Manorhamilton Land Use Strategy

Manorhamilton Municipal District Meeting 17 October 2016
The aim of the REDZ Plan - to identify tangible priority actions which a local REDZ Team will then pursue in conjunction with relevant agencies.

One of the Key Tasks in this REDZ Plan is to progress “Manor 2020”
**Task : Progress Manor 2020**


Manor Summit – February 18th

Town Planning & Development Team established

Agreed that ‘Progress Manor 2020’ would develop around 6 main strands:

1. The Attractiveness of the Town
2. Identifying and Reserving Strategic Employment Sites
3. Addressing Vacant / Derelict Sites
4. Improve the Vitality and Vibrancy of the Town Centre
5. Examine Traffic Management, Car Parking and Improving Pedestrian / Cyclist Connections
6. Green Infrastructure Strategy
The Attractiveness of the Town

R280
Approach from Carrick
Industrial Heritage

Greenway Features
Up lights – feature at night time on approach to town

R280
Approach from Carrick
St. Clare’s Hall

Important Local Landmark
Heritage Trail
Retain or Demolish??
The Attractiveness of the Town

R280
Approach from Carrick
Derelict Protected Structure
Retain or Demolish??

R280
Approach from Carrick
Interesting crescent arrangement
Dominated by Car Parking & Hard Surfacing
Important Ancient Church and graveyard
APPLICATION FOR TOWN AND VILLAGE RENEWAL FUNDING
The Attractiveness of the Town

N16
Approach from Sligo
Excol Garage now closed – future uncertain.
Vacant Site adjoining.
Will quickly become urban blight.

N16
Approach from Enniskillen
Former Railway complex, now Livestock Mart.
Fruit and Vegetable Stall on Mart day.
Complementarity with greenway?
Attractiveness of the Town

Enjoys beautiful natural setting - enhanced by considerable historic built fabric of the town.

• Public Realm – continue improvements e.g. Main Street
• Streetscape – Shop Front Incentive Scheme
• Approaches to the Town – Announcement of the town ahead – Tidy Towns & opportunity for sculptures.
• Integration of Buildings such as Castle / Fair Green into the function of the town e.g. Farmers Market, Christmas Market, Halloween.
• Architectural Heritage Area – Produce Guidance Document (Heritage Plan Action)
• One way system – Commons Lane presents unacceptable announcement of town from N16 yet necessary?
Vacancy / Dereliction

Approach from Carrick
Ground Floor Unit Vacant

Backlands Site
Under new ownership.
Building has adaptability from permitted uses.
Completion would be statement of intent and confidence in town.
Vacancy / Dereliction

Main Street
Market House renovated
Area in front –
environmental
improvements required.
Important local square

Approach from Lurganboy
Killasnett Co-op

• Dilapidated Structure
• Palisade fence
• Open storage area
Environmental Improvements and Traffic Calming – Redefines Space and Pedestrian Priority
Vacancy / Dereliction

• Prepare Strategy to deal with number of prominent buildings that are vacant, becoming dilapidated and derelict.
  – Use existing Business Forum building audit as baseline.

• Backlands Development
  – Under new ownership.
  – Key asset to town.
  – Completion could address incubation space, tourist accommodation, office space and car parking.

• Consider establishment of Urban Heritage Trust e.g. Castle, Courthouse.
Identifying and Reserving Strategic Employment Sites

- Daily working population of 1,099 of whom 807 commute in daily
- Strong manufacturing and production businesses
- Public sector dominated by the HSE
- Vibrant and varied arts, crafts and cultural sector.
- Consider future manufacturing, enterprise, incubation, commercial and retailing uses.
- Undertake infrastructural audit for each identified site
- Meet with owners – willingness to release land vital to success
- Prepare development brief for potential investors
- Prepare marketing brochure in conjunction with LEO / Economic Development Section
- Consider approaching discount foodstore multiples – notable absence in North West
- Biomass - consider energy production facility
Strategic Sites

Main Area Identified for Enterprise & Employment In Manorhamilton Land Use Strategy – County Development Plan

- Access Limited / Prominence
- Land Ownership Multiple
- Established Use
- Potential for Synergy
Strategic Sites

Site adjoining former Excol garage

Site adjoining rear of Supervalu

Site adjoining entrance to Clooneen Park

Backlands Site – Church Lane
Improve the Vitality and Vibrancy of the Town Centre

• Provision of Civic Spaces - Market House, Castle / Fair Green, Backlands (civic space) and incorporation of uses into spaces
• Seek to enhance the retail offer of the town e.g. pedestrian and cyclist convenience of Supervalu store, attraction of discount foodstore, etc.
• The evening economy - harnessing the strength of the arts and culture of the town
• Re-use of vacant upper floors and vacant terraced dwellings
• Promote greater range of cafes and restaurants
• Identify possible sites for hotel and hostel (e.g. Jacks Casino which was a former commercial hotel).
Traffic Management, Car Parking and Improving Pedestrian / Cyclist Connections

• Making Manorhamilton more cyclist friendly – SMARTER Travel Plan in conjunction with greenway proposal.
  – Particular emphasis on N16 and location of national school
  – Address perceived safety concerns due to speed along N16

• Consensus is that one way system works

• Undertake car parking audit / turnover rates

• Provision of Bus Shelters

• Consider pedestrianising Teapot Lane

• Additional pedestrian priority measures along Main Street and junction with New Line
Green Infrastructure Strategy

• Making the Castle the focal point of Strategy – potential for area adjoining Castle on Rossinver Road to be a public park
• Develop Riverside Park connecting Enniskillen Road to Carrick Road with a possible hydro electric generating project at former mill
• Maximise potential of Bee Park, St. Clare’s Comprehensive School, Star Fort and Greenway
• Develop greenway from Manorhamilton to Lurganboy
• Improve the town within its landscape and setting