

# Daingean Town Plan

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# 1 Introduction and Context

## 1.1 Location

Daingean, (formerly Philipstown and the county town of Offaly) is located in the eastern part of Offaly on the R402, approximately equidistant from Tullamore and Edenderry. It is approximately 18km east of Tullamore and approximately 19km west of Edenderry. The town is situated on the Grand Canal and the Philipstown River and sits on the edge of the vast area of peatlands that forms the Bog of Allen.

## 1.2 Settlement Form

Daingean was originally named Philipstown in 1556 when it was established as the capital town of Kings County (Offaly), under the plantation of Laois and Offaly by Queen Mary Tudor. It was so named after her husband, Philip the Second, of Spain. The town was once the seat of the O'Connor clan, who were chieftains of the surrounding area of Offaly. Its current name 'Daingean' from *Daingean Ua bhFáilghe*, means fortress of the Uí Fáilghe clan, a name that it derived from the medieval island fortress of O'Connor Faly. The ruins of the medieval fort of the O'Connor Clan are located to the east of Fort Lane and are clearly marked on OSI Maps.

In 1883 Tullamore replaced Daingean as the focal point of the county. As a result, Philipstown was demoted from capital town to a village and lost most of its political status. It was in 1922, with the foundation of the Free State, that the village was renamed Daingean, at the same time as County Offaly replaced the old King's County<sup>1</sup>.

The setting and form of the town reflects its historic past. The town evolved in a fairly compact manner at a defensible bridging point on the Philipstown River and on the edge of its flood plain. The historic core, now the town centre, grew up around the courthouse, Market Square, church and barracks, with the associated residential and service elements taking a linear form alongside the road forming Main Street. Back Lane which runs parallel to the Main Street on the east side, forms a 'grid' with Gaol Lane and Chapel Lane and gives Daingean the feel of a medieval planned town, and gives potential to develop the town's core further. There is a similar lane to the west of Main Street which is not widely used but allows access to the rear of properties along Main Street (west).

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<sup>1</sup> Reference Offaly Historical and Archaeological Society; *Philipstown to Daingean - Down Through the Years*, as published in *Offaly Independent* 10th August, 2001.



Figure 1.1 Market Square, Daingean

Daingean's location in relation to the Bog of Allen meant that both Bord na Móna and the ESB proved to be significant employers in the town and surrounding hinterland since the 1940s.

Since 1996, the town has doubled its population and housing stock. The settlement has expanded to the north of the canal into suburban estates and also as linear development along the surrounding road network. Also there have been some infill developments towards the town centre which have given the town some depth.

### 1.3 Socio Economic Profile

An analysis of the Census 2016 data provides the following statistics for Daingean:

- Daingean's population has increased from 1,037 in 2011 to 1,077 in 2016, an increase of 3.9% which is comparative to the national average of 3.8% growth for the same period;
- The largest cohort of the town's population is in the 0-9 age bracket (see Figure 1.2 below), while the largest cohort of the State's population is in the 30-39 age bracket;
- Average household size in Daingean is 2.8 which is above the national average of 2.75;
- 46% of the population over 15 years of age is employed, which is lower than the national average of 53%;
- Daingean has a low jobs to resident workers ratio of 0.352;
- Of the persons at work, the greatest proportions are involved in 'Professional Services' (25%), 'Commerce and Trade' (19%) and 'Manufacturing Industries' (17%);

- 65% of Daingean’s population aged 5+ years commute to work/school/college by car/van and 30% of the population aged 5+ years commute to work/school/college by more sustainable modes of transport (on foot/bicycle/bus, minibuss, coach/train, DART or Luas);
- 59% of Daingean’s population aged 5+ years travel time to work/school/college is under 30 minutes; and
- Broadband is available to 70% of households in the town.

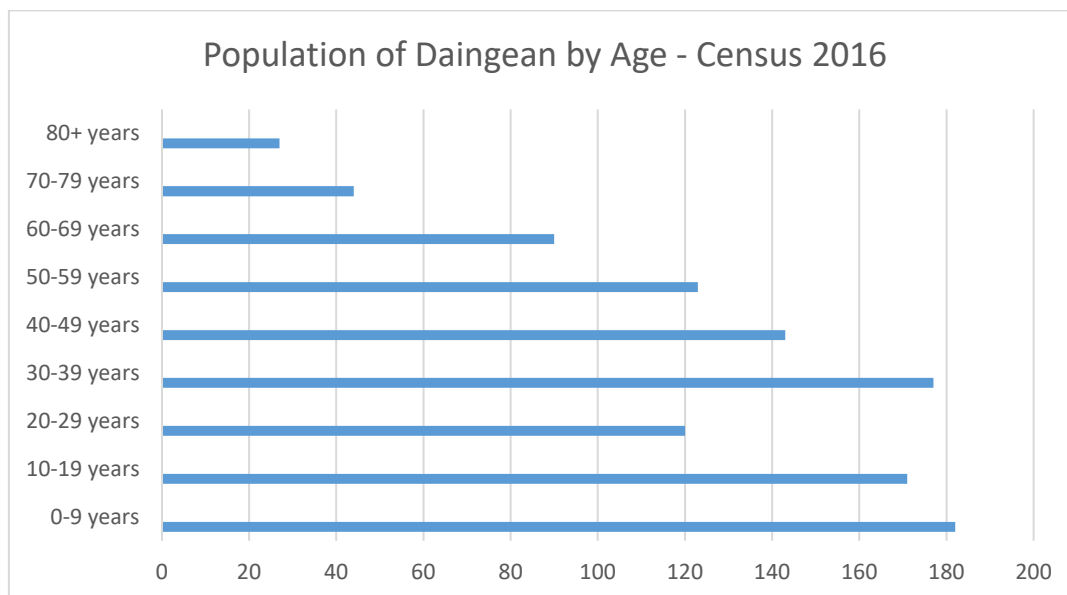


Figure 1.2 Population of Daingean by Age (Source: Census 2016)

## 1.4 Town Function and Development Trends

Daingean is classified as a ‘Smaller Town’ in the Settlement Strategy of the Offaly County Development Plan 2021-2027 and performs a local service and employment function. The Eastern and Midland Regional Spatial and Economic Strategy advises that there is a need to promote regeneration and revitalisation of such towns and support local enterprise and employment opportunities to ensure their viability as service centres for the surrounding rural areas.

The strategy for Daingean for the previous Plan period (2014-2020) was primarily focused on employment generation, sensitive tourism-related development, the consolidation of the town centre, and the provision of community and social services. Notably, the playground was constructed during the previous Plan period. Apart from this, the town experienced very little new development.

The population allocation for Daingean as per the Core Strategy contained in Chapter 2 of Volume 1, provides the sustainable growth of the town in accordance with its position in the county settlement hierarchy.

## 1.5 Strategic Aims for Daingean

This Settlement Plan takes an asset based approach to the future spatial development of Daingean focusing primarily on the consolidation, revitalisation and regeneration of the town and its sequential expansion subject to the availability of necessary infrastructure and services. Future growth shall be in line with the town's position on the Settlement Hierarchy and population allocation set out in the Core Strategy. This holistic approach aims to enhance the attractiveness, viability and vibrancy of Daingean as a place to live, work, visit and invest in, as a means of achieving more sustainable patterns and forms of development.

The following Strategic Aims have been identified for Daingean:

1. Reinforce Daingean town centre as the heart of the town by avoiding undesirable and inefficient sprawl; by consolidating new development within the built-up footprint of the town, through targeting a significant proportion of future development on infill/brownfield/underutilised/vacant sites; by delivering sustainable re-use and regeneration outcomes; and by extending out sequentially subject to available infrastructure.
2. Strengthen the economic base and employment generating potential of the town by supporting existing businesses and encouraging new enterprises, ensuring it is a viable service centre for the surrounding rural area.
3. Deliver high quality housing of an appropriate scale, mix, tenure, location and density, aligned with adequate physical and social infrastructure and the population allocations contained in the Core Strategy.
4. Promote healthy place-making in Daingean through attractive, well-designed, 'liveable' and sustainable communities.
5. Promote and support innovative housing models for all sections of the community including live-work units, special needs housing and housing for older people in Daingean.
6. Protect, harness and develop the natural heritage assets of the town including the Grand Canal, the Philipstown River, Daingean Bog, the nearby Bog of Allen and other green infrastructure in the town for tourism and recreational purposes and to promote sustainable mobility.
7. Protect Daingean's built heritage assets which are a non-renewable resource that contributes to our understanding of the past and promote these assets in the creation of an attractive, vibrant town and in heritage-led regeneration.
8. Ensure the timely provision of physical and social infrastructure to facilitate the future growth of Daingean in accordance with the Core Strategy, in the interests of achieving a self-sustaining settlement.
9. Support and facilitate community and cultural facilities as a vital component to creating a self-sustaining, socially inclusive and 'liveable' Daingean.
10. Enhance climate adaptation and mitigation, and accelerate a transition to a low carbon, climate resilient and environmentally sustainable economy in Daingean.

## 2 Development Strategy

### 2.1 Town Centre

**Strategic Aim:** Reinforce Daingean town centre as the heart of the town by avoiding undesirable and inefficient sprawl; by consolidating new development within the built-up footprint of the town, through targeting a significant proportion of future development on infill/ brownfield/ underutilised/ vacant sites; by delivering sustainable re-use and regeneration outcomes; and by extending out sequentially subject to available infrastructure.

#### 2.1.1 Retail Core

Daingean's retail core is centred around Main Street and Molesworth Street. There are a number of vacant and underutilised buildings within the town centre which detract from the overall vibrancy of the town.

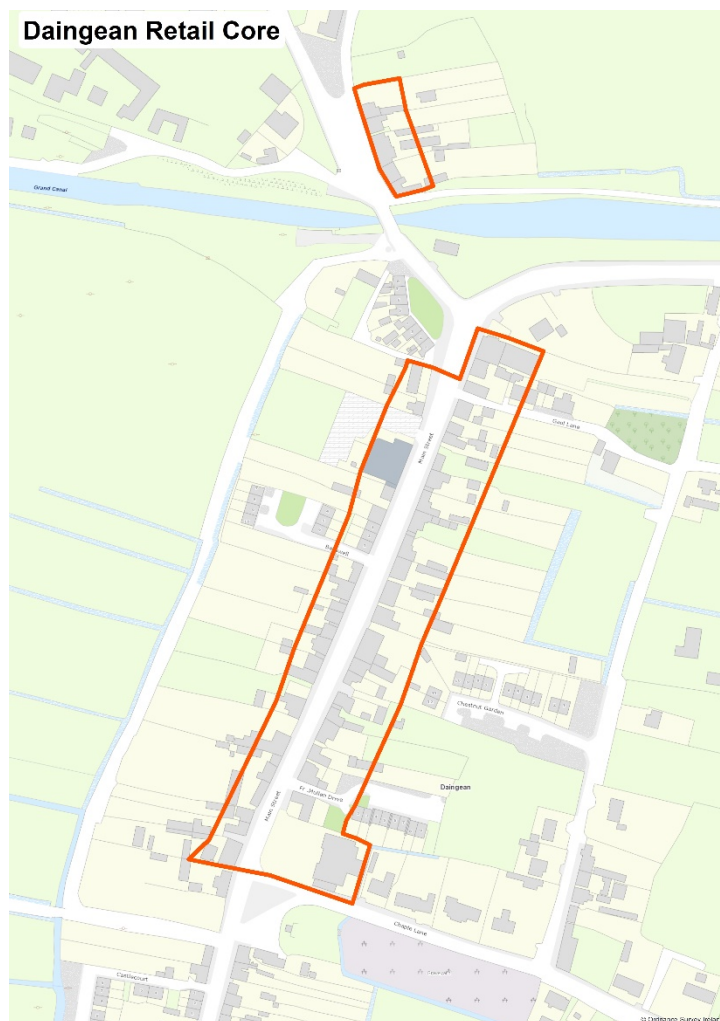


Figure 2.1 Daingean Retail Core

Daingean is identified as a ‘Smaller Town’ within the county retail hierarchy contained in Chapter 7, Volume 1 of this Plan. Table 7.2 ‘Level and Form of Retailing Activity in context of Retail Hierarchy’ contained in Chapter 7 outlines the level of retailing for Daingean as follows:

**Table 1.1 Extract from Table 7.2 ‘Level and Form of Retailing Activity in context of Retail Hierarchy’ contained in Chapter 7 of Volume 1**

Typology	Description
Smaller Towns	Smaller Towns and Villages shall maintain the role in the provision of retail services to their local population catchments. New small scale retail developments shall be supported where they meet the needs of the local population (including the rural catchments that they serve), subject to normal planning considerations including sequential approach and adherence to the retail hierarchy of the county. There shall be a clear presumption against edge-of-centre and out-of-centre locations in smaller towns and villages. The development of vacant/derelict or underutilised land or buildings is a key priority in smaller towns and villages to encourage the most efficient use of land and to promote the renewal, regeneration and consolidation of smaller towns and village centres.

The Council will encourage the expansion of the retail and service base in Daingean town centre commensurate with its level on the county retail hierarchy. The re-use and re-development of existing vacant or underutilised buildings and sites will be particularly encouraged for town centre uses (residential, retail, services, etc.) to create a compact, vibrant town centre. The vernacular building stock along Main Street shall be respected, as it contributes to the town centre’s identity and sense of place.

The Council is favourably disposed to working with the owners of vacant, underutilised and derelict sites/buildings to identify new uses. The Council will use its powers as necessary under the Derelict Sites Act 1991 (as amended) and the Housing and Urban Regeneration Act 2015 (as amended).





Figure 2.2 Retailing in Daingean

## 2.1.2 Opportunity Sites

### 2.1.2.1 Daingean Court House

The Daingean Court House was identified as an Opportunity Site in the previous Daingean Town Plan (2014-2020) and remains an Opportunity Site under this Town Plan. The Court House has the potential to contribute to the renewal, enhancement and regeneration of Daingean Town Centre and achieve sustainable compact development. The site has been identified as an Opportunity Site as it is a prominent building on Main Street which positively contributes to the architectural heritage of the town; it is underutilised in its current state; it is readily adaptable for new uses to enliven the town centre; and the potential decline of this building would have a significant negative impact on the town centre.

The Opportunity Site is well placed to serve as a community use but could also host office or commercial uses and other similar such uses. Any such uses will be assessed on their individual merits.

The adjoining Market Square is part of this Opportunity Site and a public realm proposal for this area shall form part of the any re-development proposal for this Opportunity Site.

Development proposals on this site shall be in accordance with the requirements of Section 7.2.4 of Volume 1 of this County Development Plan. In addition, any proposal on this site shall ensure the protection, sympathetic restoration and sensitive reuse of the Protected Structure in accordance with the policies and objectives contained in Chapter 10 (Built Heritage) and Chapter 13 (Development Management Standards) of Volume 1.



Figure 2.3 Opportunity Site – Daingean Court House

### 2.1.2.2 St. Conleth's Reformatory School

St. Conleth's Reformatory School is a large imposing complex located on the northern side of the Grand Canal on Molesworth Street. It is a key element within Daingean and is very much part of the social and architectural heritage of the town. Originally built in the 18<sup>th</sup> century as a British Army Barracks, it was converted to a Reformatory School in 1870 and continued as a Reformatory School until its closure in 1973. The complex includes a barracks building, dormitories and sanitary blocks, a chapel,

trade workshops, farm outbuildings, a laundry, a bakery, and a forge. The complex is surrounded by a high boundary wall, reflecting the site's former military use.

Similar to the Daingean Court House above, the site has been identified as an Opportunity Site as it is a prominent building complex in the town which contributes to the architectural and social heritage of the town; it is underutilised in its current state; it is readily adaptable for new uses to enliven the town; and the potential decline of this complex would have a significant negative impact on the town.

The Opportunity Site is suitable for a range of uses which will be assessed on their individual merits. The site is well placed along the Grand Canal for tourism related uses including tourist accommodation. Other appropriate uses for the site include residential, office, community uses and the like.

Development proposals on this site shall be in accordance with the requirements of Section 7.2.4 of Volume 1 of this County Development Plan. In addition, any proposal on this site shall ensure the protection, sympathetic restoration and sensitive reuse of the Protected Structure in accordance with the policies and objectives contained in Chapter 10 (Built Heritage) and Chapter 13 (Development Management Standards) of Volume 1.

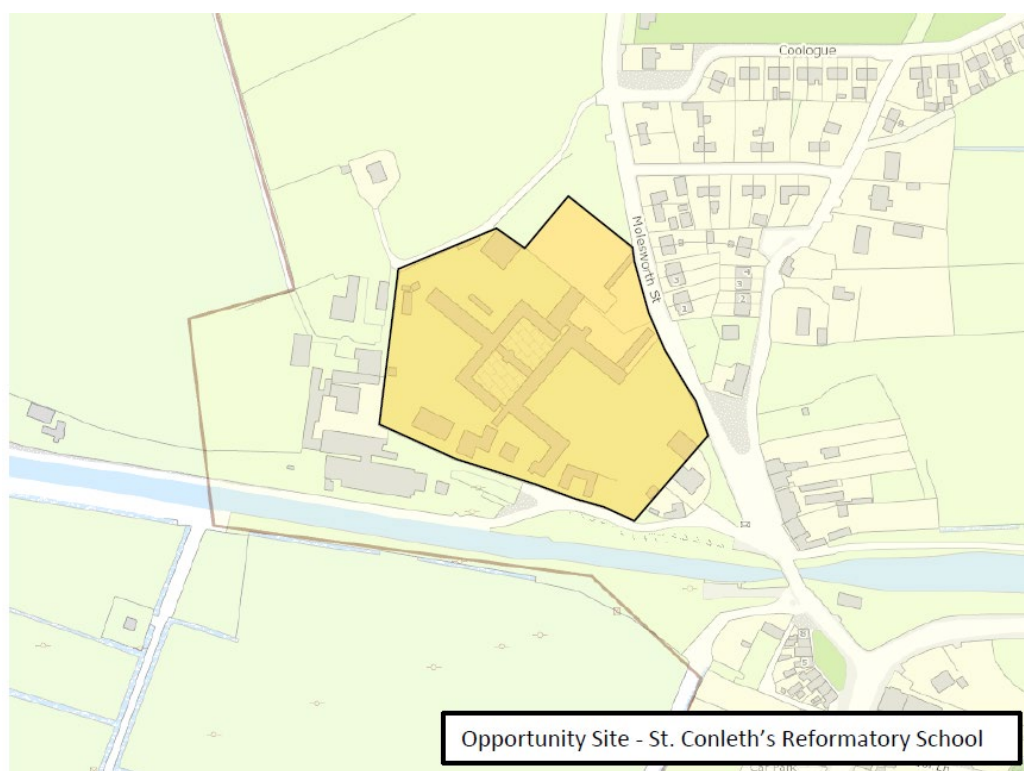




Figure 2.4 Opportunity Site – St Conleth's Reformatory School

### 2.1.3 Public Realm

Public Realm is an umbrella term used to describe areas where all members of the public have routine access to; it includes streets, squares, parks and green spaces, public buildings and river banks. Elements that contribute to the success of each public realm include overall layout, shopfronts, architecture, passive surveillance, street furniture, planting, signage, paving, footpath maintenance, colour schemes, traffic management, cycling and pedestrian facilities.

Existing and planned works include a playground along the Grand Canal and the development of a greenway along the Grand Canal between Tullamore and Daingean, while a Part VIII planning approval has been secured for a further stage of the Grand Canal Greenway to Edenderry.

The Council will seek to continually improve the public realm in Daingean, identifying elements that contribute positively and maintaining them while seeking to identify and resolve issues that detract from the quality of the public realm.

### 2.1.4 Town Centre Objectives

**TCO-01** Encourage the expansion of the retail and service base in Daingean town centre commensurate with its level on the county retail hierarchy, to serve the town and its wider hinterland.

**TCO-02** Facilitate the re-use and development of existing vacant and underutilised buildings and sites for town centre uses to create a compact, vibrant town centre.

**TCO-03** Seek the maintenance and improvement of shopfronts within the town centre. Proposals for new shopfronts should be sensitively designed with regard to their location within the streetscape.

**TCO-04** Further improve the public realm, which includes streets, footpaths, parks, squares, bridges and public buildings and facilities, to provide Daingean with an enhanced sense of identity.

**TCO-05** Facilitate the provision of civic art in the town centre.

**TCO-06** Facilitate the provision of gateway features on the key approaches into the town.

**TCO-07** Maintain and enhance accessibility to and within the town centre in respect of pedestrian and cycle access, public transport and car parking, with particular regard to the needs and access for people with disabilities.

**TCO-08** Facilitate and promote the appropriate development of the Opportunity Sites identified in Daingean town (Daingean Court House and St Conleth's Reformatory School) for appropriate uses that will contribute to the renewal, enhancement and regeneration of Daingean Town and achieve sustainable compact development. Development proposals on these sites shall be in accordance with the requirements of Section 7.2.4 of Volume 1 of this County Development Plan.

## 2.2 Economic Development

**Strategic Aim: Strengthen the economic base and employment generating potential of the town by supporting existing businesses and encouraging new enterprises, ensuring it is a viable service centre for the surrounding rural area.**

The Council's strategy for sustainable employment is compatible with the Council's settlement hierarchy. Therefore, economic development shall be commensurate with the size of Daingean and population growth. In order to ensure a sustainable employment base in Daingean into the future, a particular focus will be placed on growing existing businesses, supporting start-up businesses and developing tourism in Daingean during the Plan period.

Daingean currently does not have a major employer within the Plan area, however there are a number of small businesses and services which trade successfully and generate local employment. The Council seeks to protect and support existing employment generating activities in the town.

Daingean is strategically located on the Grand Canal Greenway and is a destination on the proposed Landscapes of Power cycling route. The Council will support developments that establish Daingean as a destination town along these routes including tourism-related uses, accommodation, activities and amenities.

The Council will also promote and support work space for start-up businesses in appropriately zoned locations in the town in order to adequately cater for new business.

The Council will also co-operate with employment agencies to attract inward investment and job creation in Daingean.



Figure 2.5 Grand Canal through Daingean

### 2.2.1 Economic Development Objectives

**EDO-01** Engage with and co-operate with employment agencies, such as the Offaly Local Development Company, Offaly Local Enterprise Office, Enterprise Ireland and the IDA, to attract inward investment and to facilitate job creation in Daingean.

**EDO-02** Establish and promote Daingean as a destination on the Grand Canal Greenway and proposed Landscapes of Power cycling route; and encourage tourism-related uses, accommodation, activities and amenities.

**EDO-03** Support the development of incubator units, providing work space for start-up businesses, in appropriately zoned locations in the town

## 2.3 Residential

### Strategic Aims:

- **Deliver high quality housing of an appropriate scale, mix, tenure, location and density, aligned with adequate physical and social infrastructure and the population allocations contained in the Core Strategy.**
- **Promote healthy place-making in Daingean through attractive, well-designed, 'liveable' and sustainable communities.**
- **Promote and support innovative housing models for all sections of the community including live-work units, special needs housing and housing for older people in Daingean.**



**Figure 2.6 Existing Residential Development in Daingean**

Adequate zoned land has been made available to accommodate the population targets and associated housing allocation for Daingean to 2027, in accordance with the Core Strategy. The ability to service land and the concept of achieving ‘compact growth’ are key considerations in the future growth of Daingean. The sequential approach will be applied to new residential development in Daingean. The sequential approach relates to development taking place from the centre out, with a particular focus on developing infill sites and under-utilised buildings, avoiding ‘leapfrogging’ of land. This approach will provide for compact growth as advocated by the National Planning Framework (National Strategic Outcome 1) and the Eastern and Midland Regional Spatial and Economic Strategy (Regional Strategic Outcome 2).

The following key guiding principles will be applied by the Council to deliver quality residential environments, with more detailed guidance, policies and objectives provided in Chapter 2 (Topic 3 Housing Strategy) and Chapter 13 (Development Management Standards) of Volume 1 of this Plan:

1. Compact Growth and Sustainable Density
2. Healthy Place Making including Green Infrastructure and Sustainable Mobility
3. Variety of Housing Mix and Tenure
4. Best Practice Urban Design Principles for Attractive Buildings and Spaces
5. Universal Access and Design with Life Long Adaptability
6. Sustainable Design, Energy Efficiency and Climate Resilience

Innovative housing models such as live-work units and ‘living over the shop’ schemes will be encouraged in the town centre to make good use of underutilised buildings and infill sites. Special needs housing and housing for older people will also be encouraged in Daingean in the interests of social inclusion and diversity in the housing stock.

### 2.3.1 Residential Objectives

**RO-01** Ensure that residential development proceeds sustainably in Daingean at an appropriate scale, density and sequence and in line with the Core Strategy table. Development shall not be permitted where it conflicts with the Core Strategy.

**RO-02** Require at least 30% of future homes in Daingean to be located within the existing built-up footprint to create a compact town and to reduce unsustainable inefficient urban sprawl and ribbon development.

**RO-03** Require residential development proposals to comply with the guiding principles set out in Section 2.3 above; the development management standards set out in Chapter 2 (Topic 3 Housing Strategy) and Chapter 13 (Development Management Standards) of Volume 1 of this Plan; and Section 28 Ministerial Guidelines.

**RO-04** Encourage innovative housing models in Daingean such as live-work units, 'living over the shop' schemes, special needs housing and housing for older people.

## 2.4 Biodiversity and Landscape

**Strategic Aim: Protect, harness and develop the natural heritage assets of the town including the Grand Canal, the Philipstown River, Daingean Bog, the nearby Bog of Allen and other green infrastructure in the town for tourism and recreational purposes and to promote sustainable mobility.**

Daingean and its environs is host to a wide range of natural heritage assets and green infrastructure including the Grand Canal, the Philipstown River, Daingean Bog, the nearby Bog of Allen and green spaces. The Council will seek to harness and further develop these assets for recreational, tourism and sustainable mobility purposes and in the interests of healthy place-making.

Daingean Bog is a Natural Heritage Area (NHA) site code: 002033, lying south west of the town. The Philipstown River flows to the south east of the town and it provides a corridor for biodiversity on the outskirts of the urban area of Daingean, with the potential for a river walkway.

The Grand Canal is a valuable recreational and amenity asset for the area, for walking, cycling and water based activities. The Grand Canal has the potential to link to the Barrow Blueway and Royal Canal. Funding and Part VIII approval has been secured for the development of the Grand Canal Greenway between Tullamore and Daingean, while Part VIII approval has been secured for a further stage of the greenway to Edenderry. The Council recognises the importance of greenways and continuing to extend and link greenways, in the interests of sustainable mobility, activity tourism, transition to a low carbon and climate resilient society, enhancing amenities, strengthening rural economies and communities, health and wellbeing, job creation, and settlement connectivity.

The Council will seek to conserve, protect and enhance important landscape features such as rivers, stone walls, hedgerows, etc. which form wildlife corridors and link habitats and to promote and encourage local biodiversity measures in development proposals including native planting, pollination areas, swift boxes and links to existing green infrastructure.





Figure 2.7 Green Infrastructure in Daingean

### 2.4.1 Biodiversity and Landscape Objectives

**NHO-01** Work with the relevant stakeholders to develop and extend the Grand Canal Greenway through Daingean including facilities and infrastructure.

**NHO-02** Recognise and protect the ecological value of the Philipstown River and the Grand Canal and to ensure that no form of inappropriate development occurs within the riparian zone.

**NHO-03** Investigate the feasibility of providing a walkway / linear park along the Philipstown River in Daingean.

**NHO-04** Conserve, protect and enhance important landscape features such as rivers, stonewalls, hedgerows, etc. and to promote and encourage local biodiversity measures in development proposals including native planting, pollination areas, swift boxes and links to existing green infrastructure.

## 2.5 Built Heritage

**Strategic Aim:** Protect Daingean’s built heritage assets which are a non-renewable resource that contribute to our understanding of the past and promote these assets in the creation of an attractive, vibrant town and in heritage-led regeneration.





Figure 2.8 Daingean's Built Heritage

The Protected Structures in Daingean are contained in the Record of Protected Structures (RPS) which form part of this County Development Plan. There is a rich variety of buildings in Daingean included on the RPS including a number of buildings along Main Street and Molesworth Street, Daingean Court House, Church of Ireland Tower, St. Conleths Reformatory School, Moleworth Bridge, Former Canal Store and Stone Quay. There is also an existing Heritage Trail in Daingean. Policies and objectives regarding the protection of architectural heritage are contained in Chapter 10 (Built Heritage) Volume 1, of this Plan.

There are a number of recorded monuments in Daingean, particularly to the south east of the town centre, around the area known as Daingean Fort. The associated zone of archaeological potential includes Daingean Fort and the ruined Church of Ireland and graveyard. Policies and objectives

regarding the protection of archaeological heritage are contained in Chapter 10 (Built Heritage) Volume 1, of this Plan.

### 2.5.1 Built Heritage Objectives

**BHO-01** Ensure the protection, sympathetic restoration and sensitive re-use of Protected Structures in Daingean as contained in the Record of Protected Structures (RPS) which forms part of this County Development Plan.

**BHO-02** Support built heritage initiatives such as the existing heritage trail in the town.

**BHO-03** Protect and preserve Daingean's archaeological heritage through the implementation of the relevant legislative provisions.

## 2.6 Critical Infrastructure

**Strategic Aim: Ensure the timely provision of physical and social infrastructure to facilitate the future growth of Daingean in accordance with the Core Strategy, in the interests of achieving a self-sustaining settlement.**

This section deals primarily with physical infrastructure. Social infrastructure is dealt with in Section 2.7 below.

Appendix 2 of Volume 1 of the County Development Plan includes an Infrastructural Assessment Report which addresses infrastructure provision, deficiencies and investment proposals relating to the towns and villages.

The sustainable consolidation and coherent growth of Daingean is dependent on the satisfactory provision of physical infrastructure associated with:

- Movement and Connectivity
- Water Supply, Wastewater, Surface Water Drainage and Flooding
- Energy and Communications
- Waste and Recycling

### 2.6.1 Movement and Connectivity

The Sustainable Transport Strategy chapter (Chapter 8) in the Plan examines county level data on modal split and identifies the need to reduce the reliance on the private car by promoting and facilitating more sustainable modes of transport and supporting development in locations that would reduce the need to travel. The Council seeks to promote sustainable mobility including walking, cycling and public transport, in order to create a sustainable settlement pattern and environmentally sustainable town. It is also important that Daingean maintains good transportation linkages to surrounding urban and rural areas, which is a contributing factor to its future growth.

The graphs in Figure 2.9 show the modal share for trips generated at various distances travelled from and within Daingean for work and education. The graphs are based on data derived from Census 2016, and provide a baseline to inform objectives in this Town Plan, which seek to improve the modal share away from private car and in favour of walking, cycling and public transport.

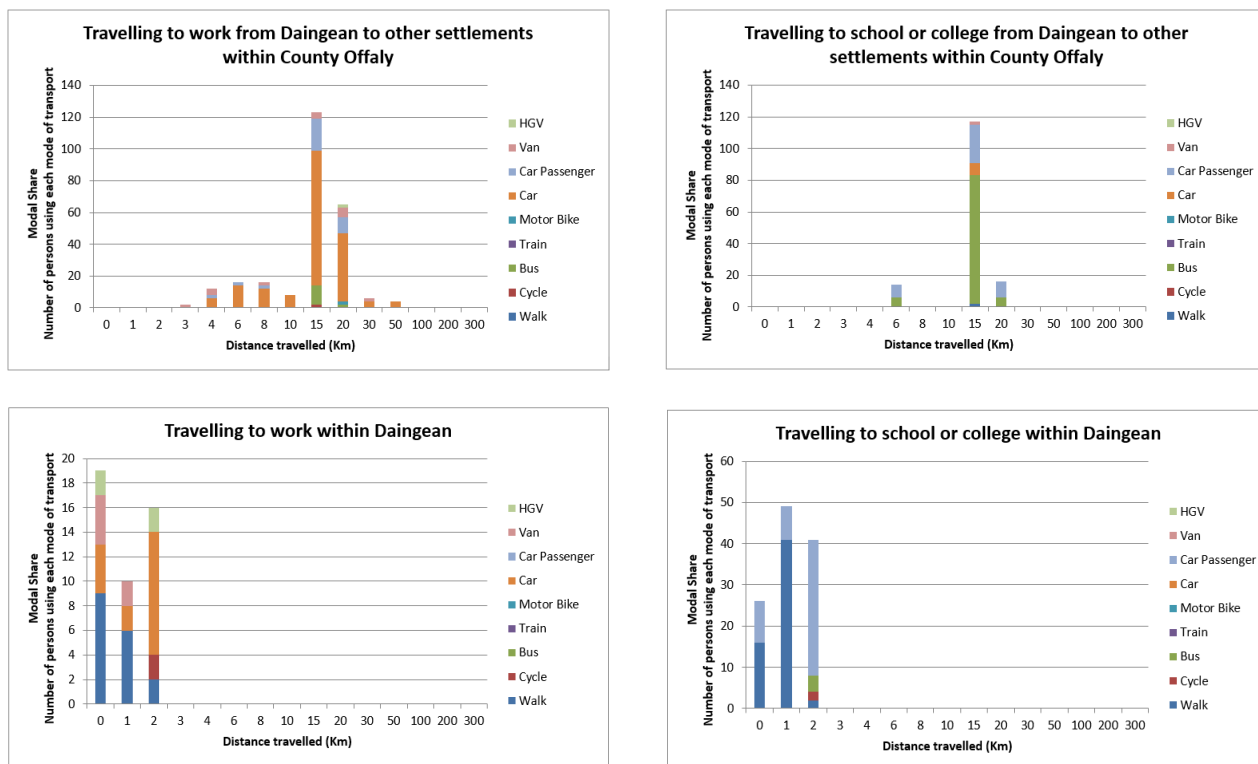


Figure 2.9 Modal Share of trip generation in Daingean

The graphs in Figure 2.9 indicate the following statistics:

- For journeys to work in which the trip is from Daingean to another settlement within County Offaly, 98% of trips are less than 30km; 84% of workers travel either by private car or a passenger in a private car; 5% travel by public transport (bus).
- For journeys to work in which the trip starts and ends in Daingean itself, 100% of trips are less than 2km; 36% of workers travel either by private car; 38% walk and 4% cycle.
- For journeys to school/college in which the trip starts and ends in Daingean itself, 100% of trips are less than 2km; 44% of students travel as a passenger in a private car; 51% walk and 2% cycle.

In terms of work related journeys to other settlements within the county, the statistics support a review of local bus services in the county in terms of connections and frequency. In terms of work and schools trips within the town, while the statistics do show a relatively positive modal share in favour of walking, travel by private car still dominates modal share. As such, the data supports provision of / improvements to walking and cycling infrastructure and permeability within the town.

Critical infrastructure necessary to improve the modal share in favour of sustainable modes of transport is further discussed under separate headings below, with identified improvement measures supported by critical infrastructure objectives set out under Section 2.6.5 of this Town Plan.

### **Walking and Cycling**

The Council will endeavour to make provision for walkers and cyclists in Daingean, forming an integrated, safe, convenient, direct and comfortable network of routes.

Footpaths are provided throughout the town and the Council will seek the consolidation and incremental expansion of the existing footpath network in tandem with new development proposals. Other walking infrastructure in the town includes the walking track at Daingean GAA grounds and the proposed Grand Canal Greenway.

It will be an aim of this Plan to provide a footpath on Back Lane which runs parallel to the Main Street on the east side.

There is limited cycle infrastructure in the town. There are currently no dedicated cycle lanes within the town and these may be incorporated into new developments and on existing roads, where feasible.

It is the Council's intention to achieve a high level of permeability for walking and cycling in Daingean town centre, through new build and retro-fitting, to create an accessible, attractive, vibrant and safe place to live, work and engage in community life.

### **Public Transport**

The Local Link bus service operates in the town providing a weekly service to Kilclonfert and a weekday service to Athlone IT (term-time) and Tullamore. Daingean is also served by the Bus Éireann Route No. 120 which provides a daily service between Dublin and Tullamore.



Figure 2.10 Bus Stop Daingean

## Parking

Car parking in the town consists of on-street car parking and off-street car parking in Market Square and opposite the Roman Catholic Church. The Council will continue to monitor car parking arrangements in Daingean on an ongoing basis. The Council will also promote the provision of battery charging infrastructure for electric vehicles in Daingean, at appropriate locations.

There is no cycle parking in the town. The Council will require the provision of cycle parking as part of development and public realm proposals in accordance with the Development Management Standards contained in Chapter 13 of Volume 1 of this Plan.

## Road Network

Daingean is strategically located on the Regional Road R402 between Tullamore and Edenderry. There are a number of local roads serving the town also. The R402 is a Restricted Regional Road and is an essential element in the county and sub-regional road network and its carrying capacity and efficiency should be protected.



Figure 2.11 Road Signage Illustrating Strategic Location of Daingean

## 2.6.2 Water Supply, Wastewater, Surface Water Drainage and Flooding

### Water Supply and Wastewater

Daingean Public Water Scheme provides a water supply to the town.

The Daingean Wastewater Treatment Plant is due to be upgraded under the Irish Water Investment Plan 2020-2024 (awaiting Commission for Regulation of Utilities determination, expected in 2020).

As part of the development management process, the Council will ensure that new schemes are permitted only where adequate water supply and wastewater treatment capacity or resources exists or will become available within the life of a planning permission.

### **Surface Water Drainage**

The Council seeks to ensure the sustainable management of surface water discharges and to minimise the risk of flooding by requiring new development in Daingean to incorporate Sustainable Urban Drainage Systems (SUDs).

### **Flooding**

In accordance with The Planning System and Flood Risk Management, Guidelines for Planning Authorities, a Strategic Flood Risk Assessment (SFRA) has been prepared to assess flood risk within the Plan area, and it forms part of this County Development Plan as a separate document.

The Council will facilitate the appropriate management and sustainable use of flood risk areas shown as Constrained Land Use zoning on the accompanying zoning map. Constrained Land Use zoning shall be developed in accordance with Section 12.6, Objective LUZO-14 contained in Volume 1 of this County Development Plan.

### **2.6.3 Energy and Communications**

Daingean has access to high speed fibre broadband and 4G mobile coverage is available. 'Visit Offaly' free Wi-Fi is installed at the library in Daingean. There is also adequate electricity infrastructure to serve Daingean.

### **2.6.4 Waste and Recycling**

There are authorised domestic waste collectors serving Daingean.

The Council will continue to encourage the provision of recycling infrastructure where it is considered necessary and will assess requirements for recycling facilities on a case by case basis as part of the development management process. An aim of this Plan is to provide a Bring Centre in Daingean, for recycling of bottles, cans and textiles. The Edenderry Recycling Centre and Derryclure Waste and Recycling Facility (Tullamore) accept a wider range of materials.

### **2.6.5 Critical Infrastructure Objectives**

#### **Movement and Connectivity**

**KIO-01** Deliver a high level of permeability for walking and cycling in Daingean town centre, through new build and retro-fitting, to create an accessible, attractive, vibrant and safe place to live, work and engage in community life.

**KIO-02** Protect the carrying capacity, efficiency and road safety of the R402 through Daingean.

**KIO-03** Improve cycle infrastructure in the town as part of development and public realm proposals and investigate the feasibility of providing dedicated cycle lanes in the town.

**KIO-04** Seek the consolidation, incremental expansion and upgrading of the existing footpath network in the town where necessary, including the provision of a footpath on Back Lane which runs parallel to the Main Street on the east side.

**KIO-05** Identify appropriate locations for the provision of battery charging infrastructure for electric vehicles in Daingean.

**KIO-06** Support the Local Link Rural Transport Programme 2018-2022 in County Offaly and subsequent programmes.

### **Water Supply, Wastewater, Surface Water Drainage and Flooding**

**KIO-07** Ensure that new schemes are permitted only where adequate water supply and wastewater treatment capacity or resources exists or will become available within the life of a planning permission.

**KIO-08** Require new development in Daingean to incorporate Sustainable Urban Drainage Systems (SUDs).

**KIO-09** Constrained Land Use zoning shall be developed in accordance with Section 12.6, Objective LUZO-14 contained in Volume 1 of this County Development Plan.

**KIO-10** Protect groundwater resources within the Source Protection Zone.

### **Waste and Recycling**

**KIO-11** Encourage the provision of recycling infrastructure where necessary and to assess requirements for recycling facilities on a case by case basis as part of the development management process.

**KIO-12** Seek the provision of a Bring Centre in Daingean, for recycling of bottles, cans and textiles.

## **2.7 Social Inclusion, Community and Cultural Development**

**Strategic Aim: Support and facilitate community and cultural facilities as a vital component to creating a self-sustaining, socially inclusive and 'liveable' Daingean.**

### **2.7.1 Education and Childcare**

There is one primary school in the town (Scoil Mhuire 's Iosaf Naofa Daingean). This school is located within the settlement boundary, promoting the use of sustainable modes of transport.

Daingean Community Childcare is located beside the Roman Catholic Church on St. Mary's Road and provides pre-school and after-school care.





Figure 2.12 Daingean Community Childcare

### 2.7.2 Community Facilities

There are a number of active community and sporting groups in Daingean.

Existing community facilities include a library, Garda Station, health centre, Roman Catholic Church, community crèche and the offices of North Offaly Community Services. While there are community facilities provided at the GAA grounds and the Court House, Daingean lacks a fit for purpose community centre and it will be an aim of this Plan to support a community centre in Daingean.

Existing sporting facilities include Daingean GAA grounds and Grand Canal Wheelers Cycling Group.

Offaly County Council will seek the retention and expansion of the community facilities in Daingean, with a particular focus on facilities for the youth and older people within the town settlement boundary, to serve the needs of the local population.





Figure 2.13 Daingean Community Facilities

### 2.7.3 Arts and Culture

The Market Square has the potential to provide a greater civic function in the town. The Market Square and Court House is identified as an Opportunity Site in this Plan. Markets, cultural events, civic art and the like could be hosted in this space, if re-developed. The Council will also support further arts and cultural facilities in Daingean, as part of a well-balanced, sustainable community.



Figure 2.14 Market Square, Daingean

## 2.7.4 Social Inclusion, Community and Cultural Development Objectives

**CECO-01** Assist, encourage and facilitate the provision and extension of community and sports facilities in Daingean in liaison with community based groups, public bodies, government departments, state agencies and other interested parties.

**CECO-02** Encourage shared use of existing sports, educational and community facilities for community purposes where feasible, to promote the sustainable use of such infrastructure and to meet the needs of Daingean's population.

**CECO-03** Support the development of a community centre in Daingean.

**CECO-04** Facilitate local groups in the acquisition and/or use of lands for sports, community, recreational and cultural purposes.

**CECO-05** Support and promote the development of facilities and services for the youth and older people at appropriate locations in Daingean.

**CECO-06** Encourage and facilitate the development of cultural, arts and performance facilities and spaces and the provision of civic art pieces in Daingean.

**CECO-07** Support the refurbishment and upgrade of Daingean library, in accordance with the Offaly County Library Development Plan.

**CECO-08** Support local groups in reducing litter and improving the overall appearance and environment of the town.

## 2.8 Climate Action

**Strategic Aim: Enhance climate adaptation and mitigation, and accelerate a transition to a low carbon, climate resilient and environmentally sustainable economy in Daingean.**

Having regard to Daingean's role as a service centre in performing important retail, residential, service and amenity functions for its local rural hinterland, the town can act as a driver in the area in terms of climate change adaptation, transition to a low carbon economy and reduction of pollution.

The Council will seek to ensure that all development in the town will contribute positively towards reduced energy consumption and the associated carbon footprint. It will achieve this by:

- Ensuring land is used effectively by minimising the amount of greenfield urban sprawl development over the course of the Plan period with development of compact brownfield / infill land being encouraged.
- Integrating land use and transportation to reduce travel demand.
- Promoting sustainable mobility including walking, cycling and public transport.
- Ensuring that development proposals incorporate alternative energy technologies, where feasible.

- Promoting the retrofitting of existing housing, commercial and public buildings to reduce energy demands.
- Requiring all buildings in the town to incorporate environmentally sustainable design principles in their design and construction in accordance with Development Management Standards set out in Chapter 13 of Volume 1 of this Plan.
- Promoting the use of green infrastructure, for example green roofs, green walls, SUDs, planting, and green spaces in development proposals and public realm proposals.

### 2.8.1 Climate Action Objectives

**CAO-01** Support the implementation of the Offaly County Climate Change Adaptation Strategy and promote Daingean as a driver in the transition to a low carbon, climate resilient and environmentally sustainable economy.

**CAO-02** Support the effective and efficient use of land in the town, prioritising compact growth through the development of brownfield/infill land in the built-up footprint of the town in preference to greenfield land.

**CAO-03** Seek the integration of positive climate change mitigation and adaptation measures in all development proposals such as green walls and roofs; Sustainable Urban Drainage Systems (SUDs); planting, green spaces and biodiversity techniques; harvesting of 'grey' water for re-use and measures to minimise the usage of fresh water supplies; and innovative design solutions.

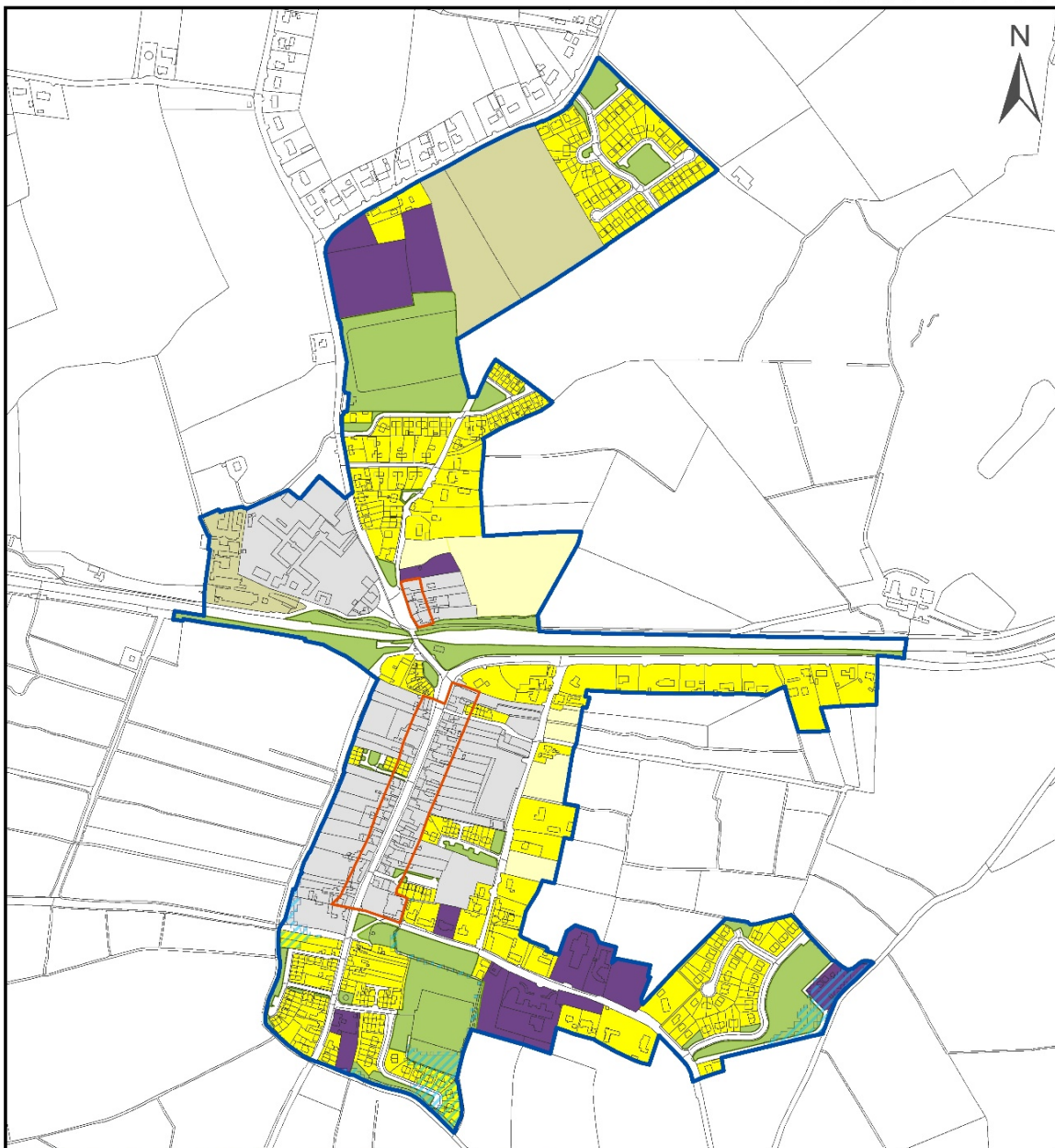
**CAO-04** Provide LED lighting in all new public lighting and retrofitting of existing public lighting throughout the town.

## 3 Land Use and Zoning

Lands within Daingean are zoned for various land uses. Chapter 12 of Volume 1 contains the zoning objectives identified in the Plan area together with the accompanying zoning matrix.

The provisions of Part V of the Planning and Development Act 2000 (as amended) shall apply to land zoned for residential use or a mixture of residential and other uses.

## DAINGEAN TOWN PLAN



### Legend

- Open Space, Amenity and Recreation
- Enterprise and Employment
- Community Services/Facilities
- Existing Residential
- New Residential
- Strategic Residential Reserve
- Town Centre/Mixed Use
- Constrained Land Use
- Development Boundary
- Retail Core

Final Proposed by the Planning Board on 11/06/2021. Date: 01/10/2021. Scale: A1:1 (1:1000)

