

SIXMILEBRIDGE



**Engagement Event
Presentation**
October 2022

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Urban Practitioners
Southgate
Repucon
TOBIN



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1 INTRODUCTION



Introduction

Clare County Council have appointed a multi-disciplinary Design Team led by Allies and Morrison to prepare a non-statutory Masterplan for Sixmilebridge.

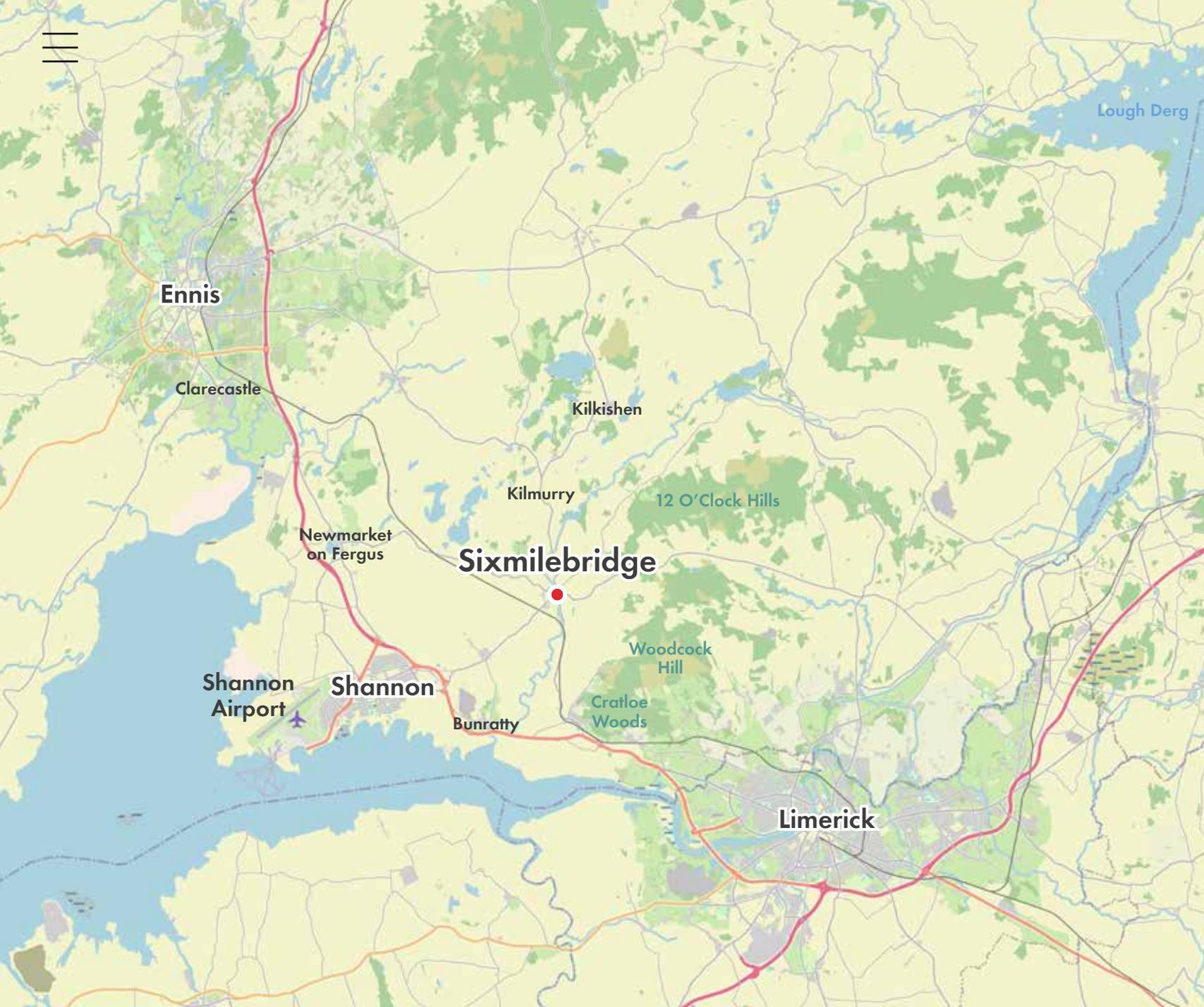
The masterplan is being funded through the Town Centre First Initiative under the Government's Our Rural Future Programme, which Clare County Council has recently been awarded.

Sixmilebridge is a small town, with a population of 2,625, within the Limerick-Shannon Metropolitan Area. It is an attractive town situated on the O'Garney River (or Ratty River), with significant architectural merit, supported by three squares and a green area. The town performs an important role in serving its local catchment, offering a range of retail, commercial and community facilities. It has a railway station, re-opened in 2010, which affords excellent connection to Limerick, Ennis and Galway. The town has the potential to expand its services for the benefit of residents both in the town and in the wider rural hinterland.

- Funded through Town Centre First Initiative
- Part of Our Rural Future Programme
- Aim is to "create town centres that function as viable, vibrant and attractive locations for people to live, work and visit, while also functioning as the service, social, cultural and recreational hub for the local community."
- Masterplan will realise a common vision for the town
- Emphasis on placemaking, town centre living, social and economic health of the town
- Informed by extensive engagement

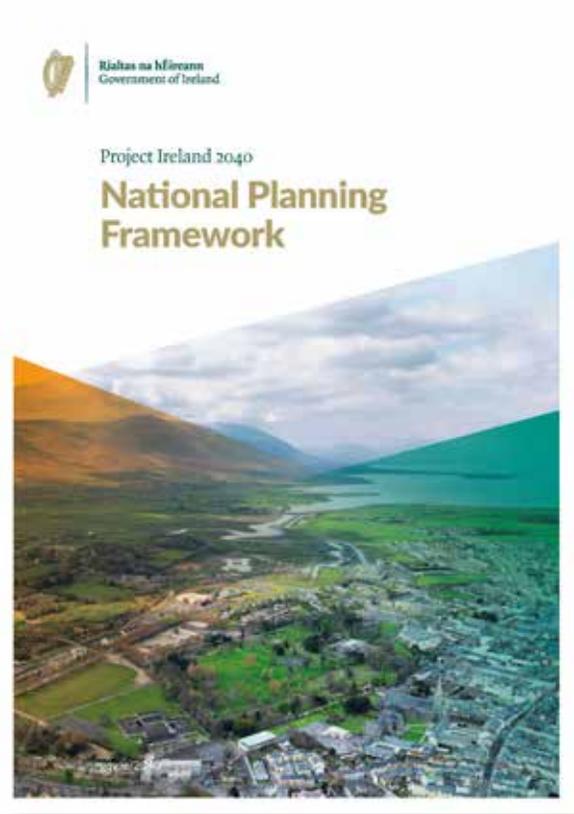
Wider context **Sixmilebridge**

- Sixmilebridge has a population of 2,625
- Situated with the Limerick-Shannon Metropolitan area
- Situated on the O'Garney (Owengarney)
- Town is key to local catchment - serving day to day retail and community needs
- Railway station reopened in 2010 - links with Limerick, Ennis and Galway

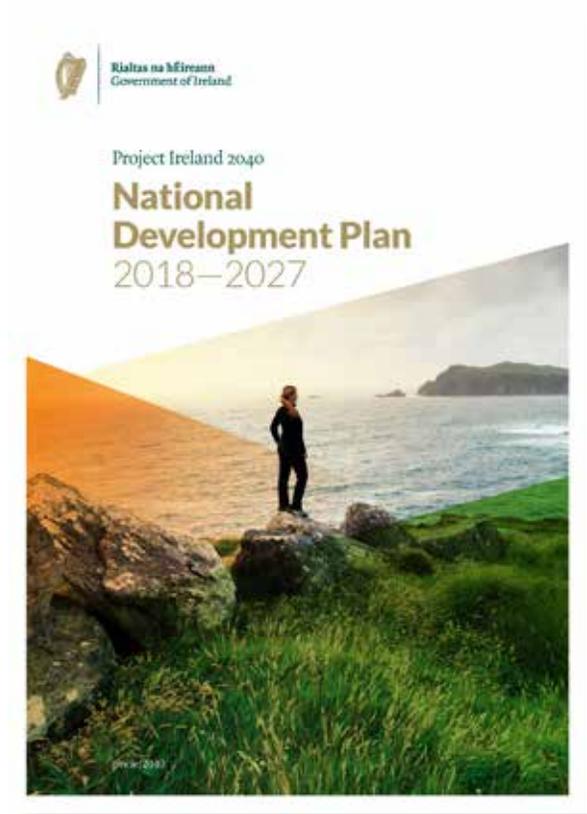




2 POLICY REVIEW



National Planning Framework (2018)



National Development Plan (2021-2030)

National policy

Project Ireland 2040

- National Planning Framework (2018)
- National Development Plan 2021-2030
- Compact Growth is National Strategic Outcome (NSO) 1



National Transport Authority- Limerick-Shannon Metropolitan Area Transport Strategy Baseline Conditions and Polity Context Report (August 2019)



Limerick-Shannon Metropolitan Area Transport Strategy Public Consultation Document (September 2020)

Regional transport policy

The Clare County Development Plan governs the overall land use, infrastructural and economic development of County Clare through a number of volumes including Volume 3 (b) Shannon Municipal District.

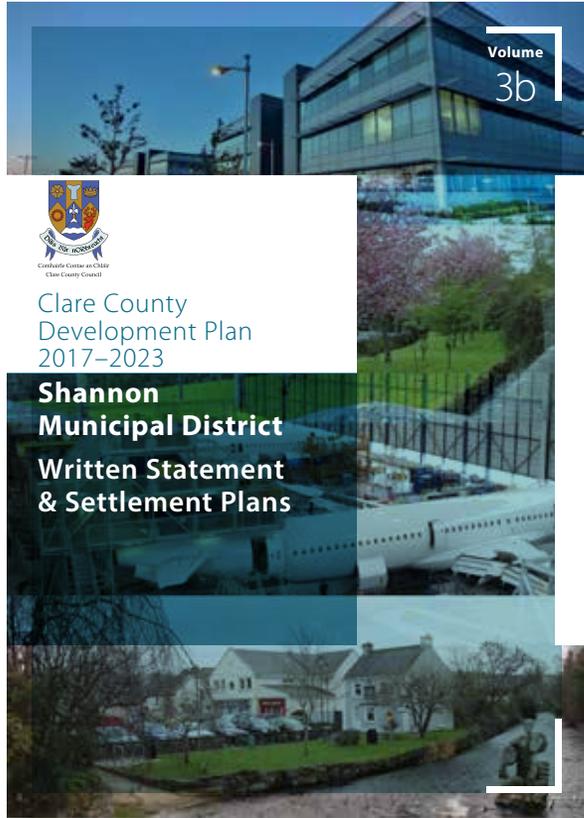
It is a goal of the County Development Plan to “support strong economic growth and a high quality of life for all residents through the provision of efficient and robust physical infrastructure whilst having regard to environmental responsibilities and complying with National and European Legislation”.

In relation to Sixmilebridge: “Provision of relief roads around Sixmilebridge with the intention of diverting through traffic away from the town centre” (p22)

Transport objectives for Sixmilebridge: To secure the provision of a dedicated shuttle bus service between Sixmilebridge railway station and Shannon Airport (via Bunratty).

Objectives and aspirations:

- Provision of relief roads around Sixmilebridge
- Provision of a dedicated shuttle bus service between Sixmilebridge railway station and Shannon Airport (via Bunratty).



Clare County Development Plan (2017-2023)

Local policy

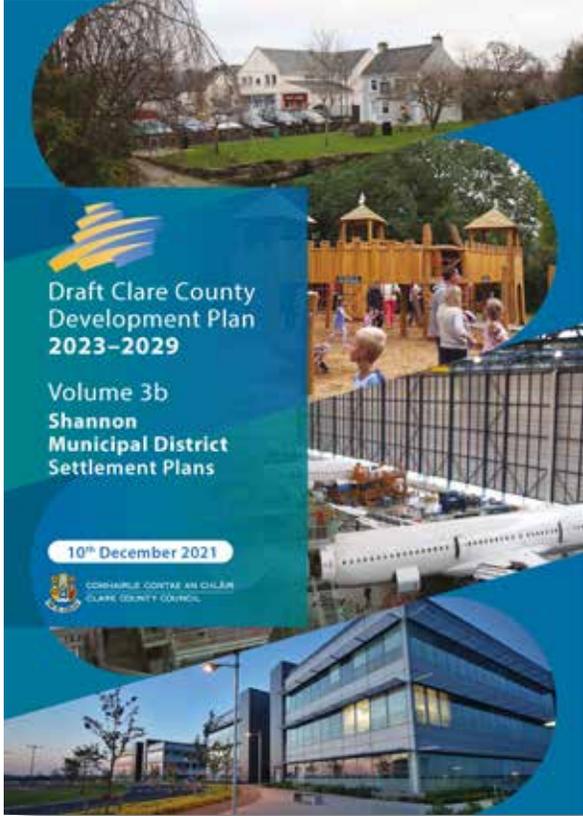
Clare County Development Plan (2017-2023)

General

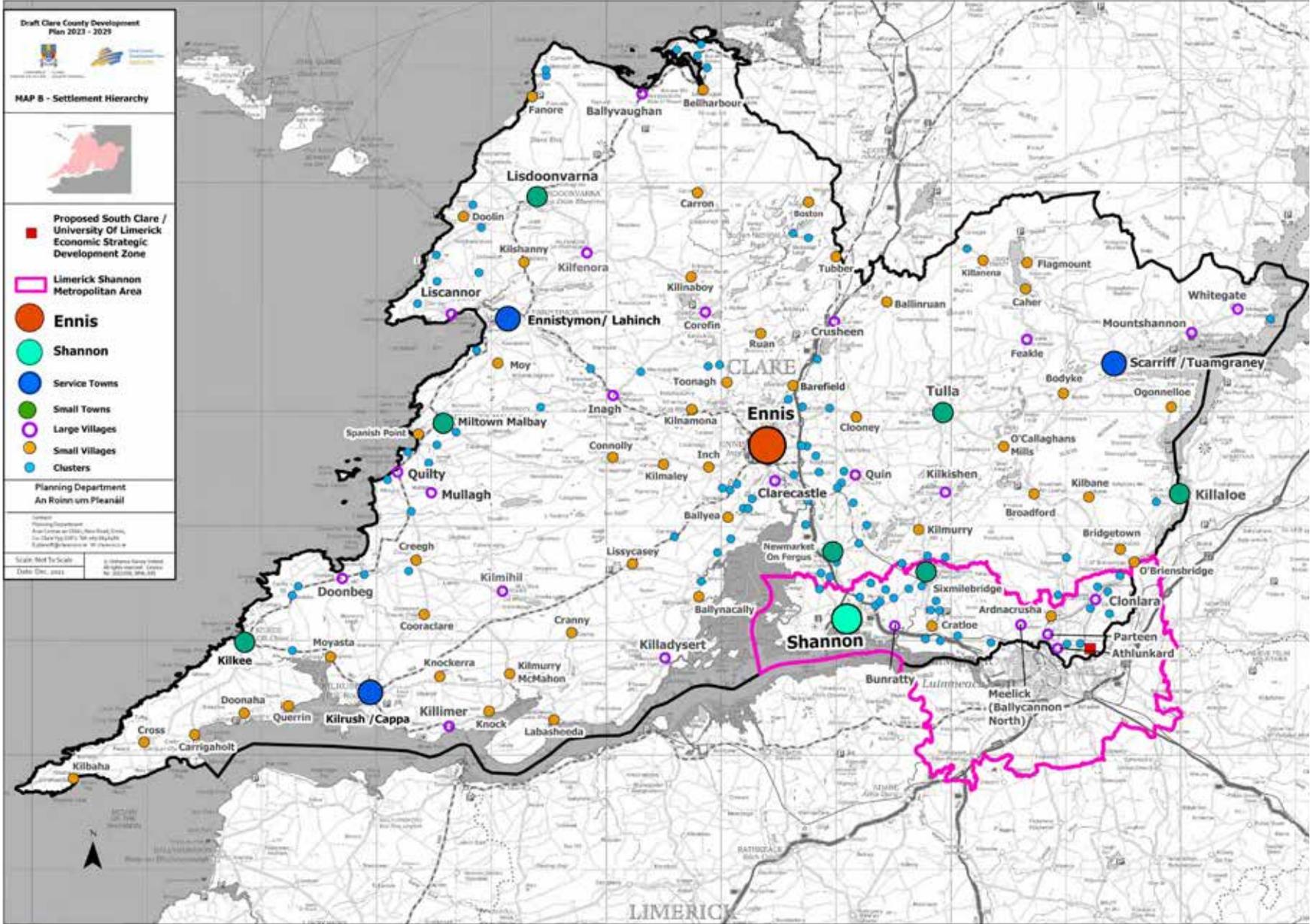
Sixmilebridge is identified as a small town in the County Clare settlement hierarchy. It is well located in relation to the surrounding settlements of Limerick, Shannon and Ennis.

The Plan states that it is an attractive town situated on the O'Garney River, with significant architectural merit, supported by three squares and a green area. It performs an important role in serving its local catchment, offering a range of retail, commercial and community facilities. It has a railway station, re-opened in 2010, which affords excellent connection to Limerick, Ennis and Galway. In addition, the town accommodates a park-and-ride facility.

- Small town status
- Well located for growth and investment
- A town with historical and architectural merit



Draft Clare County Development Plan (2023-2029)



Clare County Development Plan Objectives

General:

1. To safeguard, consolidate and enhance the town's character and its historic core area;
2. maintain and enhance existing squares, green areas and the riverside
3. provide for zoning that will facilitate the sustainable expansion of the existing town centre
4. ensure that appropriate provision is made for housing to support a viable town centre and to assist in meeting population targets;
5. To ensure that future growth is balanced and sustainable and is relative and appropriate to the scale, size and character of the existing town
6. To make provision for appropriate enterprise development in the vicinity of the railway station;
7. To promote the development of a walkway from Sixmilebridge to Bunratty and to/around the lakes in the surrounding area.

Transport:

1. To facilitate the provision of a link road (consistent with the Design Manual for Urban Roads and Streets (DMURS)) following the undertaking of traffic surveys on the approach roads to Sixmilebridge and in the town centre.
2. a dedicated shuttle bus service between Sixmilebridge railway station and Shannon Airport
3. improve pedestrian and cycle movement and linkages throughout the town, with particular attention to pedestrian and cycle movements over the bridge, within the central area and connecting existing and future developments to the town centre, the railway station and park and ride facility.
4. additional car parking
5. Have a rail link to Limerick, Ennis and Galway-efficient, accessible
6. Cycle connectivity between Sixmilebridge and Bunratty
7. Accessibility audit for the town is needed.

Economic development:

1. Must utilize the towns proximity to Shannon and Limerick. Making it known how accessible it is for a commuter.
2. Areas that the vacant site levy apply:
 - a. A number of Areas on which the Vacant Site Levy can Apply have been identified in Sixmilebridge in accordance with the requirements of the Urban Regeneration and Housing Act 2015 with the aim of bringing these under-utilised and vacant sites and buildings into beneficial use. This will in turn contribute to the rejuvenation of the town and contribute to the overall improvement of the public realm and visual amenity. The areas identified in Sixmilebridge are:
 - i. Site MU1, North of Clonlara Road;
 - ii. Site MU2, South of Clonlara Road;
 - iii. OP1, mixed use site to the north of R1;
 - iv. OP2, mixed use site north of the open space at R1;
 - v. Residential lands to the south of MU2.

Retail objectives:

a. To support the provision of modern, good quality convenience goods stores, of an appropriate scale, and associated retail and service units to enable these centres to meet the day-to-day needs of their local catchment population

Commercial use:

a. Mixed use within the town centre : redevelopment/ renovation within Flood Zones A/ B may be considered by virtue of their central location. Flood Risk may be addressed by considering the vulnerability of proposed uses and less vulnerable uses should be located at ground floor level. The appropriate setting of floor levels may also play a part in addressing flood risk

b. MUI North of Clonlara Road: The site is located across from the old market house and directly adjacent to the town centre. MU1, given its location within easy walking distance of the town centre, has the potential to accommodate car parking, subject to needs identified in the traffic surveys which will be carried out during the lifetime of this Plan. Vehicular access should be taken from Frederick Square through the existing access and from the Clonlara Road, through a new access located near the southwest corner of the site.

c. MU2 South of Clonlara Road: This site is considered appropriate for a mixed use scheme incorporating housing, retail and commercial uses, with good pedestrian permeability, soft landscaping and linkages to the town centre. All proposals for development on this site shall be accompanied by a Flood Risk Assessment. It is considered that MU2, given its location within easy walking distance of the town centre, has the potential to accommodate car parking, subject to needs identified in the traffic surveys which will be carried out during the lifetime of this Plan. Refer also to Place Making and Amenity section of this settlement plan.

d. COM1 Shannon Road: This site can accommodate a wide range of commercial uses including the provision of a petrol filling station and shop for the town. The site is considered appropriate taking account of its accessible location in close proximity to the railway station, park and ride facility and proposed future relief road.

Enterprise:

a. ENT1 Cappagh lodge: Site is flat greenfield located on the edge on the Shannon Road. The site here has been identified as a safe for a small scale local enterprise centre with a view to providing a source of employment

within the community. Development must meet the towns character and such be sensitive to the towns existing amenities.

Industry:

a. IND1 Corner of Frederick Square and George's Street: This site to the northeast of the town centre is located on the corner of George's Street/ Frederick Square and partially within the designated Architectural Conservation Area. The site is occupied by a number of existing industrial/business operations and small businesses. There are a number of vacant units within the site. Embodies the history of Sixmilebridge.

Opportunity sites:

a. OP1 and OP2 Mixed Use Sites north of R1: These mixed-use sites are suitable for a range of uses normally found in a small town. Access shall be from residential lands to the south with additional pedestrian and cycle access to the town centre where possible.

Best things about life in Sixmilebridge
**Friendly/
 sense of
 community**

Things that reduce quality of life in Sixmilebridge
**Antisocial
 behaviour/
 fear**

Most frequent suggestions to improve community life
**Garda
 presence/
 security +
 Pedestrian
 safety**

Highest priority for improving quality of life
**Safety for
 pedestrians**



Sixmilebridge Community Development Plan (2020-2025) Prepared on behalf of the Community by a Voluntary Community Planning Group

Community development plan

The Sixmilebridge Community Development Plan is the result of a process initiated in March 2019 with support from Clare Local Development Company (CLDC). It was developed using feedback received in response to a survey inviting local people to have their say on what would make 'A Better Sixmilebridge'.

These Community Priorities have been included in a Sixmilebridge Community Plan, along with proposals to deliver them. The process was led by a group of volunteers from local community groups who worked closely with a facilitator whose role was to guide and inform the planning process.

The document sets out an appreciation of Sixmilebridge, including a range of information and data which helps to provide a comprehensive profile for the village.

It also sets out the results of the survey, with some of the key messages and priorities set out on this page.

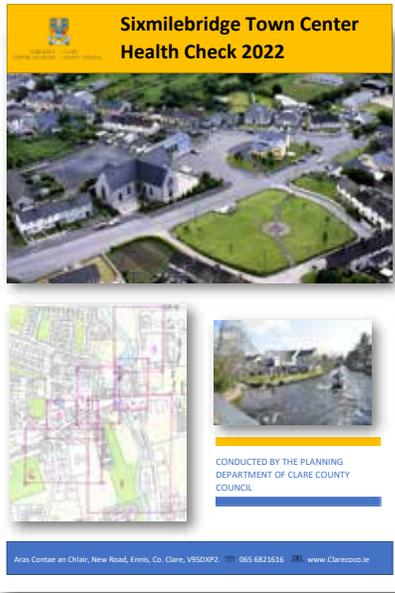
Each respondent rated each of the below priorities in terms of their importance in improving Quality of Life. These are set out below, from most to least priority in **improving quality of life** in Sixmilebridge:

- 1. Safety for Pedestrians,**
2. Community Safety,
3. Built Environment,
4. Natural Environment,
5. Activities for Young People,
6. Culture and Heritage,
7. Fitness Activities,
8. Information Sharing on Clubs & Groups.

People were asked to rank how important they felt four **suggested action areas** were. These are set out below, with the most important listed first, however people felt these were all very important, with a marginally higher importance placed on improving public spaces and buildings.

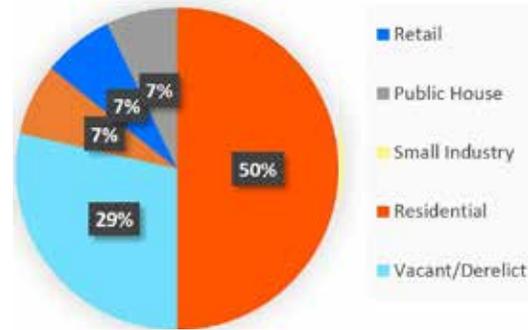
- 1. Improve public spaces and buildings**
2. Provide information on local activities
3. Improve the natural environment and biodiversity
4. Improve safety for pedestrians and cyclists

The Plan culminates in a set of prioritised actions, including projects, a suggested lead group, and timeline for action.

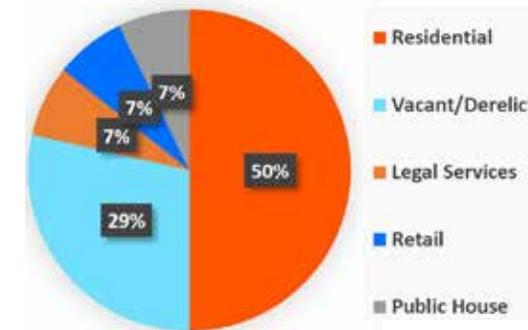


Sixmilebridge Town Center Health Check (2022) Conducted by the Planning Department of Clare County Council

George Street



Pound Street

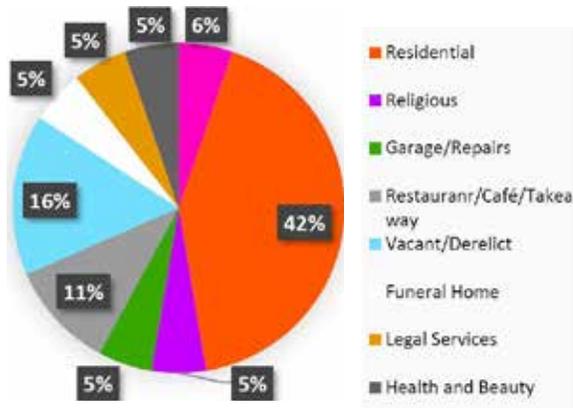


Sixmilebridge Town Center Health Check 2022

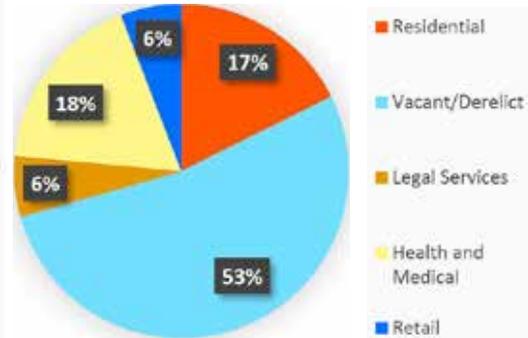
The Sixmilebridge Town Center Health Check sets out an analysis of the uses of buildings, including where these are vacant or derelict, for areas of the town centre.

The results indicate a significant amount of vacancy or dereliction within the town centre, particularly in The Square, George Street, and Pound Street. Residential uses tend to dominate the areas on the periphery of the business and retail core. Small industries also play a significant role in the use of buildings in George Street.

Limerick Road



The Square, George Street

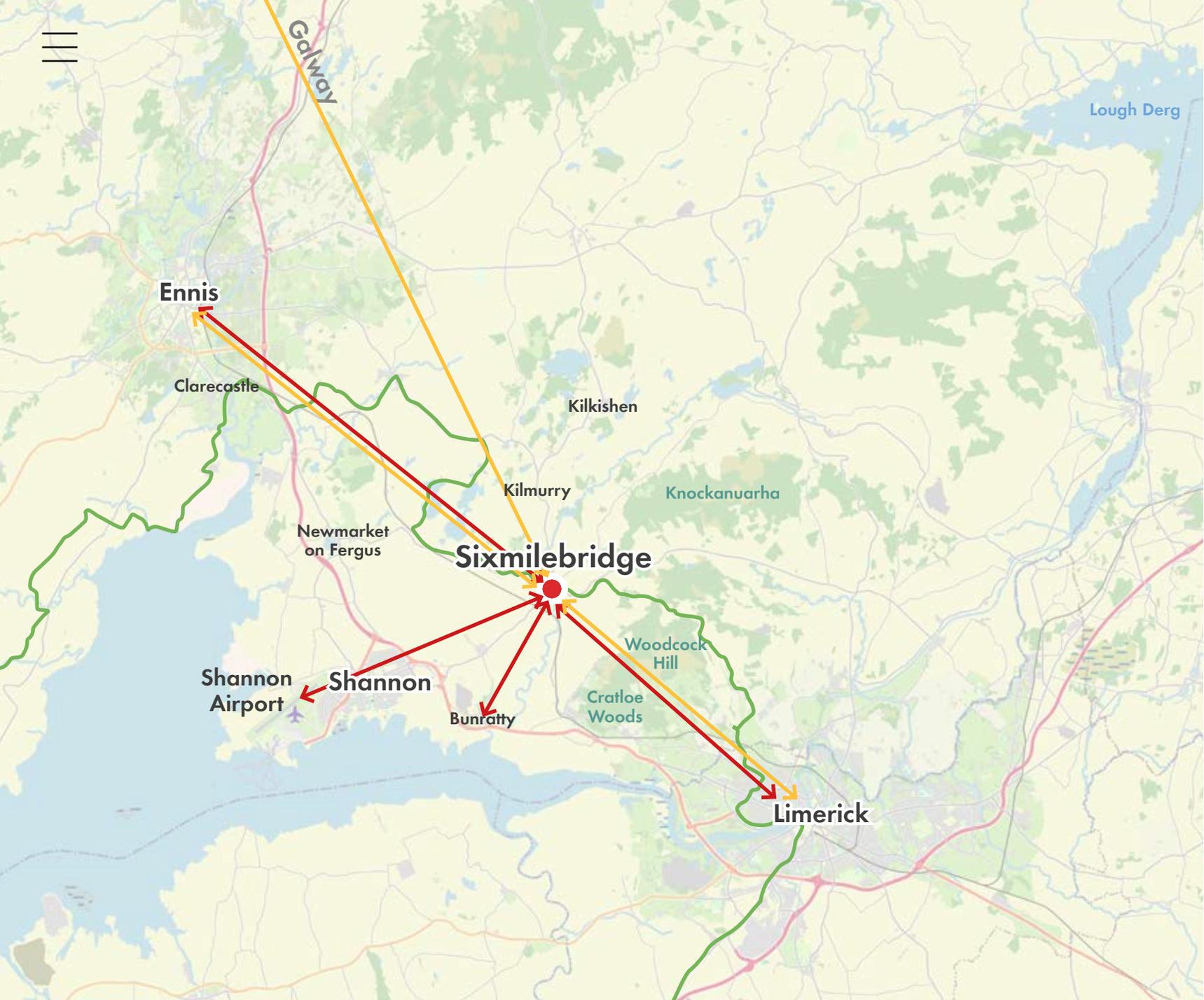


Rosmanagher Road





3 TRANSPORT AND MOVEMENT



- 1
- 2
- 3
- 4
- 5
- 6



10 mins - Bunratty
 25 mins - Limerick City
 30 mins - Ennis
 20 mins - Shannon Airport ✈️



24 mins - Limerick Colbert
 17 mins - Ennis
 2 hrs - Galway



1 hr 30 mins - Limerick City
 (EuroVelo 1)

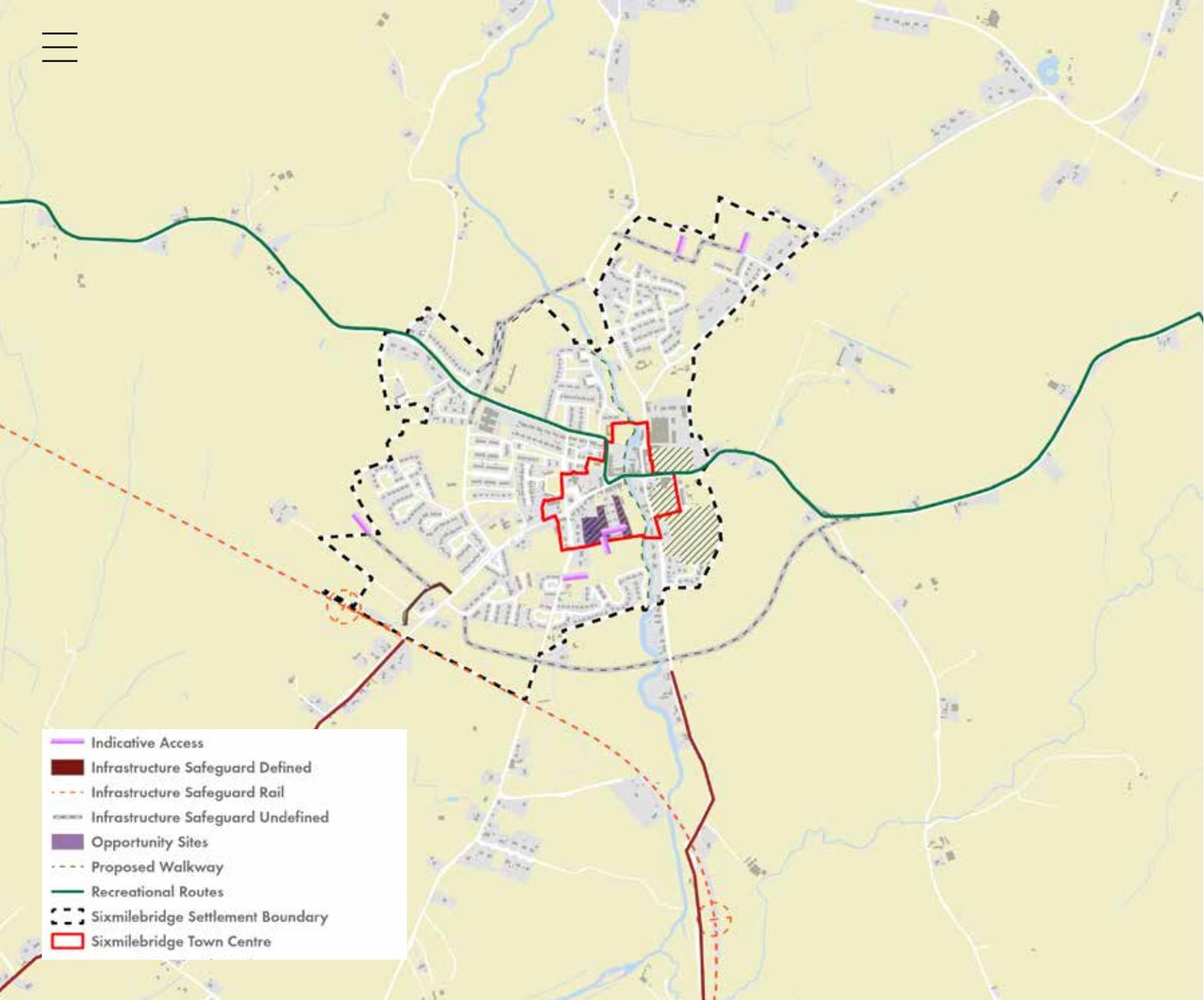


40 mins - Limerick City
 46 mins - Ennis
 40 mins - Shannon Airport ✈️

Movement and transport - Development Plan policy

Objectives and aspirations:

- Link Road proposal in Development Plan
- Dedicated shuttle bus between the centre, railway station and Shannon Airport, via Bunratty
- Improve pedestrian and cycle links - including over the bridge
- Support town centre with parking
- Improve cycle links with Bunratty
- Capitalise on the town's good rail link





Pedestrian and cycle links



The majority of streets in Sixmilebridge are serviced by formal footpaths. All housing estates have formal pedestrian footpaths and roads linking them to the town centre. There is no designated pedestrian walkway to cross the O'Garney River.

There are no designated cycling facilities within the CBD area of Sixmilebridge with cyclists forced to merge with vehicular traffic and the posted speed limit being 50km/hr throughout the town.

There is a designated free self-fix bicycle repair station within the town where cyclists can carry out a basic service on their bicycle.

There are no formal pedestrian walkways or cycleways linking Sixmilebridge to any of the surrounding towns at present.

There are sight distance issues on the Gort Road of Sixmilebridge for pedestrian seeking to cross the road near the Mill Bar and the Tigh Ui Ghliasan Pub due to bends in the road accompanied with lack of vehicle calming devices making it hazardous for pedestrians to cross in this area.



None of the existing pedestrian crossings are raised pedestrian crossings (to act as a traffic calming device to reduce vehicle speed) with the 50km/zone quite extended along the approaches to the town.

Observations:

- No designated pedestrian river crossing
- No designated cycling facilities within town centre
- Designated free self-fix bicycle repair station
- No formal pedestrian walkways or cycleways linking Sixmilebridge to any of the surrounding towns
- Sight distance issues on the Gort Road of Sixmilebridge for pedestrian seeking to cross the road
- Lack of vehicle calming devices making it hazardous for pedestrians
- No raised pedestrian crossings (to act as a traffic calming device)





Public transport

Buses

Regional Bus Networks

There are two bus stops located in the town of Sixmilebridge (opposite Bill McGregors Pub and Opposite the Post Office) that serve the 343 bus route, which links Sixmilebridge to Ennis. Shannon and Limerick.

Bus route 343 operated by Bus Eireann stop at Sixmilebridge 4 times per day, providing an infrequent connection between Sixmilebridge and Shannon Town Centre. Onward connections to Limerick City, Ennis and Galway are available at the line. The 343 Limerick-Shannon-Ennis route also serves Cratloe and operates on an hourly basis.

It is noted that the Shannon Town and Environs LAP includes an objective to link Shannon with Sixmilebridge station via a direct shuttle bus in the short-term.

There are also some local taxi operators with their businesses based in Sixmilebridge and Shannon Airport is within 20km of Sixmilebridge.

- Served by 343 route between Shannon, Ennis and Limerick
- 2 stops in the town
- 4 services a day - Bus Eireann
- There has been (in the Shannon Town and Environs LAP) an objective to provide shuttle bus link between Shannon and Sixmilebridge



Public transport facilities and services

Rail

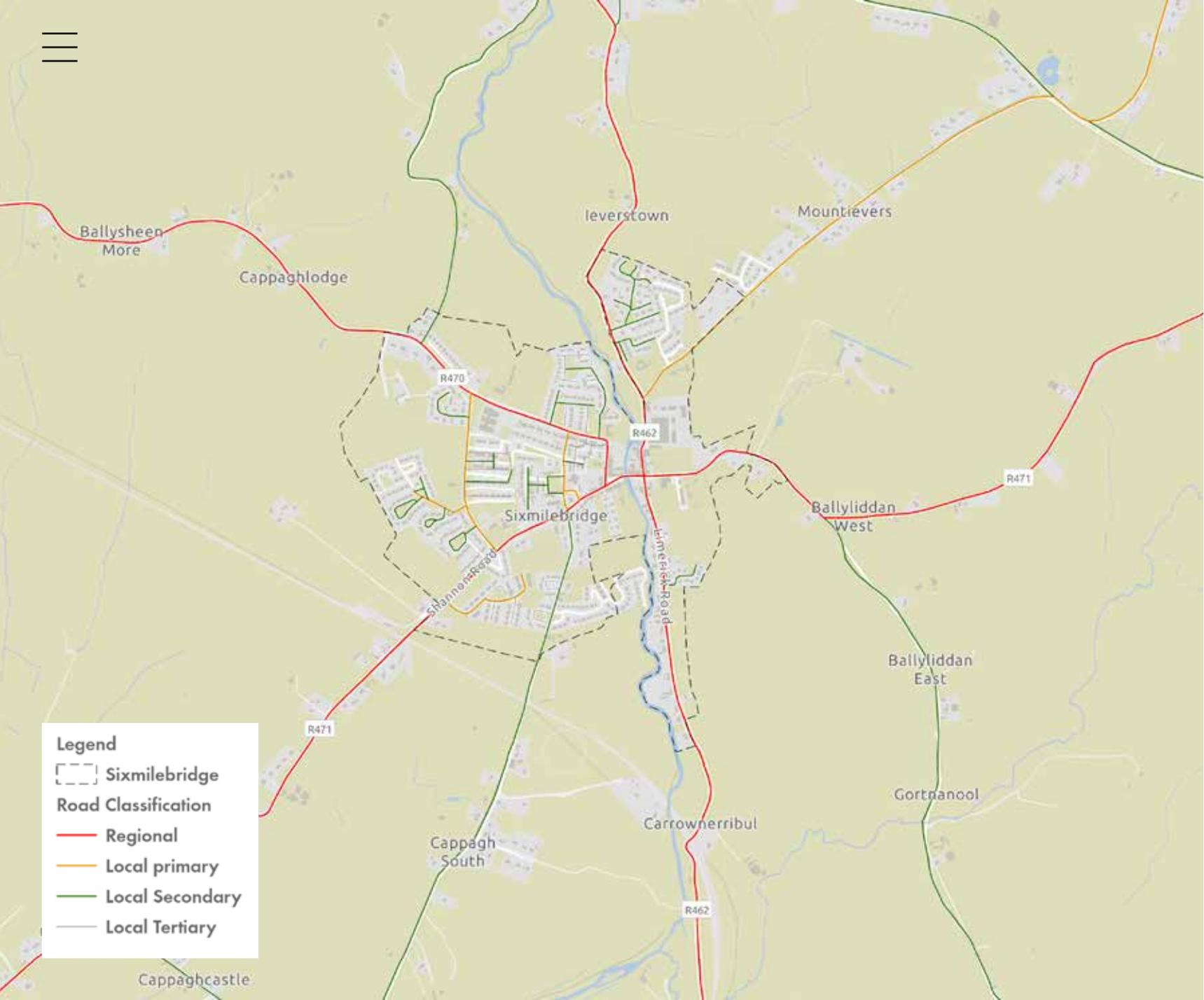
Sixmilebridge has an operational railway service, on the Limerick-Ennis line, which was reopened in 2010 as part of the Western Rail Corridor project. The station located on the Shannon Road less than 1 km from the village, and has the serviced routes:

- Dublin (Heuston) - Limerick and Ennis
- Galway - Limerick
- Galway - Limerick (Connections with Cork and Tralee)
- Waterford - Clonmel - Limerick Junction (Connections with Dublin, Cork, Limerick and Galway)

There are an average 14 rail departures from Sixmilebridge per day (9 towards Limerick Colbert with two services available in the morning peak and frequencies of between 90 mins - 2 hours thereafter & 5 towards Galway). Sixmilebridge is the closest rail station to Shannon, located approximately 6km east from the town centre.

The railway station appears to have good parking and taxi facilities and operates pay and display parking.

- Railway station reopened in 2010
- Part of Western Rail Corridor Project
- 1 km west of the village centre
- 14 departures per day
 - 9 towards Limerick
 - 5 towards Galway
- Good parking



Legend

- [- - -] Sixmilebridge
- Road Classification**
- Regional
- Local primary
- Local Secondary
- Local Tertiary

Vehicular network

- Town well served by strategic road network
- R470, R471 and R462
 - R470 connects west to M18
 - R471 east-west, connects Shannon with Clonlara
 - R462 north-south, connects with Limerick to the south and Kilmurry, Kilkishen and Tulla to the north
- The County Development Plan proposes a relief road around the south of the town



Car parking

- 2 off-street car parks
- One central; one at the railway station
- One offers charging facilities
- More informal public parking areas available throughout the town
- Pay and display parking at the station - 2 Euro per day or 8 Euro for 7 days
- Timed parking in central areas not enforced

- Observations:**
- Illegal parking is an issue in central areas
 - People park centrally and car share for onward journeys - clogging up spaces
 - The Bridge acts as something of a traffic calming measure - could improve 'up and down-stream measures'





4 ENVIRONMENTAL

THE STORY OF SIXMILEBRIDGE

Scéal na Droichead Abhainn O gCearnaigh

16th Century Sixmilebridge

17th Century Sixmilebridge

Origins

1600

1630

1700

1730

1780s

The development of the town of Sixmilebridge was the result of its strategic location on a crossroads of the key land route west with a navigable river. In the aftermath of the 16th century Tudor conquest of Ireland, the approach to controlling such militarily strategic locations was through the use of a deliberate policy of 'plantation' of politically loyal settlers.

The creation of a plantation town at Sixmilebridge in the early 17th century was led by the Earl of Thomond, Donough O' Brien, the direct descendant of a long line of Gaelic kings, most notably Brian Boru, High King of Ireland.

The heritage of Sixmilebridge is steeped in manufacturing, with evidence that the town had been a significant centre for a number of industries. The town has been tied to the industrialisation of the wider area.

The rivertrade was an important aspect for the development of Sixmilebridge. In its early years the town developed a relationship with the Netherlands. The Dutch found the river very suitable for milling. The Tanning and shoe manufacture in 1630's (the sale of this industry has links with Dutch artist, Rembrandt) is where leather shoes were made and exported. Other products that were exported from Sixmilebridge port were soap and rape seed oil.

The town of Sixmilebridge takes its name from the Irish Droichead Abhainn O gCearnaigh meaning, 'bridge over the river Kearney/O'Garney'. The earliest records of the name Sixmilebridge came from 1681 when Thomas Dineley visited the area and noted that the name derives from the village's distance from Limerick city which were six old Irish miles to Thomandgate Bridge in Limerick.



1654 map of Clare. Circle indicates an estimation of where Sixmilebridge is today. (Old Maps Ireland)

Background image: Historic image of Sixmilebridge (Date unknown- Sixmilebridge Historical Society)

Earliest of tall Irish houses, Mount levers Court is an 18th c. Irish Georgian country house nestled in Co. Clare just outside of Sixmilebridge. Built between 1733-1737 by John & Isaac Rothery, for Col. Henry levers. This house was built with bricks from Holland, illustrating the strong ties between the town and the Netherlands. Mount levers Court still brings tourism to Sixmilebridge to this day.



1737 Mount levers Court (Archiseek)

The Church of Ireland of Kilfnaghty parish was constructed in 1736. The church was built to serve the spiritual needs of the expanding Protestant population of Sixmilebridge.

The river trade was an important factor in the development of Sixmilebridge. Boats from Amsterdam sailed up the O'Garney river almost as far as the town in the seventeenth and eighteenth centuries.

By the early part of the eighteenth century the town had gone into decline and the river trade came to an end in 1784 with the building of D'Esterre's Bridge at Rosmanagher.



This map shows the importance of Sixmilebridge in 1783 as all traffic travelling to Ennis or Galway from Limerick had to pass through the town.

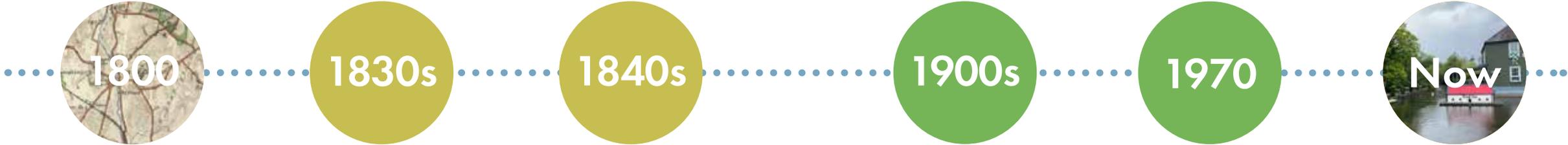
1783 map of Limerick to Galway. (Taylor and Skinner's Maps of the Roads of Clare, Clare County Library)

Background image: Historic image of Sixmilebridge (Date unknown- Sixmilebridge Historical Society)

THE STORY OF SIXMILEBRIDGE Scéal na Droichead Abhainn O gCearnaigh

Victorian Sixmilebridge

Modern Sixmilebridge



Many of the villages trade and economic turnover was caused by the villages access to the river. Unfortunately, in 1804 when the Bunratty Bridge was built, Sixmilebridge was no longer on the main road to the West. This caused a significant economic loss to the village.

By 1831 the town contained 229 houses and 1,491 inhabitants. Due to the reduced production and manufacturing the town started to decline. The markets were discontinued by 1837. A large corn mill which had been converted into a paper mill had ceased operation. Many of the old buildings in the town have been preserved and given alternative uses.

During the period of the 1840s and 50s, the population of Sixmilebridge rapidly declined due to famine and mass migration. The village's first railway station was built in 1859, bringing greater access to the village.

In 1904 the Sixmilebridge Hurling Club was founded. This community organisation brings all members of Sixmilebridge together. The club is now the second home to Clare GAA.

In 1970 The Church of Ireland closed due to the decline in the population in the town. In 1996 the church reopened as the award winning Sixmilebridge Library, with an extensive range of books. The library also offers services such as knitting classes, activities and events for adults and children, and a learning hub for the students of the town.

Today, the population of Sixmilebridge is 2,625 and is one of the main population centres of County Clare. Since 2010 the town became a stop along the 106.5 million Euro Western Rail Corridor project connecting Limerick and Galway, connecting the town to the West of Ireland once more. Due to its rich history and beautiful buildings, Sixmilebridge is a town with a strong community and excellent potential to grow.



Sixmilebridge 1893 (UCD Digital Library)



Map of Sixmilebridge from 1840 (Virtual Record Treasury of Ireland)



Sixmilebridge railway station built in 1859. (Sixmilebridge historical society)



Crest of Sixmilebridge GAA club (Sixmilebridge GAA)



Map of Sixmilebridge from 1899 (Virtual Record Treasury of Ireland)



Sixmilebridge Public Library (formerly The Church of Ireland of Kilfinaghty parish)

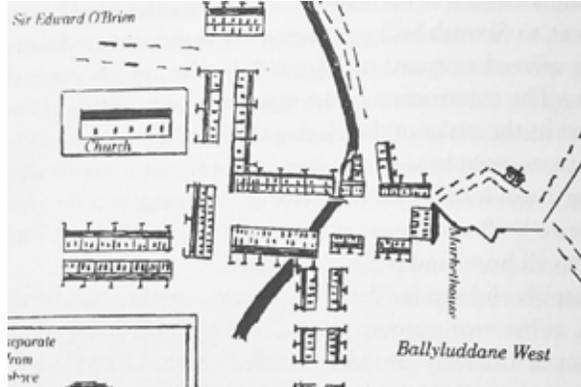


Sixmilebridge Today



1656-58 Down Survey

The new town of Sixmilebridge is represented by a church (large symbol), house and mill (the lower of the three symbols). The oil mill on the river at Ballintlea, south of the village is also marked. By the mid-1600's, the river had already become a site of increasing manufacturing activity.



1760 Lord Wilton's map (drawn by T.J. Westropp)

The orientation of the settlement shifted in this development phase toward a newly created formal town square, which drew together the 17th century market place into an extended public square which lay on both sides of the river.



1839 First edition ordinance survey map

The first edition ordinance survey map 1839, shows the development of the town. The area between the two churches remained largely undeveloped, while other developments and gardens began to fill the horseshoe shape of the possible 17th century village design.



c1918 Ordnance Survey of Sixmilebridge

The c1900 Ordnance Survey shows a relationship between the Market House and the Square is intact, with the Market House and Barracks still sitting in direct orientation to one another, however, by the 1918 ordnance map, buildings had been erected on the edge of the Fair Green, which permanently block off the lower part of the 18th century Square.



17th Century Sixmilebridge



18th Century Sixmilebridge



19th Century Sixmilebridge



20th Century Sixmilebridge

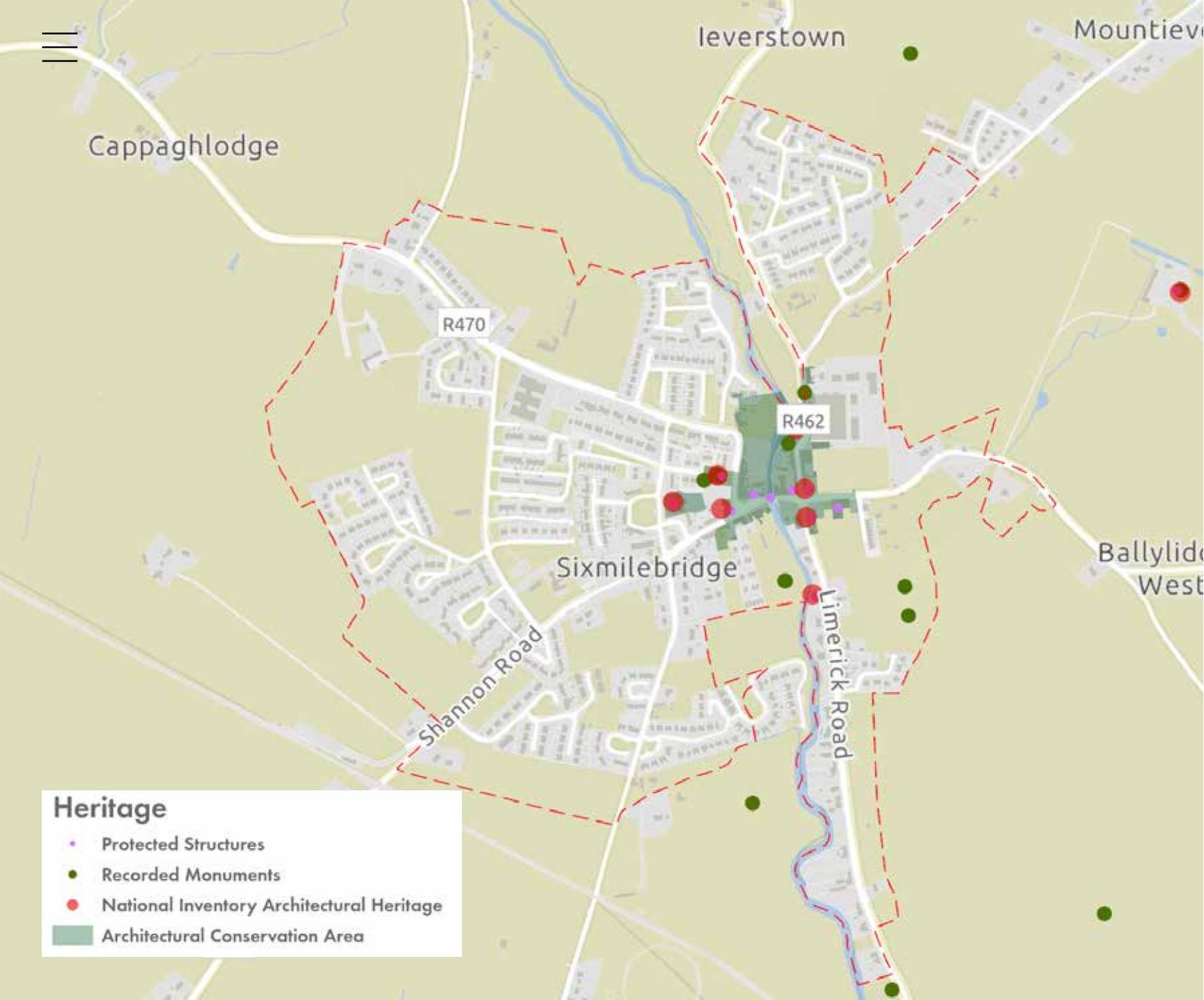
History and heritage

Historic environment and assets

Architectural conservation areas (ACAs) aim to preserve the character of a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contributes to the appreciation of Protected Structure.

The Sixmilebridge Architectural Conservation Area takes in the majority of the 17th, 18th and 19th century buildings which front onto the key town centre streets and spaces, as well as taking in other significant buildings such as St Finnachta's Catholic Church and Kilfinaghty Public Library.

Further information about some of the key protected structures, recorded monuments and structures listed in the National Inventory of Architectural Heritage are found overleaf.



Heritage

- Protected Structures
- Recorded Monuments
- National Inventory Architectural Heritage
- Architectural Conservation Area

History and heritage

Important structures



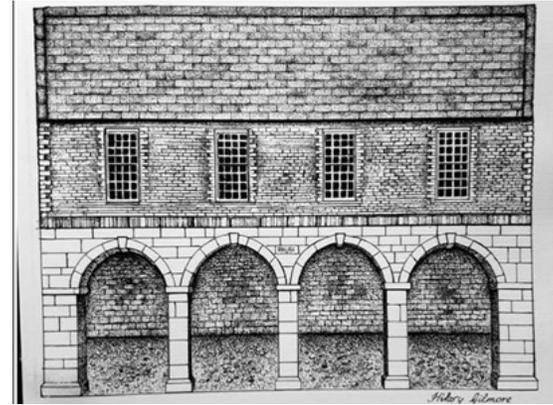
The Bridge

Protected Structure

The bridge crossing the river is of architectural, social, and technical significance and appears to date from the 17th century (1610-1615).

It is a highly important symbol of the town, and central to local identities.

Currently, the service pipes and the slated enclosure together with concrete buttresses are detracting from the bridge and the restoration would benefit from rerouting services and strengthening the piers by piling within the bridge structure to reveal the original stone arched bridge restored.



The Market House

Protected Structure

The Market House is almost a completely intact building within the auction room structures and could easily be conserved and restored.

It is a rare survivor of an early 18th-century market house, one of the earliest in Irish towns. It is a protected structure, in our opinion of high significance. All the masonry walls including original pink Dutch brickwork façade appear to be intact, although plastered subsequently. It is possible the floor structure and roof structure are also intact and that the adjoining structure to the east is also of mid-to late 18th-century date.





Credit Union (Former Barracks)
Protected Structure and National Inventory of Architectural Heritage. Dating from c1810.



The Old House
Protected Structure and National Inventory of Architectural Heritage. Constructed from mud and could have had a thatched roof. Excellent opportunity for a heritage regeneration project.



Leverstown House
Protected Structure and National Inventory of Architectural Heritage. Would benefit from skilled restoration. Not considered under threat due to recent purchase as holiday home.



Kilfinaghty Public Library
Protected Structure and National Inventory of Architectural Heritage. Dating from c1810. Formerly derelict but restored (2001) for use as public library



Little Church of Cratloe
Protected Structure and National Inventory of Architectural Heritage. Detached double-height Roman Catholic church, dated 1858.



Saint Finachta's Catholic Church
Protected Structure and National Inventory of Architectural Heritage. Freestanding T-plan double-height Roman Catholic church, dated 1812.



Mount levers Court
Protected Structure and National Inventory of Architectural Heritage. Completed circa 1736.

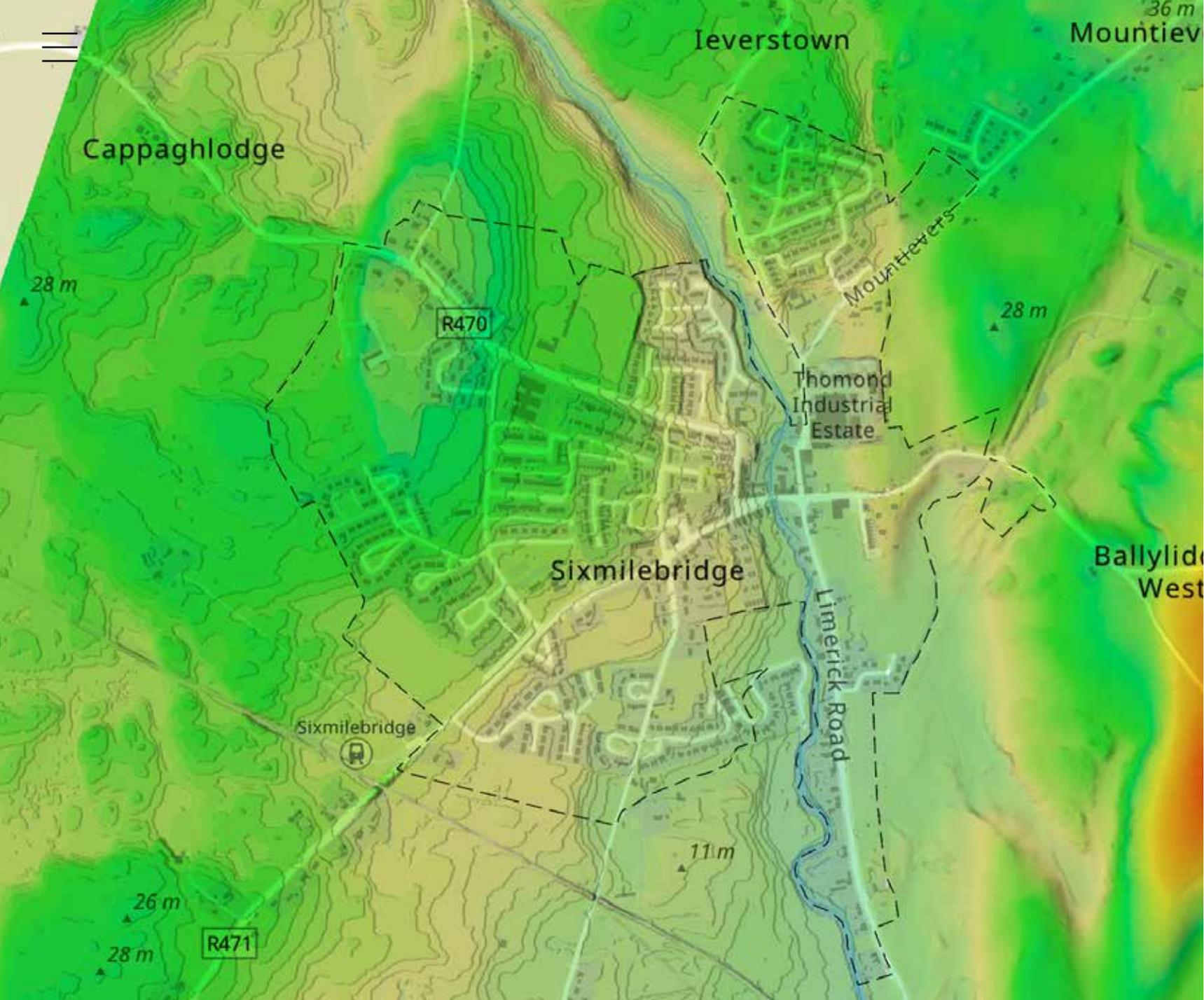


The Riverside Inn, Frederick Square
National Inventory of Architectural Heritage. Built c. 1770. Stone plaque reading 'Frederick Square 1733.'



10. The washing steps at Sixmilebridge, Co. Clare.





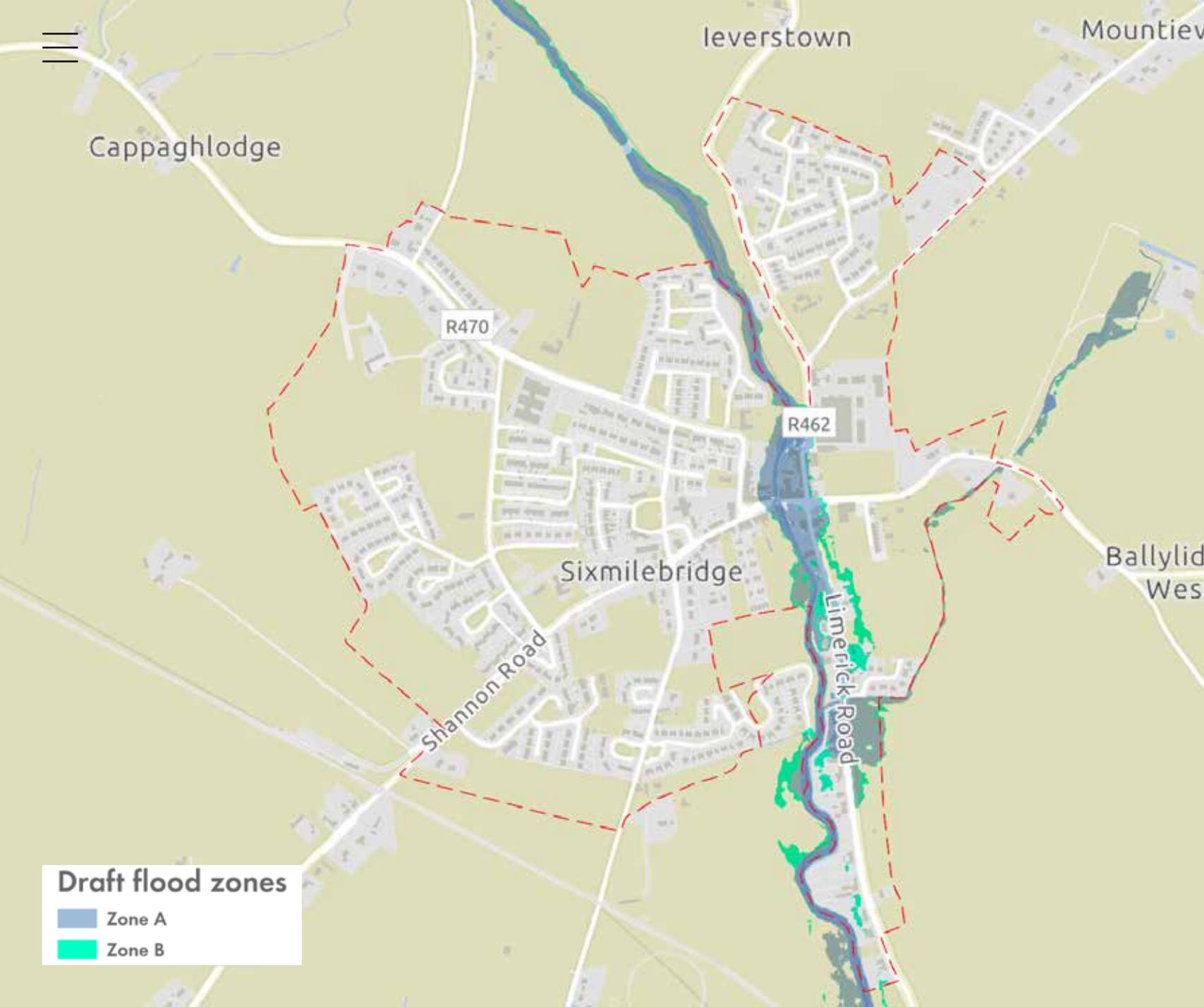
Townscape and character

Topography

- River corridor a defining feature
- Relatively steep decent into the river valley from the west
- More gentle approach from the east

Townscape and character Flooding

- **Flood Zone A** - where the probability of flooding from rivers and the sea is highest (greater than 1% AEP (Annual Exceedance Probability) or 1 in 100 for river flooding)
- **Flood Zone B** - where the probability of flooding from rivers and the sea is moderate (between 0.1% AEP or 1 in 1000 and 1% AEP or 1 in 100 for river flooding)



Draft flood zones

- Zone A
- Zone B



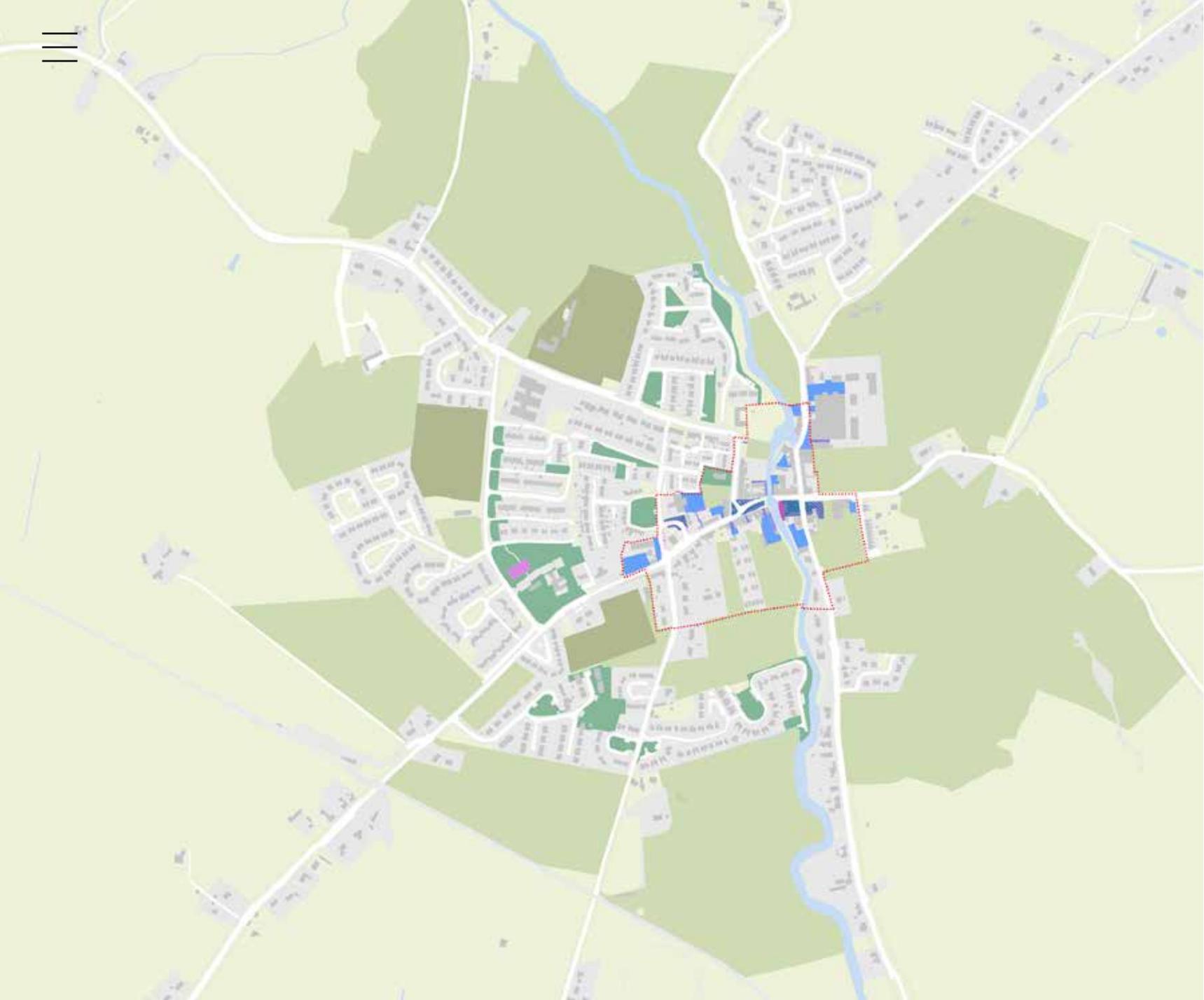
Townscape and character

Urban morphology

- Oldest central zone - fine grain and tight streets
- Streets clearly defined by building frontages
- Lower density later phases of housing
- More dispersed radial patterns of development
- More recent outer growth - cellular cul-de-sacs

Townscape and character

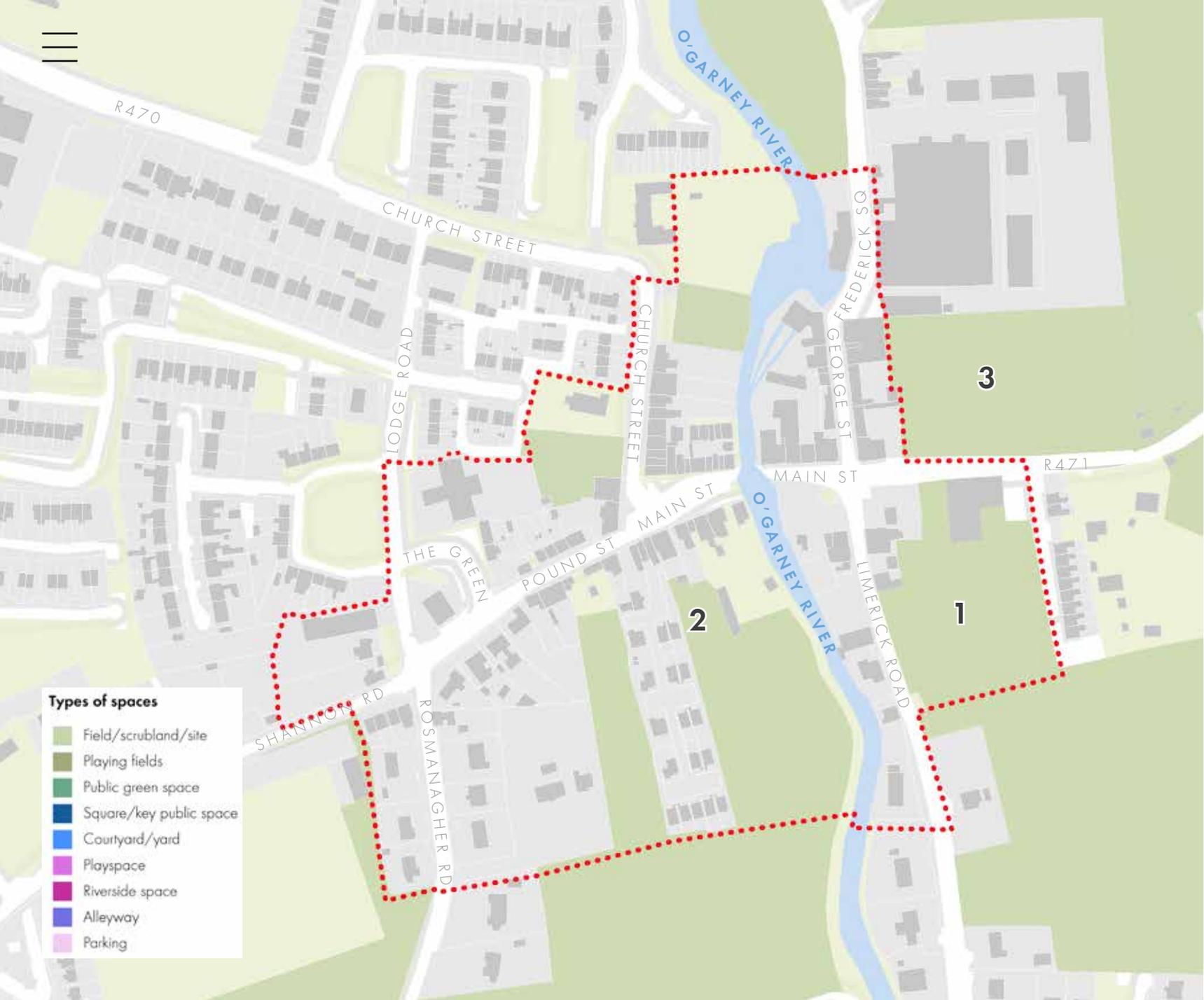
Types of spaces



Types of spaces

- Field/scrubland
- Playing fields
- Public green space
- Square/key public space
- Courtyard/yard
- Playspace
- Riverside space
- Alleyway
- Parking

Field / scrubland





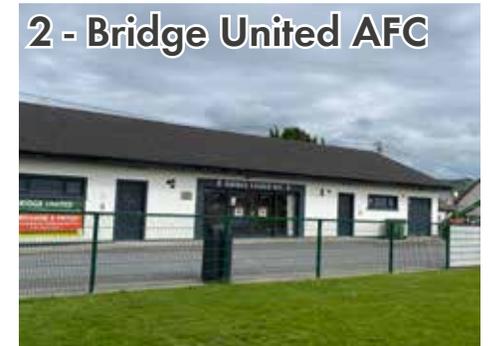
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Playing fields

1 - Bridge United AFC



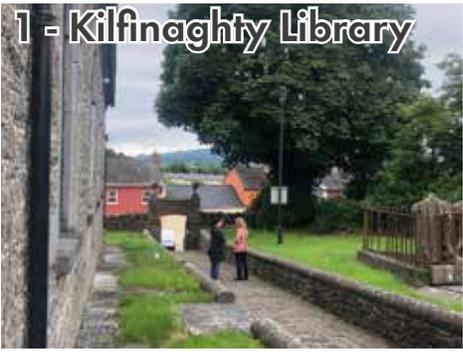
2 - Bridge United AFC



3 - Sixmilebridge GAA



Public green space



Square / key public space

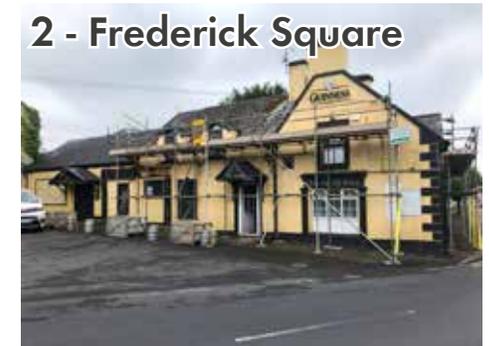


Courtyard / yard space

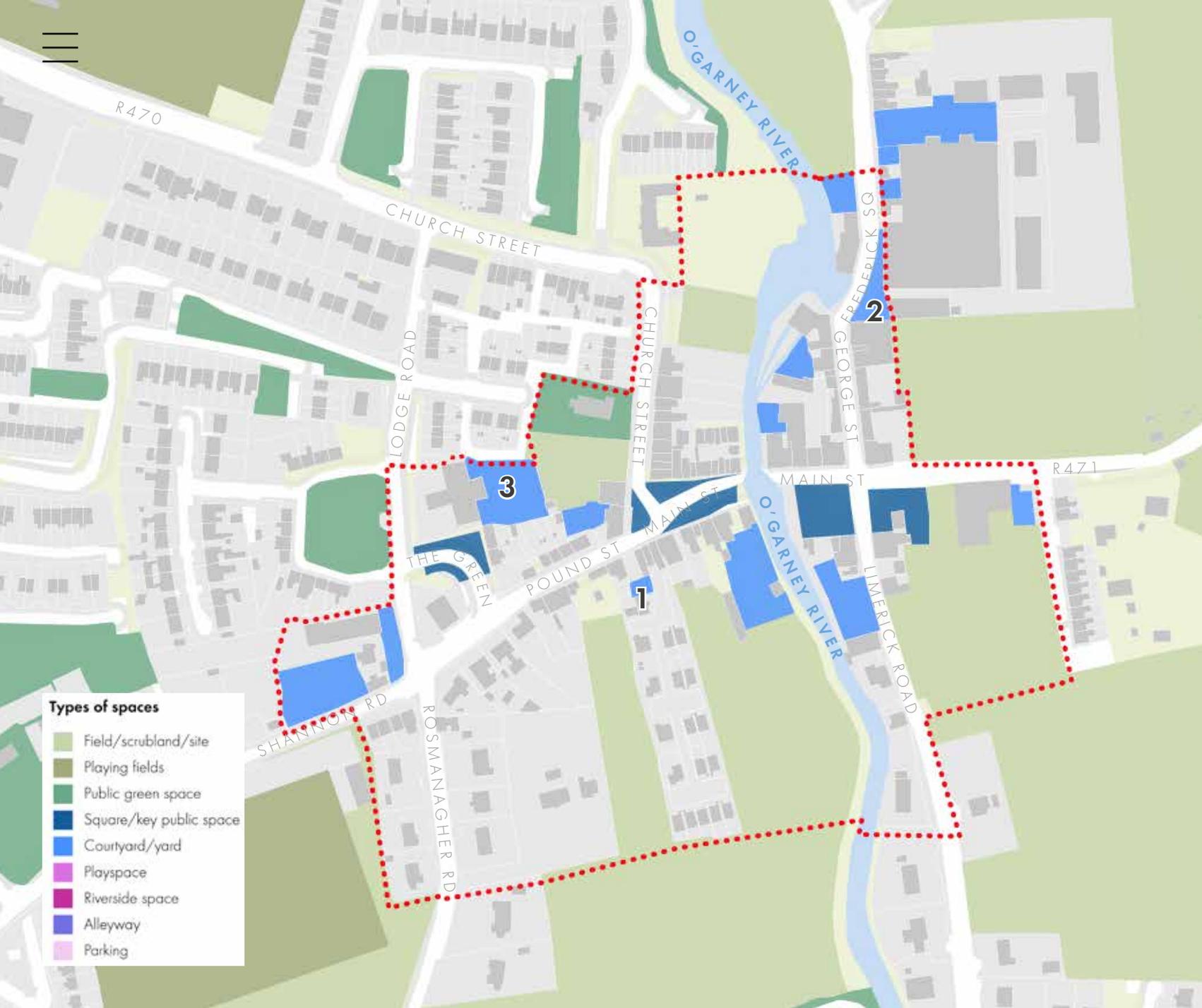
1 - Cúirt an Droichead



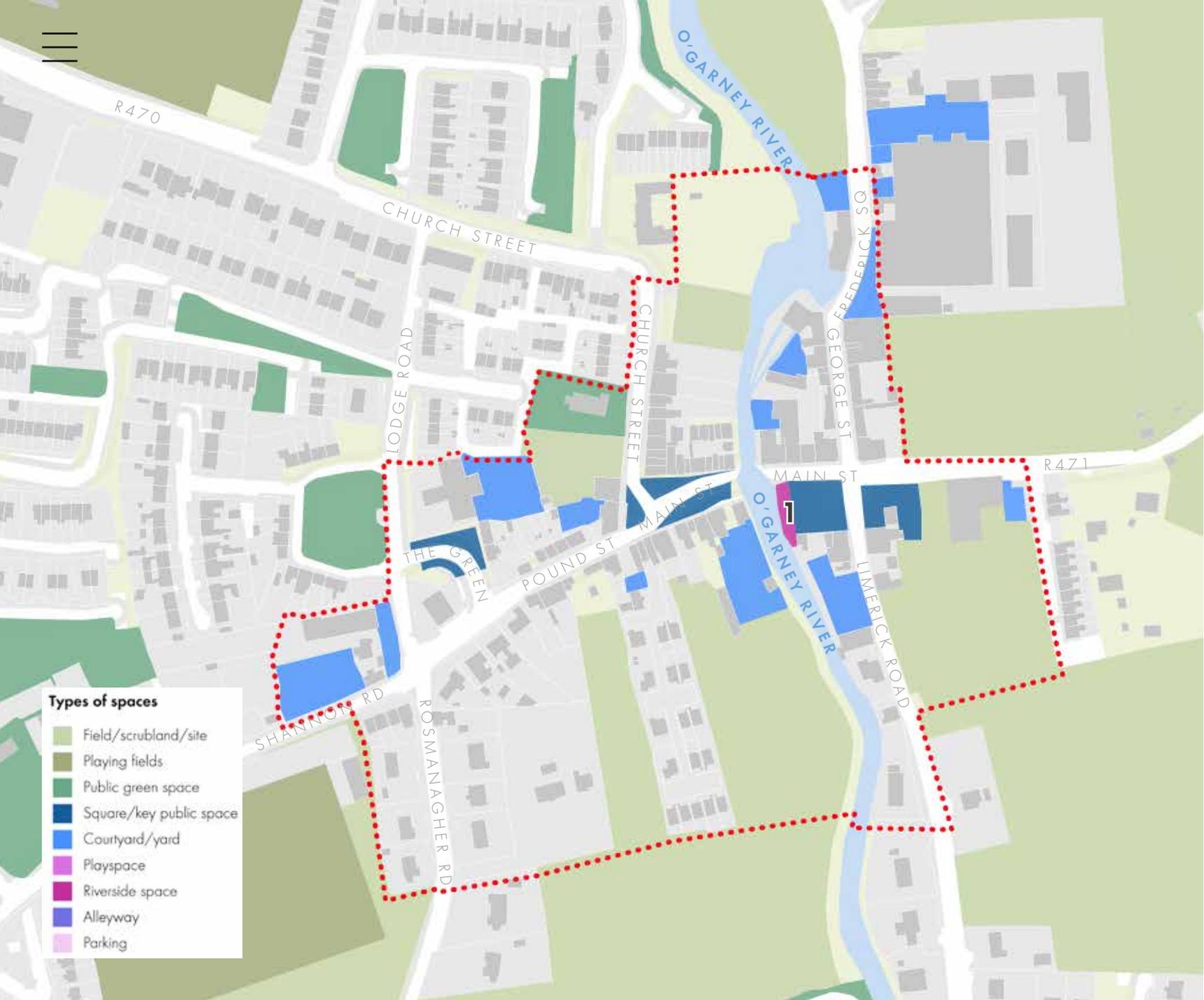
2 - Frederick Square



3 - Recycling yard



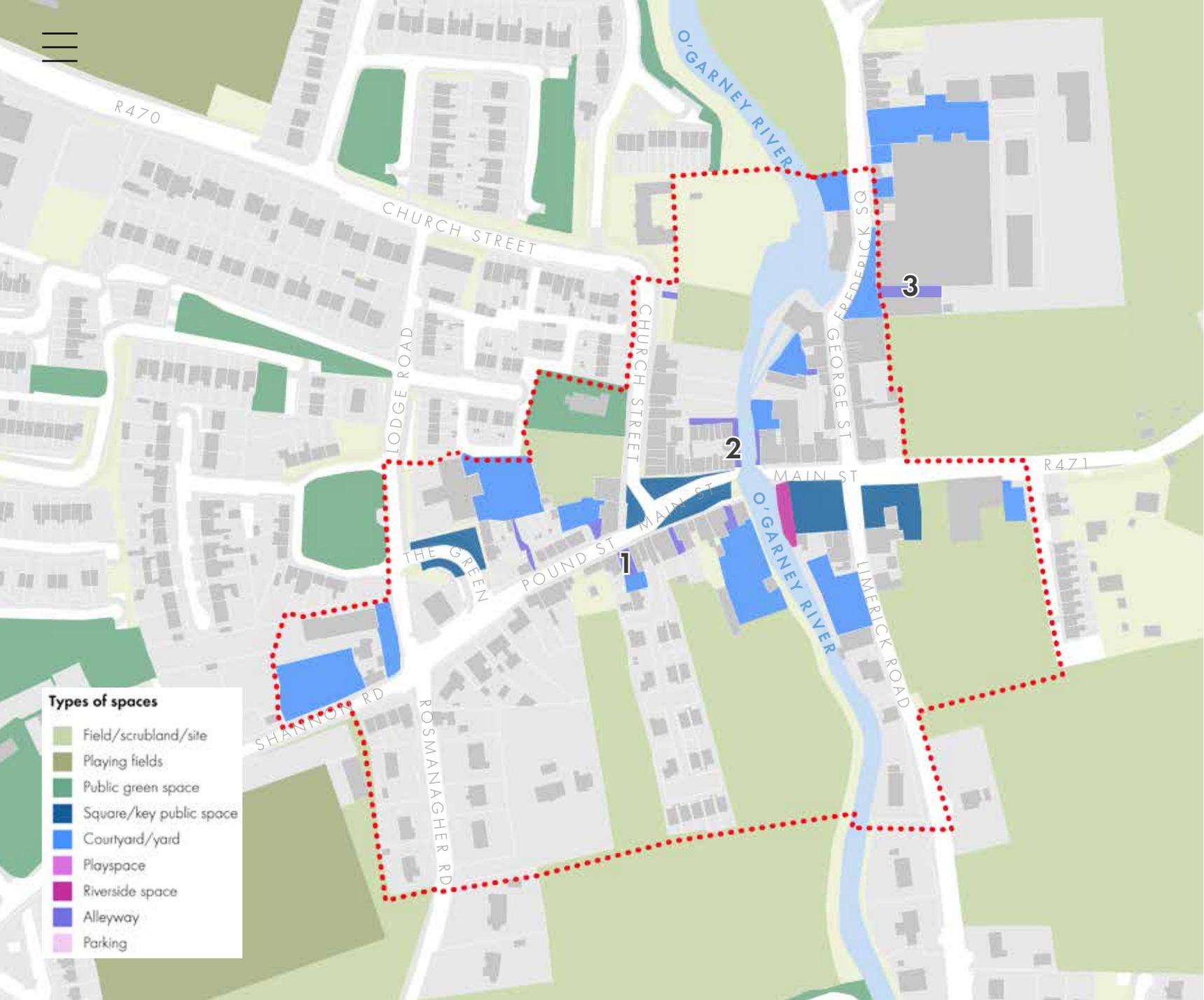
Riverside space



1 - Riverside



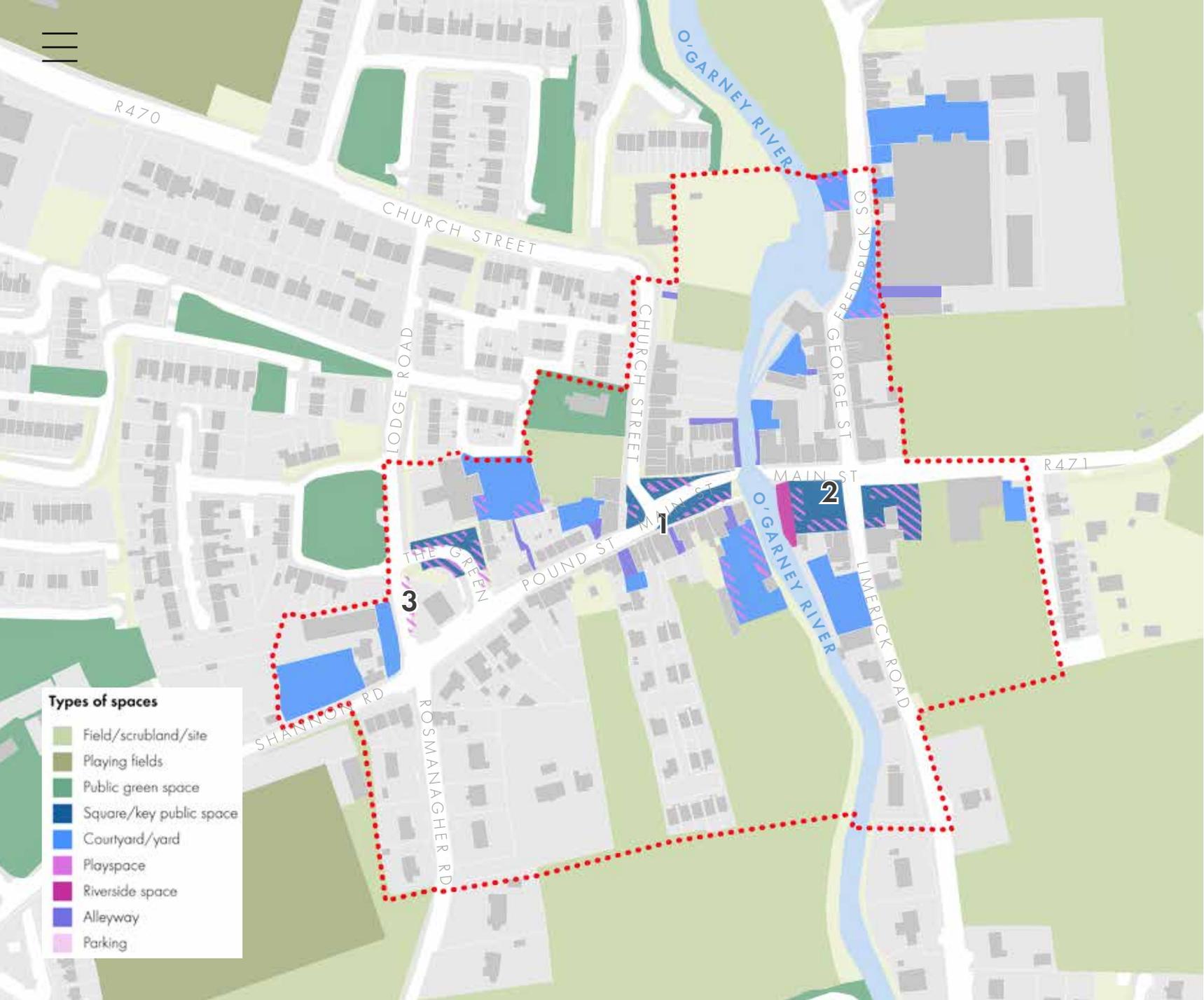
Alleyway



Types of spaces

- Field/scrubland/site
- Playing fields
- Public green space
- Square/key public space
- Courtyard/yard
- Playspace
- Riverside space
- Alleyway
- Parking





Parking

1 - Main Street



2 - The Square

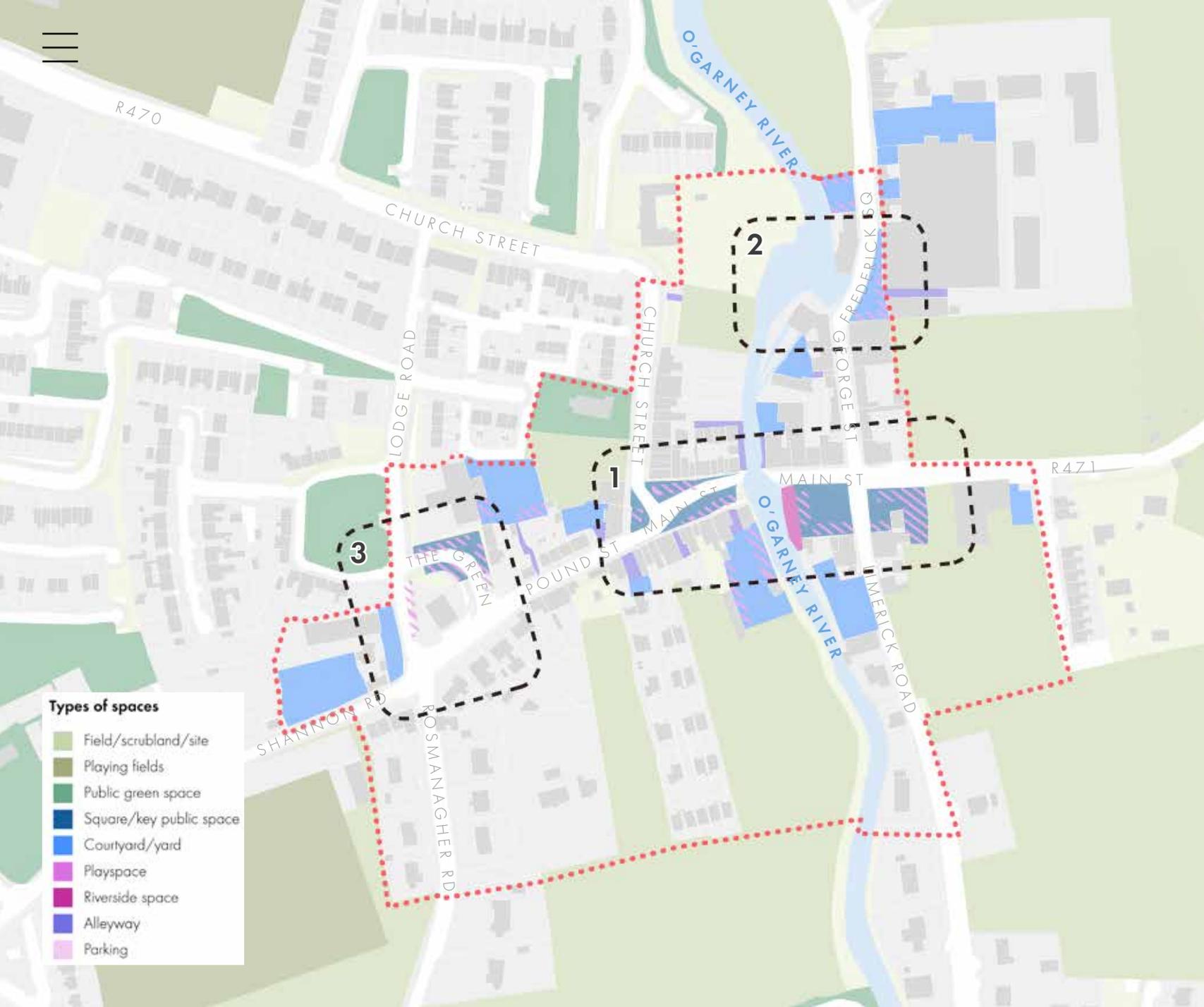


3 - The Green



Townscape and character

3 key spaces



Types of spaces

- Field/scrubland/site
- Playing fields
- Public green space
- Square/key public space
- Courtyard/yard
- Playspace
- Riverside space
- Alleyway
- Parking

- 1. The central squares**

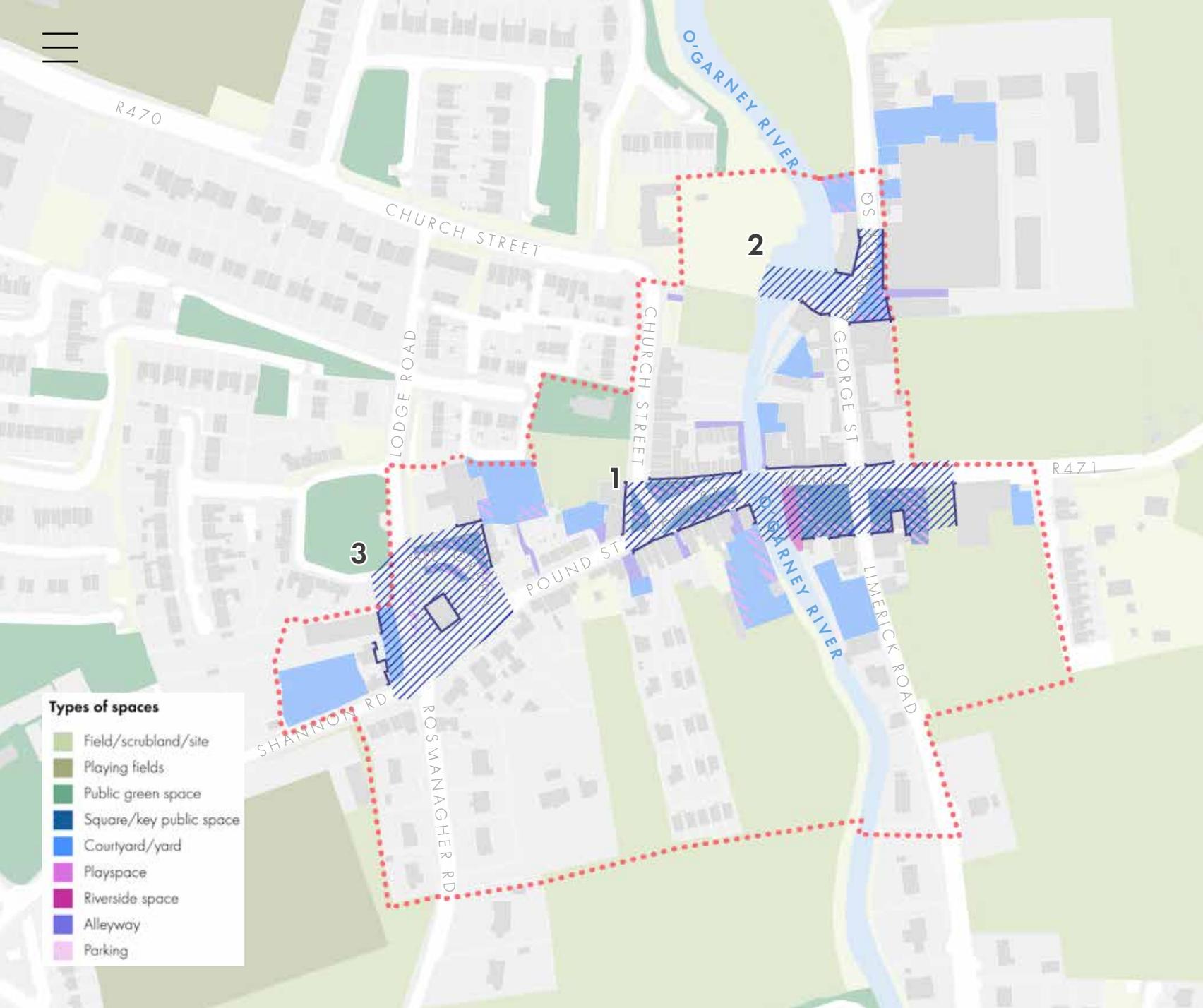
The two spaces either side of The Bridge could complement each other – with improvements to help improve their edges and the quality of the spaces themselves
- 2. Frederick / George Street Square**

Key space south of Gleasons Bar. An important space on arrival from the north
- 3. The Green and McGregors Bar**

Car dominated with significant scope for improvement. An important space on arrival from the west

Townscape and character

3 key spaces



Types of spaces

Field/scrubland/site
Playing fields
Public green space
Square/key public space
Courtyard/yard
Playspace
Riverside space
Alleyway
Parking

1. The central squares

The two spaces either side of The Bridge could complement each other – with improvements to help improve their edges and the quality of the spaces themselves

2. Frederick / George Street Square

Key space south of Gleasons Bar. An important space on arrival from the north

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Car dominated with significant scope for improvement. An important space on arrival from the west

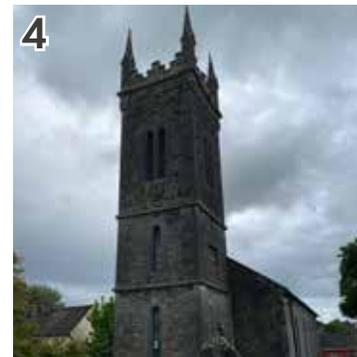
- All three are typically dominated by provision for the car
- Heavily engineered spaces

Townscape and character Landmarks and views



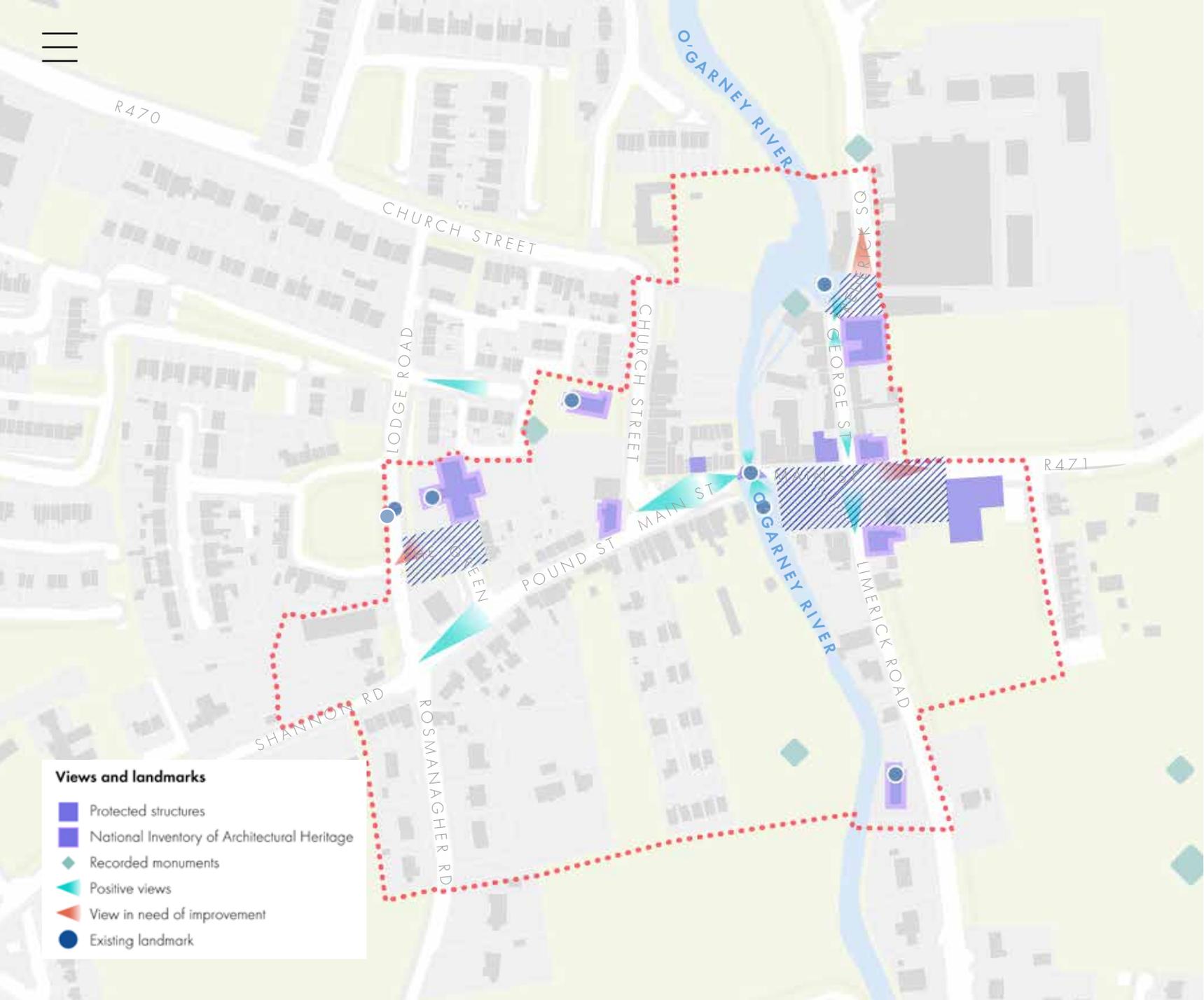


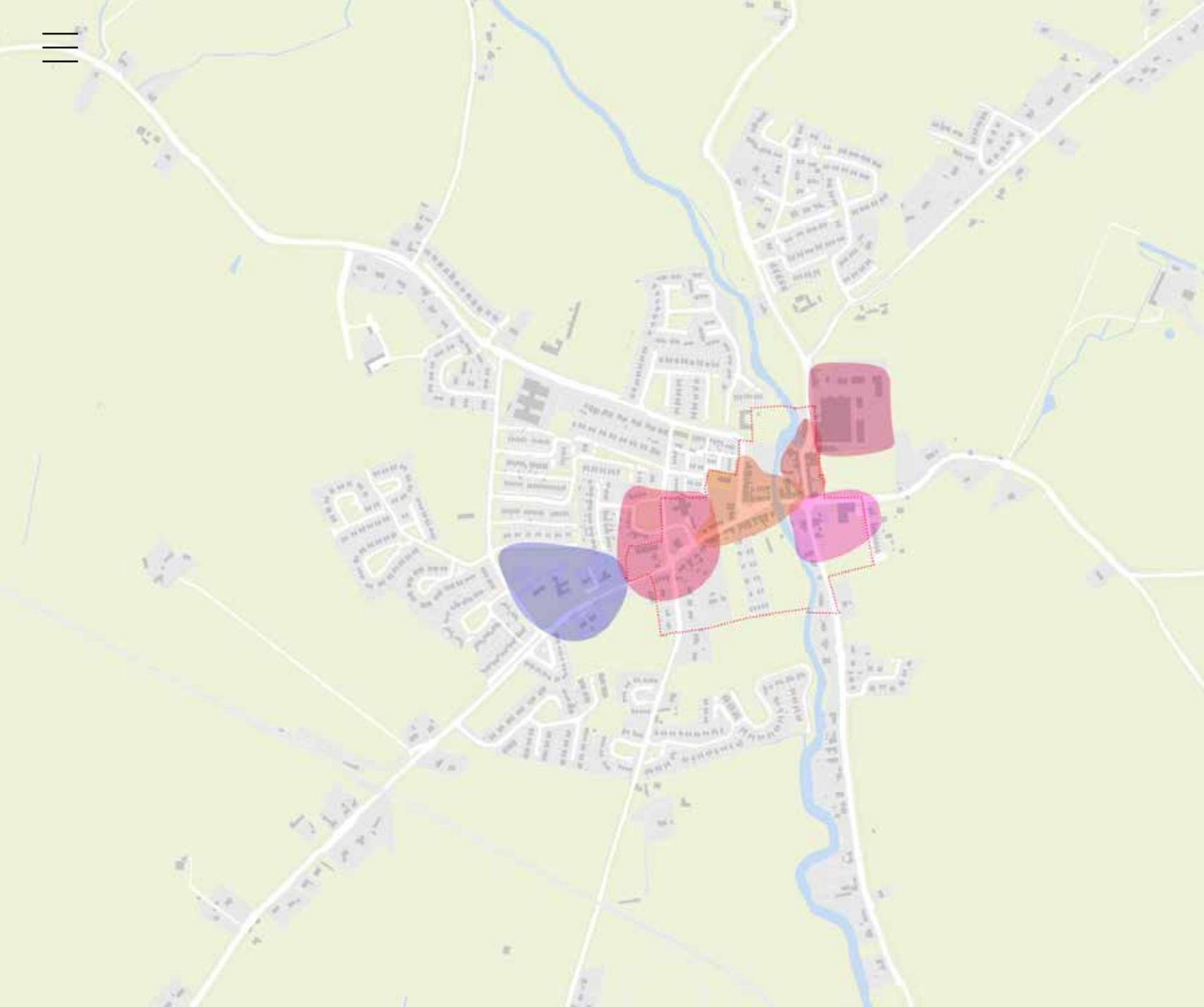
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Townscape and character

Spaces to improve

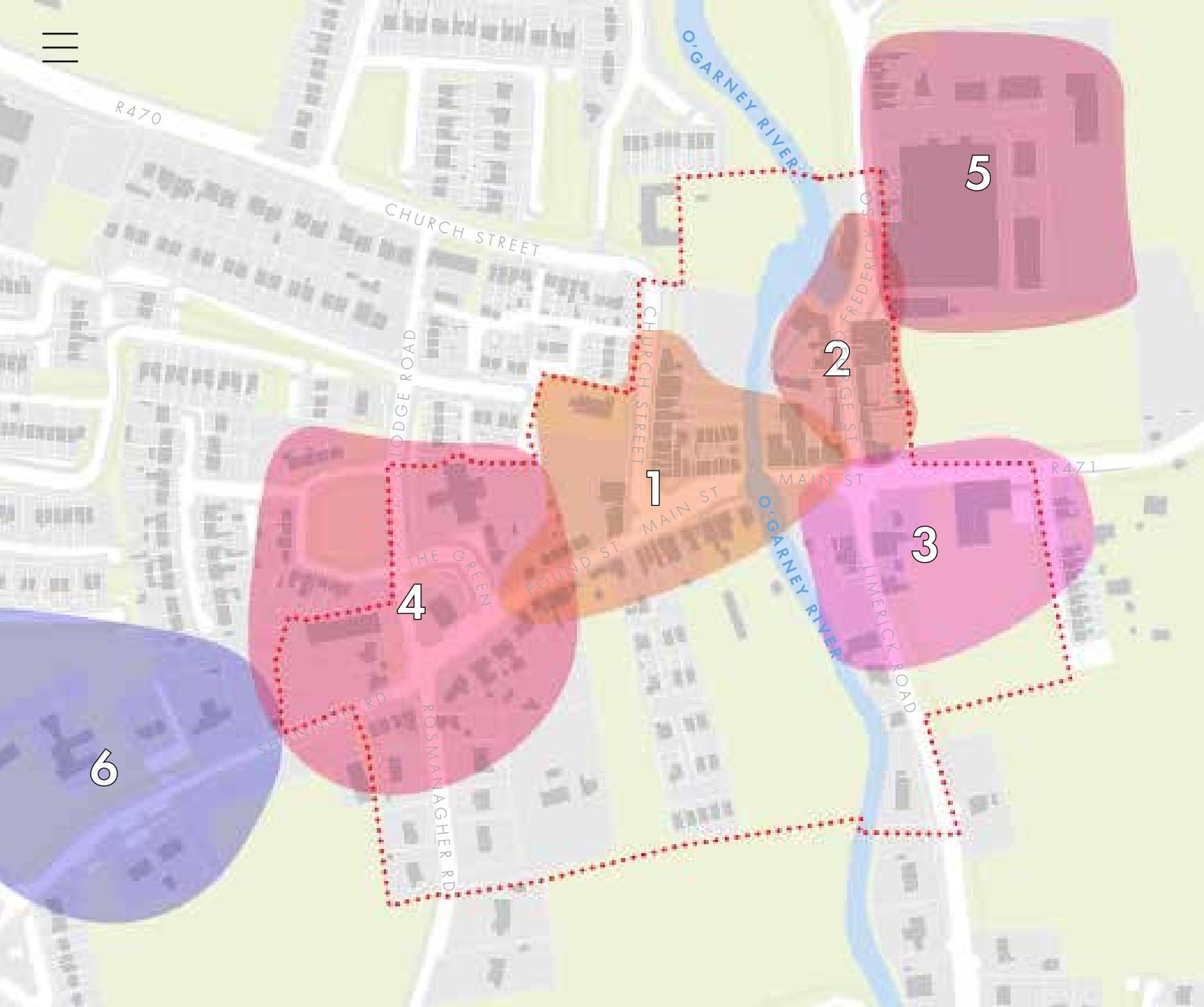




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Townscape and character

Character areas



Townscape and character

Character areas

- 1. Central area**
The Bridge; Market square; retail cluster; flexible space; the community heart of the town
- 2. George's Street / Mountievers**
Strong street frontages; vacancy an issue; busy vehicular route
- 3. Limerick Road & Auction Rooms**
Ill defined spaces; opportunity for mixed uses; public realm improvements
- 4. Lodge Road / The Green**
Civic and community hub; gateway from the west; major opportunity for improvement
- 5. The Mill Yard**
Important employment hub; opportunity to expand?
- 6. Shannon Road approach**
Cluster of community uses; open and play space; important facilities for young people and parents

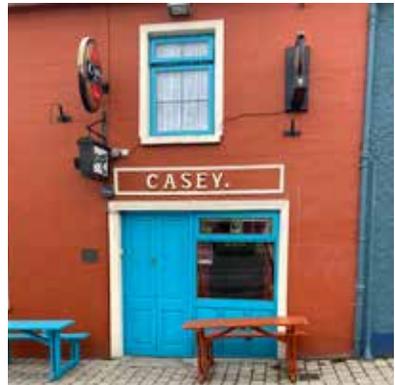


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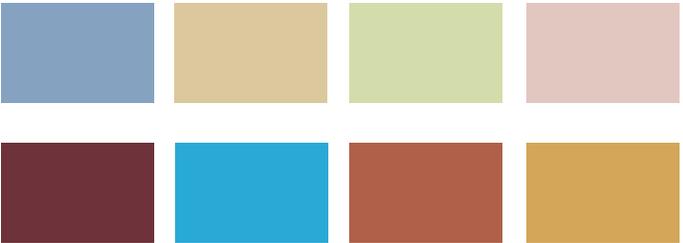
Townscape and character

Materials: colours

Sixmilebridge has a colourful town centre, with many façades painted in muted tones of red, yellow, pink and blue. Adjacent buildings often have different contrasting colours. Buildings frequently use a contrasting colour for their window frames.



Any future development within the town centre should not shy away from painting exterior building walls in a variety of colours - taking inspiration from the existing colourful and contrasting palette.



Townscape and character

Materials: textures

Stone, slate and limestone are used as building material throughout Sixmilebridge. Rubble and cut limestone are both used to create different textures and levels of uniformity.

Key stones at the edge of buildings create a decorated edge and gives texture.

Natural colour palette from the stones contrasts with the colourful tones of paint on many of the buildings' rendered exterior walls.

Future development in Sixmilebridge should be interesting and modern, yet rooted in the town's use of natural materials and existing palette of textures.





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Land use Uses

(Town Centre Health Check)

1. Commercial uses focused in the heart of the town
2. Employment focus to the north - well located and discretely sited
3. The river is not addressed as much as it could be

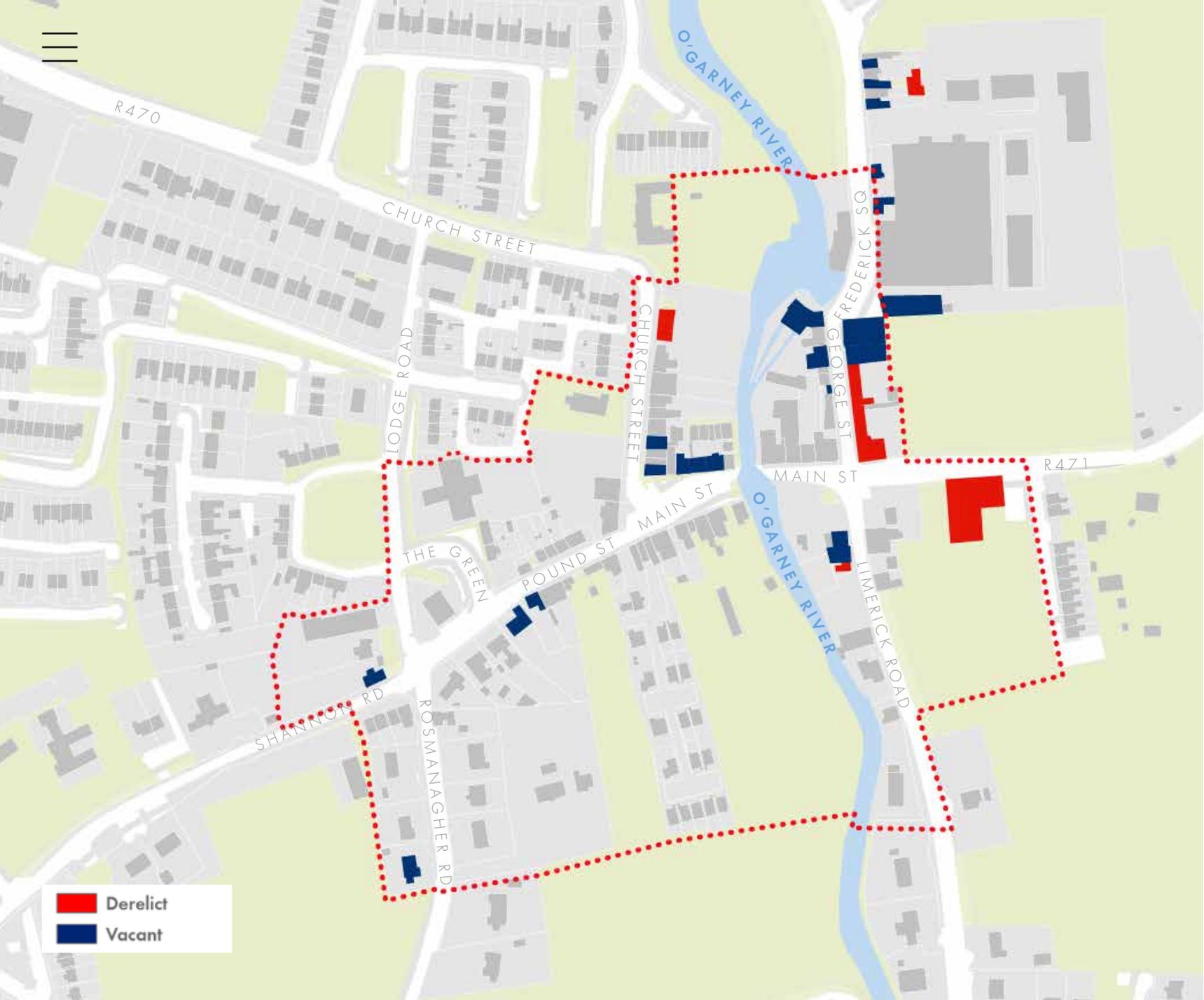
Land use **Vacancies** (Town Centre Health Check)

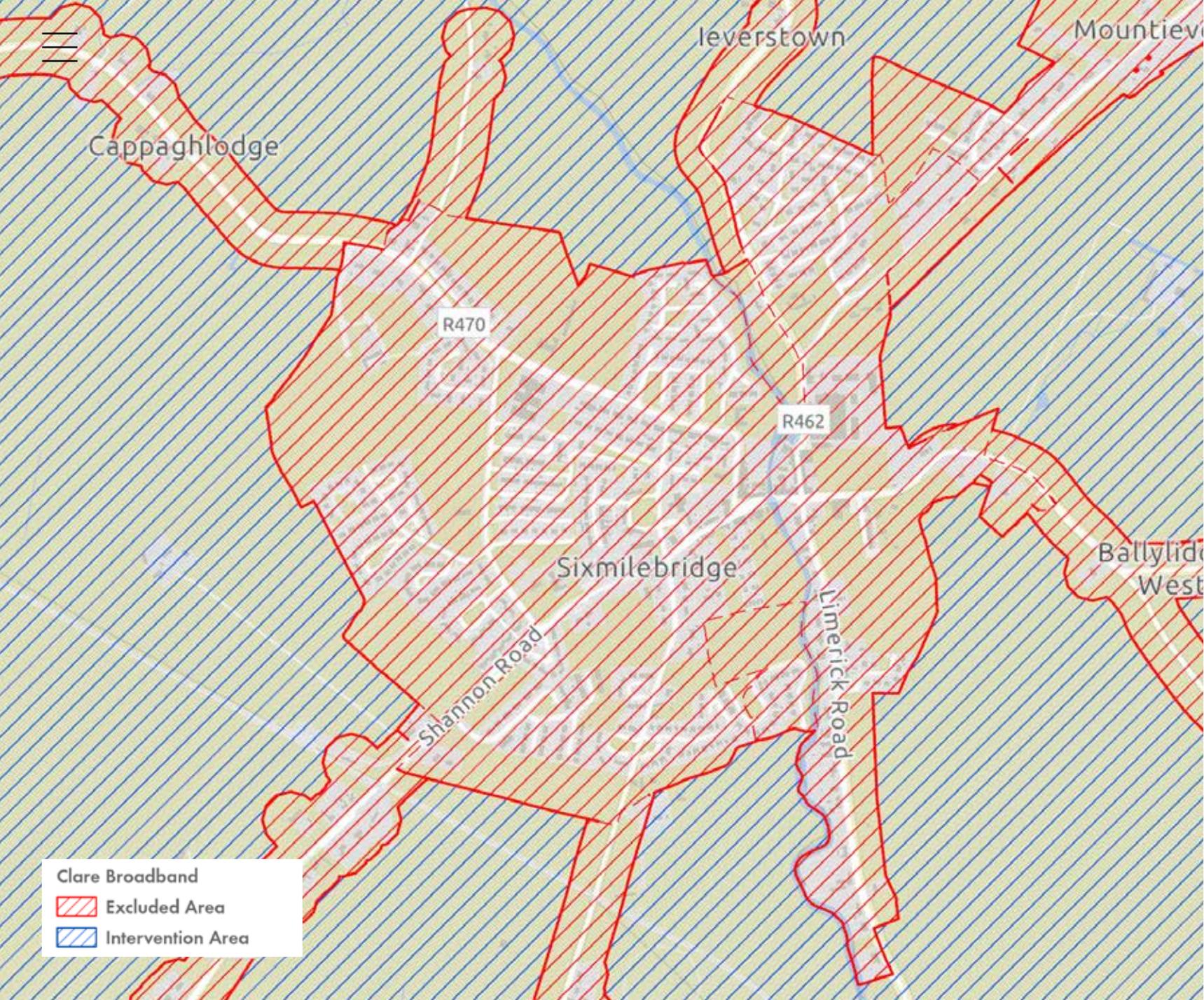
- 1. Clusters of vacancy and dereliction along southern end of George's Street
- 2. Priority to bring the Auction Rooms back into use - sensitively



Land use **Vacancies** (Town Centre Health Check)

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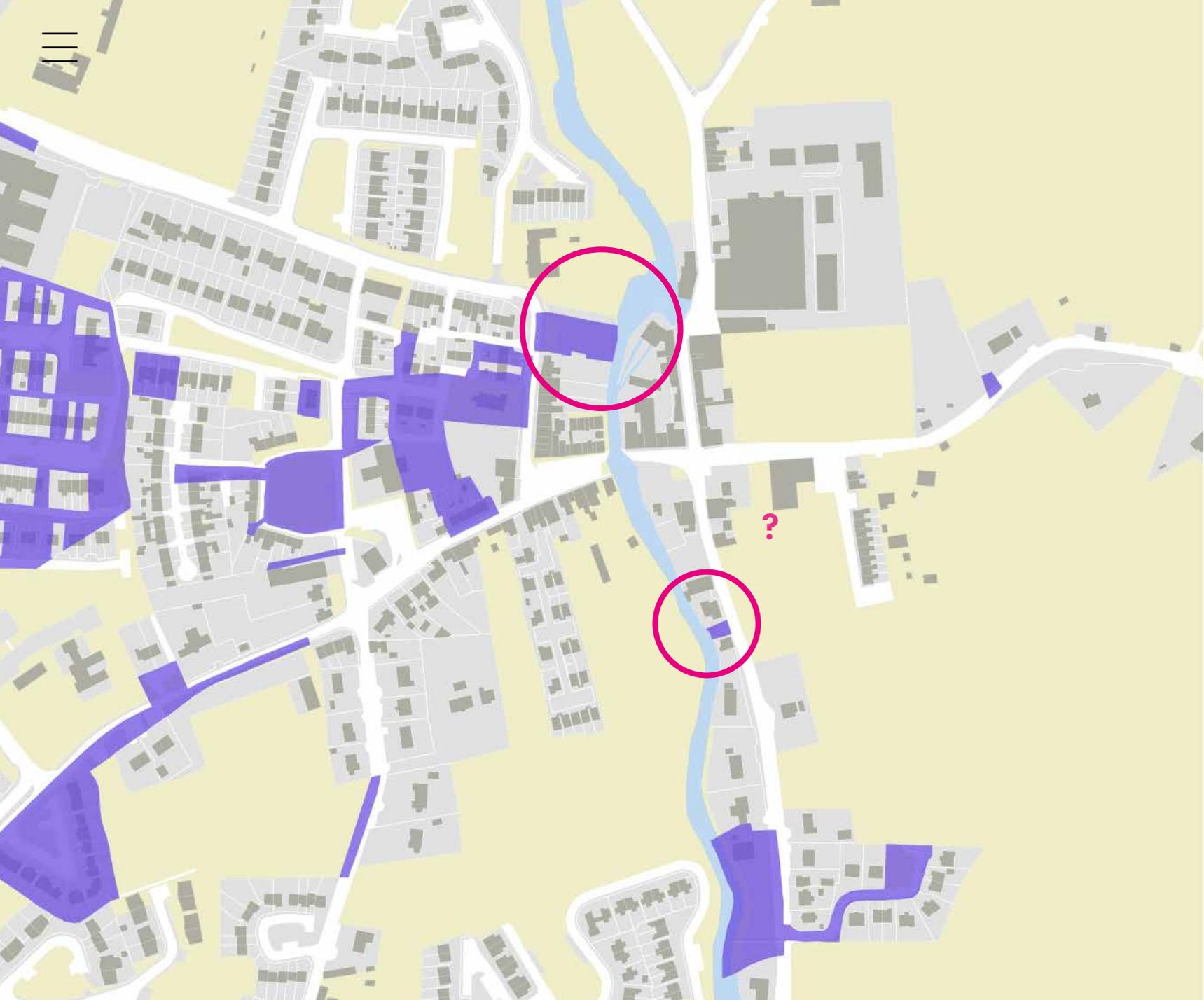
Land use
Local amenities

Land use
Council property



--- Sixmilebridge
■ Council Property

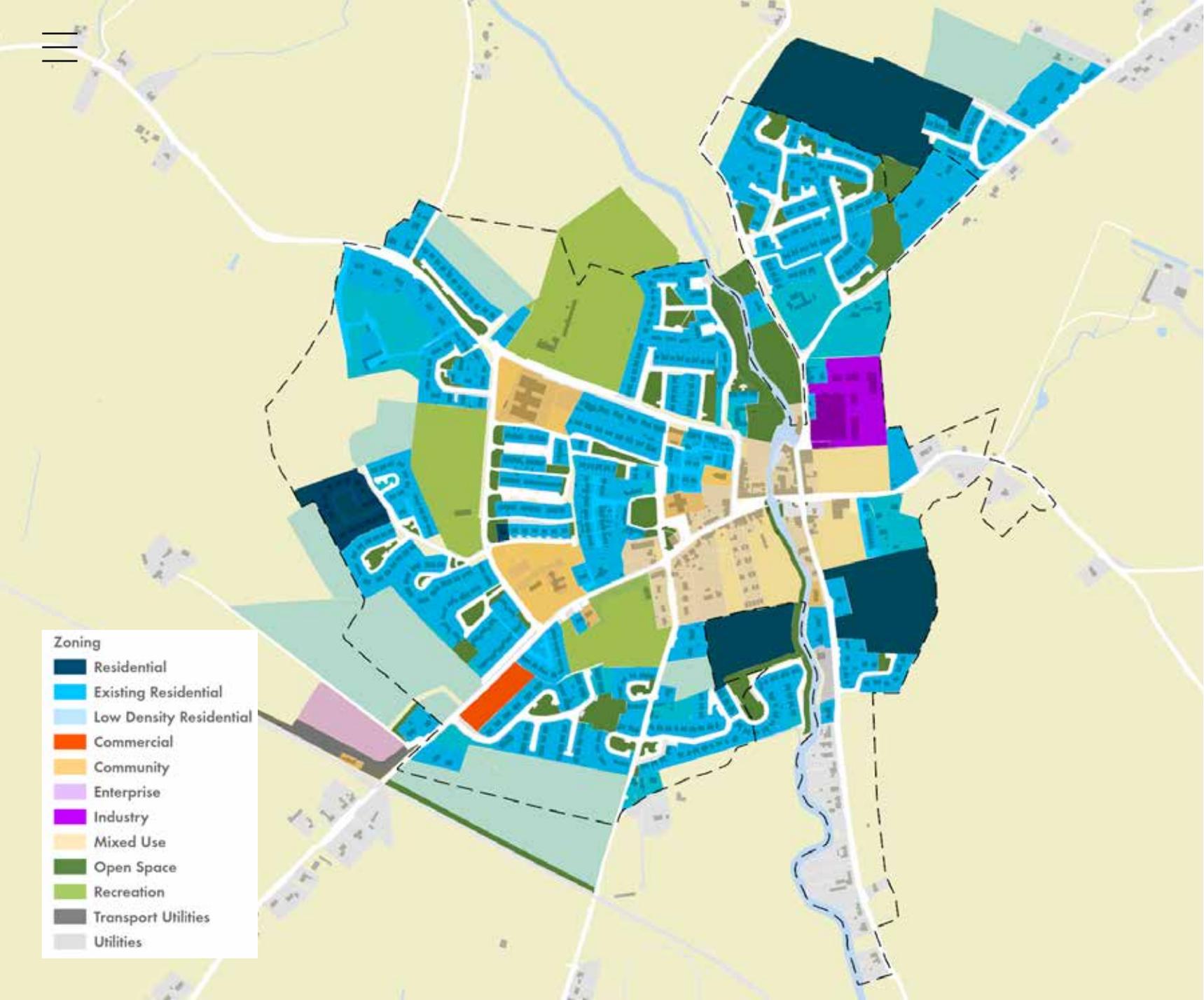
Land use
Council property



Land use
**Development plan zones
(2017 - 2023)**

Zoning

- Residential
- Existing Residential
- Low Density Residential
- Commercial
- Community
- Enterprise
- Industry
- Mixed Use
- Open Space
- Recreation
- Transport Utilities
- Utilities

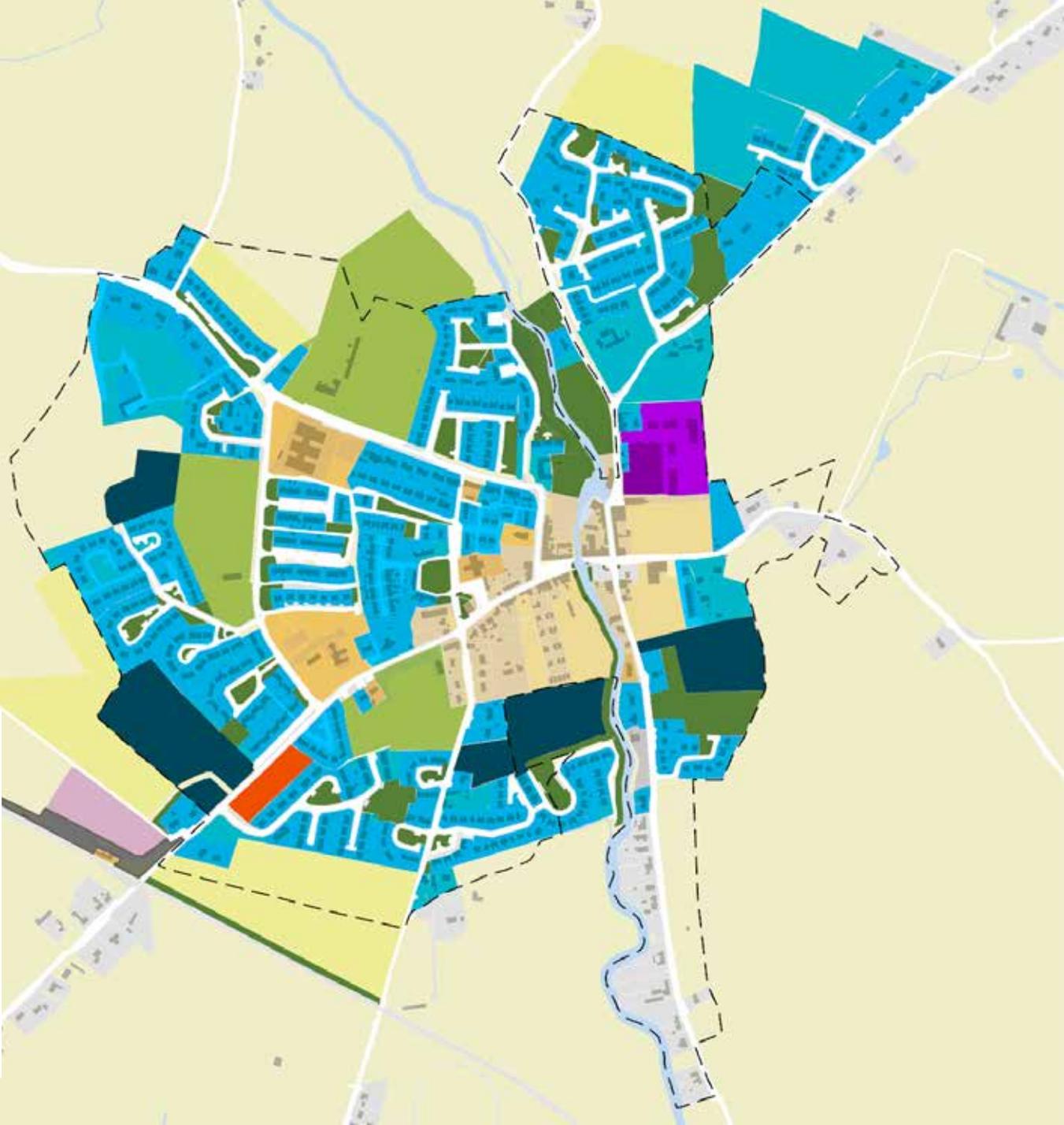


Land use Development plan zones (2023 - 2029)

- 1. General shift away from low density residential
- 2. Identification of 'Strategic reserve' lands
- 3. Railway station area as a focus of growth

Zoning

- Residential
- Existing Residential
- Commercial
- Community
- Enterprise
- Industry
- Mixed Use
- Open Space
- Recreation
- Strategic Reserve
- Transport Utilities
- Utilities



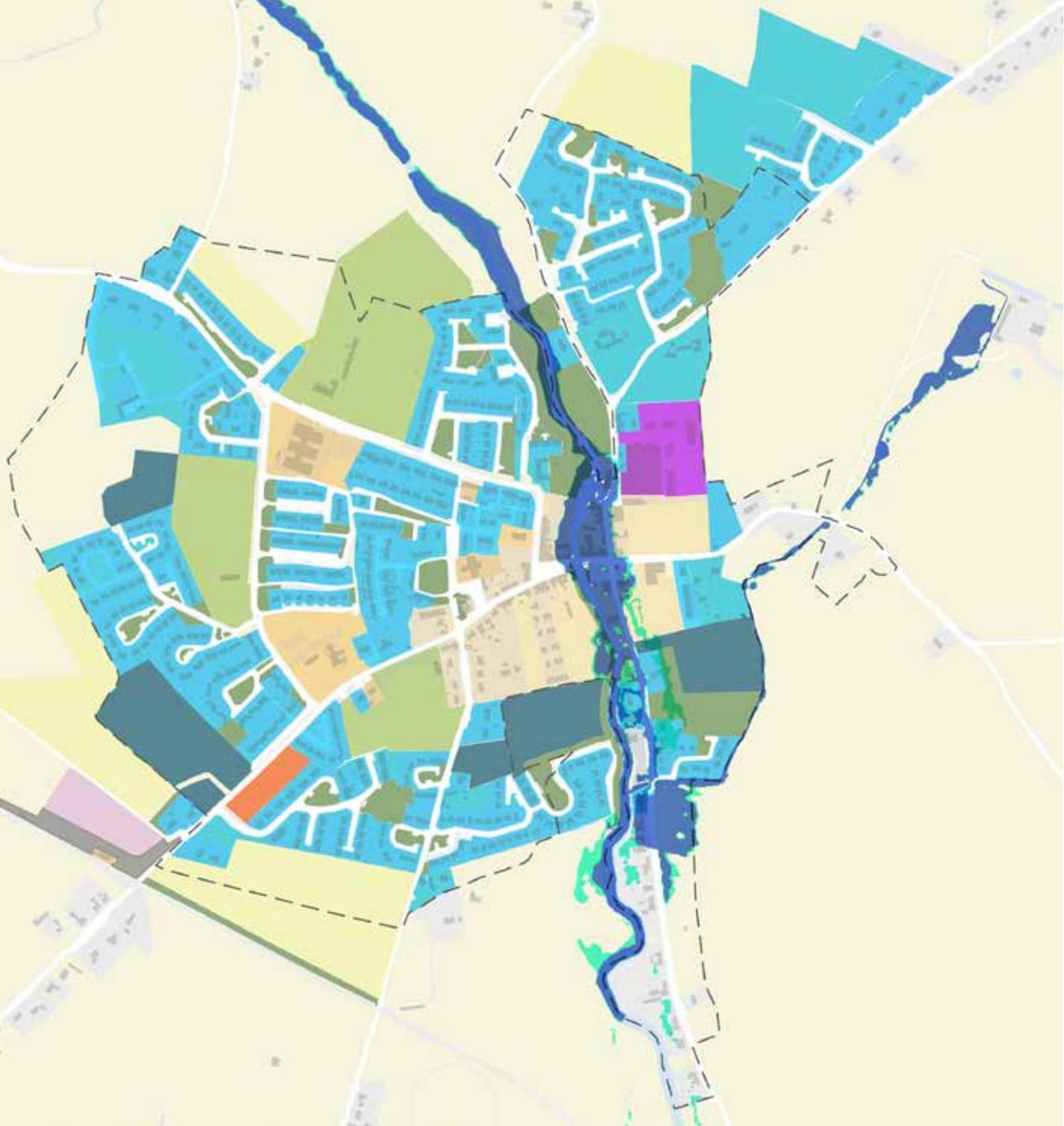
Land use
**Development plan zones
(2023 - 2029)**

Draft flood zones

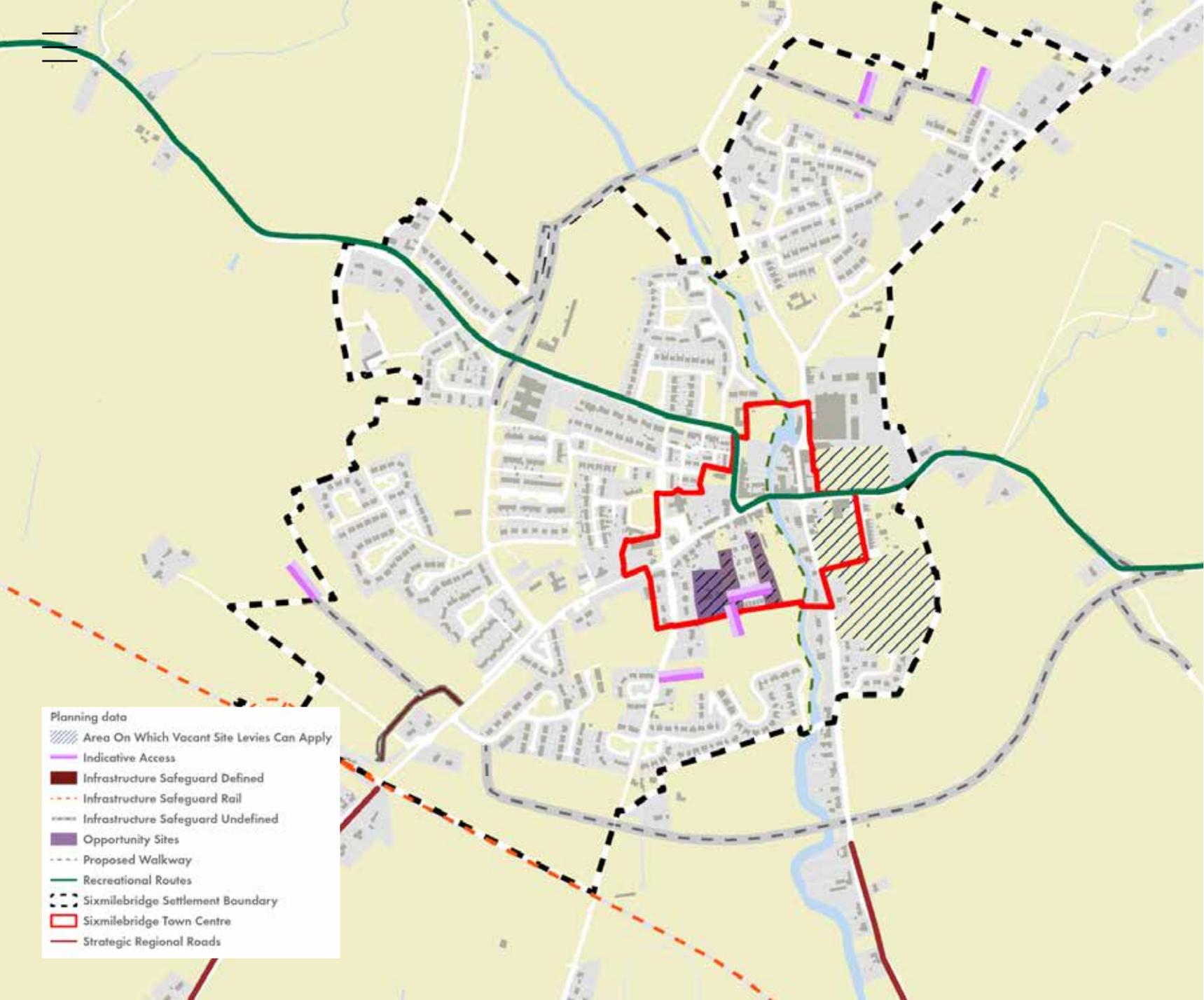
- Zone B
- Zone A

Zoning

- Residential
- Existing Residential
- Commercial
- Community
- Enterprise
- Industry
- Mixed Use
- Open Space
- Recreation
- Strategic Reserve
- Transport Utilities
- Utilities



Land use Development plan zones (2023 - 2029)





5 LEISURE, CULTURAL & VISITOR ECONOMY



Activities and facilities appraisal

- Sport facilities are a key asset
- Sixmilebridge GAA Club is one of the biggest in Ireland
- O'Garney Park already hosts inter-county matches
- Facilities at Cappagh Lodge being enhanced – including indoor playing facility, delivering the largest indoor arena in the region outside Limerick
- Bridge United AFC also very strong offer
- GAA hall hosts other community organisations – Scouts, Youth club
- Heritage trails exist
- Popular with cyclists – on the Eurovelo 1 Route

Sixmilebridge Folk Club
PRESENTS

21st Shannonside

Winter Music FESTIVAL

Cherish the Ladies & Kate Purcell - Midnight Run Bluegrass (USA) - The Kirby's
Festival Walk & Comhrá Gaeilge - Athenry Youth Orchestra -
Wood of O (Breege Phelan & Will McLellan) - DD and the Delta blues - Tim
O'Shea - Sons of Navarone (DE) - Gael Force 4 - MECA-Trad - Brendan Walsh &
Friends - Johnny Reidy Céilí Band - John Nyhan & Friends - Kimbers Men
Preab Suas Gaeltacht - Bunratty Folk Park Family Day out
and much much more....!

.....
2020 January 16th - 20th
.....



Events and festivals

Shannonside winter music festival

The Shannonside Winter Music Festival, organised by the Sixmilebridge Folk Club in Co Clare, takes place annually in January. Over 70 acoustic music events at 15 venues, music featuring bluegrass, swing, traditional Irish and classical musical acts.

The Shannonside Winter Music Festival attracts thousands of visitors each year, many from overseas, to Sixmilebridge and the surrounding area.

Sixmilebridge Summer Festival?



5 OPPORTUNITIES

REFLECTIONS AND OPPORTUNITIES

- 1. Rich in history** – some of which is untapped – famous buildings, famous people
- 2. Tourism potential** – Brendan O'Regan association; Mount levers opening up to more visitors
- 3. Investment in the public realm** – improvement of key spaces are critical to the town's success
- 4. Retail consolidation** – important to support recent and future growth for more sustainable patterns of movement
- 5. Identify key sites** – the masterplan should outline principles for key sites
- 6. Community infrastructure** – feasibility for a secondary school?

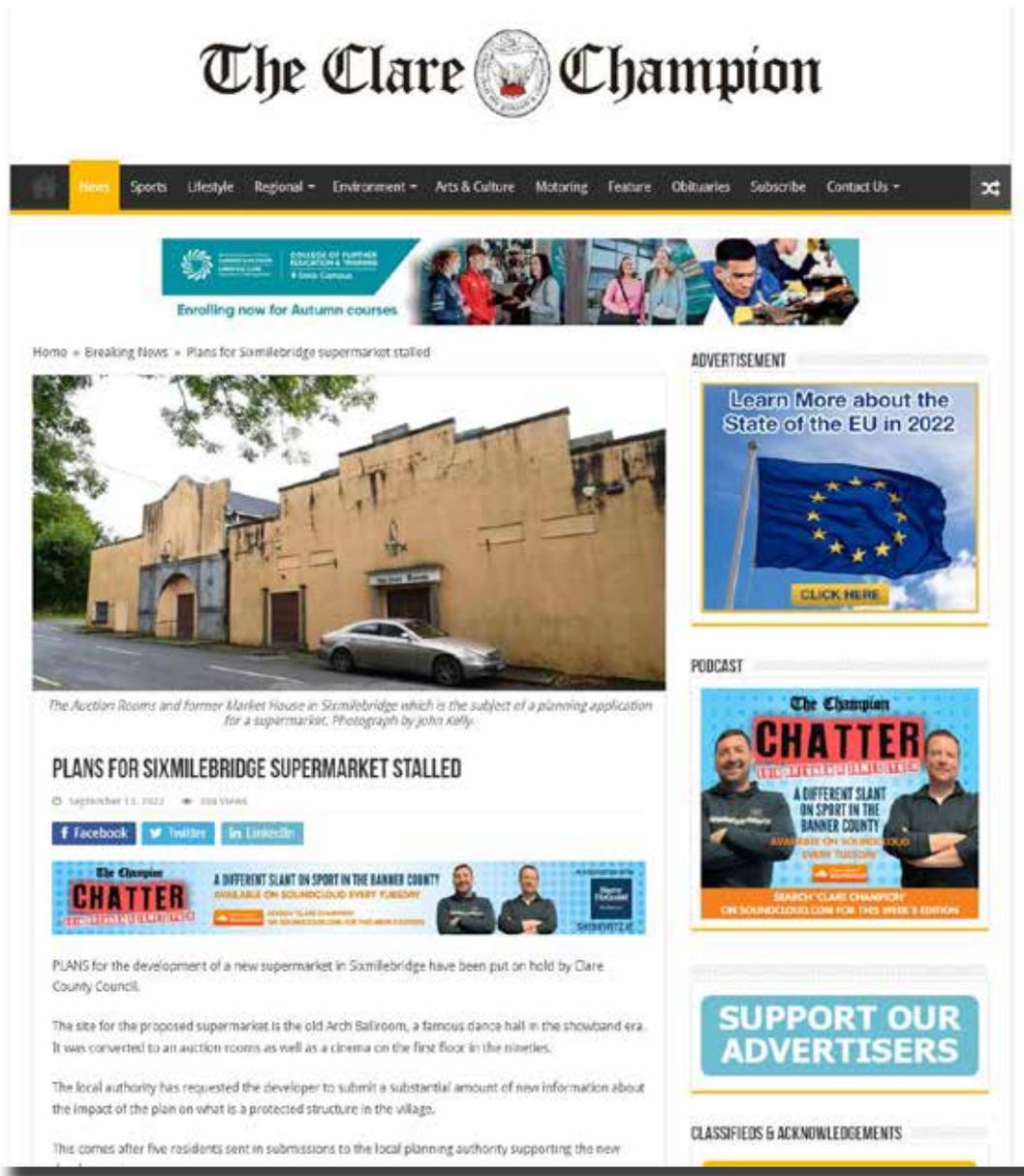
5 OPPORTUNITIES





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Successful re-use of historic structures

The Jackie Clarke Collection is located in the former Provincial Bank building on Pearse Street, Ballina.

Built in 1881, it was used as a bank until 1977. It was designed by the Victorian architect Thomas Manly Deane, who also designed the National Museum and Government Buildings, Dublin.

The building, which was acquired by Mayo County Council in 2008, has been completely renovated and refurbished. It now hosts an award winning exhibition centre that has been specially designed for the Jackie Clarke Collection.

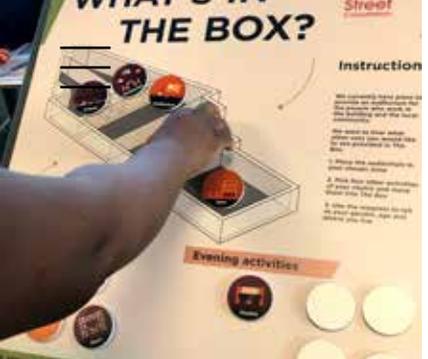




COMMUNITY WORKSHOP

Workshop sessions: Walkability & masterplan

- An integrated project and event
- Monday 3 October?
- Format
 - Welcome
 - Brief presentation
 - Walk about
 - Refreshments
 - Facilitated workshop session
 - Feedback
- Invitation distribution?



Proposed routes

The Universal Design Walkability Audit Tool guidance recommends that, typically, the Audit should cover a walking trip and route of up to an approximate 20-30 min walking distance. Allowing for stops and short discussion, the Audit itself should take around 45 mins but can be longer or shorter depending on the group.

ROUTE A (18 mins) Bridge Kids - St Finnachta's Catholic Church - Public Library - Main Street - Gleeson's Bar

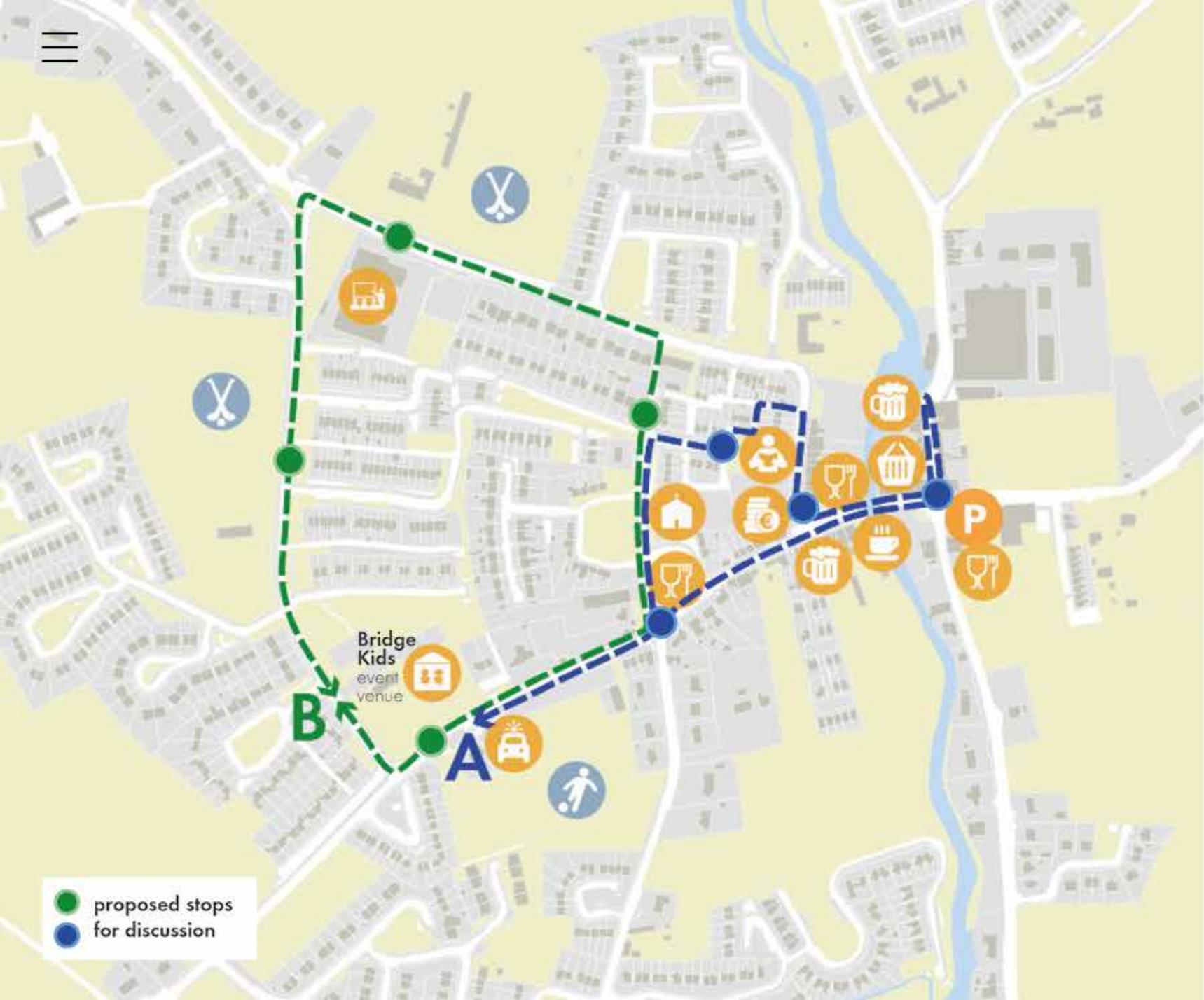
Begin at Bridge Kids, move east along Shannon Rd, north along Lodge Rd and east towards the Public Library, back south along Library Road and east along Main Street, over the bridge, and then a short walk north to Gleeson's Bar, back south to Main Street and west to return to Bridge Kids. This route takes in most of the key facilities in the town centre.

ROUTE B (17 mins) Bridge Kids - St. Finnachta's National School - St Finnachta's Catholic Church - Shannon Road - Bridge Kids

Begin at Bridge Kids, move north along Shannon Road to Finnachta's National School, then south and east along Shannon Road, west along Church Street, south along Lodge Road past Finnachta's Catholic Church and east along Shannon Rd back to Bridge Kids. This route takes in key sports (GAA and Soccer/Football) grounds, educational and childcare facilities, and community uses.

ACTIONS:

- Test and confirm routes with CCC.



● proposed stops
● for discussion

Tell us what you think!

SIXMILEBRIDGE

Town Centre Masterplan - Consultation Event

As part of the Irish Governments Town Centre First programme, Clare County Council are preparing a strategy for the future of Sixmilebridge.

Please come along to an initial engagement and 'walkability' session with our consultant team.

When and where...
When: Monday 3rd October
14.00 - 16.30
Where: Bridge Active Building, Sixmilebridge, Co. Clare, V95 X886

What will happen...
 You will be able to **discuss issues, and opportunities** for the town.
 The event will involve a short walk around the town, followed by a workshop discussion.

Come and have your say!

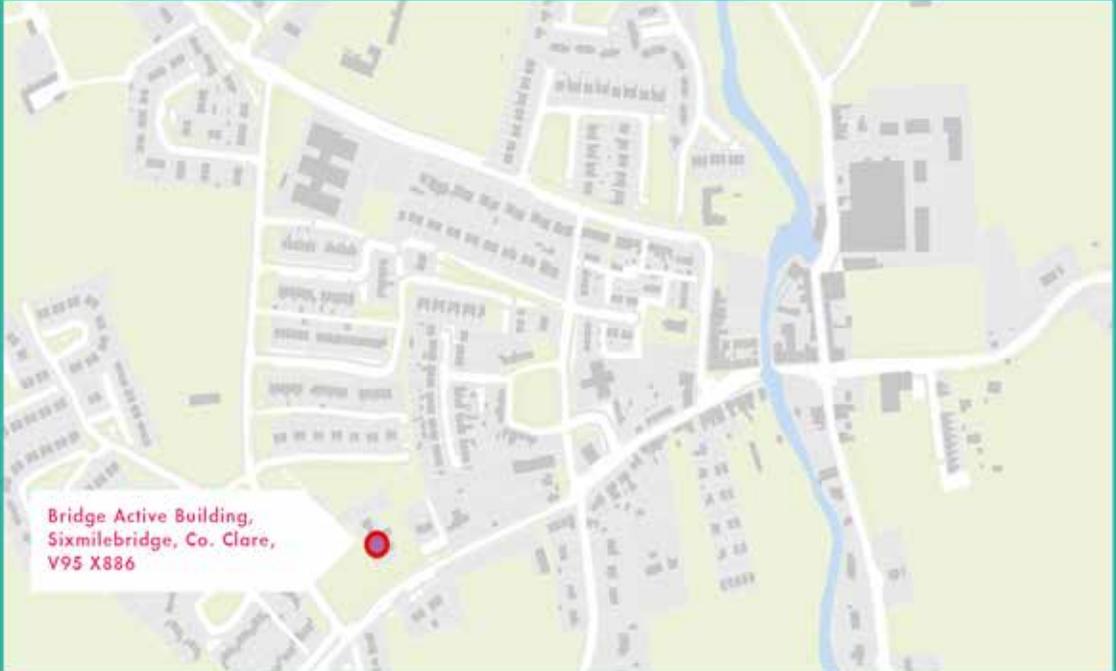
Please confirm if you would like to attend by Wednesday 28th September 2022:
Email:
Tel:
 Numbers will be limited so please reply as soon as possible - but note that there will be other possibilities to get involved. The venue is fully accessible and light refreshments will be provided.

Have your say!





Venue location



Bridge Active Building,
 Sixmilebridge, Co. Clare,
 V95 X886

