

Sligo East City, Cranmore and Environs

Regeneration Masterplan 2016

Appendix A: The Regeneration Masterplan Process 2013-16



Credits

Many thanks to all who contributed to the making and the delivery of this Regeneration Masterplan

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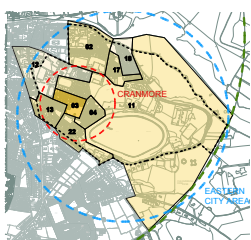
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The Masterplan Process 2013-2016



2013

Stage 1: Social and Economic Appraisal

Census results analysis
Consultation with community groups and agencies
Assessment of disadvantage and need in the area

Stage 1 Report: Socio-Economic Profile



2013

Stage 2: Social, Economic and Physical Appraisal

Consultation with residents, community groups, agencies and businesses in the area, determining what is needed

Stage 2 Report: Physical Social and Economic Appraisal



2014

Stage 3: Ideas for Regeneration

Ideas on public display, with questionnaires to gather feedback.

Feedback analysed and results published

Stage 3 Overview Report: Ideas for Masterplan Proposals and Actions



2015

Stage 4: Refining the Regeneration Masterplan

Building on Feedback from 2014

Focus on ideas raised as concerns by residents, deciding the best options for Cranmore and the East City area

Questionnaires to gather feedback, results analysed and published

Stage 4 Overview Report: recommending key projects for final masterplan



2016

Stage 5: Approval of Final Regeneration Masterplan

The final Regeneration Masterplan is made up of a series of projects - physical, social and economic. Funding has been secured for a number of the projects

Regeneration Masterplan Process 2013-16

Overview Commentary on the Masterplan Development Process

The masterplan vision for the Regeneration of Sligo East City, Cranmore and Environs has been developed in consultation with local residents, communities, voluntary groups and agencies, over a series of stages from 2013-2015.

The process of developing the Regeneration Masterplan for Sligo East City, Cranmore and Environs has been a long one, but one that has built upon consultation and engagement. The information gathered in each stage was reviewed and refined to achieve a plan that has a high level of endorsement and support. For each stage a report documenting the process and findings was prepared.

Stages 1 and 2 established the needs to be addressed: social, economic and physical. Reports from each of these stages were presented to the Key Stakeholder Leadership Group and the Elected Representatives Group.

In **Stages 3 and 4** using information gathered from workshops, consultations and research; ideas and strategies were presented, consulted upon and refined further. Reports for each of these stages were presented to the Regeneration Steering Group* for their endorsement.

In **Stage 5** the final masterplan was compiled and presented for the approval of the Regeneration Steering Group (July 2016). The Regeneration Masterplan was approved and endorsed by Sligo County Council in September 2016.

The process of developing the Regeneration Masterplan for Sligo East City, Cranmore and Environs has been holistic, addressing the social economic and physical needs and aspirations through detailed research and consultation.

The core of the regeneration area is essentially the Cranmore estate, but projects have been identified within the wider East City Regeneration Area to develop opportunities and respond to needs. The stage reports provide useful further information on the process of developing the Regeneration Masterplan, and should be read in conjunction with this masterplan document.

An overview of the masterplan process and the development of the masterplan is outlined in this report .

* Regeneration Steering Group established in 2014, combining the elected representatives group and the key stakeholders group.



Stage 1 Assessment of Regeneration area: using results from 2011 Census

Census small area population (SAP) statistic boundaries are indicated on this map

Stage 1

Compiling the Socio-Economic Profile of the Regeneration Area: 2013

In Stage 1 the social and economic needs and opportunities of the area, and the communities to be targeted in the regeneration initiative were determined, using results from the 2011 Census, research into national plans and strategies, combined with a series of in-depth consultations with individuals and focus groups to explore issues and potential strategies.

The regeneration project was challenged with addressing the particular needs of communities in Sligo East City who are 'experiencing significant social and economic disadvantage, living in areas of poor quality housing and infrastructure' ⁽ⁱ⁾.

The rationale for determining the regeneration area was derived from combining the socioeconomic analysis of areas that are 'disadvantaged with a filter of poor quality living environment and infrastructure'. The areas included within the regeneration area are those that require social, economic and physical interventions to meet needs. The Socio-Economic Profile of the area was complemented by an analysis that included aspects such as a physical appraisal of built form, feedback from residents and stakeholders and an analysis of recent investments in the area.

A range of information sources were analysed to compile the Socio-Economic Profile of the communities to be included in the Regeneration Masterplan. Information was gathered using both primary and secondary research, yielding both qualitative and quantitative information.

The Socio-Economic Profile examined the regeneration area under a number of headings:

- Demographic profile of the area
- Disadvantage and affluence
- Employment, unemployment and economic development
- Education, family support and youth
- Community safety, housing management and support
- Community development, arts, culture, sport and recreation
- Health and wellness
- Building on the past...looking to the future: a need for a strategic multi-disciplinary approach to regenerating and transforming the area, overarching issues

A summary of the findings from the Socio-Economic Profile Building on our past ... looking to our future (2013) is included in Appendix B: Assessment of Need in the Regeneration Area. The Socio-Economic profile should be read in conjunction with this masterplan document, as it provides useful supporting information.

Information sources for the Socio-Economic Profile included:

- In-depth analysis of the information from Census 2011: comparing statistics for the Regeneration Area, with Sligo, Sligo County and the State
- Review of relevant national and local plans and strategies
- Review of all reports written about the regeneration process and area to date
- Interviews and cluster meetings with agencies, organisations, community groups and other stakeholders.

* (i) SBC Brief for Regeneration Masterplan 2012

Poverty and Disadvantage

The Socio-Economic analysis found the area is significantly disadvantaged compared to the former Sligo Borough Council area, County Sligo and the State. The HP Pobal Deprivation Index indicates that the majority of the population living in the Regeneration area are either very disadvantaged or disadvantaged, with scores significantly below those of the State and County Sligo.

See Table 1

Table 1: HP Pobal Deprivation Index 2006 and 2011 based on census information

Regeneration Area Small Area Reference	Total Population 2011	Deprivation Score 2006	Deprivation Score 2011	Pobal HP 2011 Description
Area 02	270	-19.8	-16.3	Disadvantaged
Area 03	142	-18.8	-22.6	Very Disadvantaged
Area 04	247	-26.4	-16.7	Disadvantaged
Area 11	170	-13.3	-13.8	Disadvantaged
Area 12	345	-6.8	-6.3	Marginally Below Average
Area 13	256	-20.1	-14.8	Disadvantaged
Area 17	117	-15.4	-13.2	Disadvantaged
Area 18	143	-10.7	-8.6	Marginally Below Average
Area 22	214	-15.1	-18.2	Disadvantaged
Regeneration Area	1904			
Former Sligo BC Area	17,568	-2.52	-2.97	Marginally Below Average
Co Sligo	65,393	-0.58	-0.17	Marginally Below Average
State	4,588,252	-0.23	0.24	Marginally Below Average

Stage 1

Compiling the Socio-Economic Profile of the Regeneration Area: 2013

Two multi-agency meetings were held with key Socio-Economic agencies and community groups in February and March 2013 to:

- Collaboratively review the Cranmore Regeneration Social Plan 2007
- Share information from the Census analysis
- Gather responses regarding the issues that need to be addressed in the Regeneration Masterplan
- Gather ideas for strategies for further exploration

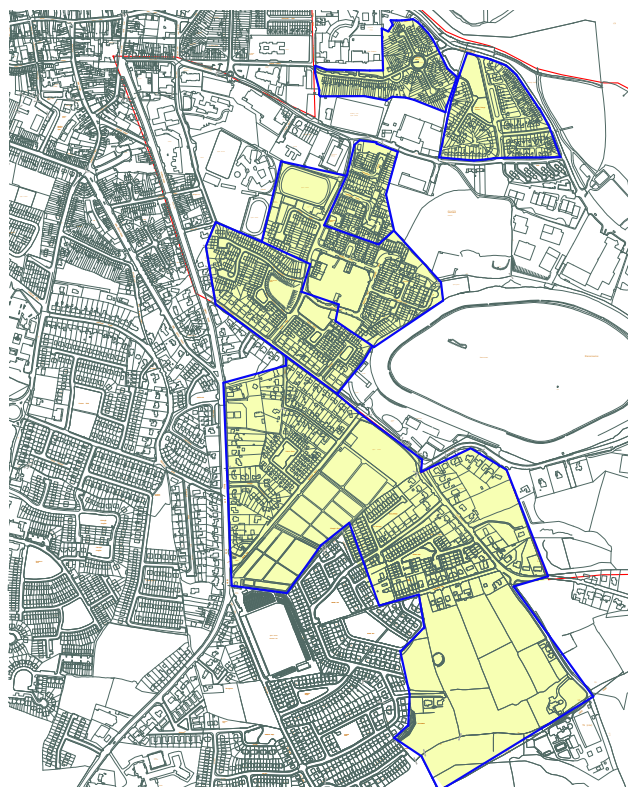
Forty-five agencies and organisations were either interviewed or took part in the compilation of the Socio-Economic Profile in 2013.

The Stage 1 report, Socio-Economic Profile of Sligo East City, Cranmore and Environs, Building On Our Past ..Looking to Our Future (2013), was presented to the Elected Representatives Group and the Key Stakeholders Group on 9th April 2013.

Stage 2

Physical, Social and Economic Appraisal: 2013

Consultations with local residents June 2014



Stage 2 Consultations June 2013: Residents from Cranmore, Garavogue, Doorly Park, Martin Savage Terrace and Tonaphuble were invited to workshops to discuss issues for their area

Stage 2

Physical, Social and Economic Appraisal: 2013

Stage 2 built on the evidence gathered for the Stage 1 Socio-Economic Profile, and provided an assessment of the physical environment: its strengths, weaknesses and opportunities. A range of resident and stakeholder consultations and technical analyses were undertaken to compile the physical social and economic appraisal.

Consultations

In-depth consultations were held with residents and stakeholders in the area and areas of need (and opportunity) were identified that the regeneration project could address. A series of consultation meetings were held in June 2013 with local residents and stakeholders for the area.

Consultations with Local Residents

Seven resident workshops were held to gather information from local residents in Cranmore (three sessions), Garavogue Villas, Tonaphuble and Doorly Park, Martin Savage Terrace/Hazel View.

In these workshops residents were asked three questions:

- What would make living in your area better for each age group?
- What are your priorities for your household, home, street community and city?
- What are the main issues for your neighbourhood?

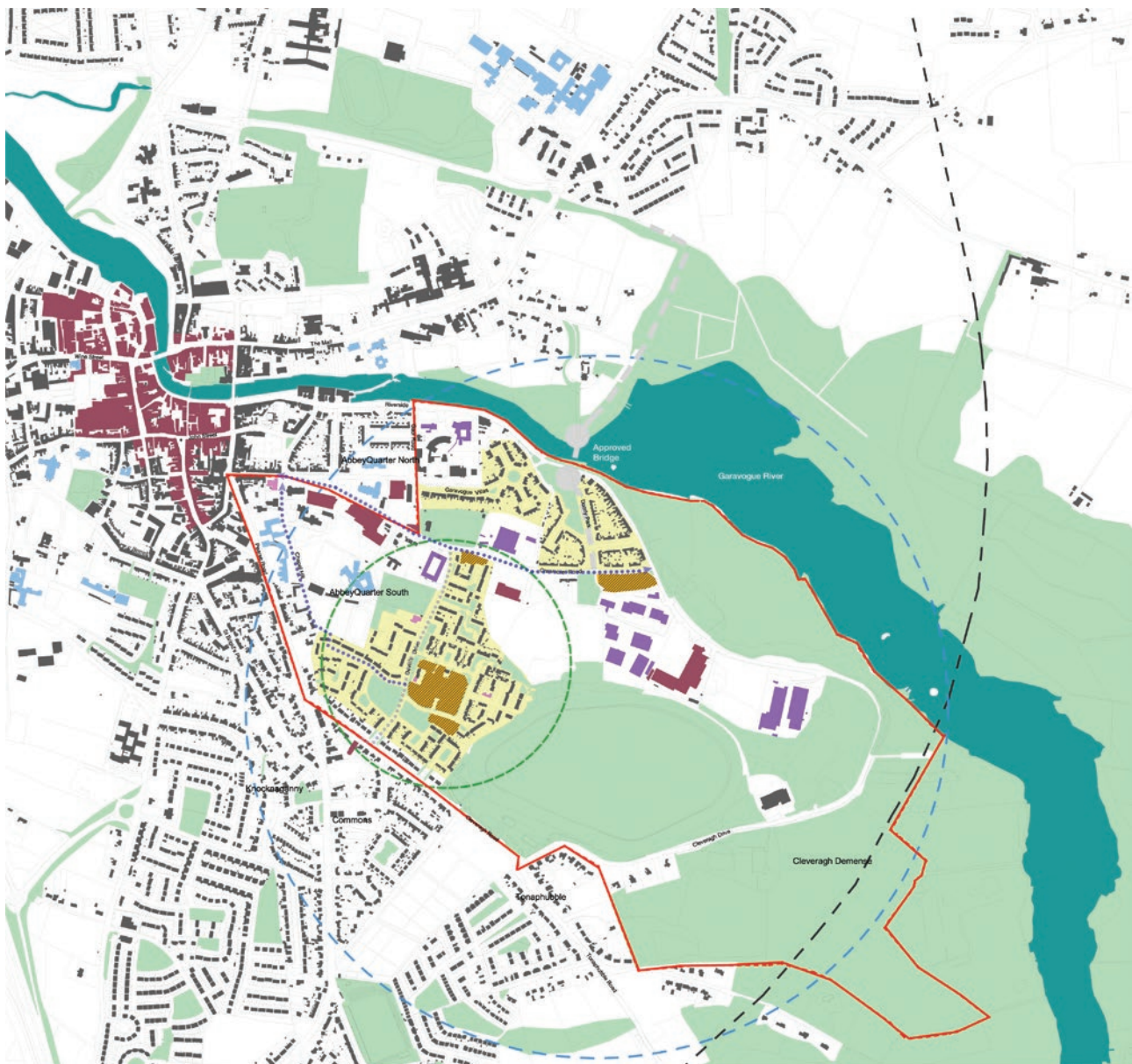
The results from these sessions were analysed and collated, and combined with feedback from sessions arranged separately by the Independent Community Liaison officer (ICLO). A total of **182 residents took part in this stage of identifying issues, needs and opportunities**. All of the resident comments and analysis of findings are documented in the Stage 2 report.

Consultations with Stakeholders

A number of stakeholders in the area were interviewed to identify their understanding of opportunities and needs in the area. Stakeholders included managers of local community facilities, the racecourse, Cleveragh Retail Park, the Regional Sports Centre, gardai, landowners and executive sections from Sligo County Council who work in Housing, Roads and Parks. Discussions were wide ranging – from identification of problems to ideas for their solutions. Key findings from each of these sessions are documented in the Stage 2 report: Physical, Social and Economic Appraisal.

Stage 2

Technical Appraisals of the Physical Environment



Map indicating range of landuse/building types in the East City area 2013

Stage 2

Technical Appraisals of the Physical Environment

In parallel to the consultations, technical appraisals were compiled on the:

- Movement framework in the area
- Housing condition and housing needs
- Potential for a sustainable energy strategy
- Open spaces and ecology of the area
- Public utilities and current planning policy
- Urban design features within Cranmore and the East City Area

The detailed urban design analysis examined the East City neighbourhood drawing on the various assessments, and the important factors that affect people's perceptions and enjoyment of the area. The urban design analysis considered elements such as context, connections, inclusivity, variety, efficiency, distinctiveness, layout, public realm, adaptability, privacy and amenity, parking and detailed design.

The analysis contains useful information on the history of the development of Sligo's East City area, the scale of housing estates in Sligo City and attractive features and destinations within Sligo's East City area.

Defining social, economic and physical needs to be addressed

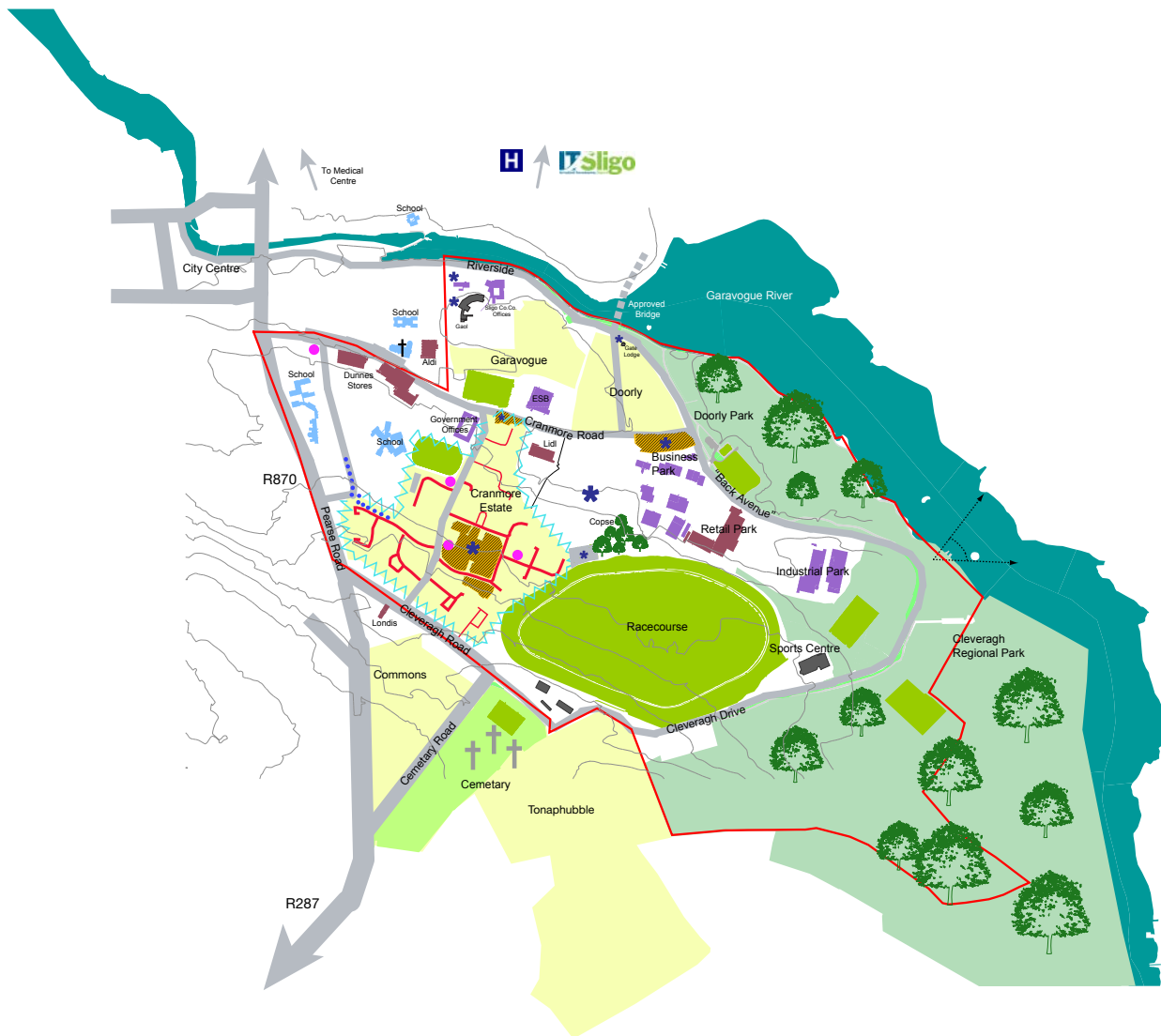
The results of the consultations and findings from the technical appraisals are documented in full in the Stage 2 report, Physical, Social and Economic Appraisal 2013.

Information from the Stage 2 consultations and technical appraisals informed the development of ideas for the masterplan. A summary of the findings from the Stage 2 report, Physical, Social and Economic Appraisal, is included in Appendix B: Assessment of Needs in the Regeneration Area.

The Stage 2 report was presented to the Elected Representatives Group and the Key Stakeholders Group on 25th September 2013.

Stage 2

Technical Appraisals of the Physical Environment



Technical appraisal of issues and opportunities 2013

Stage 3

Development of Ideas for the Regeneration Masterplan: 2014

In Stage 3 masterplan ideas were presented for the physical, social and economic regeneration of Cranmore and Sligo East City.

Ideas were reviewed and tested in consultations undertaken through social plan workshops, reference group meetings, economic agency interviews, economic round table session and a week long public display of social and economic strategies and physical plan ideas.

Workshops to Develop and Review Social Plan strategies

The emerging Social Plan built on the information from the Stage 1 Socio-Economic Profile and was informed by eleven workshops that examined and made proposals in relation to each of the key strategic areas that make up the plan.

The eleven social plan workshops were held over a series of days in March and April 2014 in the Avalon Centre, and were attended by 133 people: they included representatives from 71 statutory agencies/ departments and community organisations and 21 community representatives.

The workshops were focused around:

- Strategic intervention areas: education and learning; health, wellbeing and family support; unemployment, social economy and training; and community safety and housing management
- Underpinning strategies: community development and youth work; arts and culture; and interagency collaboration and engagement
- A life-cycle approach: children and young people, people of working age, older people
- A specific Residents' Association workshop was also held to gather ideas

Using feedback from these sessions, draft social plan strategies and actions were compiled. The first draft social plan strategies and actions were then reviewed in consultation with the Social Plan Reference Group and subsequently revised. The Social Plan Reference Group brought together representatives of key statutory and voluntary agencies and local community organisations to assess the proposals (June 2014). Submissions on the draft plan were also received and incorporated.

These workshops and reviews provided an important endorsement for social plan strategies and actions.

Development of Economic Plan through Interviews and Round Table Session

The economic plan was developed through the following actions:

- Review of the literature in relation to economic regeneration
- Review of regeneration project plans in Ireland
- Bilateral interviews held with a range of agencies to gather ideas and information
- Consultation round-table held in the County Council Fleadh Office in September 2014.

The round-table session was attended by a range of agencies, business people and local community representatives. A draft of the economic plan was presented at this session and discussions took place in relation to the approach and strategies.

Stage 3

Development of Ideas for the Regeneration Masterplan: 2014



Exhibition of Masterplan Ideas, Project School, July 2014



Stage 3 Workshops for Social and Economic Strategies 2014



Stage 3 Workshops for Social and Economic Strategies 2014



Stage 3

Development of Ideas for the Regeneration Masterplan: 2014

Development of Physical Plan strategies and actions

Responding to the needs identified, the vision for regeneration was outlined. A series of physical strategies and ideas were also explored, aimed at addressing the needs that had been identified in the physical, social and economic appraisals.

Over 30 physical masterplan ideas were gathered under eight physical action areas:

- Provide access to quality amenities and open spaces
- Promoting historical assets in the area
- Providing quality spaces for community facilities
- Improving quality of the roads, streets and urban spaces
- Improving access and links
- Making the most of the vacant sites in the area
- Exploring options for sustainable energy



Public Exhibition of Masterplan Ideas July 14

A public exhibition describing ideas for the regeneration vision, social economic and physical strategies and ideas was held in the Project School, St Annes in a week long display: 14th-21st July 2014.

The exhibition of masterplan ideas was attended by 335 people.

The exhibition was staffed by the Regeneration Team who were available to explain ideas and answer questions. Each person who attended the exhibition was asked to fill in a questionnaire to indicate their support (or not) and any comments that they wished to make in relation to masterplan proposals.

The response rate to questionnaires was good with 205 returned, over 600 comments were included in the feedback.

Analysis of the questionnaire feedback indicated high levels of support for regeneration ideas.

The levels of support for the various masterplan ideas for the physical, social and economic regeneration are described in the Stage 3 report, Ideas for Masterplan Proposals and Actions. All of the comments received are documented in the Stage 3 report, along with analysis of findings, overviews of themes and sentiments and learning from the consultation feedback.

The Stage 3 report, Ideas for Masterplan Proposals and Actions, was presented to the Regeneration Steering Group on 22nd April 2015.

Stage 4

Refinement of Masterplan Ideas: 2015
Exhibition of Masterplan projects
September 2015



Stage 4

Refinement of Masterplan Ideas: 2015

In Stage 4, Social, Economic and Physical Regeneration Masterplan Ideas were refined and developed further.

Social and Economic Plan Refinement

In Stage 4, the draft social and economic regeneration plans were revised and refined. The action plans were developed further. A series of templates were produced and circulated to lead agencies. Lead agencies were asked to identify any participating partners. For each action the social and economic plans identified:

- Number of people to be targeted and the outcomes expected
- Timeframe for delivery
- Cost and approach to funding of delivering the actions

It is important to note that responses from agencies and organisations indicated their difficulties associated with committing to a long-term plan when they are restricted to annual budgets within their own agency/organisation frameworks, goals and targets. This makes interagency collaboration and partnership ways of working even more significant for the implementation of the social and economic regeneration plans.

Incorporating feedback from each of the lead social and economic agencies, the actions for the social plan and economic plans were revised, further developed and presented to the Regeneration Steering Committee for approval.

A summary of the social and economic plan strategies formed part of the Stage 4 exhibition material in September 2015. The plans gathered a high level of support and endorsement from the community in the exhibition feedback.

Physical Plan Refinement

In Stage 4, in response to feedback and concerns raised by the Regeneration Steering Group following the publication and circulation of the findings of the Stage 3 report, a number of the physical masterplan ideas were revisited, revised and refined.

Concerns were expressed by the Regeneration Steering Group in relation to Stage 3 ideas for new vehicular links through the Regeneration Area, in particular in relation to new connections proposed between Cranmore, Brown's Field and the Mercy School grounds. Concerns were also raised in relation to proposals for the Abbeyquarter Community Centre site, and the extent and type of new housing proposed.

Responding to these community concerns, a series of options and projects were drafted, developed and presented in the Stage 4 public display to gather further feedback from the community.

Stage 4 Exhibition Sept 15

The exhibition of regeneration projects was held in a marquee in the Central Cleared site in the centre of Cranmore from Thursday to Sunday 10th-14th September 2015.

The Stage 4 Exhibition of Masterplan Projects was attended by 409 people. Analysis of the attendees, verified by the ICLO, revealed that 309 residents of Cranmore attended (76% of attendees) representing 214 Cranmore households (55% of Cranmore households).

The exhibition was staffed by the Regeneration Team who were available to answer questions.

Feedback from the Stage 4 Exhibition 2015

Questionnaire response to the Stage 4 Exhibition was good with 352 questionnaires returned. Analysis of the questionnaire feedback indicated high levels of support for the regeneration projects. The exhibition and feedback evaluation were documented in the Stage 4 overview report.

Feedback on the social plan and the economic plan proved they were strongly supported and deemed a high priority by the community.

Feedback from the Stage 4 questionnaires revealed strong support for the physical masterplan principles and projects:

Investment in housing and environmental improvements

Investment in social and economic development

Investment in social and communal spaces such as the development of the central cleared site and improved access to the Cleveragh Regional Park and the Regional Sports Centre

The masterplan is the fruit of an extensive collaborative process, that has tested and refined ideas to ensure a high level of local support.

Approval of Stage 4 Report

The Stage 4 overview report was presented to the Regeneration Steering Group on 9th February 2016. The steering group endorsed the findings and recommendations of the Stage 4 overview report but noted that further discussions and engagement will be required for each of the physical plan projects to resolve details.

Many of the physical projects will be subject to planning applications and approval, and these processes will provide further opportunities for community engagement.

Evolution of Physical Masterplan Ideas

over the Regeneration Masterplan stages 2014-2016

Stage 3 Physical Masterplan Ideas

REF Project Description

Improving Access to Quality Amenities and Open Spaces

UD01	Play Areas
UD02	Easy Access to Regional Sports Centre and Cleveragh Park
UD03	Create Quality Open Spaces Within Cranmore Area
UD04	Extended Exercise Trail
UD05	Riverfront Jetty and Pavilion

Developing and Promoting Historical Assets in the Area

UD06	Brown's Field Development
UD07	Sligo Gaol Conservation and Reuse

Providing Quality Spaces for Community Facilities

UD08	Medical Facility
UD09	New Neighbourhood Centre UD10a Lodge Building at Doorly Park
UD10b	Garavogue Villas Meeting Room Space

Improving the Quality of Roads, Streets and Urban Spaces

UD11	St Anne's Place Landscape
UD12	Devins Drive Improvements
UD13a	Cranmore Road Improvements – ESB Frontage
UD13b	Cranmore Road Improvements – Ray McSharry Park
UD14	Cemetery Road Car Park (suspended*)

REF Project Description

Improving Access and Links

UD15	New Link via Mercy Lands to Chapel Hill through Geldof Drive (suspended*)
UD16	New Link via Mercy Lands to Chapel Hill and Town through Joe McDonnell Drive
UD17	Brown's Field - New Pedestrian/Cycle Link
UD18	Central Cleared Area Site – New Pedestrian/Cycle Link
UD19	Gaol to Cranmore Road Upgraded Link
UD20	Garavogue Villas - Access Restriction for Heavy Vehicles

Getting the Most out of Vacant and Potential Sites in the Area

UD21	Redevelopment of Mercy School Lands (suspended*)
UD22	Cranmore Road Cleared Sites: Housing
UD23	Brown's Field Development: Mixed Use
UD24	Former Maisonettes Site: Housing Use
UD25	Central Cleared Area: Community and Housing Use
UD26	Land behind Globe House (suspended*)
UD27	Cleveragh Drive Site: Housing (suspended*)

Exploring Options for Sustainable Energy

UD28	Racecourse - Recreation Use and New Energy Farm
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Improving Housing Quality and Opportunity in the Area

UD29	Collery Drive Link Redeveloped
UD30	Housing Improvements – Energy Efficiency
UD31	Environmental Improvements

'suspended' means not carried into the Final Regeneration

Evolution of Physical Masterplan Ideas

over the Regeneration Masterplan stages 2014-2016

Masterplan at this point. All other projects will be included as part of the overall regeneration vision.

Stage 4 Masterplan Projects List of physical ideas presented for further feedback in Stage 4 Consultation

REF	Project Description
1	Devins Drive Enhancements
2	Abbeyquarter Centre Site (options a, b and c)
3	Geldof Drive Housing
4	Joe McDonnell Drive Link
5	Central Cleared Area Redeveloped
6	The Mounds Landscaped
7	Link to Regional Sports Centre
8	New park at Browns Field/Doorly Park
9	Pedestrian cycle path through Browns Field Doorly Park
10	Housing energy saving measures



Evolution of Physical Masterplan Ideas

over the Regeneration Masterplan stages 2014-2016

Stage 5 and Final Masterplan

Masterplan Physical Themes and Projects

REF	Project Description
A Provide Quality Spaces for Community Facilities	
A1	Provide quality spaces for delivery of services and community activities
A2	Space for medical services provision
A3	Doorly Park Lodge restoration to be explored
B Improve Access to Quality Amenities and Open Spaces	
B1	Play areas: Cranmore
B2	Improve access to Regional Sports Centre and Cleveragh Regional Park
B3	Create quality open spaces within Cranmore Area
B4	Extend exercise trail through Brown's Field and Racecourse
B5	Support the development of water-based recreational opportunities and associated facilities at Doorly Park
B6	New Park at Doorly Park: Junction of Martin Savage Terrace and Cranmore Road/Brown's Fields Site.
C Improve Housing Quality and Opportunity in the Area	
C1	Housing Improvements: focus on energy efficiency for Cranmore estate
C2	Housing Environmental Improvements: focussing on Cranmore estate
C3	Collery Drive/John Fallon Drive Link : address issues
C4	Housing: Centre Block Site
C5	Housing: Geldof Drive

REF	Project Description
D Improve the Quality of the Roads, Streets and Urban Spaces	
D1	Cranmore Road Enhancements
D2	Devins Drive Improvements
D3	St Anne's Place Urban Landscape
E Improve Access and Links	
E1	Explore Mercy School Pedestrian Access from Geldof Drive
E2	Joe McDonnell Pedestrian/Bicycle Link to Chapel Hill
E3	Brown's Field Pedestrian/Bicycle Link to Cranmore
E4	New Centre Block Avenue (Pedestrian/Bicycle)
E5	Explore Sligo Gaol to Cranmore Road Link
E6	Garavogue Villas Access: Traffic Management Plan
F Get the Most out of the Vacant and Potential Sites in the Area	
F1	Geldof Drive Bungalow Site
F2	Cranmore Road Cleared Site: New Residential (Apartments)
F3	Brown's Field: Mixed Use Site for Development
F4	Doorly Park Former Maisonettes Site Residential Development Use
F5	Centre Block Site: Community Amenity and Residential Development
F6	Cleveragh Drive Rezoning: Residential
G Develop and Promote Historical Assets in the area	
G1	Carnsfoot House Remains of Walled Garden
G2	Sligo Gaol
H Explore Options for Sustainable Energy	
H1	Racecourse - Central Site: Explore Geothermal Potential

Facilitating Interaction and Communication

The Role of the Independent Community Liaison Officer (ICLO)

Report by Maeve McCormack (ICLO) July 2016



The role of the Independent Community Liaison Officer (ICLO) for the Sligo East City, Cranmore and Environs Regeneration Masterplan was to facilitate interaction and communication between the local community and the Regeneration Office and Design Team for the masterplanning process. The ICLO worked independently and confidentially to support, facilitate and empower the local community throughout each stage of the masterplanning process in the housing estates of Cranmore, Garavogue Villas, Doorly Park, Martin Savage Terrace, Riverview, Hazelview and communities in the town lands of Tonaphubble, Commons and Cleveragh.

Facilitating community interaction and communication

Prior to the appointment of the Regeneration Masterplan Design Team, the ICLO undertook a series of independent community consultations. The purpose was to work with the local community (individuals, residents' groups, community groups and communities of interest) to support them to articulate their needs and expectations, in a clear and realistic way, to the Design Team, rather than feel they were having their needs articulated to them. In that way, whatever vision was agreed could be confidently owned and built upon by those who live and work in the Regeneration Areas.

Ownership of the final plan would be key to its success. Information gathered at independent consultations was also very useful to the ICLO when reviewing each draft stage report, both with the community and the Regeneration Office. She was uniquely placed to look at the process impartially, asking questions about issues, language and processes of all stakeholders, to help ensure that reports were clear and unambiguous, representing all voices.

Each masterplan stage consultation gathered momentum. The figures outlined elsewhere in this document show how, as each stage progressed, the community, in most cases, interacted more and more with the process. This was the community telling the Design Team what their issues were and what their vision is for future generations. People turned up to agree, to disagree, to change their minds or to find out more and make an informed decision. It was an honest engagement, with consultations reaching a more mature level of discussion with each stage.

Stage 1 and Stage 2 of the process was presented to the Stakeholder Leadership Group. By Stage 3, this was restructured to formal Steering Group, which will oversee the roll out of this plan over the next ten years. Five voluntary community representatives (four areas) sit on this Steering Group and they have a clearly outlined mandate from their communities. This is supported by a system of accountability to their residents that allows them to speak on residents' behalf at these meetings. This community framework evolved through the masterplanning process and has a structured communication and feedback system in the community. Evidence of how well this system works, is seen in the concerns raised at the Steering Group review of Stage 3, leading to further refinement of ideas in Stage 4.

Issues for the Community

The community had to address a number of issues during this process. These included consultation fatigue, frustration at delays between stages and delays in small works programmes and, most of all, the delay in getting a final masterplan in place. The adjacent communities made it clear that they were unhappy with the timeline of the Regeneration Masterplan proposals. The gap between stages was challenging, as residents waited a long time after consultations to receive summary and recommendations and to have their feedback heard. With the support of the ICLO they lobbied for small works projects, estate maintenance programmes, amendment and refinement of proposals of concern. Structured communication systems are now agreed and in place to monitor these issues. Communities benefiting from longer-term physical plans are still frustrated at the timescales outlined. It is noted that while the Eastern Garvogue Bridge and Approach Roads Project is rolled out separately from the Regeneration Masterplan, it will have significant impact on the community.

Looking forward..

So, what of the roll out of this Regeneration Masterplan? The commitment of the community to this process and the challenges faced, and met should be acknowledged. Analysis of the feedback in Stages 3 and 4 indicated high levels of support for the Regeneration Projects. It is noted that some ideas, in particular the proposals for a new community services centre, will need further negotiation agreement on the final detail, requiring a well-planned and partnership approach by all stakeholders. In addition, further work needs to be done to ensure active engagement with the areas to the south of the Regeneration Area.

Ongoing review and evaluation must form part of the roll out of this plan. Structures are in place for this and the community has seen feedback mechanisms work.

It cannot be stressed how important ongoing communications between the Regeneration Office and the community will be at this stage. Open dialogue is important. Each time the consultation process encountered difficulties, when space was created for honest discussion and expression, satisfactory solutions were found.

In order to make the most of current funding opportunities and plan for future opportunities, ongoing stakeholder discussions to further refine the ideas outlined in the masterplan document are necessary. The local community, the stakeholders and the Regeneration Executive must continue this work without pause to access funding efficiently and speedily. Some challenging final decisions will need to be made, but the process to date clearly demonstrates that the skills, the commitment and vision needed to make this happen are all there.

Cranmore Regeneration Project

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Pobail agus Rialtais Áitiúil
Department of Housing, Planning,
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