

# Boyle Town Centre Public Realm Enhancement Project

## Proposed Redevelopment

## Part 8 Documentation September 2020

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PUBLIC NOTICE

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GENERAL ARRANGEMENT AND DRAWINGS

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An Environmental Impact Assessment Report, in respect of this Part 8 Planning Proposal, has been carried out and is included in Appendix A.

An Appropriate Assessment Screening has been carried out and is included in Appendix B.

# INTRODUCTION

Project Ireland 2040 is the overarching policy and planning framework for the social, economic and cultural development of Ireland. It includes both the 20-year National Planning Framework (NPF) and a detailed capital investment plan for the period 2018 to 2027, the National Development Plan (NDP) 2018-2027. The NPF outlines the broader policy principles and priorities to plan, in a more strategic, sustainable and coordinated manner, for future population and economic growth over the next 20 years.

The Rural Regeneration and Development Fund (RRDF) has been established to support more compact and sustainable development, through the regeneration and rejuvenation of Ireland's towns, villages and other areas, in line with the objectives of the National Planning Framework and National Development Plan. This is to enable a greater proportion of housing and commercial development to be delivered within the existing built-up footprints of our towns and villages and to ensure that more parts of our urban areas can become attractive and vibrant places in which people choose to live and work, as well as to invest and to visit.

The proposed Boyle Town Centre Public Realm Enhancement Project has been tailored to ensure areas within the urban footprint, namely the Crescent, Bridge Street and Shop Street become highly connected people friendly spaces. Through design solutions the project can create or reinforce natural desire lines to key points of interest, parking cells and public spaces. Through this method it is intended that the community and visitors will benefit from a revitalised amenity infrastructure within the town centre which will bring with it the benefits of an enhanced public realm and an increase in town centre footfall.

# DESIGN STATEMENT

The Boyle Town Centre Public Realm Enhancement Project has been developed with the overriding aim of realising the potential of the town centre to become a more central part of community life within the town by increasing the volume and quality of interactions with the town spaces and developing a new town centre based pedestrian culture:

Boyle Town Centre Public Realm Enhancement Project has been developed to include:

- Provision of new parking arrangements and the introduction of shared spaces and amenity areas in the Crescent area
- Improvement and provision of redesigned paved areas along Bridge Street and Shop Street to improve pedestrian infrastructure along with new surfaces, lighting, hard and soft landscaping and street furniture in this town centre area.
- Redesign of the existing public car park adjacent to the Post Office to address existing car parking arrangements and provide a newly designed car park for safer pedestrian and traffic movement and improved landscaping and surfacing to enhance the visual amenity of this area along with all other site and ancillary works associated with the above.

# Scope of Works Proposed

## The Crescent

- Reimagined space which delivers the concept of shared surfaces and a more pedestrian friendly environment
- Widening of pavements and introduction of formalised parking spaces to serve visitors, residents and commercial premises
- Integrate services and underground infrastructure to facilitate temporary staged events, markets, lighting, power, water etc.
- New lighting (lamps and potentially lower bracket lighting) to create a more intimate and convivial space
- Appropriately sited public congregation areas to strengthen this reimagined more people friendly space
- Introduction of a statement art installation/interactive art installation to create a symbol synonymous with this newly imagined space
- Assessment of existing hard and soft landscaping in this area and retain, replace or remove existing elements as recommended by a qualified landscape/urban design architect

## Bridge Street and Shop Street

- Provision of new surface arrangements with redesigned formal street parking areas, which recognise the need for safer vehicular and pedestrian movements along the full extent of the street network
- Improvement of pedestrian pavement network infrastructure, hard and soft landscaping
- Where necessary, reparation and upgrading of the existing lighting infrastructure
- Address the existing parking functions at the bridge adjacent to the Royal Hotel and provide enhanced surface paving and a more pedestrian orientated environment in this space

## Post Office Carpark

- Improved access, exit and overall layout arrangement to this area to ensure it is used to its full potential
- Surface and lighting upgrades and inclusion of appropriate hard and soft landscaping to improve this public space

## Boyle 2040

‘Boyle 2040’ is a framework document which has been identified in the National Development Plan—Project Ireland 2040 as a model for sustainable planning and development through well conceived rejuvenation and reimagining projects within the town centre. This project aims to continue the regeneration momentum which has been stimulated through Boyle 2040 and is evident within the town through the Royal Hotel Redevelopment project, for example. This project serves to continue the vision for Boyle 2040 through the delivery of a rejuvenated Boyle town centre which facilitates a greater level of investment in the town, through reimagined spaces and repurposed vacant sites and properties.

## PROJECT VISION

It is widely recognised that what makes a quality town centre is its attractiveness, its accessibility and its amenities. Boyle is an architecturally attractive and highly accessible destination, however the town centre requires a positive injection in terms its amenity offer. This is where action is needed to help unlock the abundant potential that lies within this town.

The vision for this project is to provide new and revitalised town centre spaces which provides greater level of pedestrian engagement and introduces a greater degree of formality and safety to the existing vehicular and parking areas within the urban footprint.

In securing the delivery of this project, it will create a significant transformation in the heart of Boyle through reimagined, active and attractive spaces within the heart of the town. The works will provide a functionally diverse urban centre, focused on shared, safe spaces, serving both the pedestrian and vehicle. The proposed development will have a positive impact upon the economic, social and physical environment of Boyle and will encourage a greater level of investment to be steered towards the town centre. This will help to sustain and enhance both the business and resident population within the town and secure a path towards the vision of a resilient and vibrant Boyle community.

This project should serve to deliver an uplift in the quality of the public realm within Boyle Town centre. Tourists and residents alike are drawn to vibrant towns with high quality spaces and streetscapes. These attributes are essential to entice people to visit, enjoy and indeed reside within the town. The development of a public realm enhancement scheme within the central urban environs of Boyle will enhance the visitor experience to the area and serve to increase investor confidence to provide new services and functions within the town.