park
 - Regional Sports Centre
- Reference was made to the need for tourism and business to go hand in hand. The large number of vacant premises in Carrick is a cause of concern, and that traders in town are seeking to have parking meters abandoned in order to encourage business. The town is dying on its feet and adjustments need to be made to encourage the town to prosper. The consolidation of the town is a big issue and that it's a challenge to get people back into the town. The challenge is for the sustainable growth of the town. The town core is an issue and the re-opening of entrances onto Bridge St. will help create a buzz to the centre of the town.
 - The approach to the plan is very important. We need to be pragmatic in our approach and show flexibility in the plan.
 - It was agreed that Bridge Street needed to be looked at in terms of seeking to make it and the town as a whole more attractive for shoppers and visitors—the question of changing traffic flow, possible restriction to pedestrian use only, and the introduction of special lighting and street furniture was raised.
 - Rental rates was an issue in the town for businesses. The possibility of having summer and winter rents was raised.
 - The formulation of a parking strategy for the town was called for, including exploring the option of multi storey parking, or a private company providing parking, to be explored in conjunction with the new plan. All in attendance were agreed that the idea of business allowing a reduction in parking charges subject to a minimum spend in the shops was a worthwhile idea, and should be explored in greater detail. It was agreed that a more co-ordinated approach to town parking would be desirable, exploring the possibility of installing user friendly technology to alert motorists to where parking spaces are available throughout town at any given time and that the strategy should come up with short, medium and long term plans. In the matter of car

parking the question of approaching Eircom in regard to their underutilised yard in the town was raised.

- Instances of business leaving town centre, and relocating to places like Cortober because of prevailing high rents, were cited as examples of the lifeblood being drained from the business sector in Carrick. The matter of development on the Roscommon side of the river in Cortober, and its impact on the town was raised by a number of Councillors, who observed that Leitrim County Council, as an adjoining Authority appeared to have little input in how this area developed or its reciprocal effect on the Leitrim side of town. It was pointed out that no objections to large scale retail development on the Cortober side of town were raised by member of the business community in the town. Roscommon County Councils failure to consult with Leitrim County Council, as they are legally obliged to do, is an on-going issue and where consultation does occur there is a tendency for Roscommon County Council to ignore it.
- The question of changing the pedestrian crossing at the National School to a traffic light controlled crossing, and revisiting the pedestrian lights at the bus stop on the N4 was raised. It was also suggested that a pedestrian crossing be installed on Main Street, to facilitate access to St Mary's Church.
- It was suggested that the river Shannon should be a facility for all of the people, and not just perceived as a tourist attraction. In this the making available of a community mooring facility would be a welcome development, and help bring the river closer to the local population.
- The question of the Council supporting local resident groups, such as St Mary's Close Residents, in efforts to enhance their areas by way of works on public property was raised
- The issue of zoning and whether we need to relook at some areas as a result of flooding was raised.
- The need for a number of brand names retail outlets, such as "Topshop" to set up base in the town centre, similar to the edge of town development in Attyrory, wherein todays discerning shopper could know in advance what was on offer in the town.
- The need for the town centre to concentrate on boutique type shopping was raised.
- In the longer term finalising the Linear Park from the precincts of the Aras building right across to the Dublin Road entrance, and seeking to interlink the riverside amenity in an overall matrix to maximum effect for the town and its visitors was seen as worthy of consideration.
- The question of a Regional Sports Centre for Carrick-on-Shannon was raised.

Appendix C Recommended Minimum Floor Areas and Standards

Apartment Type	Apartment Size
One Bedroom	45 sq.m
Two Bedroom	73 sq.m
Three Bedroom	90 sq.m

Table 5.1: Minimum Overall Apartment Floor Areas

Apartment Type	Min. Width of Living/Dining Area	Min. Aggregate Floors Area of Main Living/Dining/Kitchen Rooms
One Bedroom	3.3m	23 sq.m
Two Bedrooms	3.6m	30 sq.m
Three Bedrooms	3.8m	34 sq.m

Table 5.2: Minimum Aggregate Floor Areas for Living/Dining/Kitchen Rooms, And Minimum Widths for the Main Living/Dining Rooms

Note: An enclosed (separate) kitchen should have a minimum floor area of 6.5 sq.m. In most cases, the kitchen should have an external window.

Type	Minimum Width	Minimum Floor Area
Single Bedroom	2.1m	7.1 sq.m
Double Bedroom	2.8m	11.4 sq.m
Twin Bedroom	2.8m	13 sq.m

Table 5.3: Minimum Bedroom Floor Areas/Widths

Note: Minimum floor area exclude built-in storage presses

Apartment Type	Minimum Aggregate Bedroom Floor Area
One Bedroom	11.4 sq.m
Two Bedrooms	11.4 + 13 sq.m = 24.4 sq.m
Three Bedrooms	11.4 + 13 + 7.1 = 31.5 sq.m

Table 5.4: Minimum Aggregate Bedroom Floor Areas

Apartment Type	Storage Area
One Bedroom	3 sq.m
Two Bedrooms	6 sq.m
Three Bedrooms	9 sq.m.

Table 5.5: Minimum Storage Space Requirements

Apartment Type	Minimum Balcony Size
One Bedroom	5 sq.m
Two Bedrooms	7 sq.m
Three Bedrooms	9 sq.m.

Table 5.6: Minimum Floor Areas for Main Apartment Balconies

Source: Sustainable Urban Housing: Design Guidelines for New Apartments- Guidelines for Planning Authorities (2007) published by DoEHLG

Appendix D Record of Protected Structures

List of Protected Structures in Carrick-on-Shannon			
No.*	Year of Adoption	Description	Address
42	1985	Old Barrel Store (also referred to as Former Fire Station)	Bridge St. Carrick-on-Shannon
43	1985	Remains of Tower	ByPass/Bridge St., Carrick-on-Shannon
44	1985	Hatley Manor	St. George's Tce., Carrick-on-Shannon
45	1985	Mc Cann Memorial Clock	Bridge St./Main St., Carrick-on-Shannon
46	1985	Market Yard & Buildings	Bridge St./St. George's Tce., Carrick-on-Shannon
47	1985	Costello Memorial Chapel	Bridge St., Carrick-on-Shannon
48	1985	Town Hall	Bridge St. Carrick-on-Shannon
49	1985	St. Mary's Catholic Church	Main St. Carrick-on-Shannon
50	1985	St. Georges Church of Ireland	Church Lane, Carrick-on-Shannon
51	1985	Former Dispensary	Leitirm Road, Carrick-on-Shannon
52	1985	Former District Hospital	Summerhill, Carrick-on-Shannon
53	1991	Lodge, St. Patrick Hospital	Summerhill, Carrick-on-Shannon
54	1991	National Irish Bank	St. George's Tce., Carrick-on-Shannon
55	1985	Terrace	St. George's Tce., Carrick-on-Shannon
56	1997	Courthouse	Off George's Tce. Carrick-on-Shannon
57	1997	The Lodge	Off George's Tce. Carrick-on-Shannon
58	1997	Governor House	Off George's Tce. Carrick-on-Shannon
59	1997	Gaol	Off George's Tce. Carrick-on-Shannon
60	1997	Infirmiry	Off George's Tce. Carrick-on-Shannon
274	2005	Water Tower	Water Tower, Summerhill, Carrick-on-Shannon
276	2005	Post Box	Postbox, Lisnagot, Carrick-on-Shannon
277	2005	Post Box	Post Box, Summerhill, Carrick-on-Shannon
278	2005	Presentation House - Detached 8 bay 3 storey former barracks	Presentation House, Main St., Carrick-on-Shannon
279	2005	Presentation House - freestanding 2 bay single storey outbuilding	Presentation House, Main St., Carrick-on-Shannon
280	2005	Carved Stone Plaque, St. George's Church Grounds	St. George's Church Grounds, Church Lane Carrick-on-Shannon
281	2005	Peyton Tomb, St. George's Church Grounds	Peyton Tomb, St. George's Church Grounds Church Lane, Carrick-on-Shannon
282	2005	Wills Tomb, St. George's Church Grounds	Wills Tomb, St. George's Church Grounds, Church Lane, Carrick-on-Shannon
283	2005	St Georges Mausoleum	St George's Mausoleum, St. Mary's Close, Carrick-on-Shannon
284	2005	End of terrace 3 bay 2 storey house	Raval Clothes Shop & House Main St., Carrick-on-Shannon
285	2005	End of terrace 3 bay 2 storey former presbytery	Grafters & House, Main St., Carrick-on-Shannon
286	2005	Railings to St Mary's Church	Railings to St Mary's Church, Main Street, Carrick-on-Shannon
287	2005	End of terrace 4 bay, 2 storey house	Reynolds Butcher, Moonstone & House, Main St., Carrick-on-Shannon
288	2005	End of terrace 6 bay 3 storey public house	P. Flynn & Co. Bar, Main St., Carrick-on-Shannon
289	2005	Teagasc, Bridge Street	Teagasc, Bridge Street, Carrick-on-Shannon
291	2005	Post Office Extension,	Post Office Extension, St. George's Tce.

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		St. George's Terrace	Carrick-on-Shannon
292	2005	Post Office, St. George's Tce.	Post Office, St. George's Tce., Carrick-on-Shannon
293	2005	Hoist, Quayside	Quayside, Carrick-on-Shannon
294	2005	Stable Folly, Hatley Manor	Stable Folly, Hatley Manor, St. George's Terrace, Carrick-on-Shannon
295	2005	Courthouse	Shannon Lodge, Carrick-on-Shannon
297	2005	Glasshouse, Hatley Manor	Glasshouse, Hatley Manor, St. George's Terrace, Carrick-on-Shannon
298	2005	Old Quay Walls, Quayside	Quayside, Carrick-on-Shannon

* refers to No. indicated on the Record of Protected Structures as found in Appendix A of the County Development Plan 2009-2015.

Appendix E - Guidelines on Flood Risk and Development

1. Development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas

[Preventing such development, where flooding would result in significant hardship, financial losses or costs, will avoid increasing the existing level of risk and will protect the proposed new development from the human (stress and ill-health for example) and financial costs of flood events. It will also eliminate or reduce expenditure on flood protection measures and compensation.]

2. Appropriately designed development, which is not sensitive to the effects of flooding, may be permissible in flood plains provided it does not reduce the flood plain area or otherwise restrict flow across floodplains.

[Examples of such development might include park areas, sport pitches, certain types of industry, warehousing, etc. designed to be flood resistant and/or insensitive. Such development should only be permitted provided it incorporates adequate measures to cope with the ever-existent flood risk, e.g. adequate drainage systems, safety measures, emergency response facilities and/or warning and response systems and where it is considered that flooding would not result in significant hardship/financial loss or cost.]

3. Development must so far as is reasonably practicable incorporate the maximum provision to reduce the rate and quantity of runoff. E.g.:-

- **Hard surface areas (car parks, etc.) should be constructed in permeable or semi-permeable materials**
- **On site storm water ponds to store and/or attenuate additional runoff from the development should be provided**
- **Soak-aways or French drains should be provided to increase infiltration and minimize additional runoff.**

[Such sustainable design/construction measures are desirable in most areas and essential in floodplains, areas liable to flooding, and areas where the conveyance capacity of watercourses is marginal. In all of these cases development that reduces the rate of absorption or increases the rate of runoff increases the risk of flooding lands and properties downstream.]

4. For developments adjacent to watercourses of a significant conveyance capacity any structure (including hard landscaping) must be set back from the edge of the watercourse to allow access for channel clearing/maintenance.

[A setback of 5m-10m is required depending on the width of the watercourse.]

5. Development consisting of construction of embankments, wide bridge piers, or similar structures will not normally be permitted in or across flood plains or river channels.

[Such structures restrict/obstruct flow and increase the risk of flooding to property and land upstream. If it is considered necessary, in exceptional cases, to permit such structures, they should be designed to minimize and/or compensate for any potential negative effects.]

6. All new development must be designed and constructed to meet the following minimum flood design standards:-

- **For Urban areas or where developments (existing, proposed or anticipated) are involved – the 100 year flood.**
- **For Rural areas or where further developments (existing, proposed or anticipated) are not involved – the 25 year flood**
- **Along the Coast and Estuaries – the 200 year tide level**

- **Where streams, open drains or other watercourses are being culverted – the minimum permissible culvert diameter is 900mm. (Access should be provided for maintenance as appropriate.)**

[The application of higher design standards may be appropriate in certain cases where the level of risk and/or uncertainty warrant it e.g. hospitals or other emergency services, main roads, chemical plants, cultural repositories, areas of karst etc.]

- 7. A flood impact assessment and proposals for the storage or attenuation of run/off discharges (including foul drains) to ensure the development does not increase the flood risk in the relevant catchment, must accompany applications for Planning Permission for development of areas exceeding 1 Hectare.**
- 8. A certification from a competent person that the development will not contribute to flooding within the relevant catchment must accompany applications for Planning Permission for development of areas of 1 Hectare or less.**

Appendix F Bibliography

The following publications are referred to in the plan;

Access for All, The Irish Wheelchair Association, available from the IWA National Headquarters, Áras Cúchulainn, Blackheath drive, Clontarf, Dublin 3 (www.iwa.ie)

Buildings for Everyone (2002) published by the National Disabilities Authority

Census of Population 2002 Central Statistics Office 2003, available from (www.cso.ie)

Census of Population 2006 Central Statistics Office 2003, available from (www.cso.ie)

Cycle Track Design Manual, Department of the Environment, Heritage and Local Government and the Dublin Transportation Office, available from Government Publications Sales Office, Sun Alliance House, Molesworth St., Dublin 2 or www.dto.ie/publicdown.htm

County Leitrim Retail Strategy (2009-2015) available from Leitrim County Council, Áras and Chontae, Carrick-on-Shannon, www.leitrimcoco.ie

Guidelines on Shopfront Design, (October 2003) Leitrim County Council, available from Leitrim County Council, Áras and Chontae, Carrick-on-Shannon.

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Quality Housing for Sustainable Communities (2007) published by DoEHLG

Recommendations for Site Development Works for Housing Areas, (1998) Department of the Environment, Heritage and Local Government, available from Government Publications Sales Office, Sun Alliance House, Molesworth St., Dublin 2

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The Planning System and Flood Risk Management - Guidelines for Planning Authorities (draft) (2008) published by DoEHLG

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