

Sligo East City, Cranmore and Environs

Regeneration Masterplan 2016 Appendix B: Needs to be Addressed



Credits

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

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Contents

2 Needs to be addressed

- 2 An Overview

4 Overview of Regeneration Progress

- 4 Building on the Achievements of the Regeneration Project So Far
- 6 Key findings from the Socio-Economic Profile (2013)
- 8 Vulnerable Groups within the Regeneration Area
- 10 Unemployment and Economic Status
- 13 Employment and Economic Development
- 16 Education
- 19 Family Support
- 20 Youth in the Regeneration area
- 21 Community Safety, Housing Management and Support
- 23 Perception of the Regeneration Area
- 24 Health, Poverty and Inequality
- 27 Sport and Recreation in the Regeneration Area
- 30 Community Development
- 32 Arts and Culture
- 33 A Lifecycle Approach to Regeneration

38 Appraisal of the Physical Environment

- 41 Movement Framework Analysis
- 42 Housing Analysis: Housing in Need of Regeneration Investment
- 44 Housing Analysis: Housing needs and opportunities
- 48 Open Space Analysis
- 49 Potential for Sustainable Energy
- 51 Appraisal of Planning Context
- 52 Ecological Scoping
- 53 Analysis and Appraisal of Utilities Infrastructure
- 54 Urban Design Appraisal
- 58 Urban Design Assessment 2013
- 60 Conclusions from the Stage 2 Report

Needs to be Addressed

An Overview

The Regeneration Project was tasked with compiling an assessment of social, economic and physical needs for the Regeneration Area. It is intended that these assessments will provide a benchmark against which further progress of the Regeneration Project can be assessed in years to come.

The Social, Economic and Physical Appraisals were undertaken in 2013 and key points are only summarised here: the full reports provide a comprehensive analysis of the Regeneration Area.

The Socio-Economic Profile of the Regeneration Area, *Building on our past...looking to our future*, undertaken as part of Stage 1 of the Regeneration Masterplan process in 2013 provided the evidence base on which future stages of the masterplan were built.

The Socio-Economic Profile (2013) provided a review of the regeneration progress to date, and the ongoing work of local agencies, community and voluntary groups; it has helped shape the emerging ideas for the Regeneration Masterplan.

The information contained in this chapter on Needs is only a summary of the information contained in the full Socio-Economic Profile, which provides further information on census data, national and local policies and local facilities and service provision for each social and economic theme.

The Social, Economic and Physical Appraisal (2013), undertaken as part of Stage 2 of the masterplan process, built on the information gathered in Stage 1 and complemented it with a comprehensive analysis of the physical environment: needs to be addressed and opportunities to be explored.

Findings from these reports are outlined in summary here.

Both reports are available on line, to be read in conjunction with this masterplan.



Aerial Photo Looking South over the east city area of Sligo

Overview of Regeneration Progress

Building on the Achievements of the Regeneration Project So Far

In seeking to build on the achievements so far, it is recognised that the Regeneration Project to date has focused on the Cranmore Estate and that the achievements have been considerable, addressing some of the key issues that residents raised in early consultations.

A comprehensive estate management and community safety process has been put in place. A number of houses were demolished, and sites cleared, opening up potential for redevelopment. Landscape improvements have opened up green spaces. Dereliction has been addressed, and is constantly managed through an ongoing programme of refurbishment of houses as they become vacant. The location of the Regeneration Office within the estate has provided an important centre and contact point for residents. The appointment of an estate manager and community wardens has greatly improved the interfaces between residents and the County Council and as a result issues are addressed or resolved effectively, avoiding escalation into more significant problems.

Regeneration has been a catalyst for an improved level of services within the estate. Services in the area such as those based in the Abbeyquarter Centre, Avalon Centre, the Resource House and the Cranmore Co-Op are key assets for the community. The combination of estate management, tenancy sustainment and community safety activities with family support and sports and art initiatives have contributed to a significant reduction in anti-social behaviour. Openly visible drug dealing reported in earlier studies has largely been addressed, although substance abuse remains a problem. The ongoing work of the Cranmore Co-Op, the Abbeyquarter Centre and the Abbeyquarter Men's Group is evidence of some of the strong community structures in place in Cranmore, providing important services and resources for the community.

Addressing cumulative disadvantage, however, takes time, investment and a collective focus. The accumulation of different forms of deprivation and exclusion such as low levels of education, unemployment, poor health etc., mean that problems become embedded and require multi-faceted interagency approaches to deal with them. Despite the significant achievements of the Regeneration Project to date, the data and information gathered for the Socio-Economic profile (2013) suggested that those living in the Regeneration Area still faced the challenge of a significant degree of disadvantage. Income levels of the residents of local authority housing are relatively low with some considerably below the poverty line.

The impact of the recession has exacerbated matters for many people. The unemployment rate in the Regeneration Area is significantly higher than the national average with little in the way of economic or enterprise development. As unemployment has increased, competition for scarce jobs has become increasingly difficult. Those with low education levels and few skills are less likely to be able to compete, making the routes out of poverty increasingly challenging.

Levels of educational disadvantage in the area are also considerable. Initiatives to address some of these issues have begun, for example, support given to programmes such as the TAPPED project and the delivery of Music Network projects in local schools and centres.

Addressing these issues will require a commitment and strategic focus that establishes the vision for regeneration as a priority for all involved in the social, economic and physical development of the Regeneration Area.



Playground 2006



Social Plan Launch March 2008



Centre block demolition 2009



Cooking classes



Abbeyquarter Mens Group Workshop Space



Cranmore Co-op

Key Findings from the Socio-Economic Profile (2013)

The Socio-Economic analysis found that the area is significantly disadvantaged compared to the former Sligo Borough Council area, County Sligo and the State. An analysis of the data from Census 2011 indicated:

- There are significant levels of educational disadvantage in the area, with levels of low education approaching twice the national average
- The unemployment rate is twice the national average and the unemployment rate for males is over 50% in a number of the areas
- Where people were in employment, it tended to be in low-skilled areas
- The number of lone parent households was 40% compared to 18% in the State
- The proportion of those unable to work due to permanent sickness or disability is 8% in the Regeneration Area, double that of the State (4%)
- The Economic Dependency Rate was significantly higher in the Regeneration Area at 1.7 compared to 1.0 for the State
- There are low levels of owner-occupation and high levels of houses rented from local authorities
- The perception of health in the area is significantly poorer than the averages for the State and Sligo



Map of Regeneration Small Areas (census 2011)

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

Vulnerable Groups within the Regeneration Area

Vulnerable Groups within the Regeneration Area

The Regeneration area has higher proportions of vulnerable groups than averages for Sligo or the State, in terms of proportions of lone parent households; people with a disability; older people; non-Irish nationals and people from the traveller community

Lone Parents

The proportion of households headed by a lone parent is generally regarded as an indicator of the levels of disadvantage in an area, as lone parent households have consistently had the highest levels of poverty and deprivation. Lone parents are significantly more likely to be living on lower incomes, in poverty and with deprivation than the general population.

There are 191 lone parent families in the Regeneration Area, accounting for 40% of all family units. This figure is significantly higher than the averages for the State (18.3%) for County Sligo (17.4%) and for the former Sligo Borough Council Area (25.3%).

See table 2 Lone Parent Households in the Regeneration Area (2011)

Disability and Carers

The data on disability and carers from the Census showed that in 2011 there were a significantly higher proportion of people with a disability (19.8%) and carers (5.5%) living within the Regeneration area.

See table 3 Disability and Carers (2011)

Older People

Older people and particularly older people living alone can face significant levels of deprivation and isolation. There are a total of 245 older people in the Regeneration Area (12.9% of the Regeneration population).

See table 4 Older People (2011)

Non-Irish Nationals

It is important to note that not all migrants are vulnerable to poverty and social exclusion, but it is also important to acknowledge that a significant number are. The Quarterly National Household Survey on Equality, for example, shows high rates of discrimination people experience on the basis of skin colour or nationality.

There are a total of 265 people who described themselves in the 2011 census as non-Irish national in the Regeneration Area, accounting for 14% of the population, slightly higher than the average for the State. Globe House, a direct provision centre for members of the asylum seeking community is a significant influencing factor on this figure.

See table 5 Non-Irish Nationals (2011)

Irish Traveller Community

Though small in number, the Irish Traveller community is acknowledged to be one of the most disadvantaged groups in Irish society. Fewer than 3% of the Traveller community live to 65 years of age. The All Ireland Health Study¹² provided evidence that the Traveller mortality rates are three times the national average and that the suicide rate is six times the average. A total of 1% of the population of the Recommended Regeneration Area is made up of members of the Traveller community.

See table 6 Irish Traveller community (2011)

Vulnerable Groups within the Regeneration Area

Table 2: Lone Parent Households in the Regeneration Area

	Total Family Units		Lone mother with children		Lone father with children		Lone Parents	
	N	%	N	%	N	%	N	%
Regeneration Area	476		171	35.9	20	4.2	191	40.1
Former Sligo BC Area	3,788		849	22.4	108	2.9	957	25.3
Co Sligo	16,316		2,430	14.9	403	2.5	2,833	17.4
State	1,179,210		186,284	15.8	29,031	2.5	215,315	18.3

Table 3: Disability and Carers

	Total with a disability		Total carers	
	N	%	N	%
Regeneration Area	377	19.8	222	5.5
Former Sligo BC Area	3,169	18.0	4,166	4.4
Co Sligo	9,248	14.1	21,355	4.8
State	595,335	13.0	1,588,291	4.1

Table 4: Older People

	Older People	
	N	%
Regeneration Area	245	12.9
Former Sligo BC Area	2,450	13.9
Co Sligo	9,043	13.8
State	535,393	11.7

Source: Census 2011

Table 5: Non-Irish Nationals

	Total non-Irish	
	N	%
Regeneration Area	265	14.0
Former Sligo BC Area	2,781	16.1
Co Sligo	6,240	9.9
State	544,357	12.0

Table 6: Traveller Community

	Irish Traveller community	
	%	
Regeneration Area	1.0	
Former Sligo BC Area	0.9	
Co Sligo	0.6	
State	0.7	

Unemployment and Economic Status

Dependency Ratio, Occupation and Social Class

Unemployment

The Unemployment Rate in the Regeneration Area was 37.6%. This was significantly higher than the average for the State (19%), Co Sligo (18.1%) or the former Sligo Borough Council area (23.6%). A more detailed analysis indicated that the highest concentrations of unemployment were in Census areas 22, 3, 11 and 13. With the exception of Doorly Park, all the small areas within the Regeneration Area had unemployment rates that were double the national average.

The unemployment rate for males was over 50% in a number of the areas and a number of areas showed a significant increase in the unemployment rates for both men and women in the period between 2006 and 2011.

See Table 7 Unemployment Rate 2006 and 2011 (male and female)

Principal Economic Status

The principal economic status considers the level of labour force participation, the unemployment rate and the economic dependency rate as recorded in the 2011 census.

An analysis of the Principal Economic Status of the population from Census 2011 shows that the labour force participation rate in the Regeneration Area is similar to the rate for the State and County Sligo.

In 2011, the average Economic Dependency Ratio (EDR) for the State was 1.0, for Co Sligo was 1.1 and former Sligo Borough Council area was 1.4. The average for the Regeneration Area was significantly higher 1.7%. The higher the EDR, the more inactive people are dependent on the active population.

The EDR helps to highlight those areas with smaller numbers of income earners relative to the economically dependent population. The economic dependency ratio is regarded as one of the most reliable indicators of disadvantage in an area.

See Table 8 Principal Economic Status Profile Indicating economic dependency ratio (EDR)

Occupation

An analysis of the information on occupations from the Census 2011 shows that the highest proportion of those at work in the Regeneration Area work in Elementary Occupations followed by Skilled Trades Occupations, Process, Plant and Machine Operatives and Sales and Customer Service Occupations. Proportionately there are few at work in the Managers, Directors and Senior Officials, and the Professional Occupations.

The number of people in the Regeneration Area who did not state their occupation was considerable (31%). Though it is only possible to speculate the category or categories these might fall into if answered, it is probable that at least a proportion would fall into the Elementary Occupation category.

See table 9 Occupation in the Regeneration area

Social Class

The profile of social class is a good indicator of the concentrations of relative affluence and poverty in a geographic area. A large proportion of the population in the higher social classes suggests good educational attainment and earning potential, while a large proportion of the population in the lower social class indicates lower levels of educational attainment, fewer qualifications and lower income generating potential.

Research has shown that social class is both deeply rooted and extremely resistant to change; and is, therefore, resistant to cyclical variations such as economic growth.

See table 10 Social Class in the Regeneration area

Unemployment and Economic Status

Table 7: Unemployment Rate 2006 and 2011 (male and female) Regeneration Area (RA) Small area reference (SA)

Ra Area (Sa)	Unemployment Rate Male 2006	Unemployment Rate Male 2011	Change In Male Rate	Unemployment Rate Female 2006	Unemployment Rate Female 2011	Change In Female Rate
02	20.6	52.9	32.3	15.8	18.8	3.0
03	21.6	50.0	28.4	19.4	46.4	27.0
04	48.7	47.9	-0.8	26.0	32.4	6.4
11	26.9	52.1	25.2	11.8	25.8	14.0
12	19.2	42.2	23.0	8.9	26.5	17.6
13	36.0	48.2	12.2	19.5	29.8	10.3
17	20.0	33.3	13.3	6.3	18.2	11.9
22	29.4	57.1	27.7	12.5	27.7	15.2

Table 8: Principal Economic Status Profile Indicating economic dependency ratio (EDR)

	Total population aged 15 and over	Labour Force	Not in the Labour Force	Labour Force participation Rate	Outside the Labour Force	Unemployment Rate	EDR	
	No.	No.	No.	%	%	No.	%	Rate
Regeneration Area	1,550	917	633	59.2	40.8	345	37.6	1.7
Former Sligo BC Area	14,805	8088	6717	54.6	45.4	1,906	23.6	1.4
Co Sligo	52,284	31,058	21,226	59.4	40.6	5,624	18.1	1.1
State	3,608,662	2,232,203	1,376,459	61.9	38.1	424,843	19.0	1.0

Source: 2011 census

Table 9: Occupation: Regeneration Area (RA) compared with Sligo and State (2011 census)

	RA %	Former Sligo BC Area %	Co Sligo %	State %
Managers, Directors and Senior Officials	2.9	5.3	6.5	7.8
Professional Occupations	3.7	13.6	15.9	16.1
Associate professional and Technical Occupations	5.7	8.5	9.8	10.5
Administrative and Secretarial Occupations	4.4	8.9	10.2	10.3
Skilled Traders Occupations	10.9	11.4	17.8	15.8
Caring, leisure and Other Service Occupations	7.9	8.2	7.6	6.6
Sales and Customer Service Occupations	8.2	8.8	6.9	7.1
Process, Plant and Machine Operatives	8.9	7.7	7.6	7.6
Elementary Occupations	16.2	13.2	8.7	9.2
Not stated	31.0	14.3	9.0	9.0

Table 10: Low and High Social Class

	Low Social Class (Semi Unskilled)		High Social Class (Higher Professionals)	
	N	%	N	%
Regeneration Area	374	19.6	222	11.7
Former Sligo BC Area	2,762	15.7	4,166	23.7
Co Sligo	9,211	14.1	21,355	32.7
State	657,463	14.3	1,588,291	34.6

Employment and Economic Development

Issues of Unemployment and Economic Development

Issues of unemployment and economic development have featured in a series of reports on Cranmore and the Regeneration Project to date. The 2013 Socio-Economic Profile provided an overview of some of these, summarised below.

The report *Listening to the Voices of Resident in Cranmore: A Platform for Social Regeneration* (2006), (the Forkan Report) was based on a survey of residents conducted over the period March 2005 - May 2006. The report identified early school leaving, high levels of unemployment, high levels of welfare dependency and an increasing level of dependent elderly as some of the key social issues in Cranmore.

The Audit of Services in Cranmore initiated by RAPID in 2005, indicated Community Employment (CE), Jobs Initiative (JI) and Back to Work (BTW) scheme (administered by SLPC) as key economic interventions in Cranmore.

The Cranmore Regeneration Project Social Plan (2007) identified unemployment as one of the key social issues in the area (p.28). The analysis of employment in the 2007 Social Plan concluded that 'many of the people living in the Cranmore area would be vulnerable in the event of a downturn in the economy, particularly in the construction and manufacturing sectors.' The same report indicated that 34% of the population over 18 years were welfare dependent - lone parent and jobseeker payments constituting the highest numbers receiving benefit.

A number of issues and priority actions were listed under the Employment and Economic Development section in the Cranmore Regeneration Project Social Plan (2007). Education, training and up-skilling were identified as key factors in addressing unemployment and economic development in the area.



Training and up-skilling are important to improve opportunities

Employment and Economic Development

Achievements and Issues Arising

The Socio-Economic Profile (2013) noted that achievements in the area of employment and economic development have been limited to date. The reasons for this include the fact that outside of some small scale initiatives, both unemployment and economic development are macro issues affected by the wider city and national economy.

Regional plans and strategies in the area of economic development include very little that directly targets specific areas of cumulative disadvantage such as Cranmore in an integrated way. This was largely left to area interventions such as RAPID, to specific area-based community development and youth work projects and resource centres, or to exceptional initiatives such as the Cranmore Regeneration Project. However, in the context of significant and embedded unemployment in a region that is subject to economic underdevelopment, achievements in this area will continue to be limited in the absence of a sustained strategic focus by all the relevant agencies.

Economic development and employment is a particularly important factor in the regeneration of disadvantaged areas. The Department of Housing, Planning, Community and Local Government has noted that the aim for regeneration projects is more than physical improvement. It is to build sustainable communities through a combination of social, educational and economic initiatives. Increased competition for scarce jobs coupled with low levels of skills and education will create difficulties for some residents in the Regeneration Area without significant intervention.

In the absence of a focus on employment, issues such as poverty and disadvantage cannot be addressed. Sligo as a county is economically disadvantaged by virtue of the regional underdevelopment that has resulted in very limited investment in the area, and a reliance on just four large employers and the public service. Sligo also has an unemployment rate that is higher than the national average. In the existing economic situation jobs are at a premium. In that context, given the low levels of education attainment and the high rates of disadvantage, many residents in the Regeneration Area will have significant difficulty competing for jobs in what is a very competitive market.

Employment/unemployment is primarily determined by the:

- availability of jobs
- accessibility of available employment in terms of distance and transport
- education levels and skills fit of potential applicants
- ability to access and utilise employment information points and networks, including informal social networks
- ability to take up employment in the face of childcare availability, childcare costs, family responsibilities etc

Secondary factors may include prejudice based on social stereotyping and issues of confidence and motivation. These are issues that will need to be addressed by a comprehensive strategic approach to unemployment and economic development in the future.

Employment and Economic Development

Improving education and skills levels will be essential to ensuring unemployment is addressed in a sustainable way. The provision of supports for unemployed people to take advantage of the opportunities provided by the current policy on labour market activation will also be important if further poverty and disadvantage is to be avoided. The provision of soft supports to people, particularly those that have been unemployed for some time, will be crucial to enable them to make the most of opportunities arising from the current labour market activation policy and other opportunities.

In terms of addressing areas with significant unemployment, support for small scale economic development and micro enterprise may be more realistic than relying on the enterprise development agencies, important as these are in defining the macro employment context. The remits of many of the larger state development agencies make it difficult to focus their operations on smaller zones such as the Regeneration Area.

Education

Table 11 Education Levels: source 2011 census

	Low education Total		Higher Education Total	
	N	%	N	%
Regeneration Area	328	29.2	159	14.1
Former Sligo BC Area	1,783	17.7	2,970	29.5
Co Sligo	6,740	16.6	12,205	30.0
State	456,896	16.0	875,114	30.6

See Stage 1 Report for further detail

Defining Low and High Education

Low education refers to the percentage of the population aged 15 years and over whose full-time education has ceased with no formal education and primary education only, taken as a percentage of the total population aged 15 years and over whose full-time education has ceased (minus the not stated category)

High education refers to the percentage of the population aged 15 years and over whose full-time education has ceased with third level of education (Higher Certificate, Ordinary Bachelor Degree or National Diploma, Honours Bachelor Degree, Professional qualification or both, Postgraduate Diploma or Degree, Doctorate (Ph.D) or higher), taken as a percentage of the total population aged 15 years and over whose full-time education has ceased (minus the not stated category)

Education

The Census 2011 data on levels of education for the Regeneration Area were analysed for two aspects – low education and high education. The information shows that there are significant levels of educational disadvantage in the Regeneration Area. See table 11 Education Levels.

Achievements and Issues Arising

The Socio-Economic Profile (2013) noted that a number of achievements have been made in education, such as national initiatives to address educational disadvantage and community-based educational provision and supports.

These include the DEIS initiatives implemented in the Mercy and Project national schools and the early childhood care and education provision in the Abbeyquarter Centre, the Resource House and the services provided directly by Sligo Social Services.

The provision of community-based education supports such as pre-school and homework support in the Abbeyquarter Centre and the Resource House has been important, as have VEC adult learning and literacy supports. The activities of the youth services have also provided informal education opportunities.



Education

Impact of educational disadvantage

The Socio-Economic Profile (2013) noted that educational disadvantage remains a feature of the population in the Regeneration Area. Efforts to address this and to prevent educational disadvantage among current children and young people have been notable but have been affected by the recession. A number of those interviewed indicated they are increasingly seeing hungry children in schools. This is a significant issue and, as indicated by research, likely to impair a child's ability to learn. Education providers in the area have also been significantly affected by the cuts to the education sector, particularly in relation to providing supports for educational disadvantage. The ability of the education sector to respond to local needs is very much determined by national policy and flexibility at local level is limited.

Education is a key determinant to life chances and one of the areas of focus that will determine any social and economic transformation of the Regeneration Area. Educational disadvantage here is extensive and has deteriorated between 2006 and 2011. This is considerably concerning. National and international research shows that low educational attainment can be an intergenerational issue and, therefore, interventions are required to break this cycle.

Cuts in education spending have disproportionately affected schools with high numbers of children from disadvantaged families. These have had a significant impact on the ability of schools to respond to issues and interventions outside mainstream education provision are unlikely to succeed without the support of schools. The ETB literacy and educational support programmes, the Community Training Centre and Youthreach are important initiatives for an area with such a high level of educational disadvantage, and will be vital to the delivery of the education strategy.

Need for a strategic life-cycle approach to educational disadvantage

Future interventions need to be strategic and take a life-cycle approach to educational need, beginning at early childhood education through to third level and adult education. Given the centralised nature of the education system, the lack of flexibility afforded schools and limited opportunities for schools catering for disadvantaged children to access additional funding, considerable thought needs to be given to the type of strategies that are capable of making a substantial impact on educational outcomes, and realistic about what can be achieved, inserted or adjoined to what is a very rigid system.

Intensive work, therefore, needs to be ongoing with schools, primary and post-primary, to maximise opportunities for mutual support. Community-based interventions, such as early education, homework support and family learning support also need to be maintained and developed, and interventions supporting parents to realise the importance of education also need to be undertaken.

Family Support

Achievements and Issues Arising

The 2013 Socio-Economic Profile highlighted how family support services are crucial in areas of disadvantage such as the Regeneration Area.

Working collaboratively, agencies have managed to provide crucial prevention and intervention services for families. The Abbeyquarter Centre and the Resource House have been central to the delivery of services and the achievement of successful outcomes for families and individuals. These services are supported by the HSE and Sligo Social Services, and would not be possible without their ongoing support.

There are a number of family support services (based in Abbeyquarter Centre and the Resource House) in the Sligo area and these are open to people living in the Regeneration Area to use or to be referred into. There has been a significant involvement by Sligo Social Services in the Cranmore area since the early 1970s and Sligo Social Services fund many of the services in the area.

The Abbeyquarter Centre is a significantly important centre to Cranmore and Environs, providing the base from which many Family Support services are run. These include pre-school and after school support, supports for older people, women's groups, children's activities, all of which contribute substantially to family and community wellbeing.

The Resource House Project (Sligo SPRINGBOARD Co. Ltd) works in partnership with service users and with statutory, community and voluntary agencies to facilitate families, individuals and children in achieving their full potential. Professionally trained staff offer both generic and targeted support programmes and interventions developed to promote family strength and prioritise child welfare. The Resource House, the Abbeyquarter Centre and Sligo Social Services work closely with the Cranmore Co-op and the Regeneration Project in Cranmore on a range of issues including community safety and youth provision. They also work closely with the Tenancy Support and Sustainment Service to ensure that people at risk of losing their tenancy, for a variety of reasons including a history of homelessness, rent arrears, addiction, domestic violence or anti-social behaviour, are supported to remain in their homes.

Levels of family support in the area are a considerable achievement. It is crucial that they are maintained as the Regeneration Project moves to the next phase. Family support will be crucial to facilitating the social and economic development of the area. There is potential for development of further collaboration with social and economic initiatives that will emerge as part of the next phase of the Regeneration Project.

The Family Support services will be an important referral source for initiatives targeted at those who are unemployed, lone parents, older people etc. and will be an important partner in future community development initiatives to address poverty, social exclusion and disadvantage.

Youth in the Regeneration Area

The 2013 Socio-Economic Profile analysis of the information on age from Census 2011 shows that the young age profile of the Regeneration Area is generally in line with that of the Sligo and the State, with slightly more in the 0-4 years.

Achievements and Issues Arising

Youth has been a particular focus of regeneration work to date. Those interviewed indicated that they believe that working with young people is key to breaking the cycle of disadvantage in the area. They spoke of youth work in terms of opening up horizons for young people and in encouraging them to develop long-term goals. Activities in the area have been focused on the development of the young people in the area and in developing a pride of place in relation to the area. Though there are specific youth work activities, the work of the Sligo Sports and Recreation Partnership, the work in Arts and Culture and the work of the Community Gardaí and the Community Wardens also have a focus on young people.

Youth provision in the current Regeneration Area is delivered through the Avalon Centre, the Community Co-operative, the Springboard Resource House and the Abbeyquarter Centre. In addition, a number of young people also avail of services outside the area, including those at the Mail Coach Road (MCR) Community Centre.

The North Connaught Youth and the Cranmore Community Co-op have worked closely with the community wardens, the local Family Resource House, the Sport and Recreation Partnership, the Abbeyquarter Centre and the Regeneration Project to deliver several projects including sporting events, family fun days, Community Celebrations, Junior Wardens Scheme, drop-in services etc.

One of the main achievements of this project has been the establishment and development of a Youth Drop-in Service at the Cranmore Co-op premises, which has undergone significant refurbishment. It provides local young people with a safe place to hang out; and organise and participate in social, recreational and education activities such as angling trips, golf projects, basketball, arts and crafts, computer training, cooking, barbeques, etc. It connects the young people to their area and provides a sense of ownership and identity. The project was established under the Youth Citizenship Project and is now operated almost exclusively by volunteers. Young people from the surrounding area now also attend the drop-in service enhancing the outside perception of Cranmore as a positive place to grow up. It also provides a focus point for the dissemination of information on opportunities for young people as well as health and personal wellbeing.

Those interviewed stated that there is a cohort of young people, particularly young men, between the ages of approximately 15-20 years that are difficult to engage. Efforts by community wardens and the community gardaí to engage teenagers have been successful to a degree but a more sustained effort needs to be implemented. A second issue identified was the reluctance by a number of young people in the community to engage in activities outside the immediate area, even if they were relatively close in distance. This reluctance was attributed to a number of issues including lack of self-confidence and consequent reluctance to engage with young people from other communities as well as the reluctance of some parents to accompany their children to activities outside the area. Affordability is an issue for parents in relation to paid classes and activities.

Community Safety, Housing Management and Support

The 2013 Socio-Economic Profile highlighted how inadequate housing and estate management, and issues of community safety, anti-social behaviour and stigma, as well as economic factors, are considered to be major contributors to estate decline. Research into regeneration initiatives in six local authority estates in Ireland (including Cranmore) highlighted the role of anti-social behaviour in destabilising a community.

Importance of community safety

Community safety, and addressing the reasons why people did not feel safe in the community, was one of the primary motivations for the Cranmore Regeneration Project.

In the past, anti-social and criminal activity was widespread within the Cranmore Area. A number of murders have occurred on the estate and remain unsolved. Drug dealing was very visible. There was a significant problem with illegal dumping, cars being burnt out and stray dogs roaming the area. Inadequate resourcing for housing and estate management were problems for the Cranmore Estate before the Regeneration Project began.

The Forkan report (2006) documents the poor image of the estate because of:

- The number of derelict houses
- The repetition of houses
- Poor estate design
- A brutal hard concrete environment.
- Points of congregation and anti-social
- Back alleyways
- Rat runs for motorcyclists
- Inadequate car parking spaces
- Lack of recreation areas for young people
- Litter

The community survey (2006) found that there were significant issues of mistrust between residents and the former Sligo Borough Council at the time. Residents felt that they received no support from the former Sligo Borough Council and many expressed dissatisfaction with the former Sligo Borough Council's Housing Service. Reports from services and organisations were critical of Sligo Borough Council for their poor maintenance of the estate and their poor response to the needs of residents.

Community Safety, Housing Management and Support

Achievements and Issues arising

The Regeneration Project has developed a targeted series of initiatives to improve community safety and housing/estate management and support in Cranmore, in close collaboration with other agencies, to address the significant issues faced by the community.

Significant issues remain in relation to illegal money lending and substance misuse and it is important that the Estate Management Team continue to work with the Gardaí on these issues.

It is also critically important that the work required to maintain the many achievements made in the last few years is not underestimated, and that Sligo County Council maintains the level of resource investment in the area needed in order to sustain and build on the success to date.

Community Safety and Estate Management have been two of the key successes of the Regeneration Project to date. The interagency collaboration in this area is an indication of the potential success that can be achieved when resources are focused on an area of disadvantage such as Cranmore

The work of the Tenancy Sustainment Officer and the community wardens goes beyond estate management and both are active in enhancing Family Support and Community Development initiatives. It is important not to get complacent now and to maintain the resource levels in the area. It is also important to begin developing strategies that address the less visible crime in the area, and to focus further on crime prevention such as strategic ways to engage young people.

The profile of the area from the analysis of the Census data shows the area continues to have a higher proportion of households that are renting, either from the Local Authority, from a private landlord or a voluntary housing association. Research has shown that estate decline is more prevalent in areas where there is a high concentration of rented households. Efforts to develop a sense of ownership of the community have been extremely successful and must be encouraged to continue. The increased level of demand for housing in Cranmore is a sign of the success that has been achieved to date.

Perception of the Regeneration Area

The Cranmore Regeneration Project Social Plan (2007) outlined that Cranmore was an unpopular choice of residential area, reflected in difficulties getting prospective Sligo County Council applicants to accept house allocation in Cranmore. It also outlined a number of the issues that were prevalent at the time, including anti-social behaviour. These issues have been largely eliminated.

The Socio-Economic Profile (2013) noted that a significant number of applicants have now expressed an interest in being housed in the Regeneration Area and anti-social behaviour has been significantly reduced. The appearance of the estate has improved considerably and many of those interviewed stated that the problem of stigma is changing.

Those interviewed for the profile highlighted the very poor image that the area had and the stigma associated with the area.

The Forkan research carried out in 2006 identified that Cranmore has a very negative reputation and the name of the estate is synonymous with poverty, deprivation and anti-social behaviour. While the Stage 1 report, Building on our past...looking to our future identified improvements in the external perception of the regeneration area, it is clear that poor image and stigma persist.

Stigma associated with areas can have a profound effect on the economic and social life of residents. Residents from Cranmore, for example, report changing their address in job applications to hide the fact that they live in the Regeneration Area.

UK research strongly suggests that unless a housing estate's image problems are effectively challenged alongside regeneration, stigma will remain. Attention to addressing negative image and stigma has played an important part in a number of regeneration projects in Ireland, for example in Ballymun in Dublin and in Moyross in Limerick. Challenging stigma and external perceptions of the Regeneration Area in Sligo will be a key area of action. This will require a concerted effort to highlight the positive aspects of the area.

Health, Poverty and Inequality

According to the Institute of Public Health in Ireland (IPH), health inequalities are preventable and unjust differences in health status that are experienced by certain population groups. The causes of these inequalities are acknowledged as generally determined by the physical, economic and social environments in which people live, including the level of income, early life experience, access to education and employment, food and nutrition, work opportunities, housing and environmental conditions, levels of stress and social support.

Health inequalities are generally observed along a social gradient. This means that the better a person's social circumstances, such as higher income or education, the better the chance of enjoying good health and a longer life. Socio-Economic factors, including poverty, are key in determining health status. People in lower Socio-Economic groups are more likely to experience chronic ill health and die earlier than those who are more advantaged. People experiencing poverty become sick more frequently and die younger than those who are better off.

Measures of health inequalities, including mortality rates, low birth rates and poor nutritional status are linked to deprivation measures such as income poverty, unemployment, inadequate housing and accommodation, and poor quality built and work environments.

See table 12 Perception of Health

Perception of Health in the Regeneration area

A question was asked in the 2011 Census for the first time asking respondents to rate their health. While this is a very subjective method of assessing health, it does give some indication of levels of health. Perception of health in the Regeneration Area is poor in comparison to the average for Sligo and the State. The Census showed that 1.5% of the population in the State rate their health as being bad or very bad but the figure for the Recommended Regeneration Area is twice that at 3%.

Table 12 Perception of Health (Source 2011 Census)

	Good and very Good		Bad and very Bad	
	N	%	N	%
Regeneration Area	1,434	75.3	58	3.0
Former Sligo BC Area	14,412	82.0	440	2.5
Co Sligo	56,541	86.5	1,087	1.7
State	4,050,637	88.3	69,661	1.5

Health and Health Services in the Regeneration Area

Some HSE services are provided directly in the area. The Public Health Nurse Service works in the area providing palliative care to older people and a child development clinic service twice a week in the Cranmore Community Co-Op as well as a post-natal care to mothers and infants. They also have a clinical case load of those with long-term illnesses. The Mental Health Service is also available on an outreach basis in the area and the HSE supports the work of a Drug Task Force Councillor who provides counselling support (at the Cranmore Community Co-Op base). One new GP service has recently located to the East City Area. Individuals and families tend to use the GP services at the Primary Care Centre at Barrack Street and independent GP practices in Sligo City. There is one pharmacy in the area.

Health: Issues Arising

A number of health issues were identified by those interviewed. Children's weight problems, arising from poor diet and nutrition, were cited as particularly concerning by medical professionals, community workers and school staff. A number of those interviewed stated they are seeing increasing instances of food poverty and that children are often hungry. Schools, community services and clubs are providing snacks and meals to children and families. Drug and alcohol abuse are significant issues in the area. Some of those interviewed stated that the misuse of prescription and over the counter medication is a growing problem. Smoking and persistent social drinking were also mentioned as issues in the area.

Mental health problems including depression were cited as issues for some in the community and these are compounded by unemployment, income inadequacy and social isolation. According to some, loneliness and isolation are factors within the area and these are leading to further health problems.

The number of teenage pregnancies was also identified as an issue with some young mothers struggling to adapt to additional responsibilities. It was felt that this can add to stress factors within families, particularly where there is overcrowding.

The take up of health services is influenced by the availability of services locally. For example, where services are available locally, such as immunisation services, there tends to be a relatively good take up. However, the lack of attendance for hospital appointments was cited by many of those interviewed as a persistent problem. This must be seen in the context of cost and convenience – many in the area do not have access to a car and are living on inadequate incomes – as well as low education levels meaning some may not be able to read the appointment letter. In addition, a number of those interviewed stated that the reduction in health services has impacted on the monitoring of medication, resulting in some vulnerable people not taking their prescribed medicines.

One of the key issues highlighted by many of those participating in the interviews was access to primary health care facilities, particularly in relation to access to doctors. Those interviewed believed that a health facility is necessary in the area. They point to the fact that health services in Markievicz House are approximately 25-30 minutes' walk from the Regeneration Area, though some GP practices are slightly closer, ranging in distance from 15-35 minutes' walk. Some of those interviewed pointed out that these may not seem like long distances but need to be seen in the context of a parent with children, an older person (in one of the areas 36% of the population is over 65 years of age, and in another 25%) and/or a person with a disability. In addition, they pointed to the low rate of car ownership and to the low income levels of many of the residents stating that they may not have the money to afford a bus or taxi service, particularly to access out of hour's services.

The HSE keeps detailed data on clients and the services accessed. It was not possible for the purposes of this stage of the project to access the data but it is hoped that future data captures will enable the development of a robust baseline to be used as the starting point for the development of strategies.

Health and Wellness and disadvantage

Health is intrinsic to people's life experiences and outcomes. Health service provision in the Regeneration Area must be viewed in the context of the level of disadvantage in the area. Areas of high disadvantage generally have levels of health inequalities that are greater than other areas. There are no primary health care facilities, in the Regeneration Area. The health services operating in the area operate from community facilities.

Many living in the area do not have access to a car and are living on very poor income levels. This is an issue that will need to be further explored with the HSE, Sligo County Council and others. Healthy Ireland, the government framework for action to improve the health and wellbeing of people acknowledges that health and wellbeing are not evenly distributed across Irish society. This is a useful starting point for health strategy development in the Regeneration Area.

Using the WHO definition and social determinants of health as an underpinning principle, initiatives to promote good, positive physical and mental health will be vital to the achievement of a healthy community. Equally important is ensuring that residents have appropriate access to primary physical and mental health services.

Sports and Recreation in the Regeneration Area

Sport and Recreation: Achievements and Issues Arising

A number of actions were identified in the Sport and Recreation section of the Cranmore Regeneration 2007 Social Plan. There have been a number of achievements, with often innovative solutions being developed. The Sligo Sports and Recreation Partnership has been very active in the Regeneration Area: supporting an increase in participation in sport and active recreation in disadvantaged areas with obvious benefits for both community development and community health.

The SSRP Community Sports Development Officer (CSDO) works with the clubs and community organisations in the Cranmore area to develop increased sports and active recreational opportunities in the area. Since 2009 this work has been facilitated by funding through the Regeneration Project to support the position of the CSDO to implement a number of the objectives set out in the 2007 Cranmore Social Plan. Funding also supported equipment, programming and other items. The CSDO works closely with community organisations to develop an agreed sport and recreation plan for Cranmore, including the Cranmore Regeneration Office, the Cranmore Co-op, the Abbeyquarter Centre, the Cranmore Resource House, the Men's Group, the Women's Group and others. A wide variety of programmes and activities have been delivered with children, teenagers and adults in the area.

Those who are least active in sports and recreation are likely to be from socially excluded groups and this informed the SSRP in conjunction with Sligo Borough Council to undertake a significant Active Communities initiative targeting specific disadvantaged communities to become more physically active. In Cranmore, 355 participant places were facilitated on 21 programmes in the area with 3 club/community links developed in Basketball, Gaelic Football and Soccer.

Developing sports activity in Cranmore has required the continuous use of coaches and close support by community development staff, volunteers and the Sports Development Officer, with children having to be walked to and from activities. Money is an issue effecting non-supported sporting activity and many of those working on these initiatives raised concerns about the unavoidable dependency created. Despite such concerns the work of the Sports Development Officer has been hugely beneficial in widening participation in sport and recreation, and this in turn has enhanced the work of youth and community organisations.

The SSRP has also undertaken significant work in promoting sport and physical activity both in schools and outside. It is the provision of quality after-school programmes, club activities and community development initiatives that tend to have the greatest impact. The programmes that have been run are widely held to be a key part of the success so far of the Regeneration Project. They have had an impact far wider than the sports and recreation activities alone and are thought to have had a positive impact on anti-social behaviour, the development of self-confidence, positive social skills, intergenerational interaction skills, working as a team and respecting others.

In terms of sustainability it is clear that sports development needs to be placed on a better footing by investment of additional monies for a sustained period with a set of definitive strategies to build up local capacity, together with a clear exit strategy.

Sports and Recreation in the Regeneration Area

Importance of Sports and Recreation

It is clear from both national research and operational experience that money, mobility and engagement with education influence the level of engagement with sport. It is useful that the Framework for Physical Education, Physical Activity and Sport for Children and Young People acknowledges the role to be played in relation to education, healthy living and as a vehicle for social inclusion.

The sustainability of sports and recreation activity is dependent upon the development of sports infrastructure - the formation of clubs, the emergence of voluntary leaders, the training of coaches and the support of the Recreation Partnership. Investment in these facilities and supports will require investment in the context of an overall strategy for sport and recreation in the Regeneration Area.

The East City area is well served in terms of immediate access to a wide range of sport and recreational facilities and environments. There are spaces and amenities that facilitate sports and recreational activity for all age groups within or alongside the Cranmore Estate. These are augmented by the proximity of other amenities and facilities - parks, outdoor gym and Regional Leisure centre. The Garavogue River provides access to Lough Gill and the sea, and is entirely suitable for the development of adventure and leisure activities. While facilities are not a major deterrent to participation, the addition of a sports hall and an all-weather facility would complement, and support, existing facilities.

There are a number of sports and activities in or adjacent to the Regeneration Area. There are small play spaces, including a playground beside the Abbeyquarter Centre; a grass football pitch (Sean Fallon pitch) and park facilities, including an outdoor gym along the Garvogue River that are widely used. The Regional Sports Centre is located in the area and a Regional Park is under development at Cleveragh.

However, there is no sports hall in the area capable of hosting many indoor sports and the area would really benefit from an all-weather multi-use floodlit pitch. The Regional Sports Centre is required to be self-financing and its capacity to provide low-cost programmes is limited to groups such as schools.

Sligo Sports and Recreation Partnership have played a vital role in promoting opportunities for children, teenagers and adults in the Cranmore area. This has shown significant benefits and it is crucial that the level of investment is maintained in an area where it is likely that parents and families will be unable to fund the cost of private activities. The collaboration between agencies and organisations is commendable and also needs to be maintained and developed so that sports and recreation can be facilitated as tools within Family Support and Community Development.



Sport and Recreation: Achievements



East City Community Sports Hub Boxing Cranmore 2016



Sport Cycling Cranmore 2016



Bowls



Summer Camp Swimming Lessons 2016



Sports Boxing

Community Development

Achievements and Issues Arising

The Cranmore Regeneration Social Plan (2007) recognised Community Development as underpinning every other thematic area in the strategy (p.22). It acknowledged the community in the area as being fundamental to the success of the Regeneration Project.

There have been a number of significant achievements. The involvement of the community in Cranmore and the responses developed to the needs identified by the community has been central to the work of the Regeneration Project to date. Initiatives are designed on the basis of addressing needs identified by the community, and with the participation of the community, and resources are targeted at the most disadvantaged. There is a policy of consulting with the community on any policy or initiative that may impact on them. The application of community development is largely implicit and is not overtly monitored.

The Cranmore Community Co-operative was established in 2004 to represent the Community in the Regeneration process. It has acted as the representative structure of the Cranmore community since. Building a sense of community and a pride of place in relation to Cranmore has been a significant outcome of the work of the Cranmore Co-op and other community-based initiatives. Cranmore Co-op has evolved into a service delivery co-operative, providing services primarily in the area of services to young people. The Co-op currently employs three workers – a project co-ordinator, development worker and an Information worker – as well as hosting the work of an addiction councillor and community health nurse. The Cranmore Co-op has been extremely active in relation to participation in co-ordinating mechanisms for projects/initiatives in the community and in relation to implementing projects and initiatives directly. There has been a significant focus on the provision of services to young people and the Cranmore Co-op provides a base from which many of the activities are organised. Information provision, too, is a key element of the work of the Co-op and it is generally considered that information provision is good.

The Abbeyquarter Men's group was established in 2010, and has met regularly since, securing and managing their own building as a base for activities. The Men's Group accessed support from the Community Wardens, the Cranmore Community Co-op, the VEC and by the Sligo LEADER Partnership. There is a strong tradition of local people being proactive in assisting neighbours and older people with maintenance, repairs, etc.

A Community Worker Network has been developed in the area and is considered to be a significant achievement of the 2007 Social Plan. Comprising the community-based workers from all the agencies working in the area, the Network meets regularly to discuss emerging issues and to plan events collaboratively and collectively. It is considered to be an effective way of developing joint initiatives and to avoid duplication ensuring that service gaps are identified and addressed.



Community Development Cranmore Funday

Community Development Conclusions

The work in relation to building community capacity and infrastructure is one of the principal achievements of the work of the Regeneration Project to date. It is important that resources and investment are maintained so that this is not lost. It is also important to build on the capacity of community development to address poverty, social exclusion and inequalities that exist in the area.

It is also important that the Regeneration Project builds on these achievements and further embeds community development in the regeneration work, not only as a means of ensuring community representation and participation, but as a key strategy to address disadvantage.

Community development is a widely accepted approach in initiatives to address structural problems such as poverty, discrimination and inequality and their outcomes, in areas such as unemployment, low levels of education etc. It is the methodology underpinning the work of the local development companies, such as Sligo LEADER Partnership, as well as many others. Community development would typically work collectively with people that have a common issue or common goal. It starts 'where people are at' and works with them to identify the underlying reasons for disadvantage and to develop strategies for overcoming these.

The work that has been taking place in Cranmore since 2004 should now be used as the foundation for a more comprehensive and sustained use of community development as a methodology for working in the wider Regeneration Area.



Festival



Launch Cranmore Age Friendly Strategy 2015



Community Sports Hub

Arts and Culture

Achievements and Issues Arising

Arts and culture are seen as by the Cranmore Regeneration Project as important ways of developing a pride of place and in expanding the horizons of young people. The Cranmore Regeneration Project Social Plan planned to:

- Increase access to existing arts and culture facilities from Cranmore community
- Increase arts and cultural opportunities on the estate
- Utilise arts and culture as a means of bringing people together in a non-threatening way to explore community identity

There have been a number of arts and culture projects in Cranmore. In addition, groups from Cranmore have participated in events in Sligo and further afield. The Cranmore Co-op also identified a number of Arts projects with which the community has engaged: intergenerational and Intercultural Storytelling workshops January- March 2011; facilitating young people on various arts projects such as the Youth Media Project, Monkeyshine Theatre, Model Puppet Project

A number of the pre-schools, Parent and Toddler groups, and local national schools have participated in the Music Generation Sligo project. This is viewed as a key area for development over the coming years.

One criticism of the nature of the projects carried out to date, particularly in relation to arts and culture, is that it has been very much a short-term project based approach, (driven by availability of project-based funding) where more sustained actions over longer periods of time would be more beneficial in terms of developing potential. There are also concerns the work to build the capacity of the community will be lost if resources are removed from the community.

All of the arts and cultural projects and activities have been beneficial to the area and could be built upon through a longer term arts and cultural strategy for the area. The Arts have endured severe cutbacks in recent years. Notwithstanding the scarcity of funding, the development of a strategy for the development and promotion of arts and culture is an important element to be considered in any long-term plan for the Regeneration of the East City area.

Importance of Arts and Culture

In current economic circumstances, it is relatively easy to overlook the importance of Arts and Culture in the development of a pride of place and a pride in self. However, this should not be underestimated. Art can be an effective vehicle through which to build personal development and combat isolation and depression. All of the arts open up considerable possibilities to develop community projects that help to reinforce community identity, and an historical and cultural sense of place.

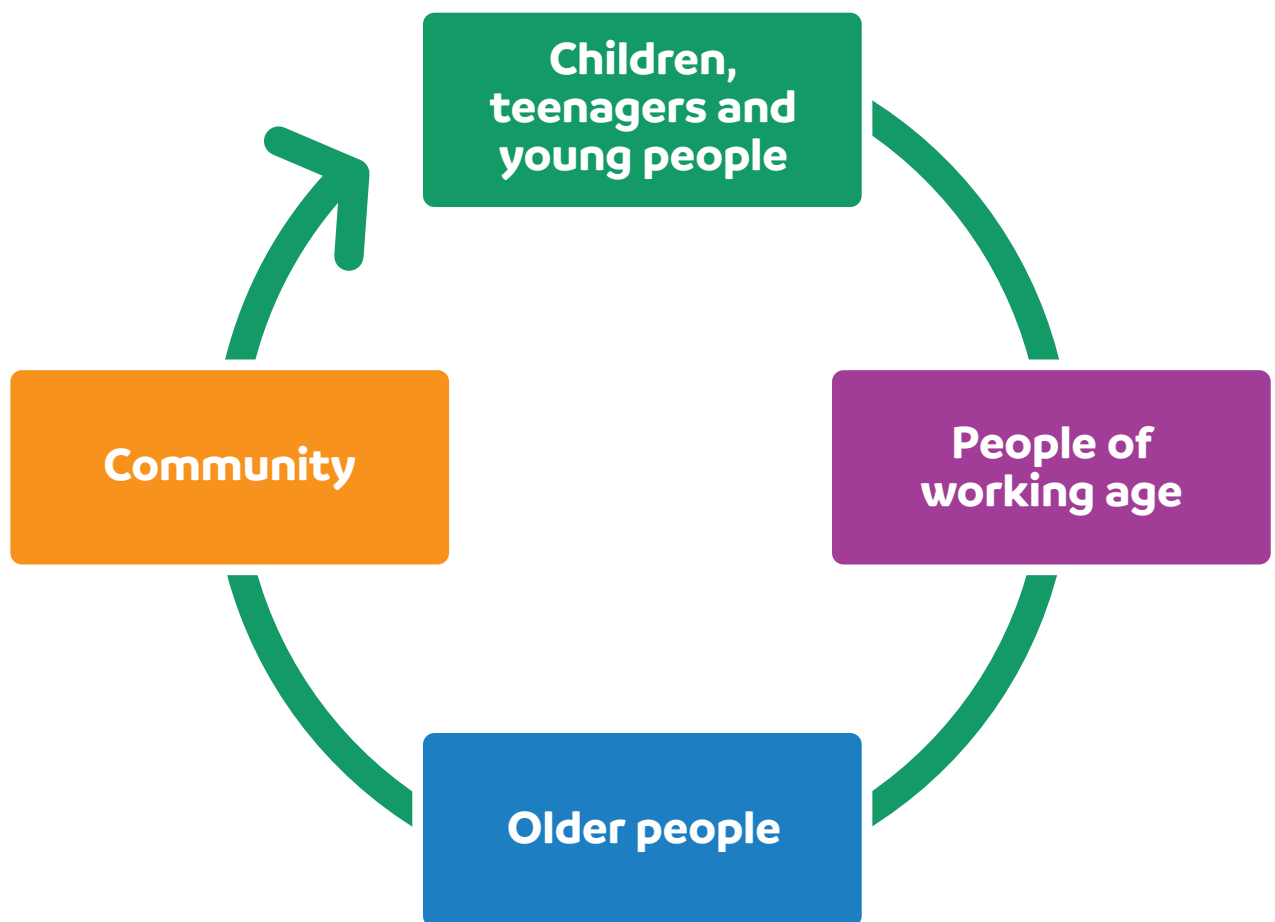
The majority of interventions utilising the Arts have been projects and once off in nature. It is thought that the Regeneration Area would benefit from an increased and more sustained focus on the Arts. A more comprehensive, holistic arts strategy, embedding the Arts into the Regeneration Project should be a feature of the project as it evolves.



Art Lessons

A Lifecycle Approach to Regeneration

Taking a lifecycle approach as a framework for developing strategies is one that will be explored in future stages of the regeneration project. The Stage 1 Socio-Economic Profile report identified the importance of leadership and collaboration. A long-term strategic multi-disciplinary approach is required to build on the achievements to date and to impact on the levels of Socio-Economic disadvantage in the area identified.



A Lifecycle Approach to Regeneration

Below is an indication of broad strategies to be explored within each stage of the lifecycle.

Children, Teenagers and Youth Adults To be supported to fulfil their full potential from birth to adulthood

Education	Early childhood education In school supports Family learning initiatives, beginning at toddler and pre-school Community based educational supports such as preschool, afterschool, childcare, homework support, transitioning from primary to post primary to third level Third level supports
Health	To access health services when necessary To have healthy lifestyles promoted and supported
Employment and economic development	To live in households without poverty Masterplan Community Consultations September 2015
Family Supports	Available and targeted at children and their families that need them
Youth Work	Clubs and activities available to all Targeted developmental youth work at children in need
Community Safety	All children enabled to live and contribute to their community free of fear of anti-social behaviour
Community Development, Arts and Culture	Community development with children Active citizenships initiatives with children and young adults Sustained Arts and Cultural initiatives to develop a sense of pride in self and pride in place
Sport and Recreation	To be used as a medium for education, healthy lifestyles and social inclusion



Masterplan Community Consultations September 2015

People of working age Men and women in employment or working in the home Requiring an adequate income to provide for themselves and their family, work fulfilment, continuing education and skills development

Education	<ul style="list-style-type: none"> Literacy, numeracy and language teaching Continuing or further education up to third level Lifelong training and education Access to preparatory and accredited training programmes
Health	<ul style="list-style-type: none"> To access health services when necessary To have healthy lifestyles promoted and supported
Employment and economic development	<ul style="list-style-type: none"> Entry to employment services and personalised progression plan Seek and secure adequate employment Develop in-work skills and experience Follow a chosen or redirected career path
Family Supports	<ul style="list-style-type: none"> Family supports available where needed, including available and affordable childcare Additional family supports and services as needs present Adequate and available primary and acute healthcare
Community Safety	<ul style="list-style-type: none"> Enjoy and participate in neighbourhood and community activities without fear or trepidation Not be bullied or intimidated
Community Development, Arts and Culture	<ul style="list-style-type: none"> Avail of personal development opportunities Develop community leadership potential Facilitate the formation and development of community groups Sustained Arts and Cultural initiatives to develop a sense of pride in self and pride in place
Sport and Recreation	<ul style="list-style-type: none"> To be used as a medium for education, healthy lifestyles and social inclusion



Need for a Lifecycle Approach to Regeneration: People of working age

A Lifecycle Approach to Regeneration

Older people

To be adequately provided for in terms of income, health, social support and safety

Education	Access to further education and the pursuit of subjects of interest
Family Supports	Services available and targeted at older people in need Organised activity to prevent isolation Social interaction with the surrounding community
Health	Good health monitoring service by public health nurses and GPs Adequate and balanced diet Able to maintain a warm home, encouragement to retain good room temperatures
Community Safety	Adequate protection in the home, including alarms and Community Alert Monitoring by neighbours Maintaining active social networks
Community Development, Arts and Culture	Community focus on older people's activities Meals on wheels and day care provided locally Able to become involved in crafts, art and heritage groups Community monitors neighbourhood Sustained Arts and Cultural initiatives to develop a sense of pride in self and pride in place
Sport and Recreation	To be used as a medium for education, healthy lifestyles and social inclusion



Need for a Lifecycle Approach to Regeneration: Older people

Community

A coherent and mutually supportive community that can provide supports to vulnerable members, act collectively for the common good, assert its needs and pursue and achieve its objectives

Education	Community based educational supports such as preschool, afterschool childcare, homework support, transitioning from primary to post primary to third level Third level supports
Family Supports	Pursue adequate support services for the community Identify and transmit gaps in services Provide supportive projects for vulnerable families Work closely with statutory providers in fulfilling their service objectives
Health	Develop sports clubs and activity centres and promote the development/use of existing sports/activities centres Encourage the development of environmental and horticultural projects
Community Safety	Create and secure a safe environment for individuals, families and communities Adequate policing and responses from emergency services
Community Development, Arts and Culture	Community development and leadership training Form groups based on needs and interests Promote active engagement with policy makers and statutory agencies/authorities Develop artistic and cultural dimensions to neighbourhood/community
Sport and Recreation	To be used as a medium for education, healthy lifestyles and social inclusion



Need for a Lifecycle Approach to Regeneration: Community: Cranmore Co-op Funday 2016

Appraisal of the Physical Environment

Challenge for Regeneration of Sligo East City Area, Cranmore and Environs

The Appraisal of the needs and opportunities built on the evidence gathered for the socio-economic profile, and provided an assessment of the physical environment in Sligo East City, Cranmore and Environs: its strengths, weaknesses and opportunities. 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'

Research and Analysis of the Physical Environment in the East City Area

The physical environment appraisal was based on three areas of research:

- **Consultations with local residents:** what were their issues and concerns?
- **Consultations with local stakeholders:** where are the needs and opportunities?

- **Technical appraisals of the physical environment:**

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 planning policy, urban design features. 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.

Establishing the Boundary and Core of the Regeneration Project

The Socio, Economic and Physical appraisal undertaken in 2014 established the boundary for the Regeneration Masterplan Area, with Cranmore at the core of the Regeneration initiative, adjoining areas are included where transport connections, urban linkages and housing needs present opportunities for enhancement, and where social and economic initiatives can add benefit also.



Aerial Photo Looking South

Consultations with Local Residents

On the Physical Appraisal of Needs (2013)

Residents were asked 3 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.

Three core areas of concern to local communities emerged strongly from these consultations.

Housing issues:

- **Homes:** energy cost, thermal comfort and fabric performance, heating systems and controls, general upgrading of housing, desire to personalise housing
- **Concerns about new homes:** who might live in them? what might be lost in terms of amenity space? Concerns that the progress and positive changes that had come through demolition and clearance might be reversed
- **Issues around housing quality,** quality and character of urban environment and quality of community facilities were confirmed as needs in the technical appraisals.

Quality of Urban Environment

- **Streets:** issues around accessibility: ramps not steps, parking, areas of flooding and drainage, pavement conditions and lighting.
- **Neglected spaces:** Need to tackle the alleys and backland areas all to make access for all ages and abilities safer, and area more secure

Access to Community Facilities

Indoor amenities: Community space for family support, training, clubs, leisure, recreation, and very importantly, a Health Support Facility

Outdoor amenities: proper play areas for all ages, more attractive streets and places that are overlooked and safer to use and better connected to the surroundings



2013 Stage 2 Cranmore Consultation

Consultations with Key Stakeholders

Fourteen different stakeholders in the area were interviewed to identify their understanding of physical opportunities and needs in the area. Key findings from each of these sessions were documented in the stage 2 report.

Social Needs

Community space: need for skills training and family support programmes

Youth: need for affordable attractions and managed outdoor play spaces

Health Services: East City area of Sligo is poorly served and new health facility is a priority

Education: access to IT and colleges in North City area will improve with delivery of Eastern bridge

Economic Assets/Needs/Issues

The proposed new eastern bridge: new movement patterns have opportunity to enhance profile of East City area, and may require additional traffic management measures

Cleveragh Regional Park: a city asset and potential regional destination, but not connected with Cranmore

Racecourse: great new facilities, secures Sligo as a key event venue

Private House Builders: Doorly Park, Cleveragh Park and Lough Gill, Racecourse and proximity to city retail make this area potentially very attractive

Employers: need incentives to invest in East City area



Context Regeneration area with land uses

Technical Appraisals of the Physical Environment

Movement Framework Analysis

The movement framework analysis involved a desktop analysis of the existing policy and planning framework, site visits and assessments, the collection and analysis of traffic data. The transport mode options and journey times were investigated. A qualitative appraisal of the road infrastructure and a quantitative assessment of the road, junction and link capacities were carried out.



The following needs and opportunities were identified:

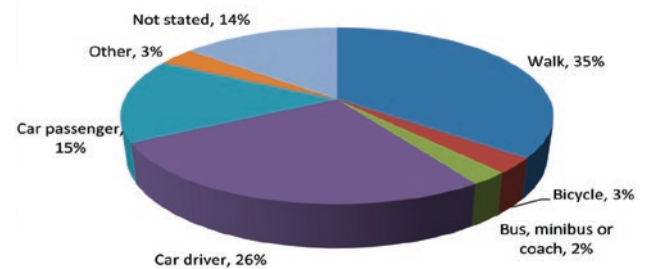
Poor linkages of this part of the city with wider City movement patterns

The East City area as a whole is seen in movement terms as a cul de sac

Poor public transport connectivity in the area – there is a single bus service with a convoluted circuitous route, resulting in long travel times

Poor pedestrian and cycling connectivity and permeability

Increased vehicular movement associated with the new bridge can bring appropriate connectivity of this part of the city



How do people move around?

Modal Split for Mobility in the Regeneration Area: Pedestrians, car drivers and passengers, bicycle and bus use. The majority of people in the Regeneration area walk. Results from census 2011.

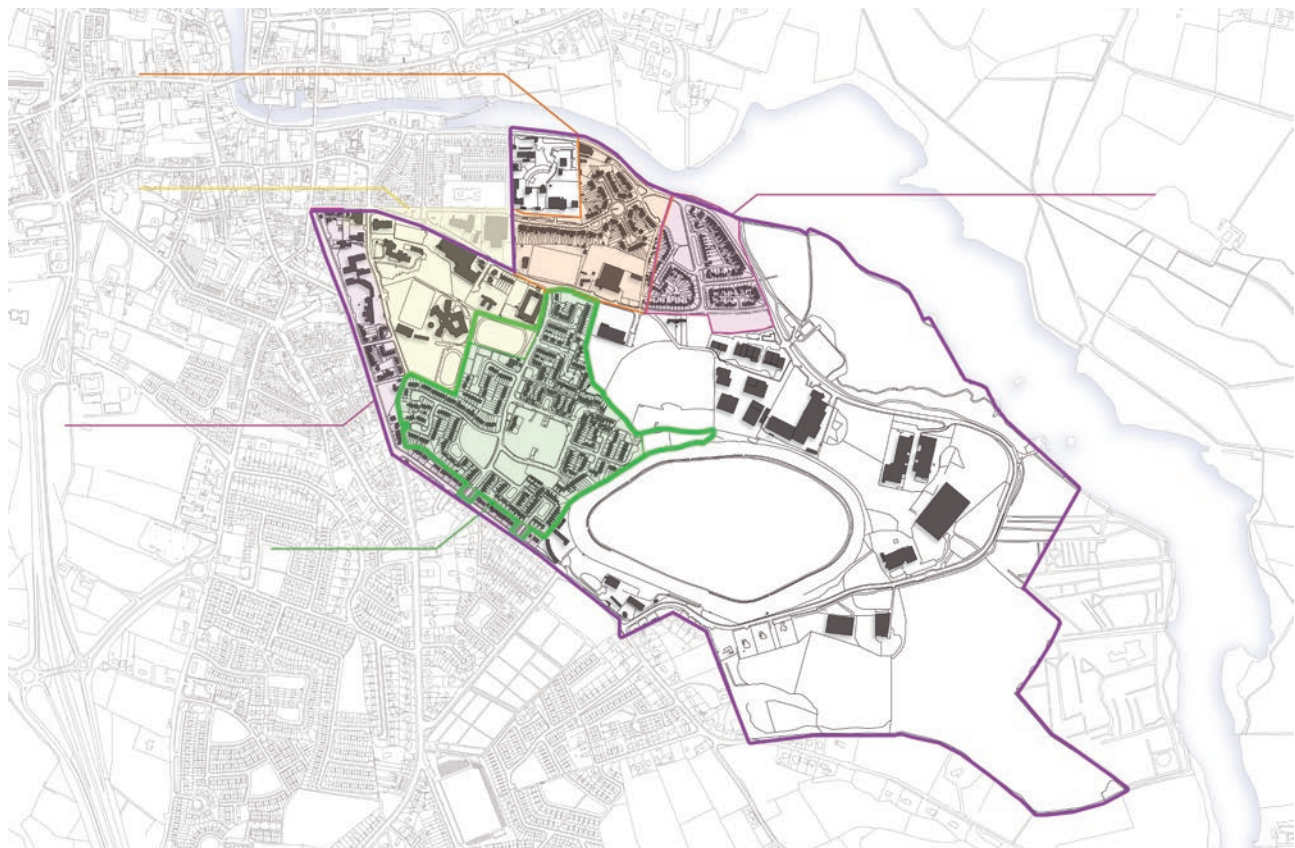
Technical Appraisals of the Physical Environment

Housing Analysis: housing in need of Regeneration investment

The overall Regeneration Area contains 788 households: 3 key areas were assessed: Garavogue Villas, Martin Savage/Doorly Park and Cranmore Estate.

The physical appraisal undertaken in 2013 involved a high level analysis of building fabric and the housing needs within the Regeneration Area. An assessment of the historic narrative in relation to the development of housing in the East City area to date was made, including the extent of social/private housing mix, and levels of recent housing refurbishment investment.

Martin Savage Terrace and Doorly Park were originally developed as social housing estates but now have a very small number of council-owned properties. These are essentially settled successful residential communities. It was also conveyed through the consultation process that residents of these areas did not identify themselves with the regeneration needs of the Cranmore Estate, and did not want to be part of a regeneration programme.



Map of Estate Areas in the East City area

Garavogue Villas (developed in 1930's) has a higher mix of council properties and benefited from significant investment through the Remedial Works Housing scheme in 2006 /2007. This scheme provided an intensive refurbishment of council properties and investments in environmental works to improve streetscape. It could still benefit from small urban interventions to parking and green spaces.

Private housing areas The wider Regeneration Area also includes private housing along Pearse Road and Cranmore Road. These are successful as residential areas and have no requirement for regeneration investment.

Cranmore is the largest social housing estate in the Northwest and represents a sizable community within Sligo. Five hundred homes were constructed originally on a 45-acre site..The lack of investment over the past 35 years in social housing and infrastructure, as well as negligible private sector investment in the area has created a disadvantaged urban environment with poor housing stock. The absence of strategic maintenance work has led to deterioration in the overall appearance of the estate. The energy performance of the houses when compared to current building regulations and contemporary living standards is poor.

The Stage 2 report concluded that the recommended core residential area in need of physical regeneration is the Cranmore estate.



Cranmore 2013

Technical Appraisals of the Physical Environment

Housing Analysis: Housing needs and opportunities

A detailed technical appraisal was undertaken of the Cranmore area, identifying needs to be addressed:

- tenure mix and scope for private sector investment
- energy performance and extent of upgrade works to date
- house type and size
- quality of residential environment
- housing needs in the area

Factors Affecting Tenure Mix and Private Sector Investment

Factors affecting tenure mix and lack of private sector investment in the area during the boom period 2000- 2006 included issues around perception, image and negative stereotyping associated with social housing, and Cranmore in particular. A comparison of asking prices, and properties sold in 2013 was made, with house prices in the Cranmore area turning out very low. New build costs and renovation costs were also compared. One of the core aspirations is to achieve an appropriate balance of social, affordable and private housing within the Regeneration Area to meet housing demand.

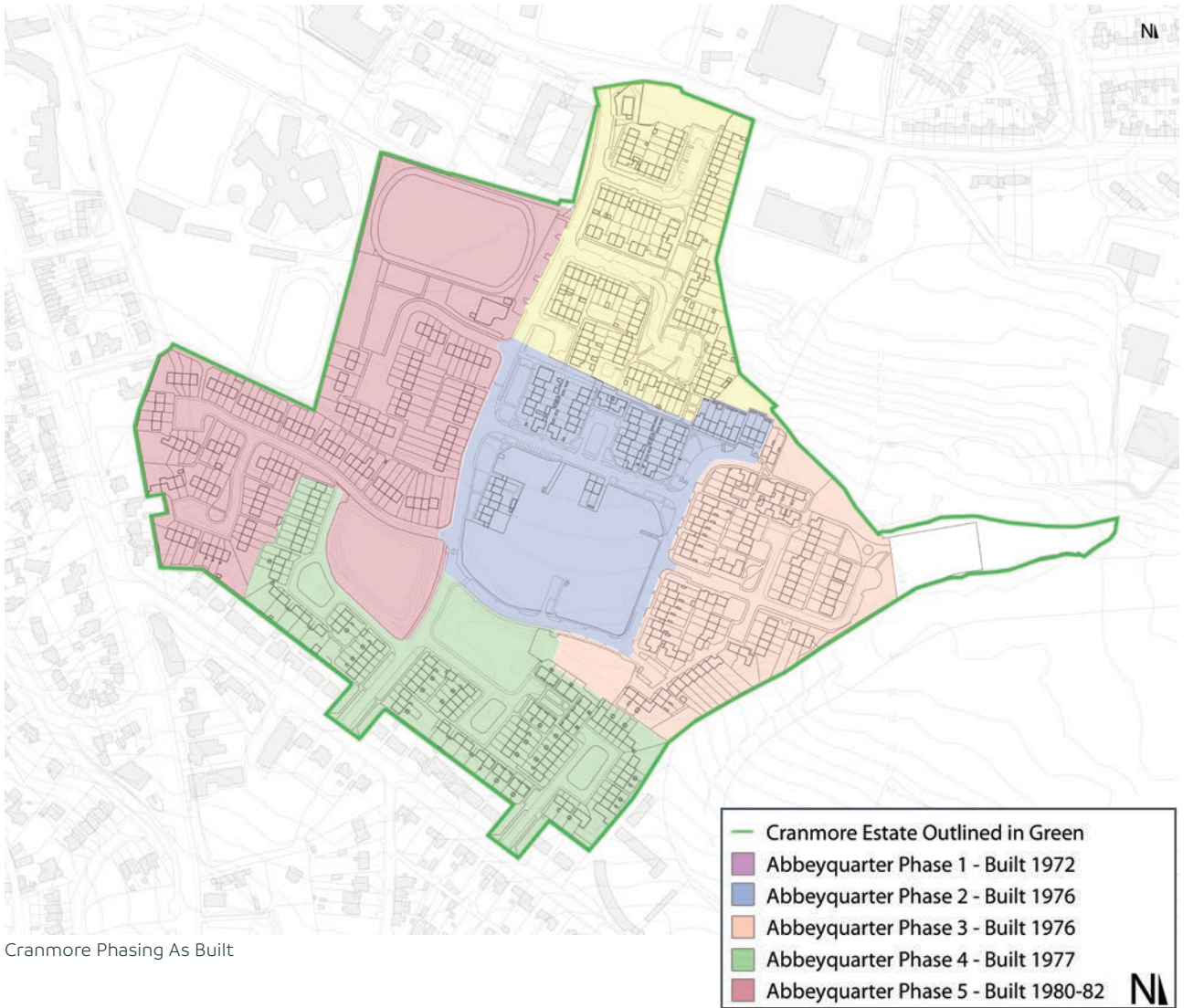
Barriers which would inhibit the local market in this area include:

- Dereliction (both council and private houses)
- Under funded maintenance
- Visual 'sameness'
- Social and economic disadvantage
- Feelings of community safety
- Perception and image of community
- Quality of community facilities

Phased construction of Cranmore

Cranmore Estate was assessed in 'stages' relating to the period of house construction between 1972-1980. For each stage house types were evaluated on the basis of similar age and construction, for potential issues and opportunities.

See map of phased construction and Stage 2 report for further information on house-types and construction

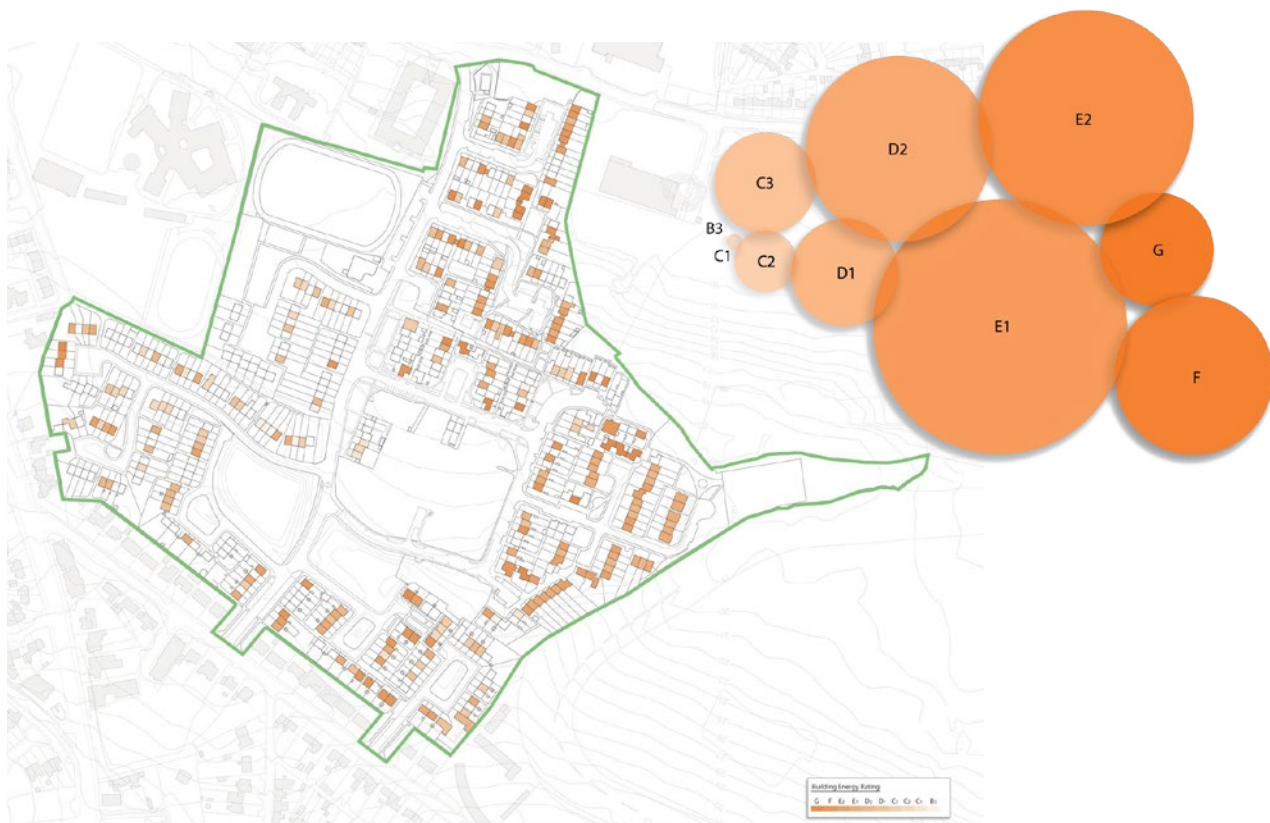


Cranmore Phasing As Built

Key Housing Issues for Low Income Households: Fuel Poverty

Fuel poverty was identified as one of the primary concerns for residents in the Cranmore area. Fuel costs and affordability were reported as a key issue in the consultations.

The technical appraisal found that the majority of the housing within the Cranmore area was in the E1-E2 category in terms of building energy rating.



Building Energy Ratings (BERs) for houses in Cranmore indicate that many houses have a rating in the D- F category

Quality of Residential Environment

The quality of the residential environment: paths, walls, roads and green spaces were assessed on a drive by drive basis for urgent issues and potential opportunities to improve the area.

Housing Needs and Opportunities

An integrated housing needs analysis identified vulnerable groups, such as the elderly and disabled and the potential for meeting these needs within a number of vacant locations. Recommendations were made for improving housing quality and opportunity:

Housing Quality: Improve the Physical Condition and Energy Performance of the Existing Housing Stock

Improve the physical condition of the neighbourhood

Housing Opportunity: Responding to housing needs identified through stakeholder consultations:

- Provide integrated housing stock for special needs
- Provide long-term sustainable housing mix
- Investigate opportunities to respond to the housing needs list



Quality of Residential Environment 2013

Technical Appraisals of the Physical Environment

Open Space Appraisal

The open space appraisal considered the quality of the public realm, looking at aspects such as ambience, heritage setting, views, activity, interactions, recreation use, social space, movement, nature and diversity. Even though there are wonderful amenities with the wider area such as Doorly Park and Cleveragh, the assessment of open space found that in many parts of Cranmore it was of low quality.

The open space appraisal made the following observations:

- Poor urban design and place-making generally - no individual identity to areas or streets in Cranmore
- Poor connectivity of the communities of the East City area with the wider city, due to the cul-de-sac nature of streets
- Community spaces are dispersed over a number of facilities and in need of upgrade
- Poor passive surveillance of lanes and some public and semi-public spaces leading to dereliction and anti-social activity
- Many green spaces are barren, poorly designed and under utilised
- There is a need for enhanced street lighting and CCTV to underline improvements to date



Open space in east city area was evaluated

Technical Appraisals of the Physical Environment

Potential for Sustainable Energy

The Stage 2 analysis of the potential for a sustainable energy strategy to reduce energy costs looked at four key areas while existing energy policy and strategies were assessed for opportunities. It was noted that international, national and local energy policy sets out targets and actions in relation to:

- reducing the reliance on energy
- matching supply and demand
- security of supply and distribution
- reduction in green house gas emissions

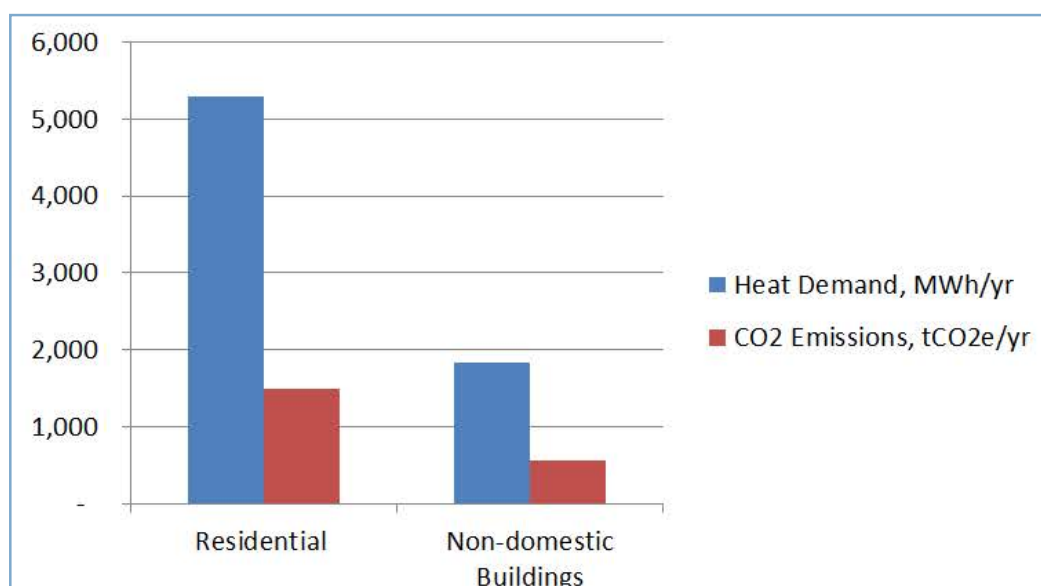
Analysis of current energy use within the East City Regeneration Area found that heat demand in the East City area is dominated by the residential sector (compared with energy demand for non-domestic use). Fuel Poverty is an enduring feature of life for many residents. The largest proportion of houses is within the 'E' BER rating range and are fueled by a variety of fuel sources. Improvements in energy efficiency and delivery can be made to address carbon emissions and fuel poverty issues. Reducing energy demand through thermal upgrade of housing stock would be very beneficial.

Sustainable Energy: options to be explored

The 2013 analysis noted that electrical energy is the only energy infrastructure at present in the Regeneration Area. Sligo has no natural gas or district heating available.

District Heating with a sustainable energy source could provide an opportunity but there are significant risks and challenges associated such as:

- costs associated with providing the infrastructure to existing housing, capital and operational
- commitment to funding such infrastructure - more potential lies in providing this infrastructure within new developments
- risks of phased delivery and take up of new system supply chain
- ownership and management



Regeneration Area Energy Use and CO2 emissions
Most energy demand in the Regeneration area is from residential use

Sustainable Energy Strategy

Learning from Other Regeneration Projects

Tralee Regeneration Benefits, Efficiency and Savings

- Externally insulating houses made a significant improvement (about 50-60% against baseline)
- Existing housing has boiler efficiencies of 50-60%; new boilers for district heating system have a much better efficiency of 85-95%
- Heat metering feedback to householders resulted in better energy management and further improvements in efficiency
- Comfort levels have improved greatly and fuel poverty issues have decreased as a result of the roll out of the District Heating Scheme

Key Lessons Tralee Regeneration have learned to Date (2013)

- District heating has had a positive effect on fuel poverty and comfort levels in the area
- Backup boiler plant is required for routine maintenance
- There has been a cost associated with upgrading existing heating systems to ensure they are safe
- First private units were connected in November/December 2012.
- A full years energy data will be available in 2014.
- Funding options need to be investigated for the purchase of future heat meters
- A more extensive baseline is being undertaken for future phases
- Tralee Town Council would like to increase the number of houses joining the network, as there is currently 75% uptake
- The cost of pipework and heat stations is a challenge
- Tralee Town Council would benefit from a large energy user joining the network

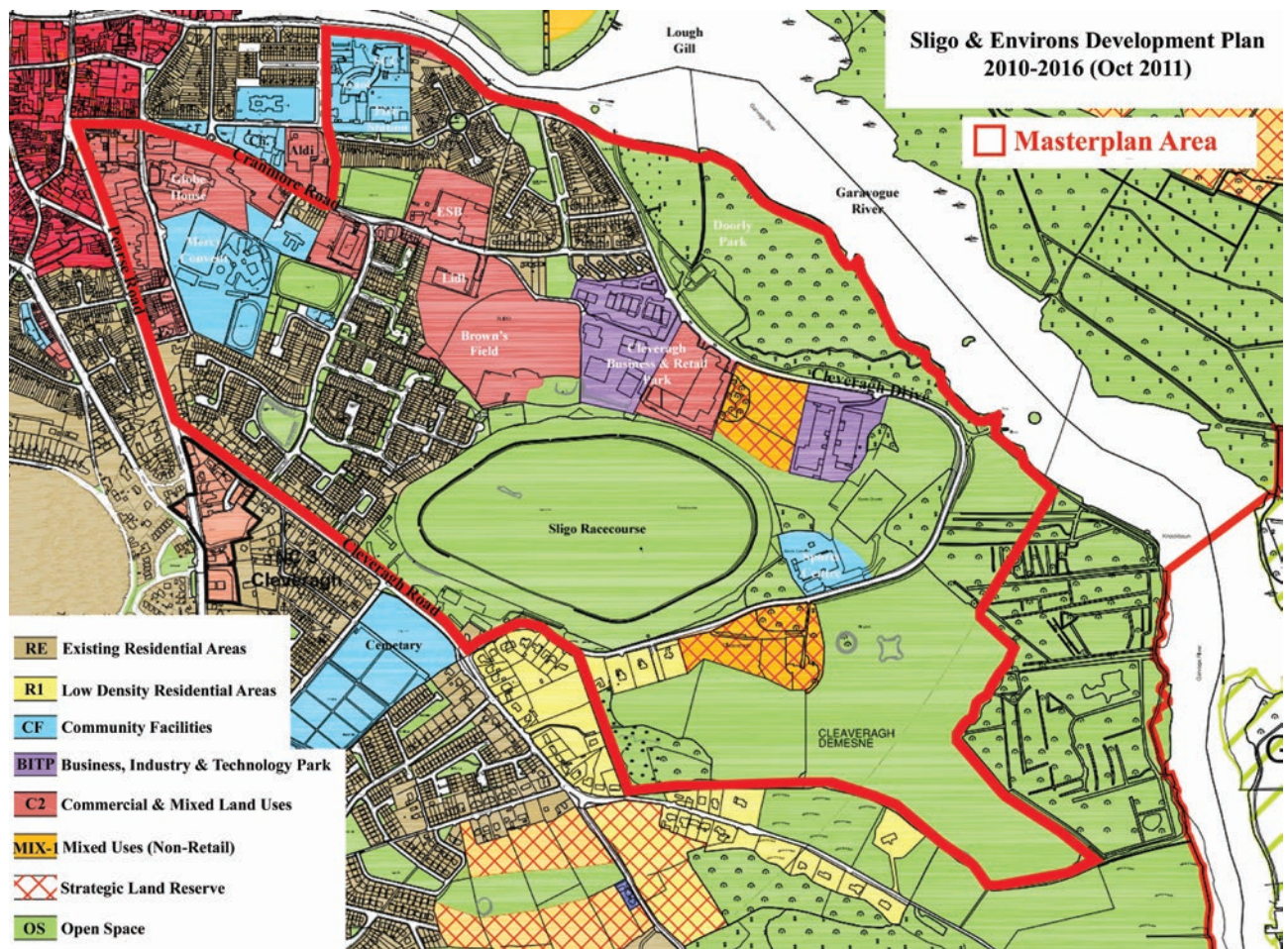
Technical Appraisals of the Physical Environment

Appraisal of Planning Context

Evaluation of the planning context identified a potential for new facilities and wider policy considerations.

The Appraisal considered the National and Regional Strategic Planning Context and the relevant Ministerial Guidelines. Local Strategies and Sligo's Statutory Development Plan Sligo and Environs Development Plan 2010-2016 were evaluated in terms of relevant policies and recommendations for the Masterplan Area.

With the obsolescence of the National Spatial Strategy and the new government emphasis on the Infrastructure and Capital Investment Framework, there is need to ensure that national policy underlines Sligo's importance as the primary Urban centre in the region.



Land use zoning Sligo and Environs Development Plan 2010-16

Technical Appraisals of the Physical Environment

Ecological Scoping

The Ecology Scoping Report considered the legislative context, data sources, and ecological constraints impacting on the Regeneration Area, existing habitats within the Regeneration Area and an evaluation of those habitats.

The identifies five main habitats in the masterplan area, as well as 11 Natura 2000 sites within 15 km of the plan area. The report noted that trees and hedgerows within Cranmore Place and Cranmore Drive have a moderate habitat value and are locally important, similarly hedgerows to the south of Lidl's grounds.

Broadleaved woodland within the grounds of the former Carnsfoot House and the colonisation of Carnsfoot house have capacity as wildlife refuge, but these have been affected by anti-social behaviour, and no bats were reported. The woodland at Carnsfoot is of moderate quality but

is an old woodland site with potential for woodland restoration. It contains some semi-natural woodland features and could be considered a Local Biodiversity Area as described in the Sligo Habitats Mapping Project. This biodiversity area also acts as green corridor linking the Racecourse biodiversity area to the Doorly Park woodland and the Garavogue River.

The woodland could be developed as Carnsfoot Wood Park and the site rehabilitated to clear the walled garden and create a park directly connected with Cranmore and forming a green corridor between Cranmore and Doorly Park.

Biodiversity in the area could be increased by introducing landscaping with emphasis on the promotion of biodiversity with native species of local provenance and the protection of existing local biodiversity areas such as Carnsfoot House wood as a potential amenity area.



Ecological Scoping

Technical Appraisals of the Physical Environment

Analysis and Appraisal of Utilities Infrastructure

A comprehensive mapping of the utilities infrastructure included electricity, gas, telecommunications and water mains supplies and drainage infrastructure. The following observations were made about capacity and needs:

There is no gas network in the Regeneration Area. The Davis Report identified gas as one of the potential options for both individual and centralised/district heating systems. However, these technologies are not feasible due to the lack of gas supply in the area.

The existing drainage system is a combined system meaning there no separate foul and surface water infrastructure. It is recommended that all drainage systems be separated so that dedicated surface water and foul drainage infrastructure services the area.

Technical Appraisals of the Physical Environment

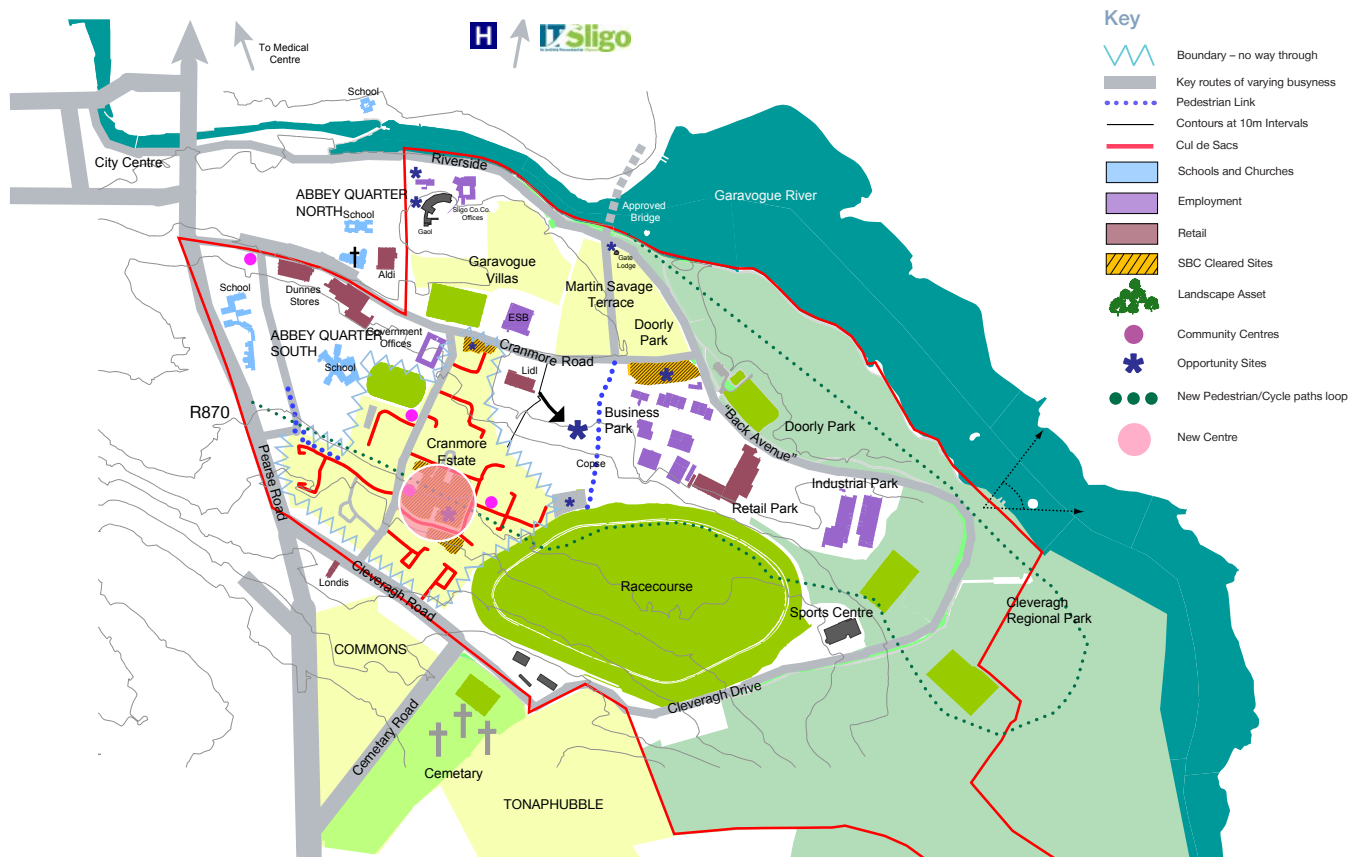
Urban Design Appraisal

Urban Design Appraisal

A detailed urban design analysis examined the East City neighbourhood drawing on the various assessments outlined in the other technical appraisals, and the important factors that affect people's perceptions and enjoyment of the area.

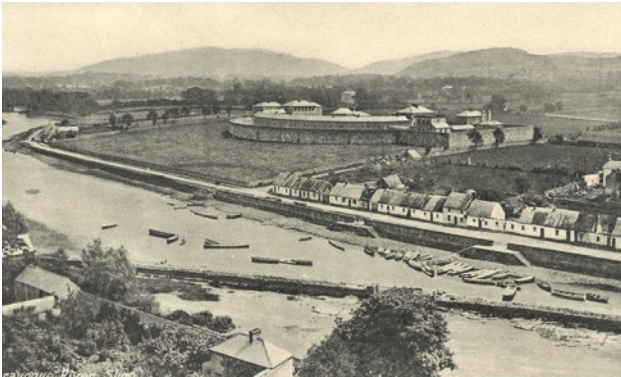
The urban design analysis considered elements such as:

- context
- connections
- inclusivity
- variety
- efficiency
- distinctiveness
- layout
- public realm adaptability
- privacy and amenity parking
- detailed design

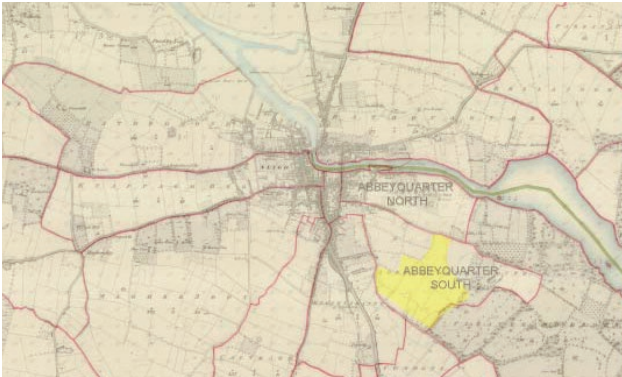


Urban Design Strategies

Urban Design Appraisal



Historical Development of Sligo's East City Area was evaluated



Map 1830



1910



2013



View from Devins Drive Looking North 2013

Urban Design Appraisal

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

The urban design appraisal noted that the quality of the public realm sets the tone of the district.

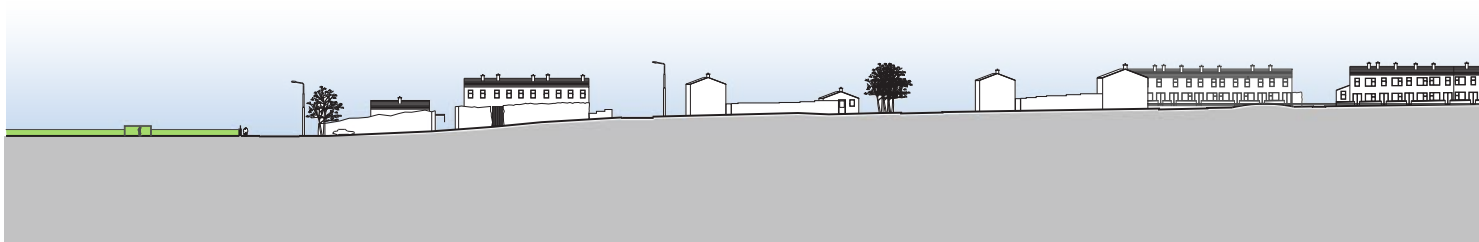
Several areas are in need of investment to improve the public realm character: Cranmore Road, Devins Drive and St Anne's Place. Cranmore Road has a lack of active frontages; it is dominated by car parking and blank walls.

The assessment notes that Cranmore is memorable for its size, bleak and bland buildings and mounds, which afford some privacy but contribute to the negative stereotypes of the area and people's bleak impressions of Cranmore.

The assessments on contexts, variety and distinctiveness noted the importance of overlooked historic assets such as the remains of Carnsfoot House, the Doorly Park Gate Lodge, the Neolithic stone circle within Garavogue Villas (spoilt by parking) and the remains of the historic Gaol Complex (bleak yard used for car parking).

There is much potential within these assets to be explored for their amenity, cultural and community value.

In summary, the abiding impressions of the Regeneration Area are of a conveniently located district, which should be desirable but has disadvantages that have made it unattractive.

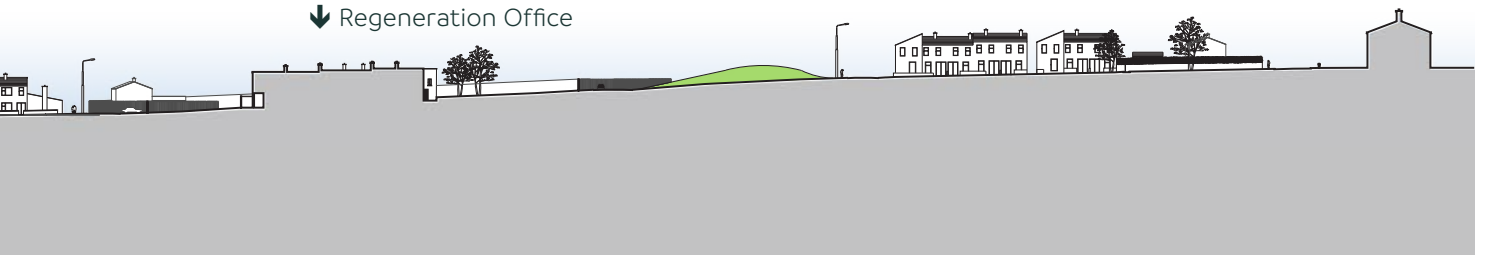


Cranmore Efficiency Site Section: 17m level difference along Devins Drive



Scale of Cranmore estate compared with other estates in Sligo: Cranmore highlighted yellow

↓ Regeneration Office



Appraisal of the Physical Environment

Urban Design Assessment 2013

NEIGHBOURHOOD

01 CONTEXT

How does the development respond to its surroundings?

- The development seems to have evolved naturally as part of its surroundings **X**
- Appropriate increases in density respect the form of buildings and landscape around the site's edges and the amenity enjoyed by neighbouring uses **✓**
- Form, architecture and landscaping have been informed by the development's place and time **X**
- The development positively contributes to the character and identity of the neighbourhood **X**
- Appropriate responses are made to the nature of specific boundary conditions **X**

02 CONNECTIONS

How well connected is the new neighbourhood?

- There are attractive routes in and out for pedestrians and cyclists **X**
- The development is located in or close to a mixed-use centre **✓**
- The development's layout makes it easy for a bus to serve the scheme **✓**
- The layout links to existing movement routes and the places people will want to go to **X**
- Appropriate density, dependent on location, helps support efficient public transport **✓**

SITE

05 EFFICIENCY

How does the development make appropriate use of resources, including land?

- The proposal looks at the potential of higher density, taking into account appropriate accessibility by public transport and the objectives of good design **✓**
- Landscaped areas are designed to provide amenity and biodiversity, protect buildings and spaces from the elements and incorporate sustainable urban drainage systems **X**
- Buildings, gardens and public spaces are laid out to exploit the best solar orientation **✓**
- The scheme brings a redundant building or derelict site back into productive use **NA**
- Appropriate recycling facilities are provided **X**

06 DISTINCTIVENESS

How do the proposals create a sense of place?

- The place has recognisable features so that people can describe where they live and form an emotional attachment to the place **X**
- The scheme is a positive addition to the identity of the locality **X**
- The layout makes the most of the opportunities presented by existing buildings, landform and ecological features to create a memorable layout **X**
- The proposal successfully exploits views into and out of the site **X**
- There is a discernable focal point to the scheme, or the proposals reinforce the role of an existing centre **X**

HOME

09 ADAPTABILITY

How will the buildings cope with change?

- Designs exploit good practice lessons, such as the knowledge that certain house types are proven to be ideal for adaptation **X**
- The homes are energy-efficient and equipped for challenges anticipated from a changing climate **X**
- Homes can be extended without ruining the character of the types, layout and outdoor space **✓**
- The structure of the home and its loose fit design allows for adaptation and subdivision, such as the creation of an annexe or small office **X**
- Space in the roof or garage can be easily converted into living accommodation **X**

10 PRIVACY AND AMENITY

How does the scheme provide a decent standard of amenity?

- Each home has access to an area of useable private outdoor space **✓**
- The design maximises the number of homes enjoying dual aspect **✓**
- Homes are designed to prevent sound transmission by appropriate acoustic insulation or layout **✓**
- Windows are sited to avoid views into the home from other houses or the street and adequate privacy is affordable to ground floor units **✓**
- The homes are designed to provide adequate storage including space within the home for the sorting and storage of recyclables **X**

The ✓ and ✗ indicate the Design Team's opinion of the Cranmore Estate

03 INCLUSIVITY

How easily can people use and access the development?

- New homes meet the aspirations of a range of people and households ✗
- Design and layout enable easy access by all ✗
- ✗ There is a range of public, communal and/or private amenity spaces and facilities for children of different ages, parents and the elderly but!
- Areas defined as public open space that have either been taken in charge or privately managed will be clearly defined, accessible and open to all ✗
- New buildings present a positive aspect to passers by, avoiding unnecessary physical and visual barriers ✗

04 VARIETY

How does the development promote a good mix of activities?

- Activities generated by the development contribute to the quality of life in its locality ✗
- Uses that attract the most people are in the most accessible places ✗
- Neighbouring uses and activities are compatible with each other ✓
- Housing types and tenure add to the choice available in the area ✗
- Opportunities have been taken to provide shops, facilities and services that complement those already available in the neighbourhood ✗

07 LAYOUT

How does the proposal create people friendly streets and spaces?

- Layout aligns routes with desire lines to create a permeable interconnected series of routes that are easy and logical to navigate around ✗
- The layout focuses activity on the streets by creating active frontages with front doors directly serving the street ✗
- The streets are designed as places instead of roads for cars, helping to create a hierarchy of space with less busy routes having surfaces shared by pedestrians, cyclists and drivers ✗
- Traffic speeds are controlled by design and layout rather than by speed humps ✗
- Block layout places some public spaces in front of building lines as squares or greens, and some semi private space to the back as communal courts ✗

08 PUBLIC REALM

How safe, secure and enjoyable are the public areas?

- All public open space is overlooked by surrounding homes so that this amenity is owned by the residents and safe to use ✗
- The public realm is considered as a usable integrated element in the design of the development ✗
- Children's play areas are sited where they will be overlooked, safe and contribute to the amenities of the neighborhood ✗
- There is a clear definition between public, semi private, and private space ✗
- Roads and parking areas are considered as an integral landscaped element in the design of the public realm ✗

11 PARKING

How will the parking be secure and attractive?

- Appropriate car parking is on-street or within easy reach of the home's front door. ✓
- Parked cars are overlooked by houses, pedestrians and traffic, or stored securely, with a choice of parking appropriate to the situation. ✓
- Parking is provided communally to maximise efficiency and accommodate visitors without the need to provide additional dedicated spaces. ✓
- Materials used for parking areas are of similar quality to the rest of the development ✗
- Adequate secure facilities are provided for bicycle storage ✗

12 DETAILED DESIGN

How well thought through is the building and landscape design?

- The materials and external design make a positive contribution to the locality ✗
- The landscape design facilitates the use of the public spaces from the outset ✗
- Design of the buildings and public space will facilitate easy and regular maintenance ✗
- Open car parking areas are considered as an integral element within the public realm design and are treated accordingly ✗
- Care has been taken over the siting of flues, vents and bin stores ✗

Conclusions from the Stage 2 Report

Physical Appraisal of needs

The key issues to be addressed in the Regeneration Masterplan to have a transformative impact on the area:

Provide quality spaces for community facilities

Community Facilities: services exist but most operate in cramped unmodernised conditions or else are remote.

Access to quality amenities and open spaces

Quality of Open Spaces: most unnamed; many on the perimeter of the estate and therefore prone to anti-social behaviour.

Housing quality and Opportunity

Housing: expensive to heat (fuel poverty is an issue for many)

Housing is in need of significant refurbishment Scale: the Cranmore Estate is very big relative to earlier residential estates in Sligo

Drab Homes: monotonous forms; bleak materials; classic 'council estate' image

Need to find opportunities to improve the character and extent of variety/built form within the area to change perceptions

Housing Opportunity

Responding to housing needs identified through stakeholder consultations:

Provide integrated housing stock for special needs

Provide long term sustainable housing mix

Investigate opportunities to respond to the housing needs list

Improve quality of the roads streets and urban spaces

The quality of the public realm sets the tone of the district: several areas in need of investment to improve the public realm character: Cranmore Road, Devins Drive and St Anne's Place.

Improve Access and Links

Cranmore is an estate on the edge of town: historic uses and ownerships have denied east-west movement through Cranmore limited connectivity with city and adjacent areas to the east

Cul de Sacs

There are 13 cul de sacs in Cranmore; only Devins Drive provides through-access (north-south)

Explore potential of vacant and possible sites in the area

Opportunity Sites: these offer potential for new investment creating jobs and new attractions

Approved Bridge: opportunities presented a crucial 'trigger' in terms of potential new investment in the City and reduced severance from the North of the city

Promote and develop historical assets in the area

Overlooked historic assets have significant potential to reap physical, social and economic benefits; they can contribute to the amenity, cultural and community life and sense of the area. They have an impact on people's perceptions of value, distinctiveness and richness of an area.

Explore options for sustainable energy to reduce energy costs

International, national and local energy policy set out targets and actions in relation to:

Reducing the reliance on energy matching supply and demand; security of energy supply and distribution; and reduction in green house gas emissions.

Reducing energy demand will be a key feature of regeneration physical investments but opportunities should continue to be sought for sustainable energy to reduce energy costs.



Cranmore the Focus of Regeneration



Overlooked Assets, Woodlands at Browns Field

Cranmore Regeneration Project

Comhairle Chontae Shligigh
Sligo County Council
7-9 Devins Drive,
Cranmore,
Sligo

T 071 9111250

designed by CATALYSTO



An Roinn Tithíochta, Pleanála,
Pobail agus Rialtais Áitiúil
Department of Housing, Planning,
Community and Local Government

