

APPENDIX 1

Mixed Use Opportunity Site (OS2)

Aim: To sustainably develop this large brownfield site as a new mixed use urban streetscape providing new residential and commercial outlets in close proximity to the town centre and providing direct pedestrian access between Langford St. and Annadale Road.

Site Location and Description

This brownfield site is roughly rectangular in shape and is located between Langford St. and Annadale Road and occupies almost 0.7 ha (1.686 acres) and is approx 158 metres from east to west. There are a number of sheds and outbuildings along the perimeter of the site, the centre is an open hardsurfaced area. There are also a small number of two storey buildings along Langford St. to the north of the entrance to the site which if they are incorporated into the proposed development site would allow for the development of a substantial length of new streetscape along Langford St. This would regenerate this central part of town and serve as a possible focus for further regeneration in the vicinity, it would also serve to anchor new development within the site.

The site is bounded to the north by the rear gardens and outbuildings of Lower Bridge St. and Main St. and is overlooked by the former St. James' Church. To the south the site is bounded by The Paddocks housing scheme and some more residences accessed from Annadale Road. Langford St. and Annadale Road form the western and eastern boundaries.

Access

Access is via Langford St., where there is a large entrance gateway which served the former enterprise on the site.

Development Potential

The redevelopment of this site presents an opportunity to regenerate a large site close to the heart of the town. The size, location and configuration of the site will allow for the development of a new streetscape through the centre of the site parallel to Main St. The proposed streetscape would be contemporary in design but would reflect a traditional Irish streetscape in scale and massing. The development would be mixed use including a mixture of residential types and small scale commercial units typical of any town centre site. Killorglin has a number of examples of contemporary architecture such as the new Civic Offices/Library complex and the nearby Paddocks development to the south of the proposed site both of which demonstrate how a contemporary development can add new life to a small country town. The retention and sensitive and imaginative re-use of some of the existing stone structures on the site will also be encouraged.

It is of significant importance that the relevant landowners work together to ensure the entire land is developed in a uniformed and coherent approach. Piecemeal development of these lands will not be favorably considered.

General requirements

To ensure that the proposed development is a success and will integrate easily into the surrounding townscape, the design and layout of the development will be required to be of a high design standard and must contribute to a visual identity that can be marketed outside the area. Permeability for both pedestrians and car users is of utmost importance throughout the development. It is envisaged that there will be pedestrian access only to Annadale Road.

The reinstatement of the overbridge across Annadale Road to the old mill site may prove feasible and could be promoted as a feature of the proposed redevelopment in tandem with the redevelopment of the old mill on Annadale Road.

Given the size of the site an urban design statement must be prepared and submitted to the council with any planning application for the lands. The urban design statement must comply with the requirements of section 13.3 of the County Development Plan 2009-2015.

A high standard of finished materials, landscaping (both hard and soft) and street furniture including lighting, will be expected. The use of public art which has been such a huge success in the Civic Office/Library complex will also be encouraged as will the creation of a public art space.

It is envisaged that all new buildings will be energy efficient and should incorporate renewable energy technologies in a sensitive manner, where possible. The use of sustainable urban drainage system (SUDS's) in addition to a high level of water conservation will also be required.