

Item No: 5

To: The Cathaoirleach and Members of the Municipal District of Ballymote-Tubbercurry

Date: 22nd July 2020

Report: “Enniscrone/Tubbercurry – Upcoming Development Projects and the associated timescales”

As two of the key settlements in rural County Sligo, Tubbercurry and Enniscrone have been identified as locations for development under the county development plan. Within this context Sligo County Council has sought and been allocated funding of ca. €1.5M aimed at the future development of Enniscrone and Tubbercurry under a range of funding streams as follows;

ENNISCRONE

(i) Tourism Destination Town (Fáilte Ireland) Enniscrone

The Tourism Destination Towns Funding confirms Enniscrone as a highly attractive town that acts as a key motivator for holidaymakers in choosing County Sligo as a holiday destination.

The Tourism Destination Town Project represents a significant capital investment into the core of Enniscrone. This project will deliver a pedestrian/visitor-friendly town centre “*Gateway to Enniscrone*” at the key junction of Main Street and the Cliff Road. From here, wayfinding and orientation will inform visitors about Enniscrone and guide them to nearby attractions, e.g. the Beach, Pier, Waterpoint, Championship Golf Links etc. The project will deliver an attractive, vibrant, pedestrian-friendly public realm and will strengthen Enniscrone’s sense of place. It is intended that this development will be a catalyst for the sustainable renewal of the town centre.

Total Project Costs

Match Funding (25% SCC)	€166,483
Investment from Fáilte Ireland	€500,000
TOTAL PROJECT FUNDING	€666,483

Programme of Work:

It is hoped to seek Part 8 planning in Q3 2020 with a view to appointing consultants in early 2021 and beginning work in the autumn of 2021. In this context it is envisaged that the project will be

being “shovel ready” and in a strong position to apply for future funding under the RRDF or other applicable funding streams.

The proposal involves the redevelopment of Enniscrone’s most iconic building, the Cliff Bath House, the replacement of the Pavilion Building in the Hollows with a modern landmark building and the provision of a significant public realm intervention with regard to the public footpaths and promenade which link these two key sites. The proposed development will strengthen the urban core of Enniscrone and provide an iconic visitor experience at this important Discovery Point on the Wild Atlantic Way. It is envisioned that the proposed scheme will have a transformative impact on Enniscrone and that the development of these iconic and extremely valuable sites will serve to ensure Enniscrone’s position as a premier tourism destination in the West of Ireland. The project budget associated with the development of this proposal is currently estimated at between €2.5M and €3.5M.

Total Project Costs

Match Funding (25% SCC)	€43,750
Investment from RRDF	€131,250
TOTAL PROJECT FUNDING	€175,000



Programme of Work:

The process of appointing a Multi-disciplinary design team is complete and the successful team has been appointed. Subject to the agreement of a programme of works the aim is to be ready to go for

Part 8 planning in the spring of 2021. Once Planning permission has been achieved the intention to submit this project for the next available round of RRDF or other available funding streams.

(iii) Large Scale Sport Infrastructure Fund (LSSIF)

LSSIF funding will enable the upgrading of the vital tourism facility at Waterpoint. Waterpoint Aqua Park is an indoor/outdoor sports and recreation facility comprised of the following:

- Indoor heated 17.5m length pool with a 65-metre flume waterslide
- Separate children’s pool
- Health suite comprising of a Jacuzzi, sauna and steam room
- State of the art gym with professional trainers and scheduled fitness classes
- Indoor activity area with climbing wall
- Three outdoor astro-turf pitches, with floodlighting
- Outdoor playground under development
- Refreshment area



Waterpoint is an important recreational tourism amenity serving both the residents of Sligo and visitors to this Surf Coast region of the Wild Atlantic Way. The total number of individual visitors to Waterpoint was 26,000 in 2018, proving this facility to be an extremely valuable tourism asset.

The available grant funding is aimed at upgrading the building fabric (particularly the roof structure) in addition to measures aimed at upgrading the efficiency of the building to ensure its future viability and sustainability. In this context it is proposed to update and upgrade the air handling and pool plant systems and to incorporate new technologies and efficiencies, e.g. a solar thermal system and photovoltaic array. Additional works include improving CCTV systems and building insulation.

Total Project Costs

Match Funding (SCC)	€100,000
Match Funding (Waterpoint)	€50,000
Investment announced under LSSIF	€300,000
TOTAL PROJECT FUNDING	€450,000

Programme of Work:

Sligo County Council is currently engaged with the Department in a Stage 7 final appraisal of the project after which a Service Level Agreement will be entered between the relevant parties. Once this process has been concluded a programme for this project will be devised.

TUBBERCURRY:

Tubbercurry Regeneration Project 2020:

The RRDF Project for Tubbercurry is aimed at regenerating the town centre to act as a catalyst for the regeneration of this important market town. The proposed intervention is focused on Wolfe Tone Square, the town's underutilised centrepiece, and is aimed at providing a safe, high quality, pedestrian focused town core. The project is aimed at completing the project development phase inclusive of the initial design and planning stages such that the project will be shovel ready.

Specific outputs identified for the project, are as follows:

- *Transformed town centre/ Wolf Tone Square* public realm to include the provision of:
 - Wider footpaths/pedestrian spaces
 - Reduced carriage widths and relocation of car parking spaces to back areas
 - Safer pedestrian crossings and improved disability access
 - General streetscape enhancements
- *New Tubbercurry Tourist Information Office/* community facility by redeveloping the highly visible "Mary Jacks" site on the Square/Teeling Street/ Swifts' Lane junction with provision for multi-purpose community spaces, e.g. exhibition areas, etc.
- *SMART town centre with publicly accessible "smart benches"*, e.g. information points with Wi-Fi, USB charging points, improved lighting, etc., reinforcing Tubbercurry's designation as a " Smart Community
- *Enhanced town park* with new facilities to include:
 - Paved pathway with lighting
 - Sensory Garden
 - Fencing, landscaping, and related works to integrate/link to the playground and town centre
- *Improvements to St. Brigid's Hall community facility* to facilitate community and event use:

- New entrance front with improved building access
 - Updated IT infrastructure and connectivity
 - Improved pedestrian linkages with the Square and adjoining areas
- *New car parking facilities* in back areas close to and accessible from the town centre, to replace those relocated from the Square area



Total Project Costs

Match Funding (SCC)	€74,000
Investment announced under RRDF	€222,000
TOTAL PROJECT FUNDING	€296,000

Programme of Work:

Sligo County Council is currently awaiting a formal Letter of Offer in relation to this project. Once this correspondence has been received a programme for this project will be devised.

Ray O’Grady,
 Executive Planner,
 Tourism & Infrastructure Development Unit