

Opportunity Sites





NORTH

GRAND CANAL

DAINGEAN RD

CONVENT RD

2

1

KILBRIDE ST

COLUMCILLEST

HARBOUR ST

STORE ST

O'CARROLL ST

PATRICK ST

BRIDGE ST

CHURCH ST

O'CARROLL ST

TULLAMORE RIVER

6

MAIN STREET

4

TARA ST

HIGH STREET

TANYARD LN

8

Lloyd Town Park

3

CAMDREEST

R448

5

Railway Station

CORMAC STREET

7

Key Opportunity Sites Regeneration Projects



1. Grand Canal Harbour Site

Description: Opportunity site. Ongoing Project.



2. Texas Site

Description: Opportunity site. The proposal aims to reactivate this site and to provide a mix of public and private uses and create inviting connections from the canal to the town centre.



3. Lands behind High Street/O'Moore Street

Description: Opportunity site regeneration. Proposals include diverse housing typologies close to town centre, senior living scheme located in town centre, new retail/commercial units fronting O'Moore Street with pedestrian friendly zone and increased green and planted areas.



4. Lands South of O'Connor Square

Description: Opportunity site. Proposals include re-using of protected Malthouse and providing new commercial and cultural uses for the west part of the site with 2 no options for east part of the site considered, one including retention of existing buildings and a second one proposing new residential uses.



5. Railway Lands

Description: Opportunity site. This site is a prime opportunity for high density and multi residential development with the potential for a mobility/ public transport hub at the station.



6. Coen Site

Description: Opportunity site. Potential for the site to be developed as a town centre perimeter housing scheme with large retail zone retained and additional retail opportunity added to the site.



7. Lands Behind the Court

Description: Opportunity site. Site strategy proposes retaining the majority of commercial uses on the site at Kilcruddin Business Park and re-inforcing this future use. To the north end of the site interior, a new residential infill development of terrace housing is proposed increasing the density of the block.



8. Tanyard Lands

Description: Opportunity site. It is proposed that this site retains its industrial use, extending new units to the back of the site to create a denser industrial park area. To the south of the site, the strategy proposes extending the existing street of terrace units with a similar scale and typology.

Note: All proposals shown in this chapter are illustrative only (subject to further investigation prior to detailed design, traffic studies, technical consideration, engagement with private landowners/ stakeholders and planning and environmental consent etc.)

Opportunity Site 02: Texas Site



SITE CONDITION AND OPPORTUNITIES

Opportunity Site 02 occupies the former Texas site within the town centre. There are a range of existing historic and industrial buildings in the area, including the former Tullamore Distillery, which sits just north of the site boundary.

Laneways

A unique condition of this site is the numerous laneways that connect the main streets with the interior of the site. These laneways are characteristic of the grain of Tullamore, and offer valuable permeability between the site and the town centre.

Proximity to Canal

The presence of water is a significant feature in the character of Tullamore. The Grand Canal bounds the area to the north of the site. The proximity of this attractive amenity to the site should be maintained through increased permeability and legible routes leading from the canal to the site and High Street.

HISTORIC FABRIC



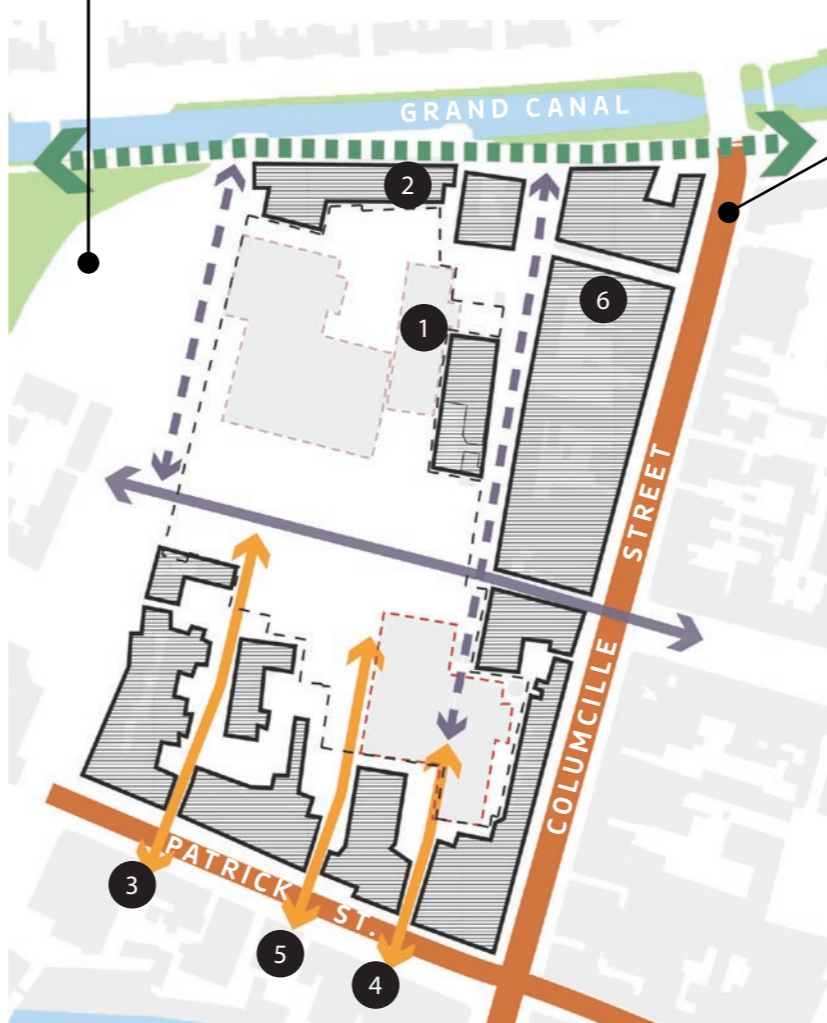
1 Former Texas Warehouse, now demolished



2 Former Tullamore Distillery (Protected Structure)










O'Connell St. Car Park



Existing Site Plan & Proposed Site Opportunities

KEY

-  Activating Laneways and Access
-  Proposed Cross Site Connection
-  Proposed Connection to Canal
-  Canal Walk
-  Recent Demolition
-  Proposed Demolition
-  Site Boundary



Columcille Street Looking South



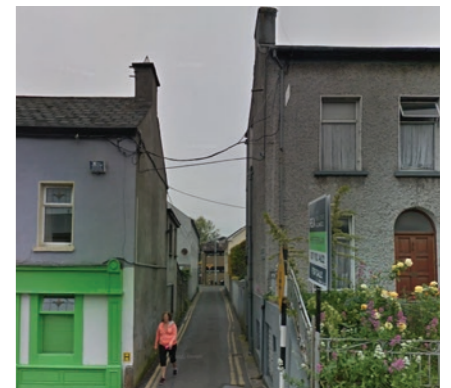
3 Bride's Lane



4 Laneway D.E Williams House



5 Access To Site From Patrick Street



6 Durrrow Lane

Opportunity Site 02: Texas Site

SITE CHARACTER VISION

PUBLIC SQUARE | BIG RETAIL | LIVING ABOVE SHOP

One of the key strengths of this site is its location in the heart of the town, with existing connectivity via pedestrian laneways and vehicular access along Offaly Street. Our vision for this site is an animated town centre destination; a public square lined with ground floor retail, with a mix of office space and medium density residential units above. This animated ground floor plane supports the retail offer on High Street and continues a ribbon of commercial leading west towards the heart of the site. The proposed urban grain of the site takes all its cues from its direct context. Oriented to capture the maximum daylight throughout different times of the day, the proposed urban square at the heart of the site will support cafe and restaurant terraces, social gathering and small-scale public events.

Our vision for the site incorporates the new large-scale Aldi retail unit to the north (Planning Ref: 21414). The proposed Aldi development brings a significant volume of commercial retail to the site, introducing a larger plot grain.

To the southern half of the site, we propose a mix of the following: a multi-tenanted office hub, retail, food & beverage units, and a series of work/live units. This mix characterises the site as a mini retail and commercial hub, well positioned with parking on O'Connell Street to the west and with existing small scale retail to the south.

1 LARGE RETAIL

Planning Ref: 21414



2 MIXED RETAIL

Total Area: 2,180m2



OPPORTUNITY SITE 02 - KEY PRINCIPLES



- Promote a diverse range of town centre uses
- Promote investment in the town centre



- Enhance the quality of the pedestrian and cycling environment in Tullamore



- Identify, adapt, restore, and re-purpose historic buildings



- Integrate the Grand Canal and Tullamore River
- Capitalize on the Tullamore River and Grand Canal as valuable assets



- Clearly indicate a town centre pedestrian and cyclist-friendly low speed zone as valuable assets

3 OFFICE/ CO-WORK

Total Area: 1,850m2



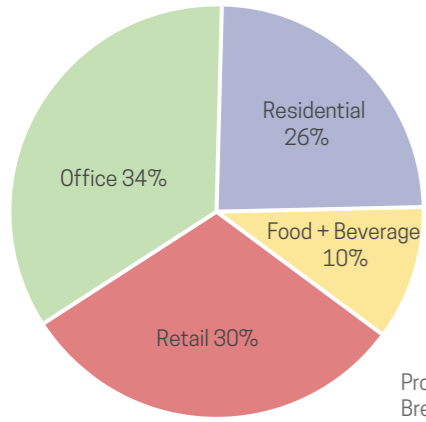
4 LIVE ABOVE SHOP

Type: Apartment
Total Area: 1,335m2
No. of Units: 22



“Promote the creation of more public realm spaces, better access or connectivity for pedestrians and cyclists around town and surrounding amenities...”

Comment from Community Survey



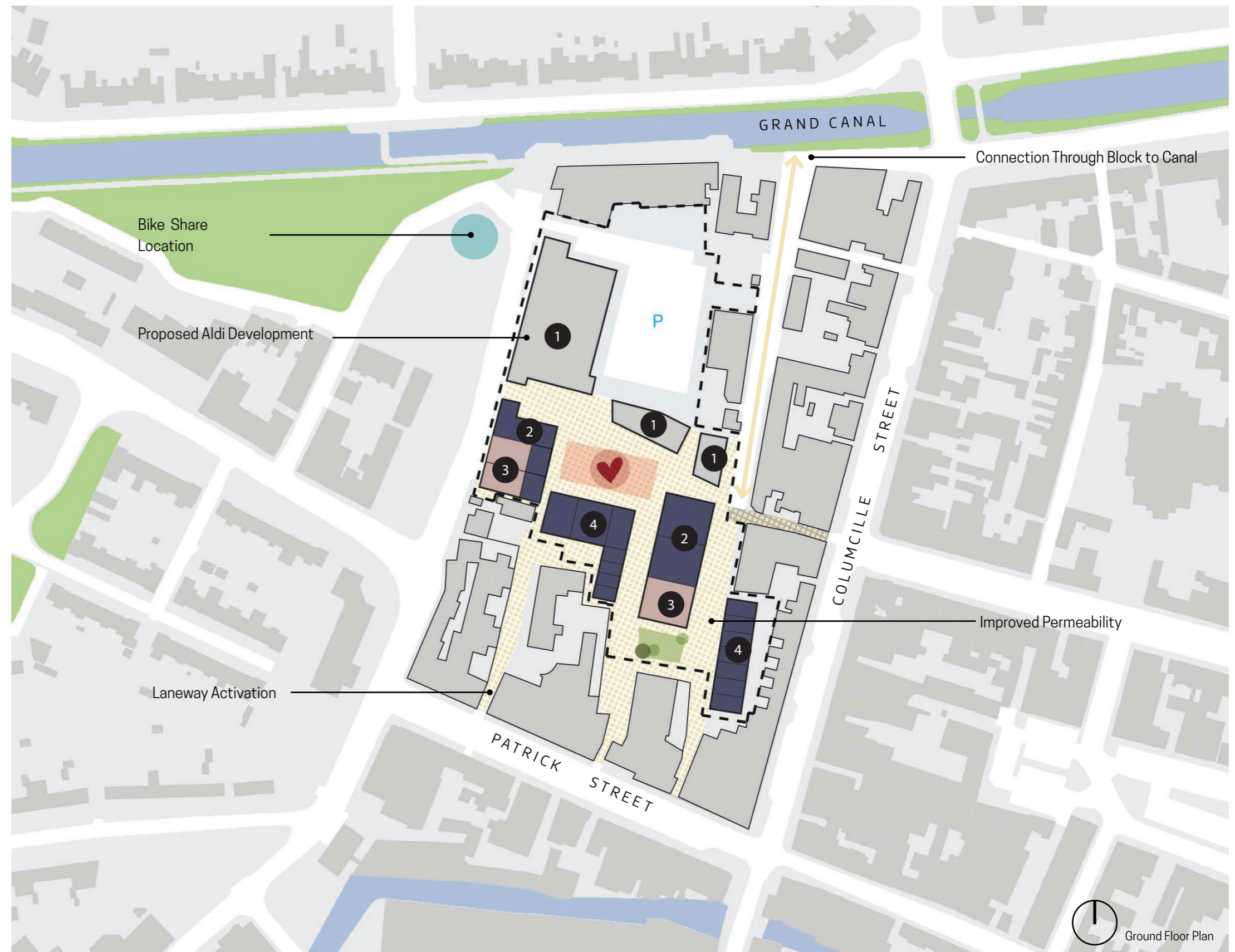
Proposed Development Breakdown

Key Potential Features:

- New retail options
- Day and night activity with work/live opportunities
- Pedestrian priority zone
- Strong laneway character
- Intimate Public Space
- Proximity to proposed bike-share location

KEY

- Retail
- Office
- Pedestrian Priority Zone
- Public Square



Ground Floor Plan

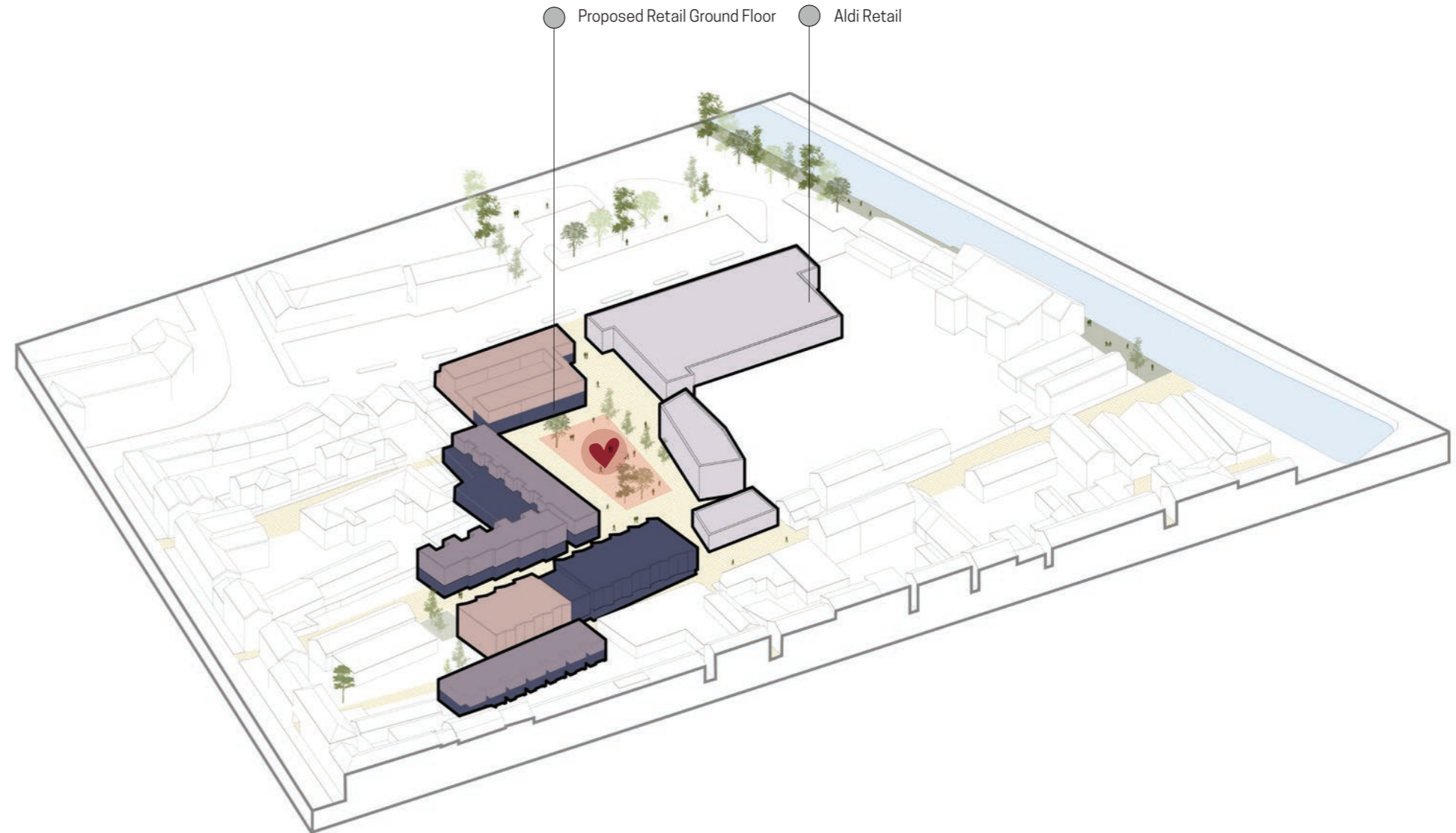
Opportunity Site 02: Texas Site

DEFINING HEIGHT PRINCIPLES

As per the **Urban Development and Building Heights Guidelines for Planning Authorities**, any development proposing significant height must also consider factors such as sustainability of the development, appropriateness of scale and sensitivity to its historic context (if applicable). The historic context of Site 02 and of Tullamore, which includes its character and proportion as a market town, will therefore require any new development proposes a height that is appropriate to its context. Development Management Criteria 3.2 set out the requirements under this assessment.

As per the **Project Ireland 2040 – National Planning Framework National Policy**, ‘Objective 35: Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights’, greater density can be achieved in a range of ways, all of which are applicable to the site.

To protect the character and proportion of the key streets bounding the site, it is recommended any proposed development should not be so tall that it adversely impacts its environment. It is recommended that any height above three stories is located to the north of the site, which has a precedence of height historically with the former Texas Warehouse building (five stories). Heights should decrease towards the south of the site.



3D Visual: Opportunity Site 02

SITE 02: DEVELOPMENT PRINCIPLES

The proposed development principles for Site 02 are distilled below into five key strategies which can be applied to any proposed future development.

- **1 Improve Permeability: Utilising Laneway Connections**
The existing laneways are an important opportunity on this site to create further pedestrian connection in the town centre and activate the centre of the site block.
- **2 Create Space for Amenity: A Central Heart for the Site**
A new public space within the town centre that acts as an anchor and social focal point for the connecting laneways and proposed surrounding development.
- **3 Enhance Tullamore’s Existing Town Character: Urban Grain**
The proposed development should follow and enhance the existing urban grain.
- **4 Sympathetic Design: Massing & Heritage Fabric**
Proposed development should reflect the diversity of building height and scale across the site. This ranges from the former Texas warehouse which sat to the north at 5 storeys, to the buildings along Patrick Street to the south (2-3 storeys). Equally, new development should be sympathetic to the historic building fabric, conserving & adapting where feasible.
- **5 Density for Tullamore: Proposed Residential Density**
The residential offer should be of a density that supports growth and increased activity. See page opposite for further detail.

KEY

- Retail
- Residential
- Office
- Retail/Commercial :Aldi Development
- Pedestrian Priority Zone
- Public Square

CONNECTIVITY

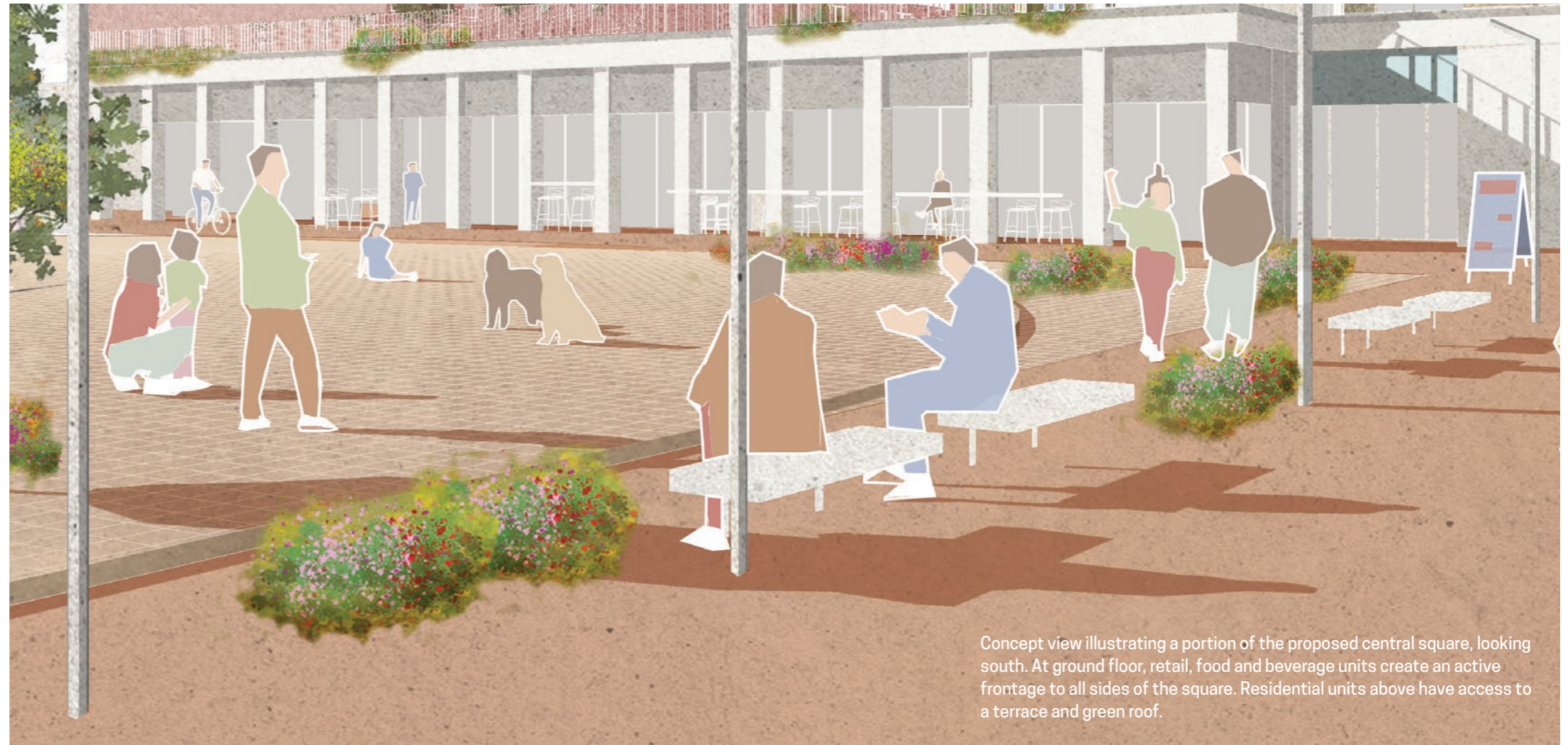
The series of laneways lead north south from Patrick Street, through the heart of the site and on to the Grand Canal banks. The east-west laneways create strengthened and animated connections between O'Connell Street and Columcille Street. Re-activating these connections is in line with the Tullamore LTP objectives for this site, which recommends that '...any future development of the remainder of the Texas site avail of the unique opportunity to incorporate high-quality pedestrian permeability links between O'Connell Street, Patrick Street, and Offaly Street'.

DEVELOPMENT ACTIVITY

To the south of the site, recent planning activity includes an application for the 'The Distillery Yard' development, Planning Ref: 2460038.

DENSITY

The proposed density of the site is 40dph to 100dph, as recommended for Key Towns in the Sustainable Residential Development and Compact Settlements Guidelines. In order to deliver this density, buildings of 2-7 storeys are suggested, with taller volumes to the north of the site and lower volumes to the south.



Concept view illustrating a portion of the proposed central square, looking south. At ground floor, retail, food and beverage units create an active frontage to all sides of the square. Residential units above have access to a terrace and green roof.



Concept View Key



Commercial Office Spaces



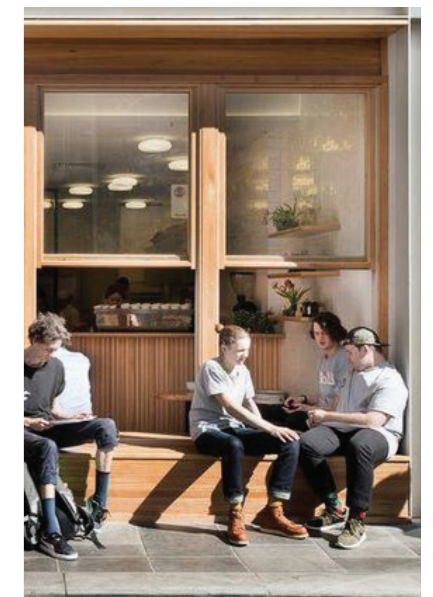
Creative Studios and Showcase Space



Flexible Units for Hire



Public Furnishing & Social Gathering



Food & Beverage Units

Opportunity Site 04: Lands South of O'Connor Square



SITE CONDITION AND OPPORTUNITIES

Opportunity Site 4 sits to the south of O'Connor Square, a prominent public square in the heart of the town.

Part of this opportunity site sits within the backlands of the buildings bordering the southern edge of O'Connell Square. This area is largely occupied by Roselawn Carpark, and bound to the east by the J.A Lumley former Malthouse.

There are a variety of heritage buildings in the vicinity of this site, particularly on O'Connor Square. The existing laneway from O'Connor Square through to the site can be seen in the images right. The Malthouse (3) is located at the centre of the site. A protected structure, this former brewery is a significant building that holds great potential to be restored and adapted for contemporary use, showcasing the history and character of the town.

Moving east from the town centre, the site changes to an industrial hub (bottom left), with low-rise buildings and industrial sheds.



The Malthouse; Protected Structure on Bridge Lane



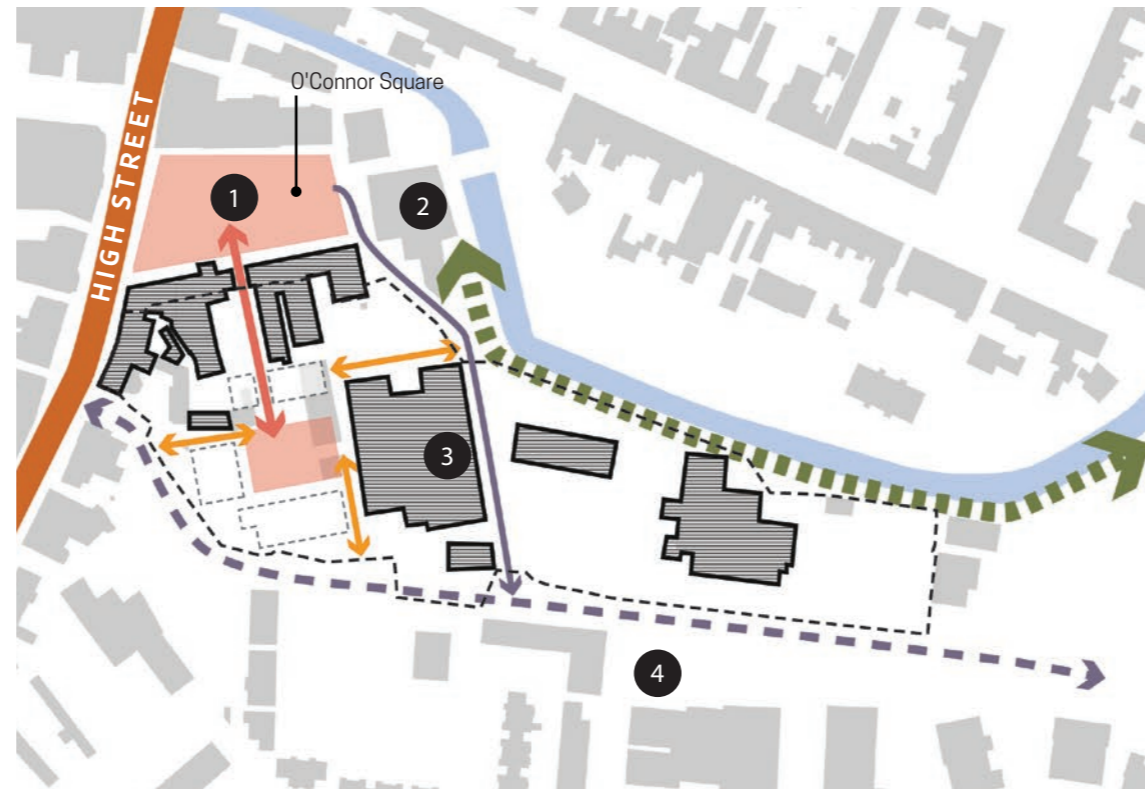
Bridge Lane



O'Connor Square



1 O'Connor Square



Existing Site Plan & Site Opportunities



2 Tullamore Library Terrace



3 Tanyard Lane












Laneway through Block



Tullamore Library

KEY

	Activating Laneways and Access		Site Boundary
	Connecting Public Space		Proposed Buildings
	Vehicular Routes		
	Proposed Vehicular Routes		
	River Walk		
	Existing Public Square		
	Proposed Public Square		



4 Industrial Park Tanyard Lane

Opportunity Site 04: Lands South of O'Connor Square | Option A

OPTION A: SITE CHARACTER VISION

HERITAGE RESTORATION | RIVER WALK | CONNECTING PUBLIC SPACE

The Tanyard site is split into two main zones, bisected by Bridge Lane. The west side sits next to the high street and the east side is located south of the Tullamore River.

The site to the west offers a clear opportunity for re-generation, with key strengths including the connection to the high street and presence of characterful protected structures, including the Malthouse. We see this building as a key place-making tool for a new public space. Working in close collaboration with team economists Colliers as well as The Destination Developers, a viability was established for commercial and cultural uses such as the office hub (2) and cultural centre (3). These offer an opportunity to adapt and celebrate the historic fabric of the site.

Existing well established buildings to the east of the site with residential and educational uses informed a two-option approach to the site. Option A focuses on the development to the west of the site, while Option B proposes a longer-term suggested vision encompassing the entire site.

Option A sees minor intervention to the east of the site, with a shared surface softening the impact of traffic between O'Connor Square and Tanyard Lane. The River Walk, which continues towards the town from Site 06, lines the southern bank of the river and leads to the library. Small pockets of landscaping and greenery are dotted along the route, enhancing the journey and offering the public an opportunity to engage with the river, of which significant portions are currently hidden from view.



New Pedestrian Infrastructure

4 RIVER WALK



Tullamore Greenway



The Malthouse, Bridge Lane

1 PROTECTED STRUCTURE

RE-USE

Type: Office/Workshop
Total Area: 5750m²
Height: 3 Storey

2 OFFICE & RETAIL

Type: Co-Work with Public Food and Beverage
Total Area: 2700m²
Height: 2-3 Storey



Adapted Historic Buildings

3 PUBLIC SPACE



Historic and contemporary architecture forming public space



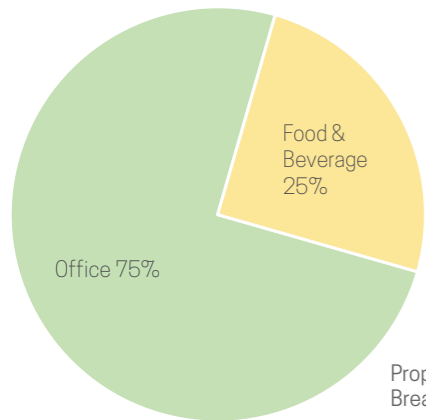
Contemporary paving to public square spaces

OPPORTUNITY SITE 04 - KEY PRINCIPLES

- Identify, adapt, restore, and re-purpose historic buildings
- Integrate the Grand Canal and Tullamore River
- Introduce new spaces for Tullamore River and Grand Canal interaction
- Improve existing and create flexible spaces
- Create a new range of more intimate spaces
- Achieve a better balance between public space and road space

“I believe town centre greening opportunities, such as e.g. community orchard, rewilded green spaces, the introduction of beebricks in all new builds... could help create a sense of community whilst mitigating the impact of climate..”

Comment from Community Survey



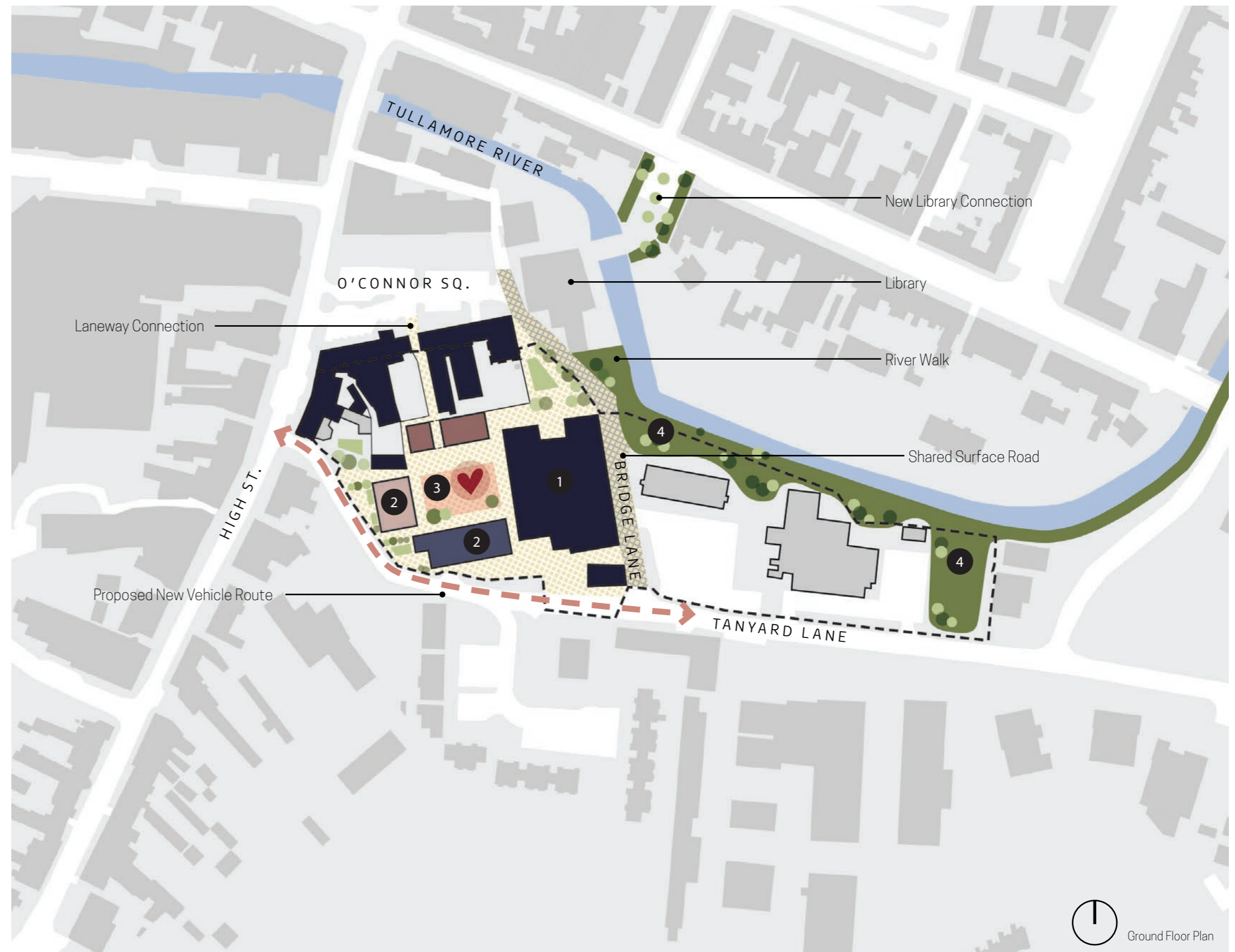
Proposed Development Breakdown

Key Potential Features:

- Heritage Restoration and Re-use
- Placemaking through heritage assets and public space
- Improved pedestrian connections
- Reduce car dominated roads
- Pedestrian priority zone
- Connections to O'Connor Square

KEY

- Protected Structure
- Retail
- Residential
- Office
- Pedestrian Priority Zone
- Public Square
- Cultural
- River Walk
- Site Boundary
- Proposed New Primary Vehicular Route



Ground Floor Plan

Opportunity Site 04: Lands South of O'Connor Square | Option B

OPTION B: SITE CHARACTER VISION

HERITAGE RESTORATION | RIVER WALK | RESIDENTIAL

The proposal for the west side of the site remains the same for both options A and B.

Option B illustrates a vision for the entire site, which incorporates the proposals of Option A alongside a new residential scheme to the east by the river. Three new residential volumes sit perpendicular to the water's edge, with the existing educational centre relocated to a proposed commercial volume on the west of the site. An opportunity to create a green landscaped link along the Tullamore River from Site 6 into the town centre is seen as a strong future pedestrian connection.

Repairing the frontage to the new road on Bridge Lane will support the creation of a new public space. A shared surface is proposed on this road to provide a clear indication of pedestrian priority use and support a low-speed zone.

1 PROTECTED STRUCTURE RE-USE



The Malthouse, Bridge Lane



Adapted Historic Structure

Type: Office/Workshop
Total Area: 5,750m²
Height: 3 Storey

2 OFFICE & RETAIL

Type: Co-Work with Public Food and Beverage
Total Area: 2,700m²
Height: 2-3 Storey



Shared Office Space



3 LIVING

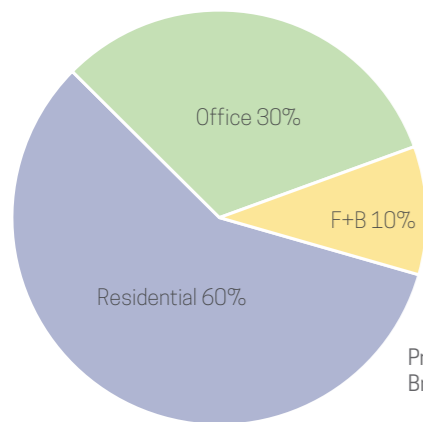
Type: Apartment (1-2 bed)
Total Area: 11,750m²
Height: 4-6 Storey
No. of Units: 132

OPPORTUNITY SITE 04 - KEY PRINCIPLES

- Identify, adapt, restore, and re-purpose historic buildings
- Integrate the Grand Canal and Tullamore River
- Introduce new spaces for Tullamore River and Grand Canal interaction
- Improve existing and create flexible spaces
- Create a new range of more intimate spaces
- Achieve a better balance between public space and road space

“Tullamore is a lovely town needing TLC. Walking from Cormac St. down to the canal the number of closed/empty/dilapidated buildings creates a false impression of the town”

Comment from Community Survey



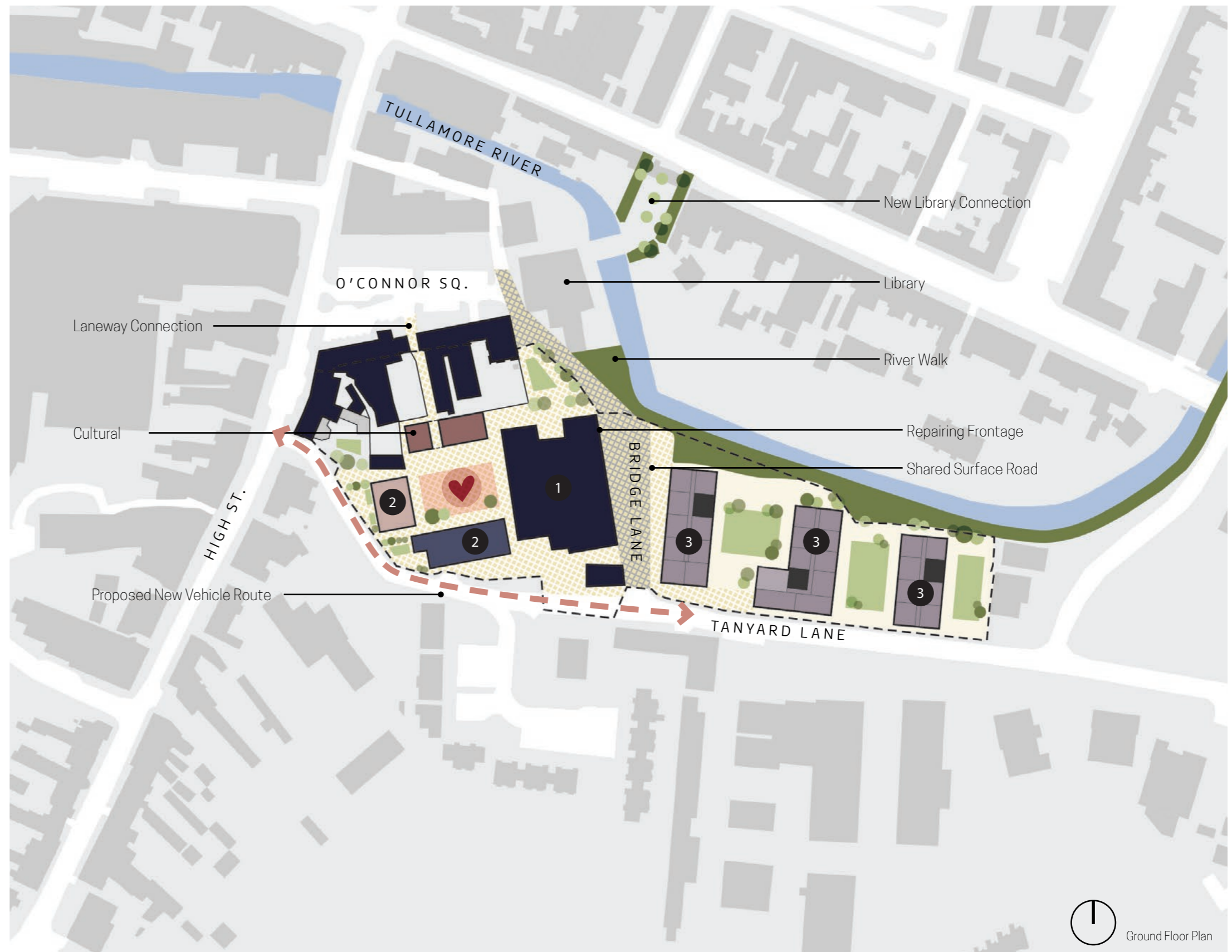
Proposed Development Breakdown

Key Potential Features:

- Heritage Restoration and Re-use
- Placemaking through heritage assets and public space
- Improved pedestrian connection
- Reduce car dominated roads
- Pedestrian priority zone
- High-density housing scheme for town centre living
- Connections to O'Connor Square

KEY

- Protected Structure
- Retail
- Residential
- Office
- Pedestrian Priority Zone
- Public Square
- Cultural
- Proposed New Primary Vehicular Route
- River Walk
- Site Boundary



Opportunity Site 04: Lands South of O'Connor Square

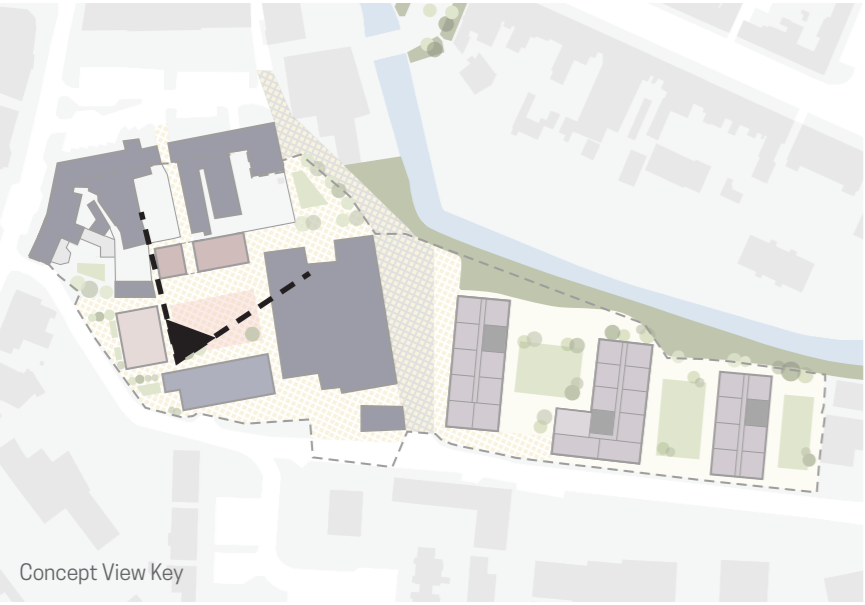
URBAN FORM

To the west of the site, the proposed office hub sits at 3 storeys on the street front, in line with the existing building heights at the perimeter of the site. Lower-rise volumes are proposed in close proximity to the Malthouse to allow this protected structure to become the prominent face of the proposed square. A new cultural hub lines the north of the new public space, with a ground-floor opening connection to O'Connor Square.

The residential buildings step down in height as they move away from the centre of the site, graduating building scale incrementally as it moves from the denser town fabric and towards the lower-rise industrial area.

O'CONNOR SQUARE AND SITE 04

In the future detailed development of Site 04, it may be designed to relocate number of parking spaces from O' Connor Square. This would support the continued enhancement of the civic quality of O' Connor Square while providing necessary accessibility.



- KEY**
- Retail
 - Residential
 - Office
 - Cultural
 - Pedestrian Priority Zone
 - River Walk



The concept view shown shows the internal square looking towards the refurbished Malthouse historic structure. A new contemporary cultural and commercial building holds the north of the square and creates a pedestrian route between the Malthouse, connecting to Bridge Lane and Tullamore Library.

Opportunity Site 06: Coen Site



SITE CONDITION AND OPPORTUNITIES

Site O6 is a large opportunity site on the periphery of the town centre. The site is bordered by Tullamore river to the north and by residential detached and semi-detached housing to the south and east.

There are three distinct characteristics apparent on this site. The Tullamore River runs along the northern border of the site, providing an opportunity to utilise this resource and 'activate as an amenity for public use'. The south of the opportunity site contains large-scale retail, while the centre of the site is largely vacant.

To the south and east of the site are streets of a residential nature. There are community facilities within the vicinity, including schools, a health centre, a community centre, and a church.

DEVELOPMENT ACTIVITY

Permission was granted in 2021 to Grapemont Limited for the demolition of existing buildings and structures on the site and erection of a retail-led mixed-use development (OCC PL2/19/96 / ABP 306395-20).

KEY

-  Proposed Pedestrian Connections & Neighbourhood Hubs
-  Proposed Vehicular Routes
-  Proposed Plots
-  Proposed River Walk
-  Proposed Wetlands
-  Site Boundary



Existing Site Plan and Proposed Site Strategy



1 Tullamore River



2 Church Road



3 Entrance to Dunnes Retail



4 Primary Care Centre

Opportunity Site 06: Coen Site

SITE CHARACTER VISION

RESIDENTIAL COMMUNITY | RIVER WALK | RETAIL

The centre of Site 06 is a large brownfield site and has great potential to be developed as a town centre perimeter housing scheme. In a new typology for the area, we propose a mix of medium density, low-rise 1-2 bed units, as well as a range of individual terrace houses of up to 3 and 4 beds.

Within walking distance from the town centre and with a proposed new green river walk to connect the site to the centre, we believe this site can achieve the balance of offering town centre living while supporting a close-knit community to develop, where young families and people of all ages have plenty of space and amenity. The proposal allows for a range of housing typologies to accommodate the various demographics and needs of the town.

The 'River Walk' introduced in opportunity Site 04 is proposed to continue and connect into Site 06 creating an active recreational journey to the town centre. Pedestrian bridges are proposed along this route for increased accessibility, such as at Whitehall Estate.



1 HOUSING TYPE A

Type: 4 Bed Terrace
Single Unit: 180m²
Height: 3 Storey
No.of Units: 35

3 HOUSING TYPE C

Type: 1 Bed (35 Units)
2 Bed (28 Units)
Single Unit: 55-100m²
Height: 3 Storey



OPPORTUNITY SITE 06 - KEY PRINCIPLES



- Introduce greening, planting, and sustainable drainage measures
- Introduce town greening measures to support higher property values



- Capitalize on the Tullamore River and Grand Canal as valuable assets
- Introduce new spaces for Tullamore River and Grand Canal interaction higher property values



- Expand the perceived extent of the town centre
- Activate key opportunity sites



- Enhance the quality of the pedestrian and cycling environment in Tullamore

2 HOUSING TYPE B



Type: 3 Bed Terrace
Single Unit: 110m²
Height: 2 Storey
No.of Units: 35



4 RETAIL

Total Commercial Area: 3,250m²





KEY

- Large Retail Unit
- Ground Floor Retail - Residential Above
- Residential
- Office
- Pedestrian Priority Zone
- Public Square
- Wetlands
- Proposed Vehicle Route
- Proposed Pedestrian Route
- Proposed Vehicular Access

Key Potential Features:

- Diverse housing typologies close to town centre
- Proposed River Walk that connects the town centre to the wetlands zone and beyond
- Large retail zone retained and additional retail opportunity added to the site
- Increased permeability proposed through site along the north-south and east-west axes

Ground Floor Plan

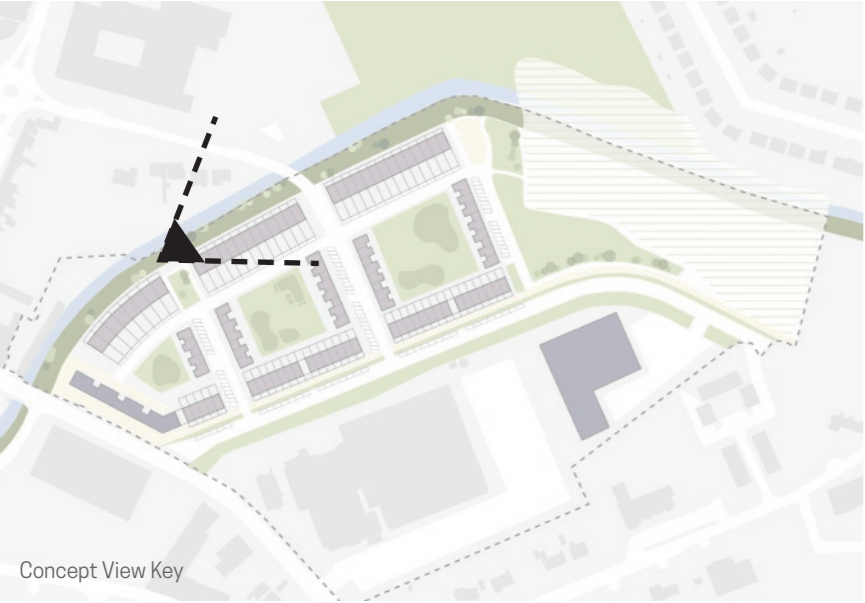
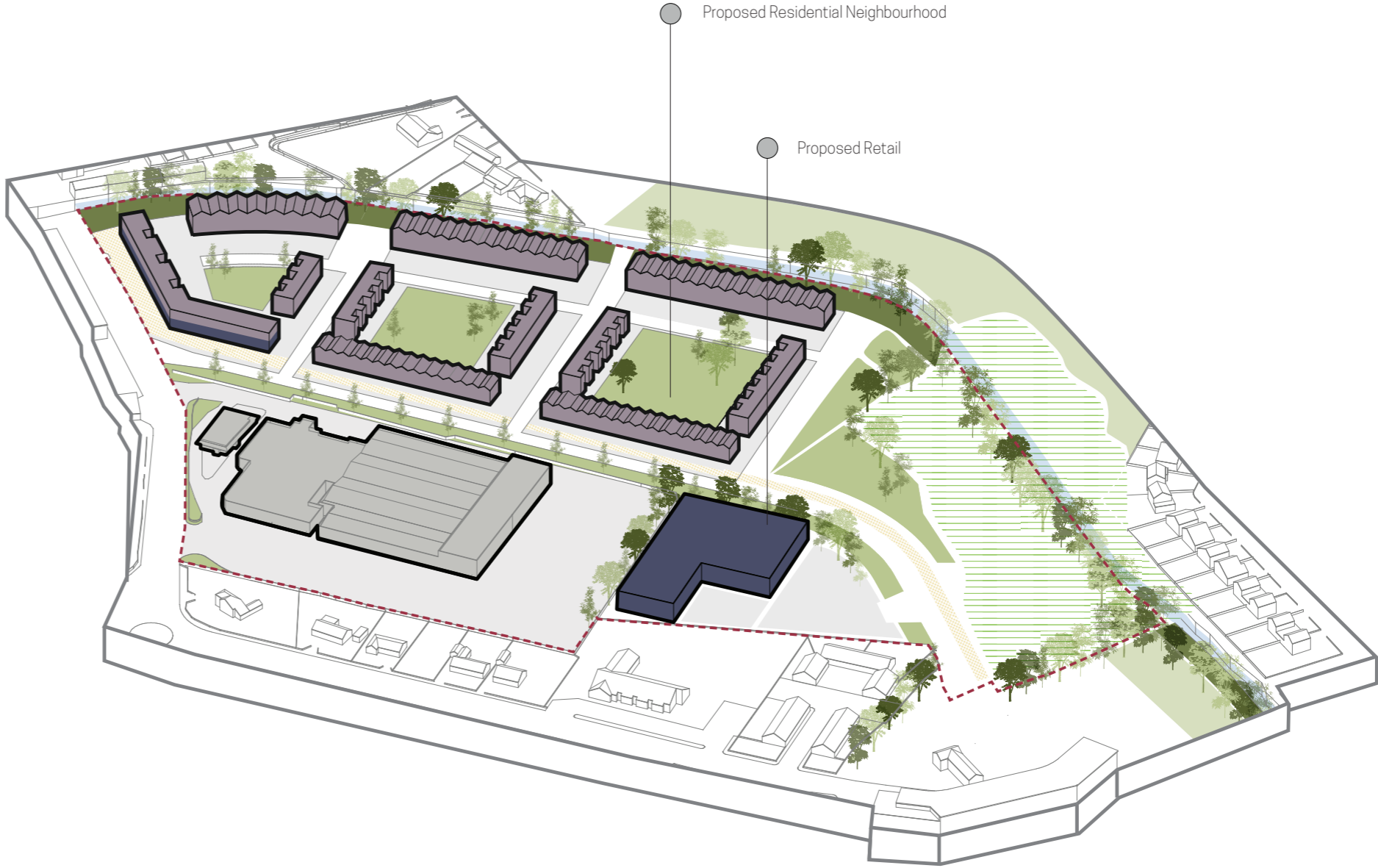
Opportunity Site 06: Coen Site

URBAN FORM

The residential scheme proposes a range of typologies, with 3 storey terrace housing along the river front, and higher density apartment units to the centre of the block. A new 'large box' retail unit is proposed adjacent to the existing shopping centre, creating a retail zone to the south of the site.

DENSITY & VISION

The proposal indicated is illustrative in nature. The site is suitable to be developed to a density of approximately 50 - 80 dph. The vision for the site is to provide diverse range of housing typologies, each with a compact outdoor space or garden. In offering a wide accommodation range suitable to a broad range of age groups, a welcoming and sustainable environment can be created.



Concept View Key

- KEY**
- Retail
 - Residential
 - Pedestrian Priority Zone
 - River Walk
 - Wetlands



This Concept View shows the proposed four-bed terrace housing, facing onto the proposed walkway along Tullamore River. A zone of semi-private space sits in front of the facade creating a threshold from public to private zones. The proposal aims to utilise the assets and views available on the site to create an appealing neighbourhood for the town.

Opportunity Site 03: Lands behind High Street/ O'Moore



SITE CONDITION AND OPPORTUNITIES

Site 3 is a town centre, backlands plot bound to the north by High Street and by O'Moore Street to the west. There is an existing car park within the site (High Street Car Park), accessed off High Street.

The existing buildings are of mixed use across the site, with commercial and living-above-shop typologies on High Street, connecting to a largely residential area on O'Moore Street. The most southern point of the site contains a petrol station and an industrial/retail area.

HISTORIC FABRIC



3 O'Moore Hall; Protected Structure



4 The Cottage; Protected Structure O'Moore Street



2 O'Moore Street





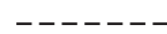


1 High Street Car Park Entrance



Existing Site Plan & Proposed Site Opportunities

KEY

-  Retained Access Routes
-  Primary Vehicular Routes
-  Proposed Plots for Development
-  Pedestrian Friendly Access
-  Site Boundary



O'Moore Street



O'Moore Street



Aerial View



High Street

Opportunity Site 03: Lands behind High Street/ O'Moore

SITE CHARACTER VISION

GREEN CLOISTER | ACCOMMODATION | SENIOR LIVING

Our proposal for this site is residential-focused. The site is peaceful and tranquil, protected from the energy of the bustling town centre by the well-defined perimeter. This setting lends itself to a residential offer, and we see the inclusion of a seniors living alongside standard residential units as a great potential to provide sustainable accommodation options for all members of Tullamore's society.

The seniors living project is envisaged as a cloister-style design with a shared garden at its heart. The residential amenity will be supported by good vehicular access, ample green space and improved connectivity to the high street.

To the south of the site, two volumes offering standard residential accommodation are located. Proposed between four to five stories, this residential scheme would provide town centre living with 1 and 2 bed unit typologies.

A new commercial unit is proposed at the corner of O'Moore Street that will strengthen the corner of the site, replacing the low-rise existing unit. The existing pedestrian access route here will be retained. A small number of buildings are proposed to be replaced at the southern most site entrance, providing a mix of commercial ground floor and living above.

1 SENIOR LIVING

Area: 3,950m²
Height: 2 Storey







2 LIVING

Height: 4 Storey
Area: 7,180m²
No.of Units: 84



OPPORTUNITY SITE - KEY PRINCIPLES

- 
 - Promote a diverse range of town centre uses
 - Create employment opportunities
- 
 - Introduce greening, planting, and sustainable drainage measures
- 
 - Clearly indicate a town centre pedestrian and cyclist-friendly low speed zone
- 
 - Create a new range of more intimate spaces

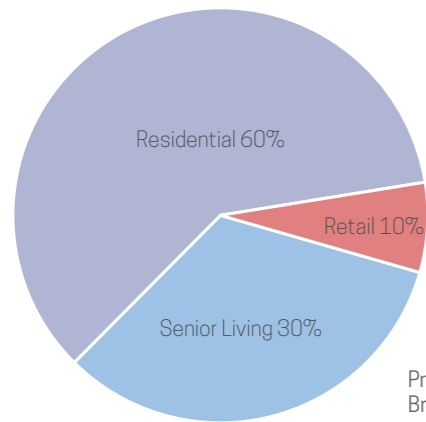
3 COMMERCIAL & RETAIL

Area: 3,000m²



“More housing needed for families, singles and older people”

Comment from Community Survey



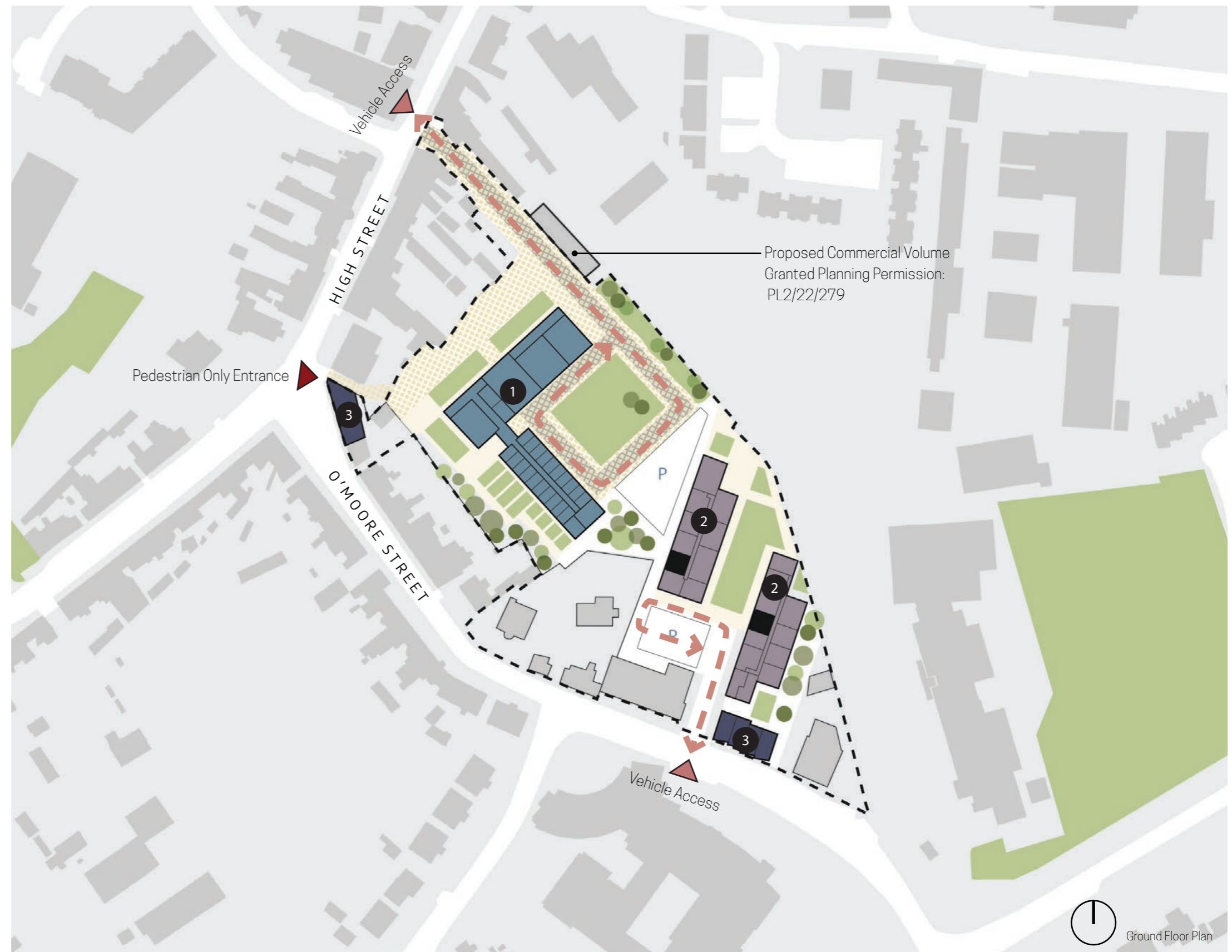
Proposed Development Breakdown

Key Potential Features:

- Diverse housing typologies close to town centre
- Senior Living scheme located in town centre
- Pedestrian friendly zone
- Increased green and planted areas
- Activating a backlands site

KEY

- | | | | |
|--|--------------------------|--|-------------------------|
| | Retail | | Senior Living |
| | Residential | | Vehicle Route |
| | Pedestrian Priority Zone | | Pedestrian Only Access |
| | Shared Surface | | Vehicle Access Retained |



Opportunity Site 05: Railway Lands



SITE CONDITION AND OPPORTUNITIES

Site 05 is a long linear site bound by Cormac Street to the south-east, and by Tullamore River to the north. The primary feature of the site is the railway station, with the rail tracks traversing through the centre of the site. The site is surrounded by residential areas such as Charleville View, Charleville Road, and O'Molloy Street, with Tullamore Park sitting to the east.

The Draft 'Tullamore Local Transport Plan' has outlined particular objectives for this area in proximity to the Railway Station; 'It is proposed that the Tullamore Railway Station and its surroundings be redeveloped into an upgraded intermodal transport hub, Such a hub would serve not only Tullamore and its neighbouring towns, but further service the entire Midlands region and beyond as a core transport nexus situated directly in the centre of Ireland.'

The requirements that have been specified in the Transport Plan for the multi-modal hub have been integrated in the proposed vision for the site which include:

- Dedicated bus parking
- Improved pedestrian accessibility
- Improved cycling amenities
- Green pedestrian links from surrounding residential areas

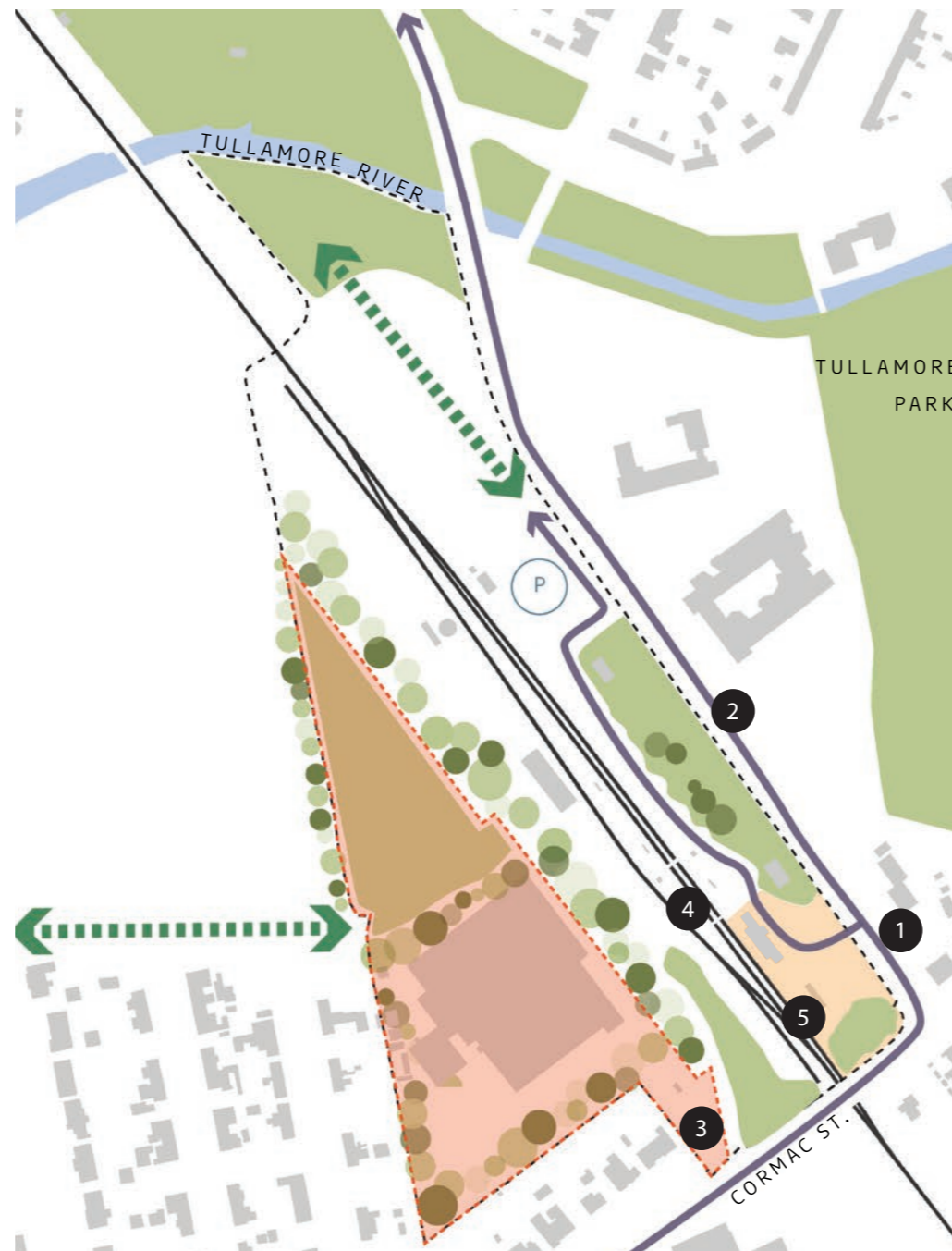
HISTORIC FABRIC



4 Railway Pedestrian Bridge



5 Tullamore Railway Station



Existing Site Plan & Site Opportunities

KEY	
	Existing Primary Vehicular Routes
	Proposed Plot for Development
	Proposed Green Links
	Pedestrian Friendly Access
	Site Boundary



1 Tullamore Railway Station Entrance



Railway Station Entrance



2 Main Road R433 Looking South



3 Industrial Building

Opportunity Site 05: Railway Lands

SITE CHARACTER VISION

COMMERCIAL HUB | TRANSPORT HUB | RESIDENTIAL

Site 05 sits at a high point, at the southern portion of Tullamore town. This site offers a prime opportunity for a dense mixed-use development located adjacent to a primary transport link, comprising a commercial centre at ground and first floor, with residential units above. A development ranging from four to eight storeys to the west of the site could become one of the larger town centre developments.

A commercial hub offers co-working space and meeting rooms to commuters arriving by train, as well as office space for the adjacent Offaly County Council which is nearing capacity. A number of larger expo or convention centre spaces would complement the offer and provide a broad range of options for residents as well as visitors.



1 LIVING

Type: Apartment
 Area: 14,450m²
 Height: 4-8 Storey
 Units: 235

2 COMMERCIAL HUB

Area: 4,000m²
 Levels: 00 and 01
 Offer: Co-Working Space
 Meeting Rooms
 Conference Centre
 Office Space



OPPORTUNITY SITE - KEY PRINCIPLES

- Promote the expanded provision of sustainable travel modes
- Enhance the existing transport services, facilities, and signage
- Introduce greening, planting, and sustainable drainage measures
- Implement sustainable mobility measures
- Prioritize the transition to active travel and eliminate traffic dominance in the Town Centre
- Promote investment in the town centre
- Create employment opportunities

3 MULTI-MODAL HUB

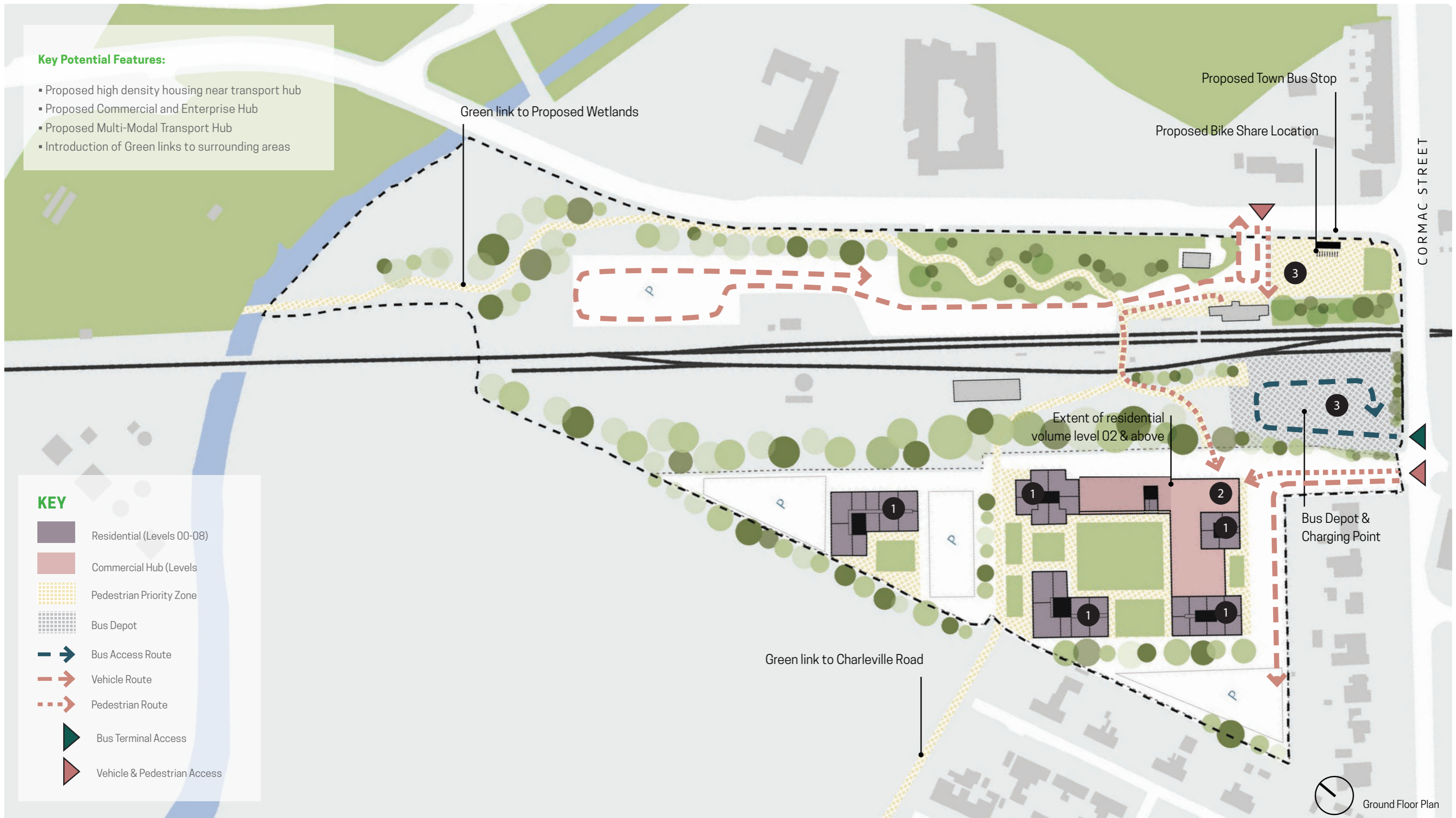


Proposed Town Bus Stop
 Bike Share Location
 Pedestrian-Friendly Entrance

“Sustainable transport links but still maintain its community feel”
 Comment from Community Survey

Key Potential Features:

- Proposed high density housing near transport hub
- Proposed Commercial and Enterprise Hub
- Proposed Multi-Modal Transport Hub
- Introduction of Green links to surrounding areas



KEY

- Residential (Levels 00-08)
- Commercial Hub (Levels 01-02)
- Pedestrian Priority Zone
- Bus Depot
- Bus Access Route
- Vehicle Route
- Pedestrian Route
- Bus Terminal Access
- Vehicle & Pedestrian Access

Ground Floor Plan

Opportunity Site 07: Lands Behind the Court



SITE CONDITION AND OPPORTUNITIES

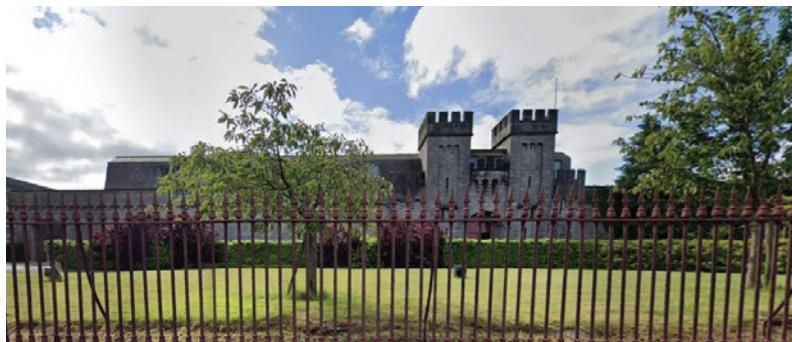
Opportunity Site 07 sits adjacent to prominent protected buildings within Tullamore Town: The Tullamore Court Office and former Tullamore Gaol. Spollanstown Road is a residential street that borders the south of the site.

A multi-unit commercial/industrial building (Kilcruttin Business Park) sits behind the Gaol and occupies a large portion of the site.

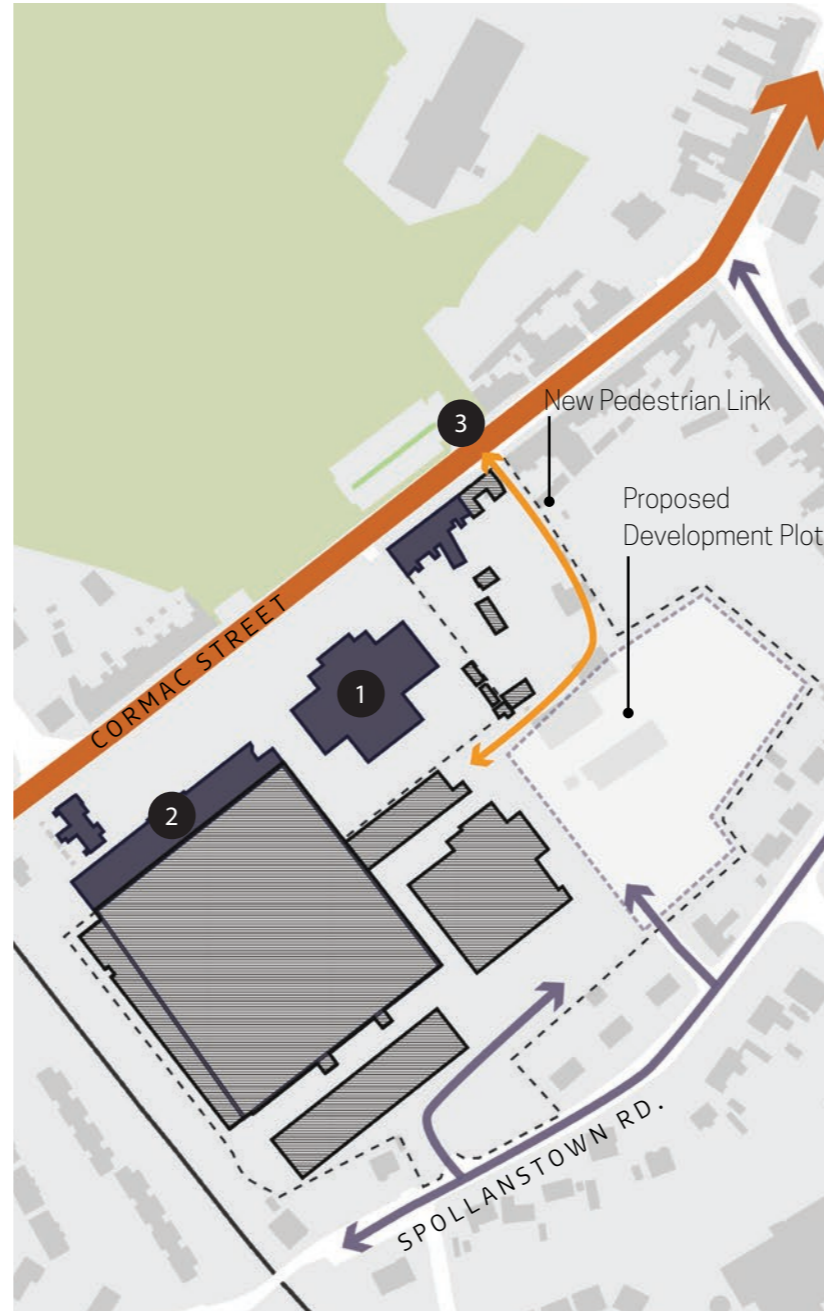
HISTORIC FABRIC



1 Tullamore Court Office








2 Tullamore Gaol



Existing Site Plan & Proposed Site Opportunities

KEY

-  Primary Route Connecting to Town Centre
-  Proposed Pedestrian Route
-  Existing Vehicular Routes
-  Proposed Plots for Development
-  Protected Structures



2 Tullamore Gaol



3 Laneway at Cormac St



Spollanstown Road



Spollanstown Road

Opportunity Site 07: Lands Behind the Court

SITE CHARACTER VISION

ENHANCE EXISTING FACILITIES | RESIDENTIAL

This site strategy proposes retaining the majority of commercial uses on the site at Kilcruttin Business Park and enhancing this use for the future. To the north of the site interior, a new residential infill development of housing is proposed, increasing the density of the site.

1 HOUSING

Use: 3 Bed Units
 Single Unit Area: 115m²
 Total Area: 2875m²
 Total Units: 25



Proposed Vision Typology

OPPORTUNITY SITE - KEY PRINCIPLES

- 
 - Enhance connectivity and reduce walking and cycling distances
- 
 - Create a timeless and cohesive public realm
- 
 - Introduce greening, planting, and sustainable drainage measures

2 EXISTING BUSINESS PARK & RETAIL

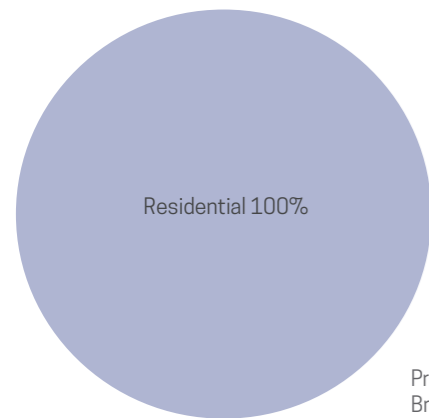
Existing Use Retained



Tullamore Gaol: Kilcruttin Business Park



“Keep people in the town, affordable good accommodation serving across multiple groups...”
 Comment from Community Survey



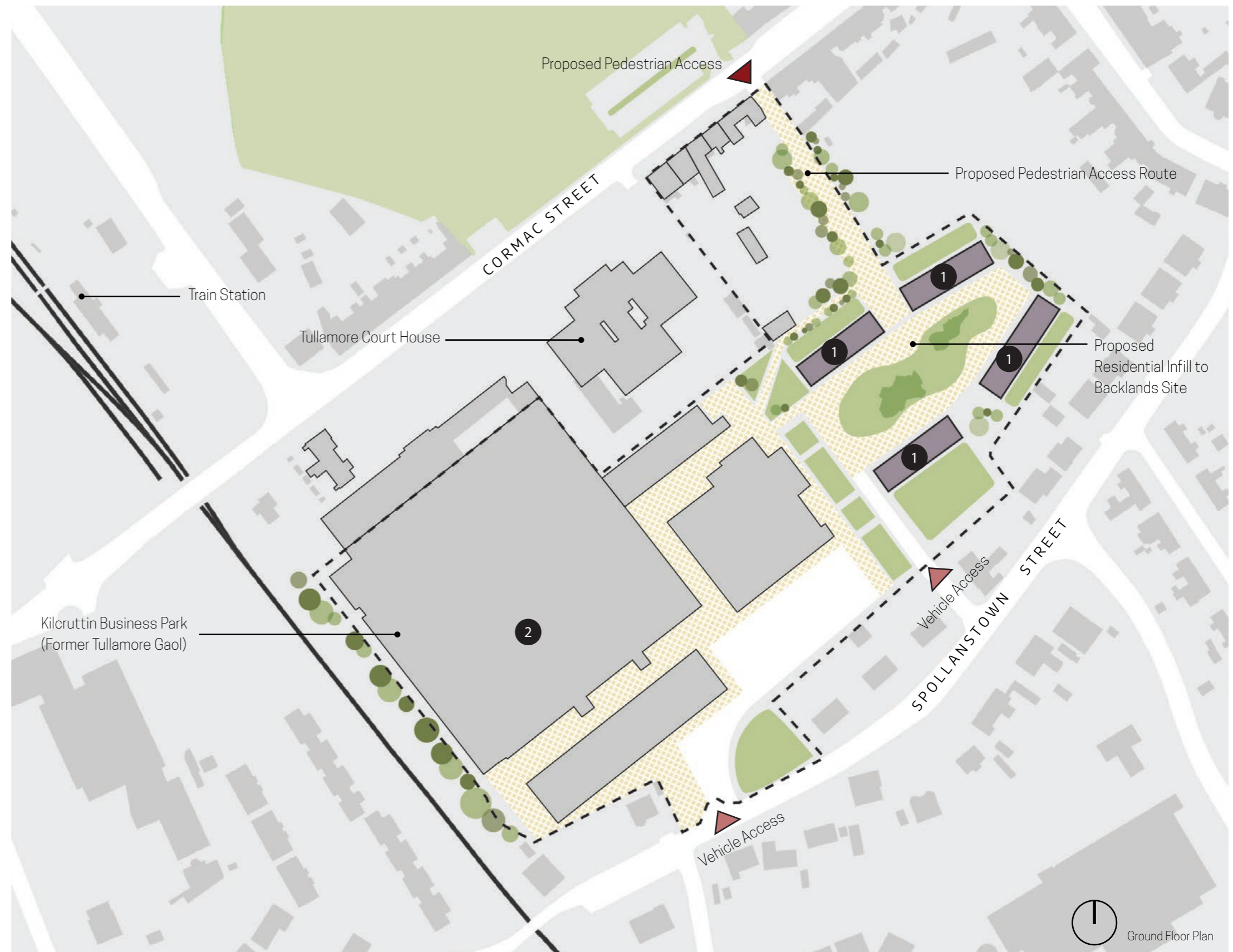
Proposed Development Breakdown (new development only)

Key Potential Features:

- New pedestrian link from Cormac street to Kilcruttin Business Park
- Improved pedestrian friendly public realm
- Increased greening and planting
- Increased housing density close to public transport links

KEY

- Residential
- Pedestrian Priority Zone
- Proposed Pedestrian Access
- Existing Vehicle Access



Opportunity Site 08: Tanyard Lands



SITE CONDITION AND OPPORTUNITIES

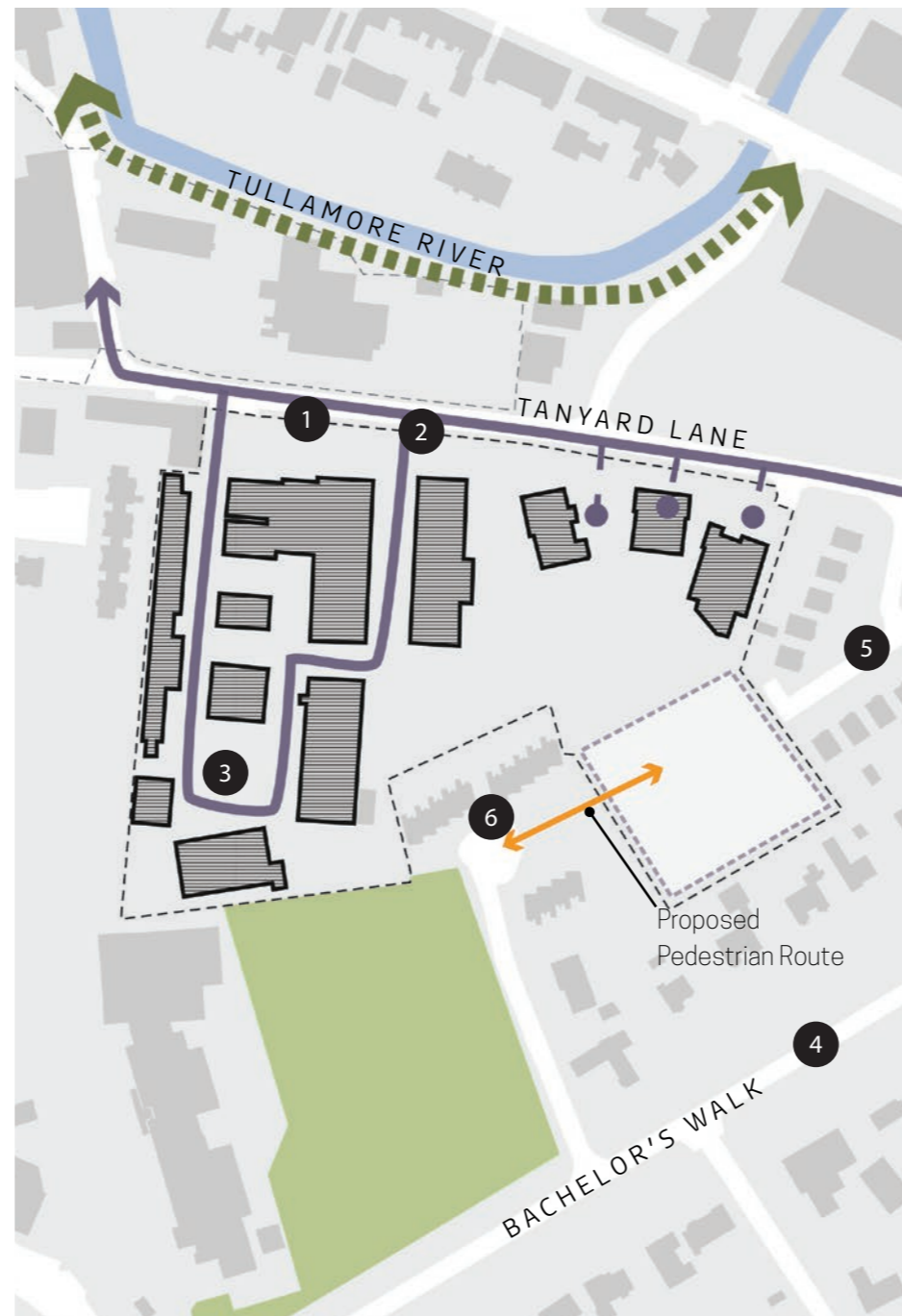
Site 08 directly connects to the south of Opportunity Site 04, and is bound by Tanyard Lane to the north. The site is currently an industrial hub, with a range of industry and commercial uses across the site. A greenfield site within the boundary is located to the south of the industrial units, which sits in a residential area.



1 Tanyard Lane: Commercial/Industrial Area







6 Glenfircal



Existing Site Plan & Proposed Site Opportunities

KEY

-  Proposed Pedestrian Link
-  Existing Vehicular Routes
-  Proposed Plots for Development
-  Proposed River Walk



2 Tanyard Lane: Commercial/Industrial Area



3 Tanyard Lane: Industrial Area



4 Bachelor's Walk



5 Arbutus Court

Opportunity Site 08: Tanyard Lands

SITE CHARACTER VISION

ENHANCED INDUSTRIAL | ENHANCED PUBLIC REALM

It is proposed that this site retains its industrial use, extending new units to the south of the site to create a denser industrial park area. Landscaping to the front of the site creates a buffer between the road and the boundary of Opportunity Site 04.

To the south of the site along Arbutus Court, the strategy proposes extending the existing row of terrace units with those of a similar scale and typology. A new pedestrian link is introduced between Glenfircal Residential Street and the proposed housing (3), increasing town permeability and creating new pedestrian routes.

1 INDUSTRIAL PARK



Existing Industrial Area



Enhanced Public Realm, Increased Greenery



Enhanced Public Realm, Improved Paving and Landscape

OPPORTUNITY SITE - KEY PRINCIPLES



- Introduce greening, planting, and sustainable drainage measures



- Enhance connectivity and reduce walking and cycling distances

HOUSING

Use: 3 Bed Units
 Single Unit Area: 135m²
 Total Units: 11



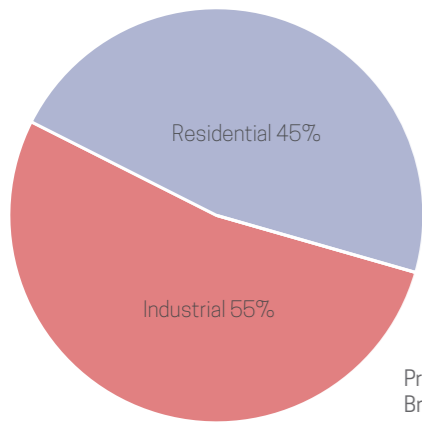
2 Existing Housing



3 Proposed Typology

“Keep people in the town, affordable good accommodation serving across multiple groups...”

Comment from Community Survey



Proposed Development Breakdown

Key Potential Features:

- New pedestrian link from Cormac street to Kilcruttin Business Park
- Improved pedestrian friendly public realm
- Increased greening and planting
- Increased housing density close to public transport links

KEY

- Retail
- Residential
- Re-surfaced Ground to Unify Zone
- Pedestrian Priority Zone
- Pedestrian Only Route
- Site Boundary

