CARLOW
COUNTY COUNCIL
COMHAIRLE CHONTAE CHEATHARLOCHA

Carlow Land Use Mapping Survey

Carlow Municipal District Meeting
31st March 2022

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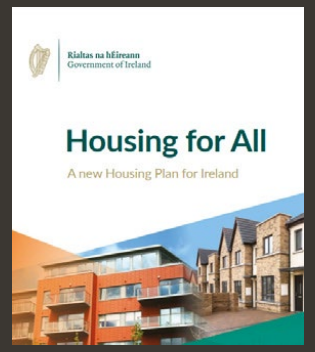
Overview and Project Purpose

In 2021, Carlow County Council (CCC) appointed a multi-disciplinary team to prepare a Land Use, Vacancy and Dereliction Mapping dataset for the town centre.

PURPOSE

To assist CCC to better understand the current land use trends, the location and quantum of building vacancy and dereliction within the study area.

A forensic mapping approach was applied to identify and unleash the opportunity for future economic growth, help ensure Carlow is a more resilient town centre and encourage equity of opportunities for Carlow people.



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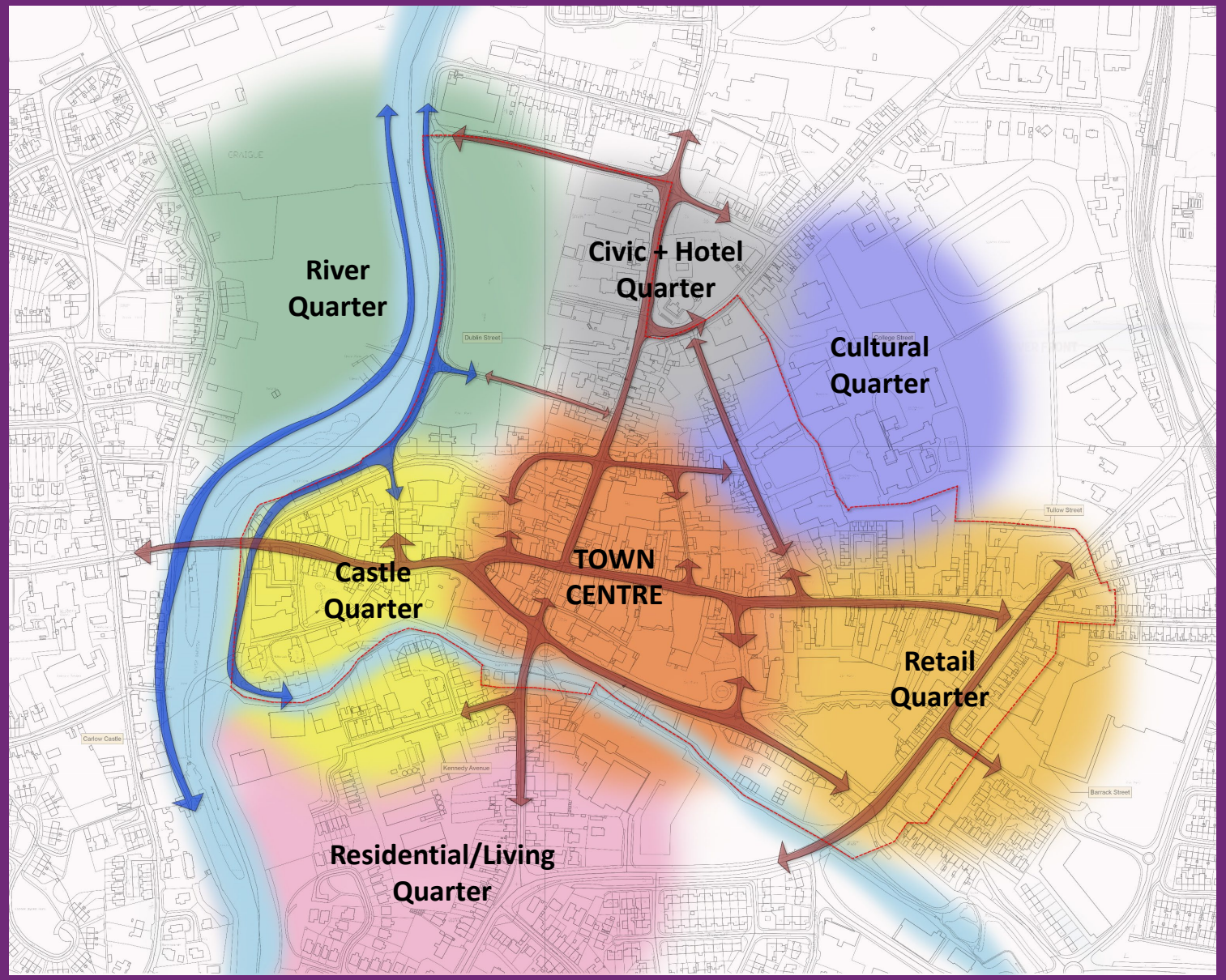
Study Area Overview



- Study Area: approx. 36ha
- All building floor levels surveyed (below ground through to fourth floors)
- Land uses of vacant sites and undeveloped ‘backland’ sites recorded
- Over 610 premises analysed and surveyed

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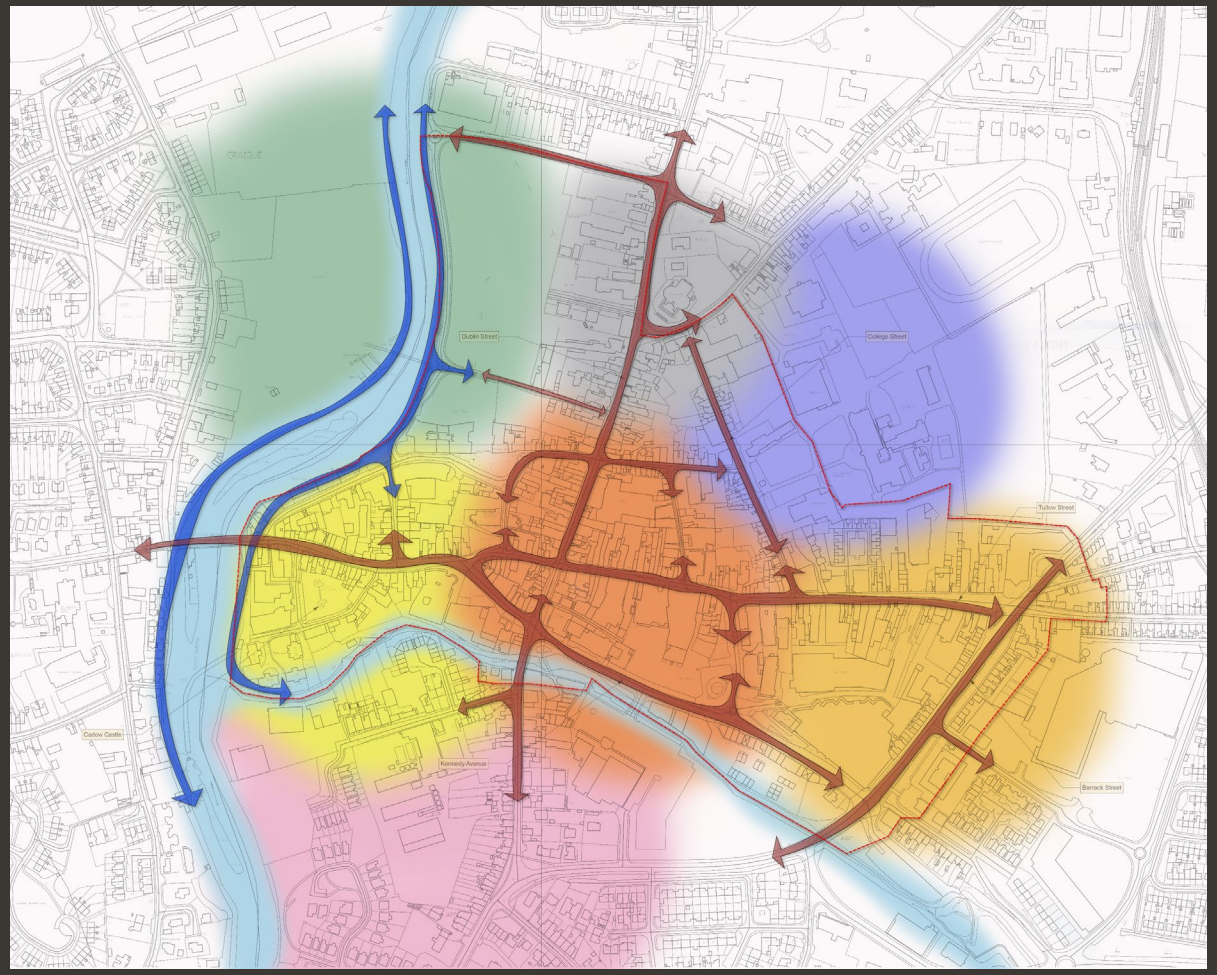
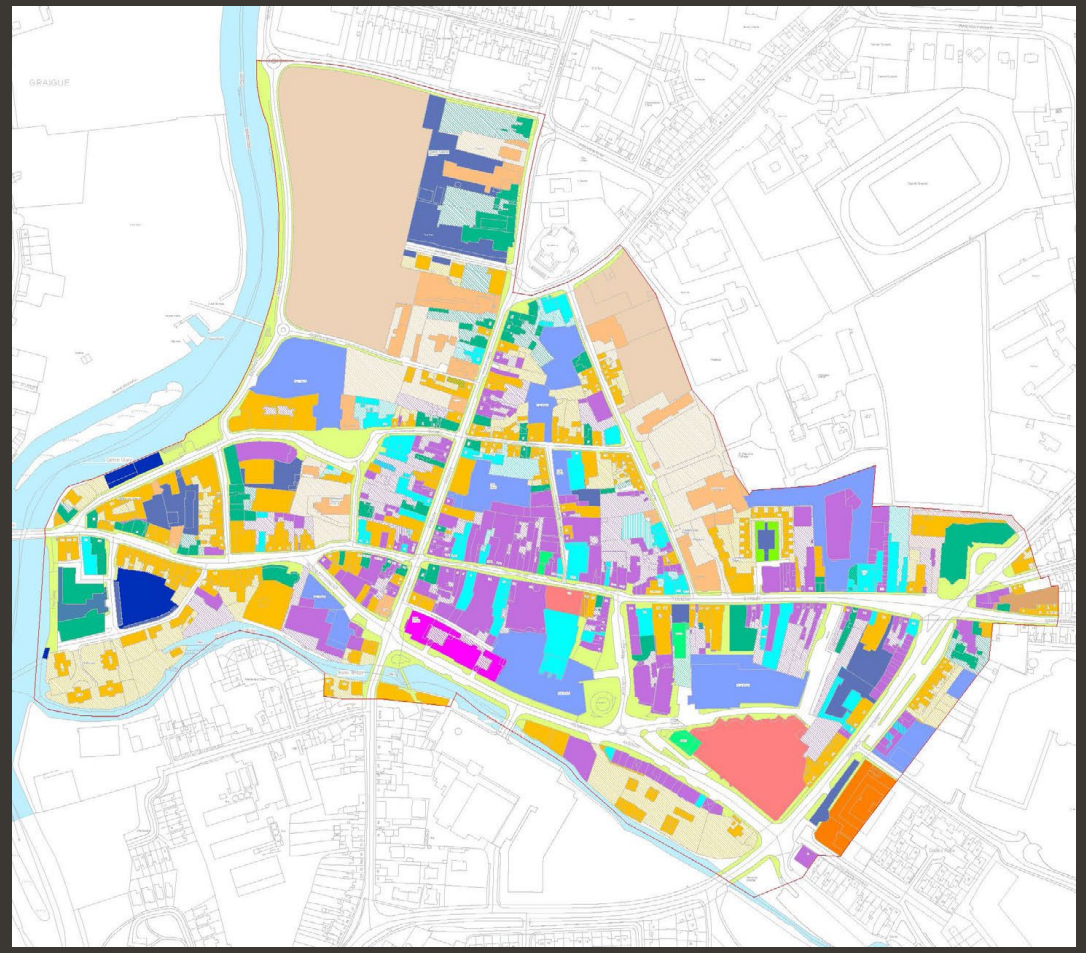
Survey Methodology

- Online research, desktop and on site sources were relied upon throughout the course of study analysis.
- It must be noted, due to the Covid-19 pandemic, challenges were encountered (buildings/businesses closed etc.) due to lock-down closures
- On-site walk overs were carried out during both lock-down and post lock-down periods. Working within Government C-19 guidelines, the ability to inspect every property was limited, and therefore at times focused to on-line and desktop analysis.



Summary of Land Use Analysis

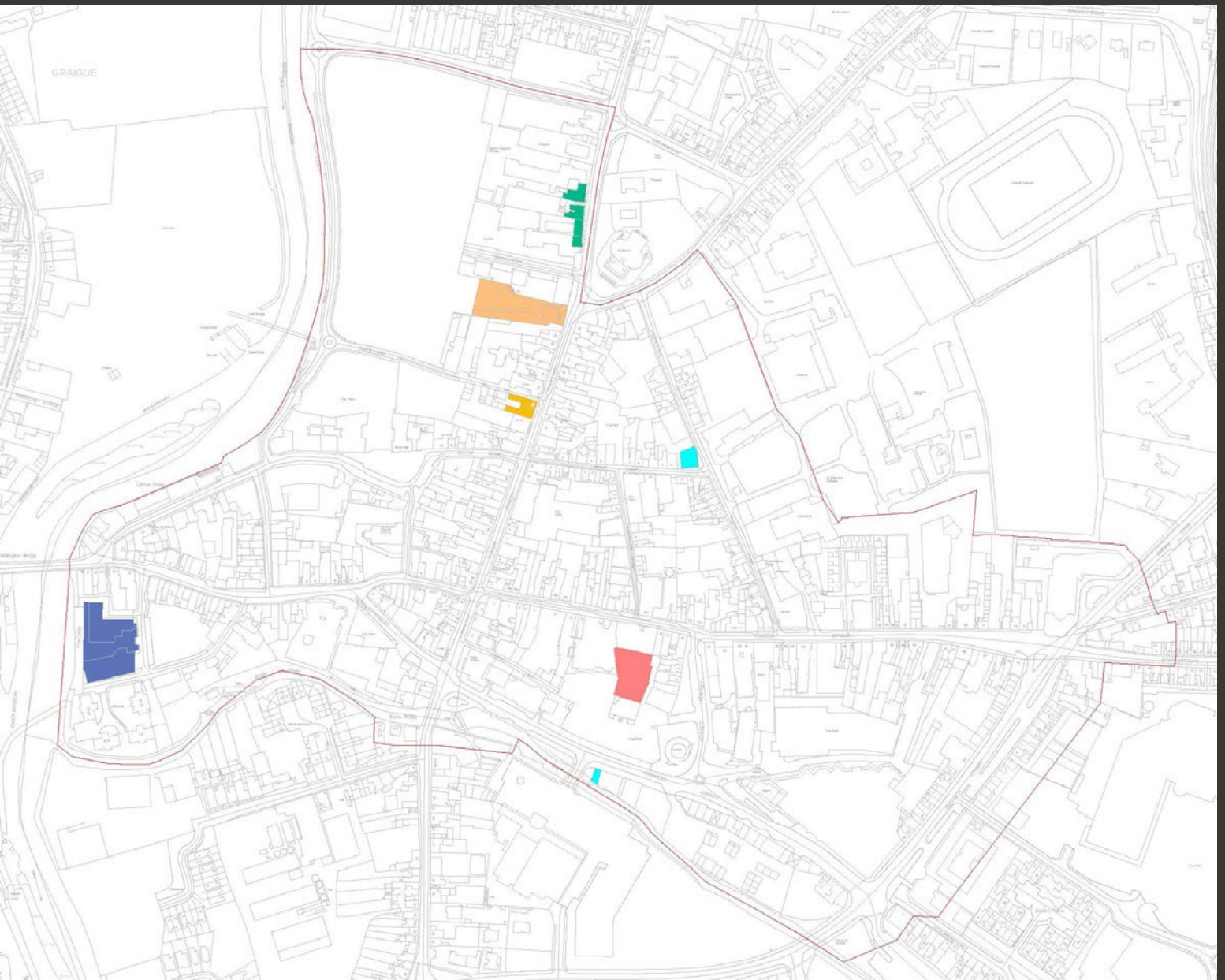
- Building uses, vacancies and dereliction was recorded across all floor levels, from below ground to fourth floor
- Vacant sites and undeveloped ‘backland’ sites were recorded per land use
- Approximately 610 premises within the study area.



Land Use Classifications

- Healthcare Facility / Medical (large scale centre/homes)
- Residential
- Community – Education – Institutional
- Retail (including hairdressing, beauty, pharmacy, dentists, takeaways, funeral homes)
- Amenity and Open Space
- Business and Innovation: Professional Services (including estate agents)
- Business and Innovation: Financial Services (Banks)
- Enterprise and Employment (large scale, Post Office, Éir etc)
- Tourism and Leisure (castle, water club etc)
- Tourism and Leisure: Hospitality (including B+B's, hotels, accommodation/bars/ restaurants/cafes, art gallery)
- Public Realm / URDF Project Areas
- Car Park – Public
- Car Park – Private
- Brownfield Sites (including former Warehouse buildings)
- Mixed Use (larger building footprints including R, BIP, BIF, TLH)
- Storage layer added for building uses per floor
- Backlands recorded per land use

Land Use Analysis: Below Ground Floor



LEGEND

- Healthcare and Medical
- Amenity and Open Space
- Residential
- Residential Lands
- Brownfield Site
- Business and Innovation - Financial
- Business and Innovation - Financial Backlands
- Business and Innovation - Professional
- Business and Innovation - Professional Storage
- Business and Innovation - Professional Backlands
- Retail
- Retail Storage
- Retail Backlands
- Car Park - Private
- Car Park - Public
- Community, Educational, Institutional
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- Enterprise and Employment
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- Public Realm / URDF areas
- Tourism and Leisure
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- Mixed Use
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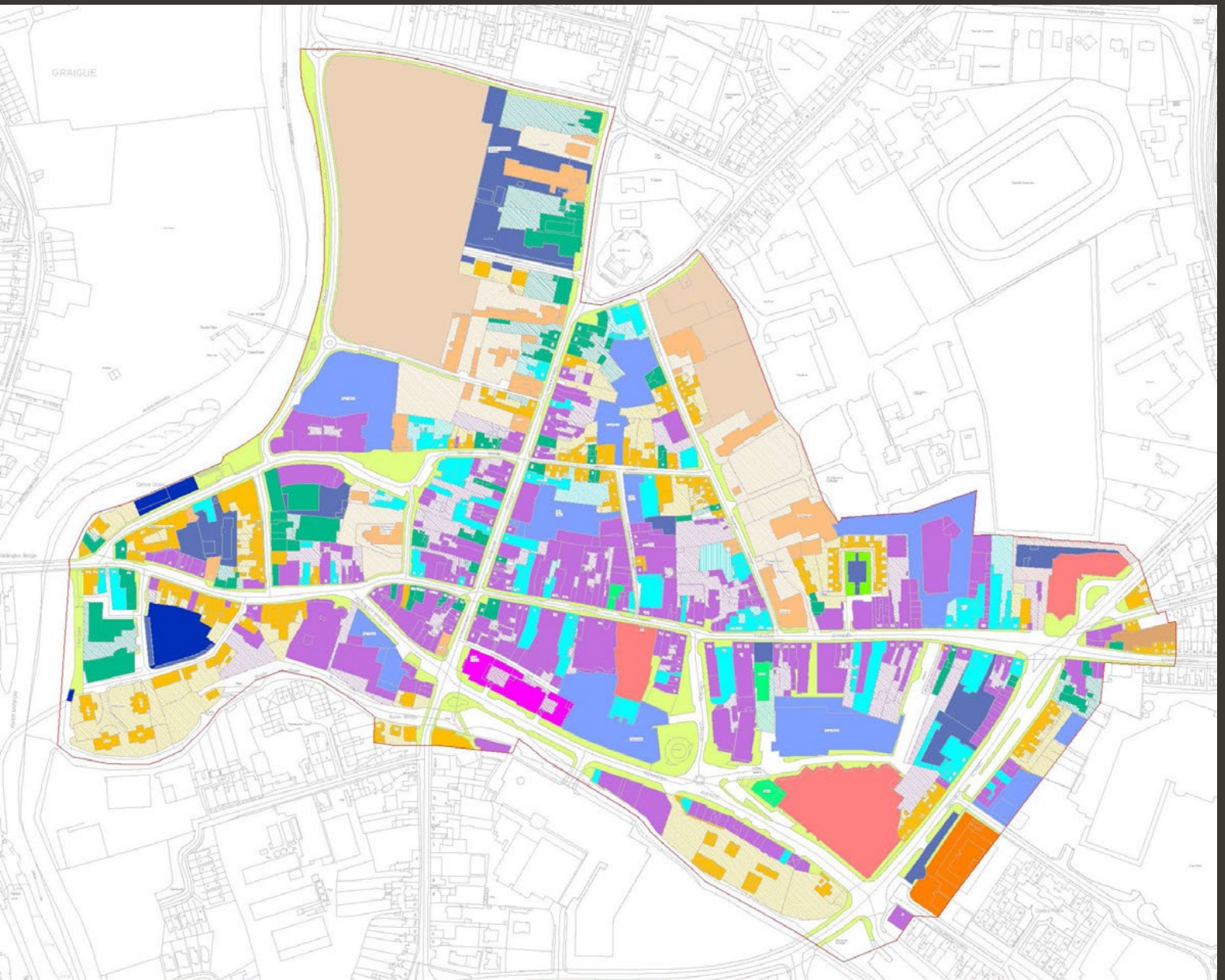

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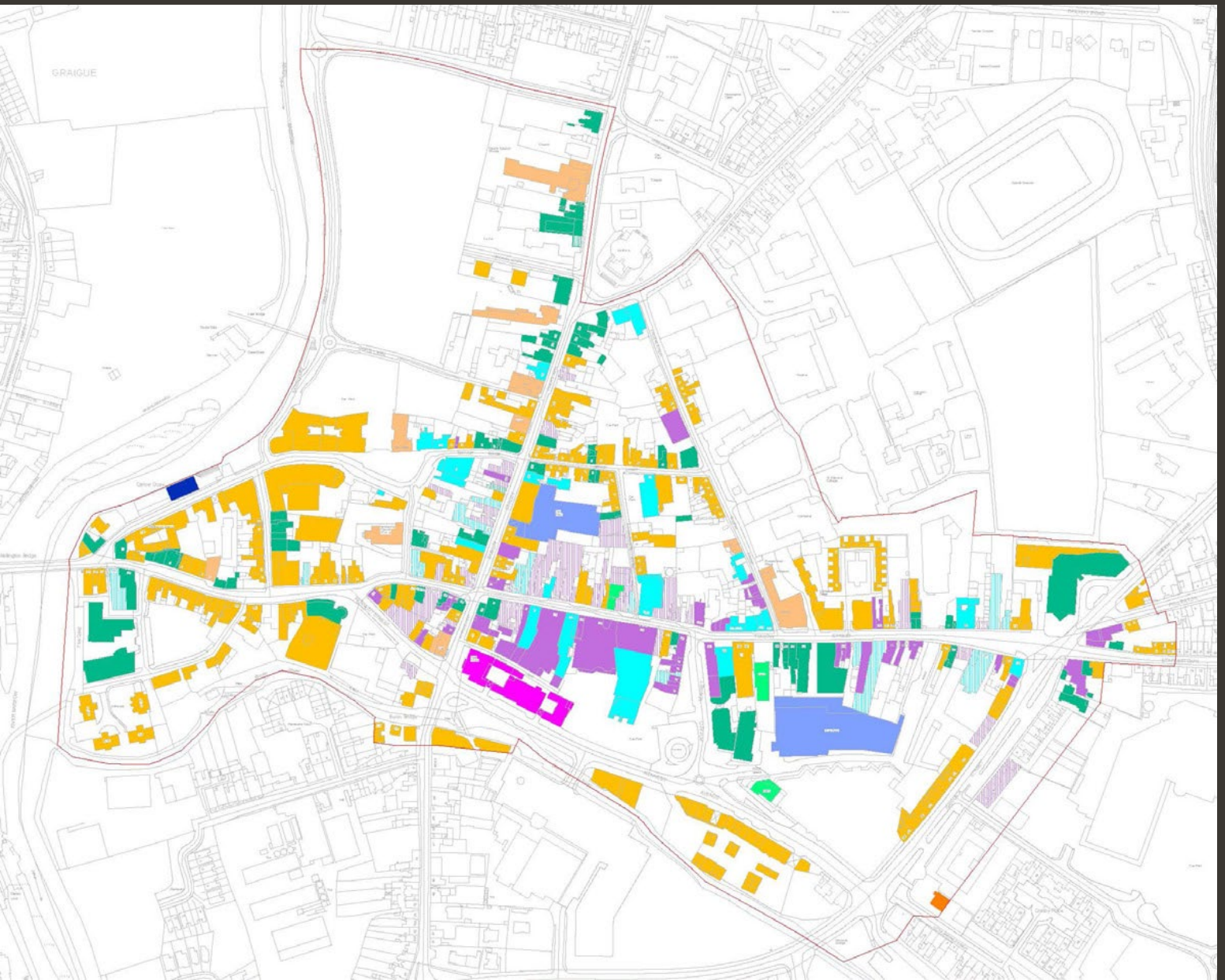

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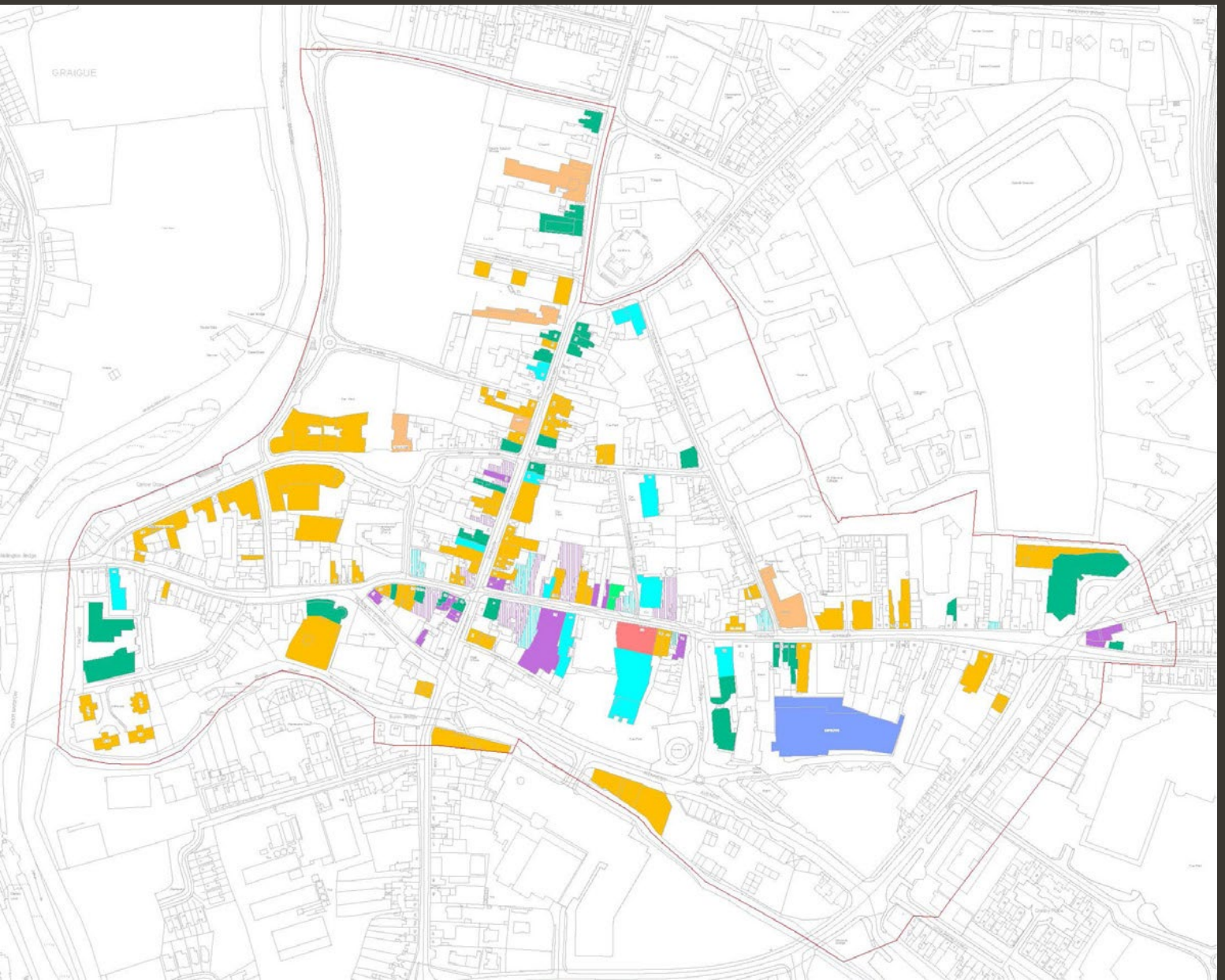

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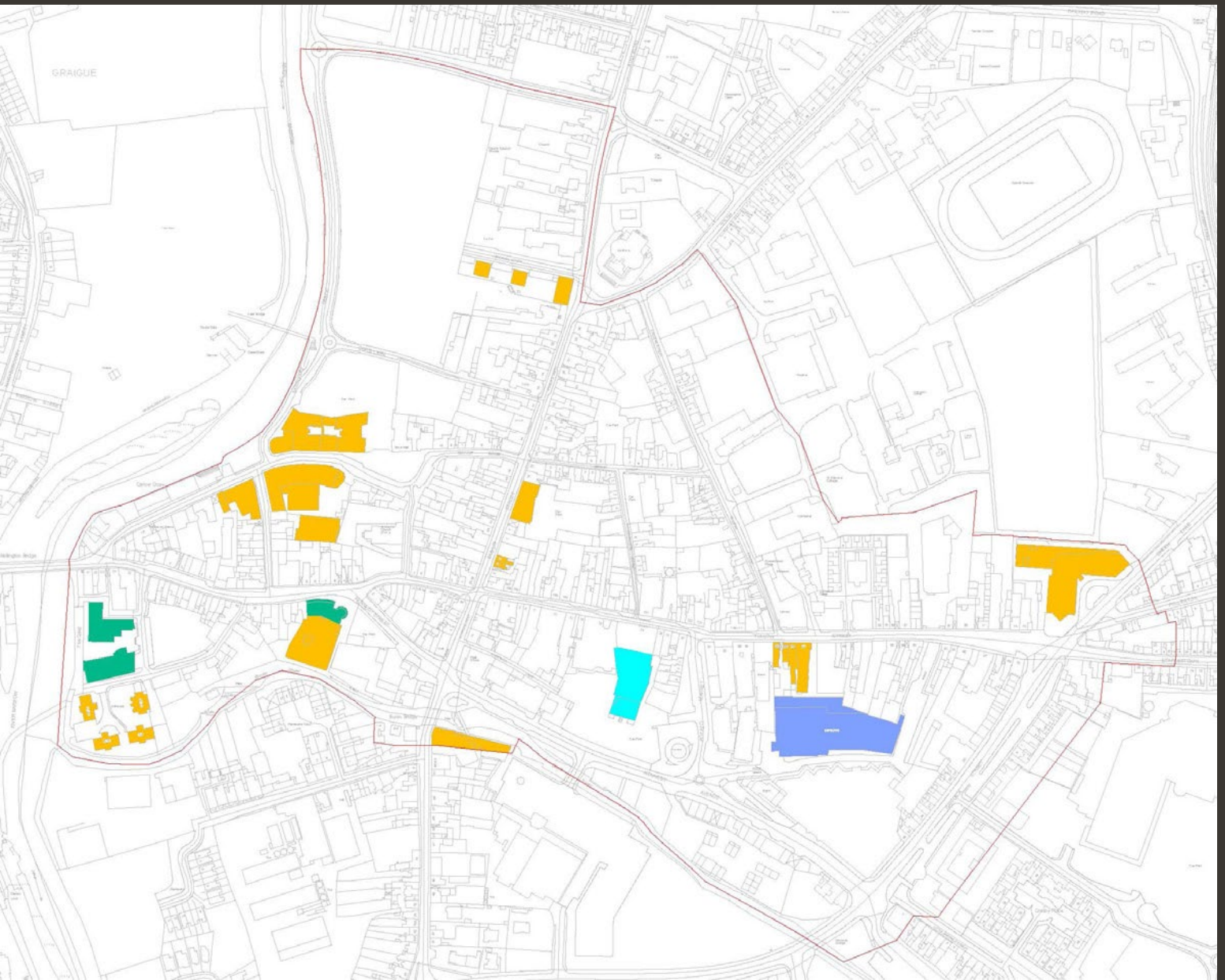
Land Use Analysis: Third Floor



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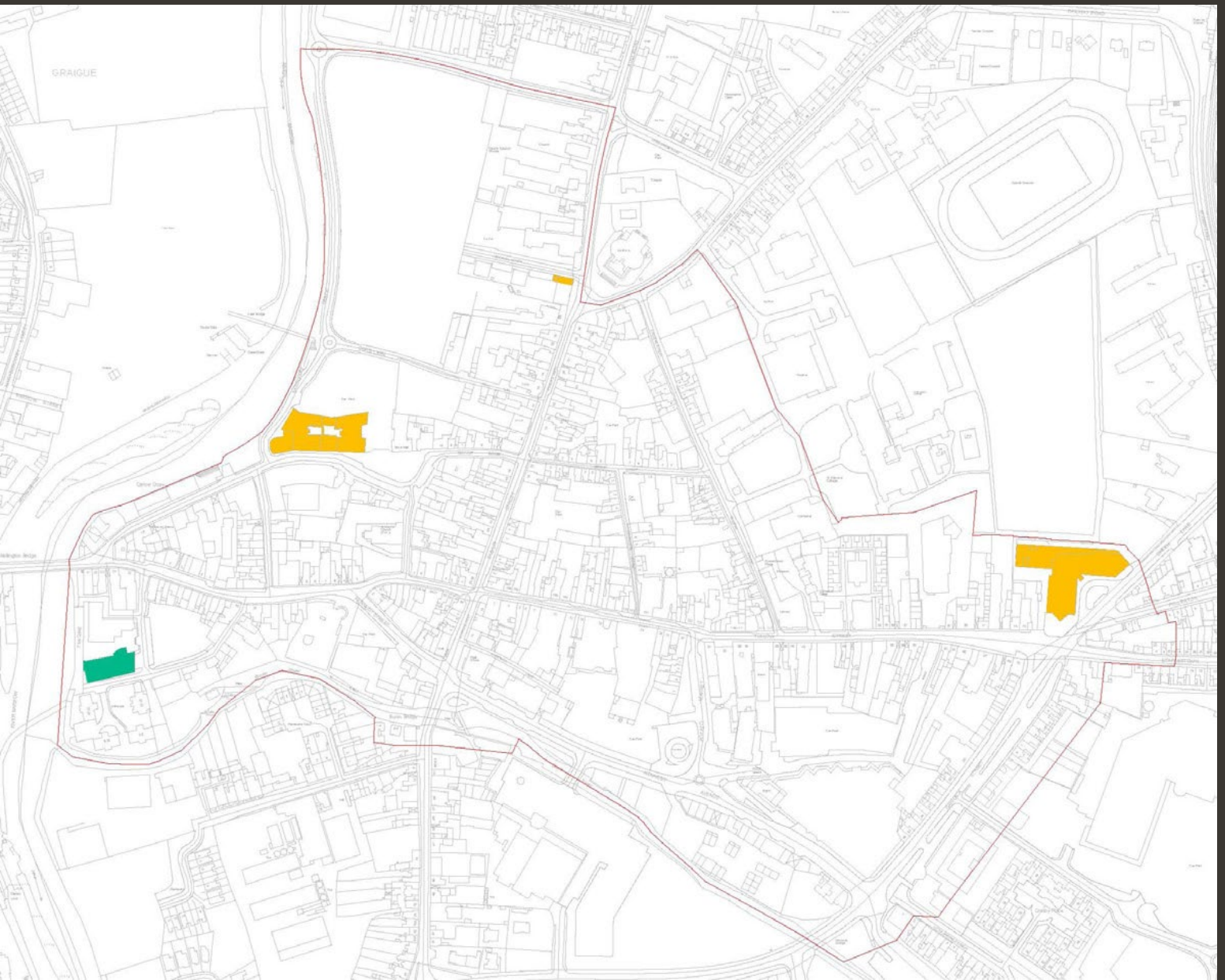

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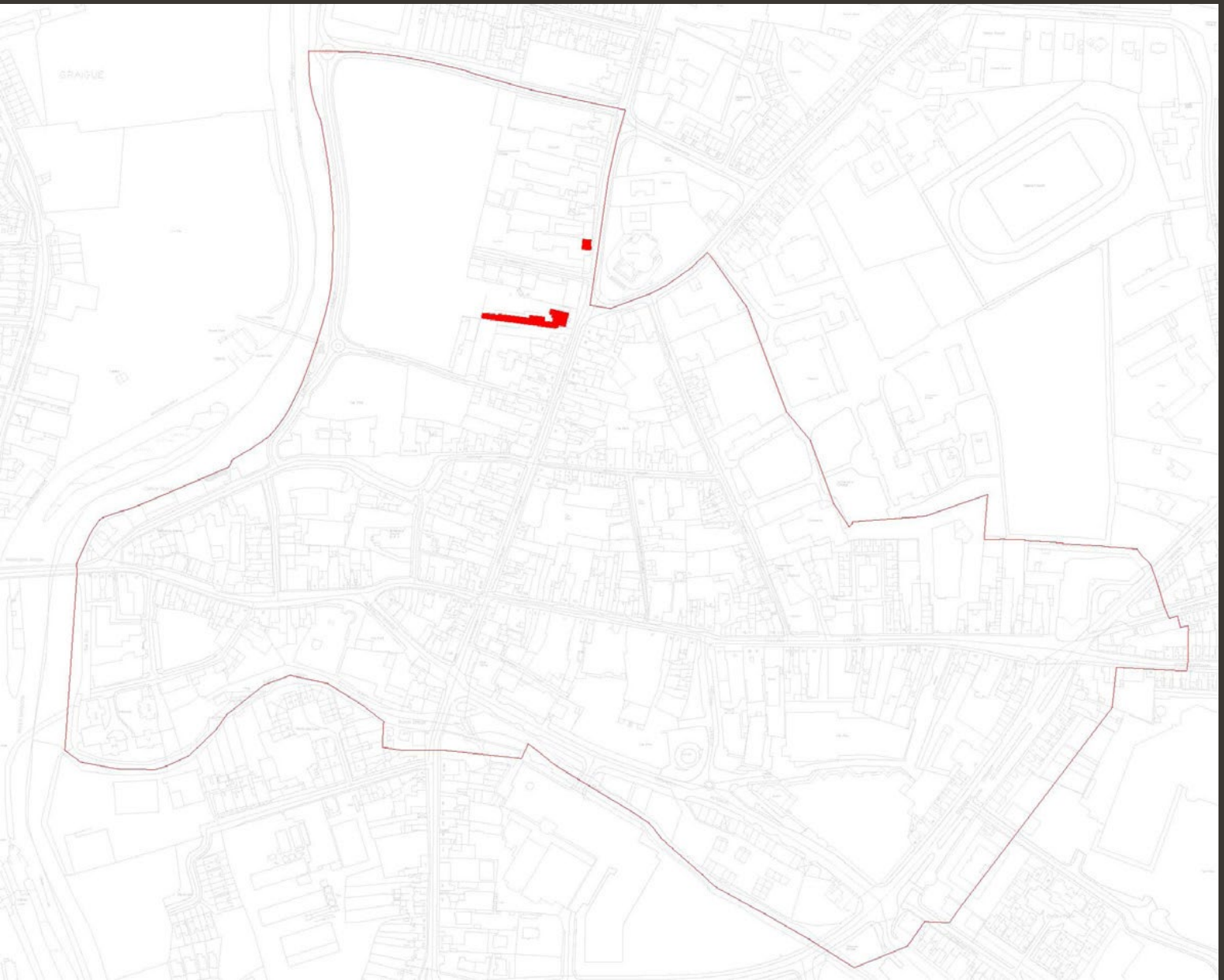
Vacancy Analysis: Below Ground Floor



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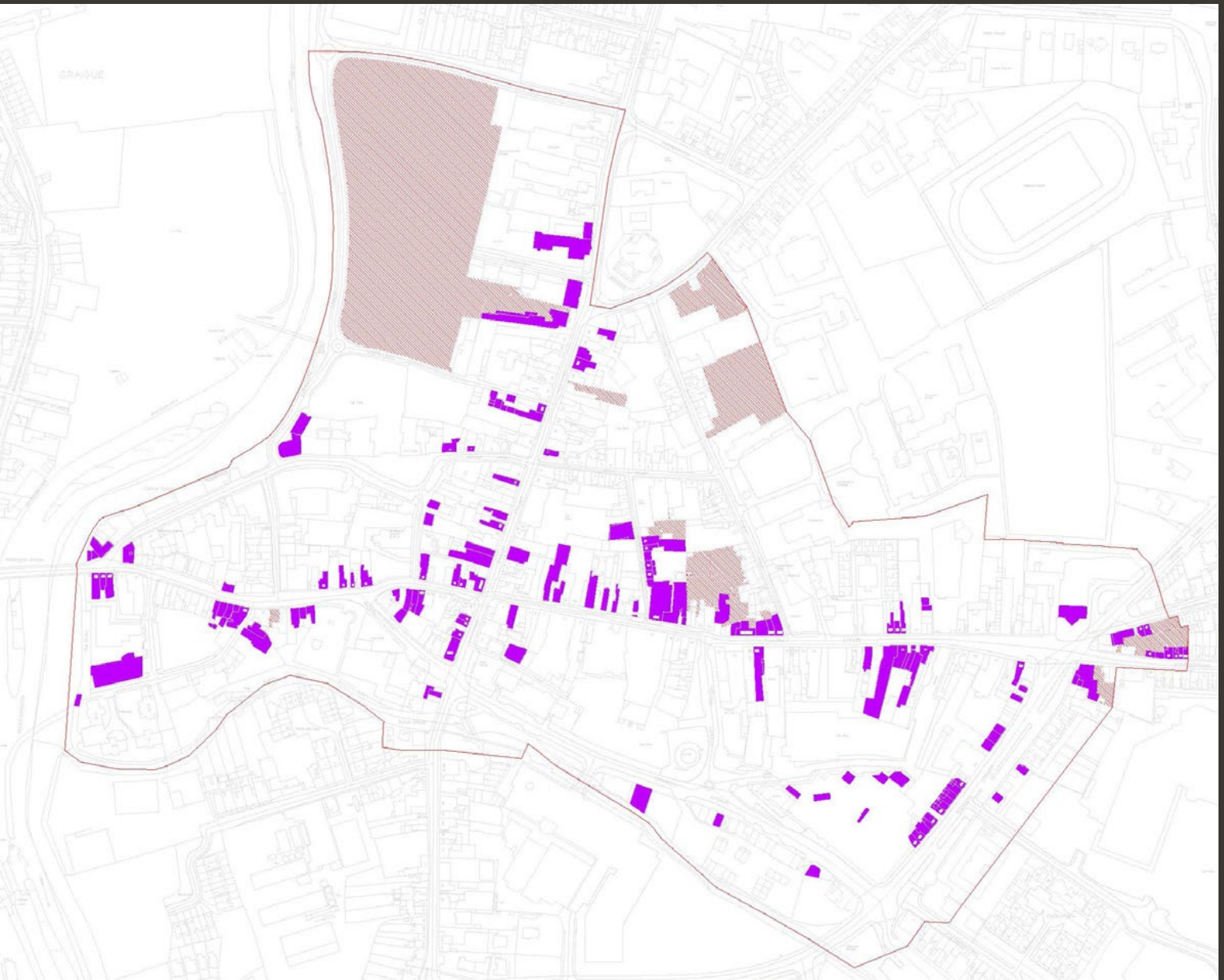
Vacancy Analysis: Ground Floor



- Vacant sites and buildings

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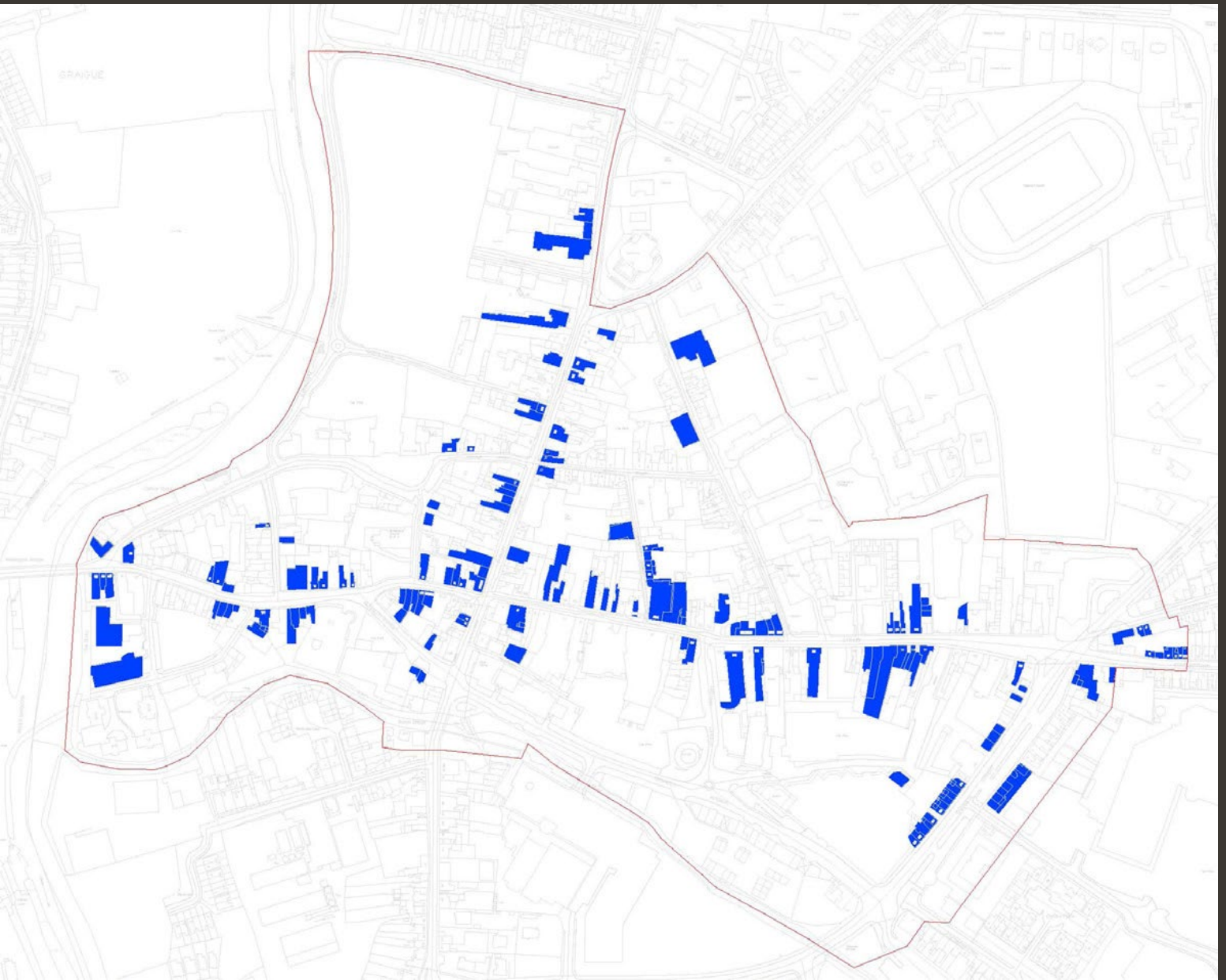
Vacancy Analysis: First Floor



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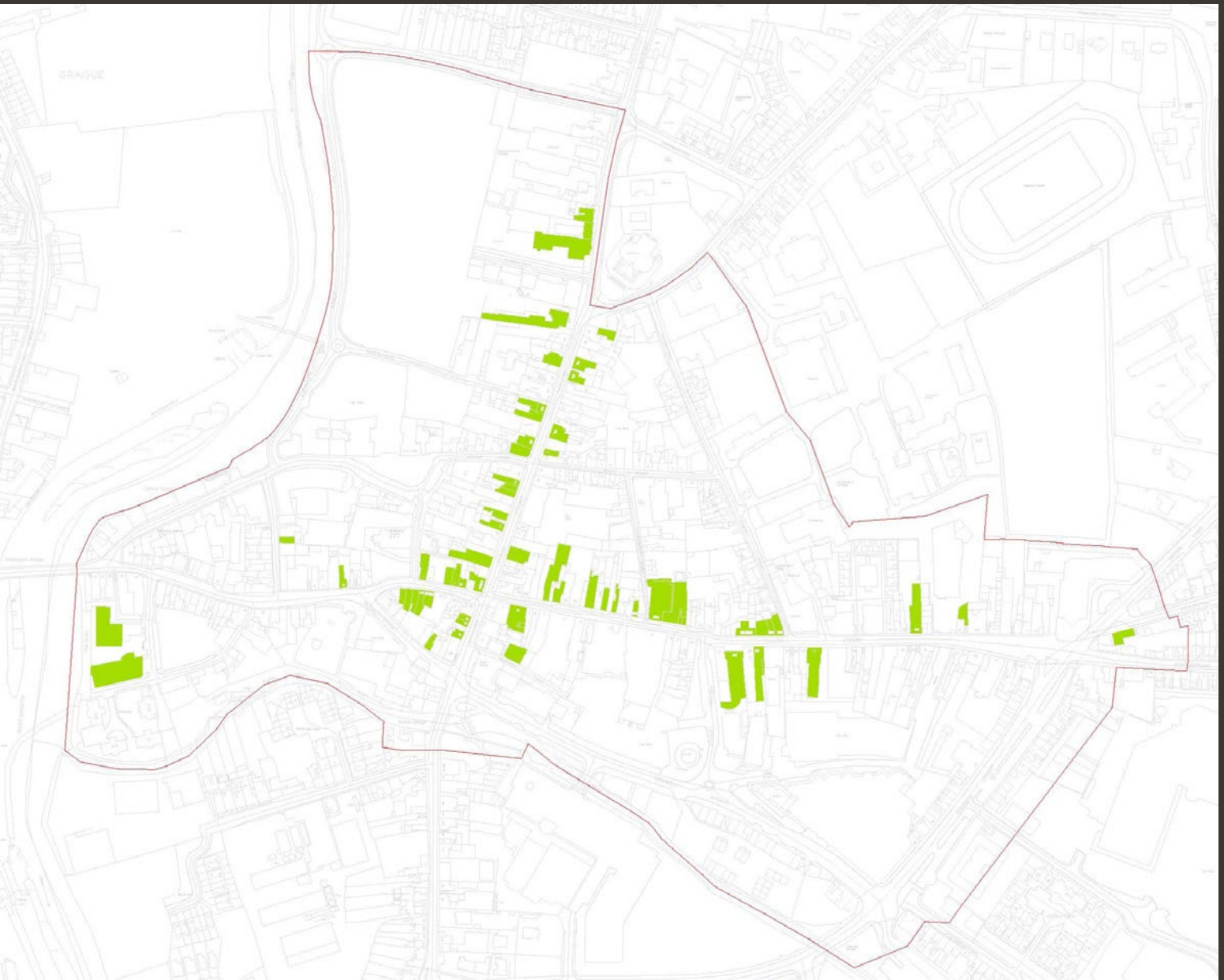
Vacancy Analysis: Second Floor



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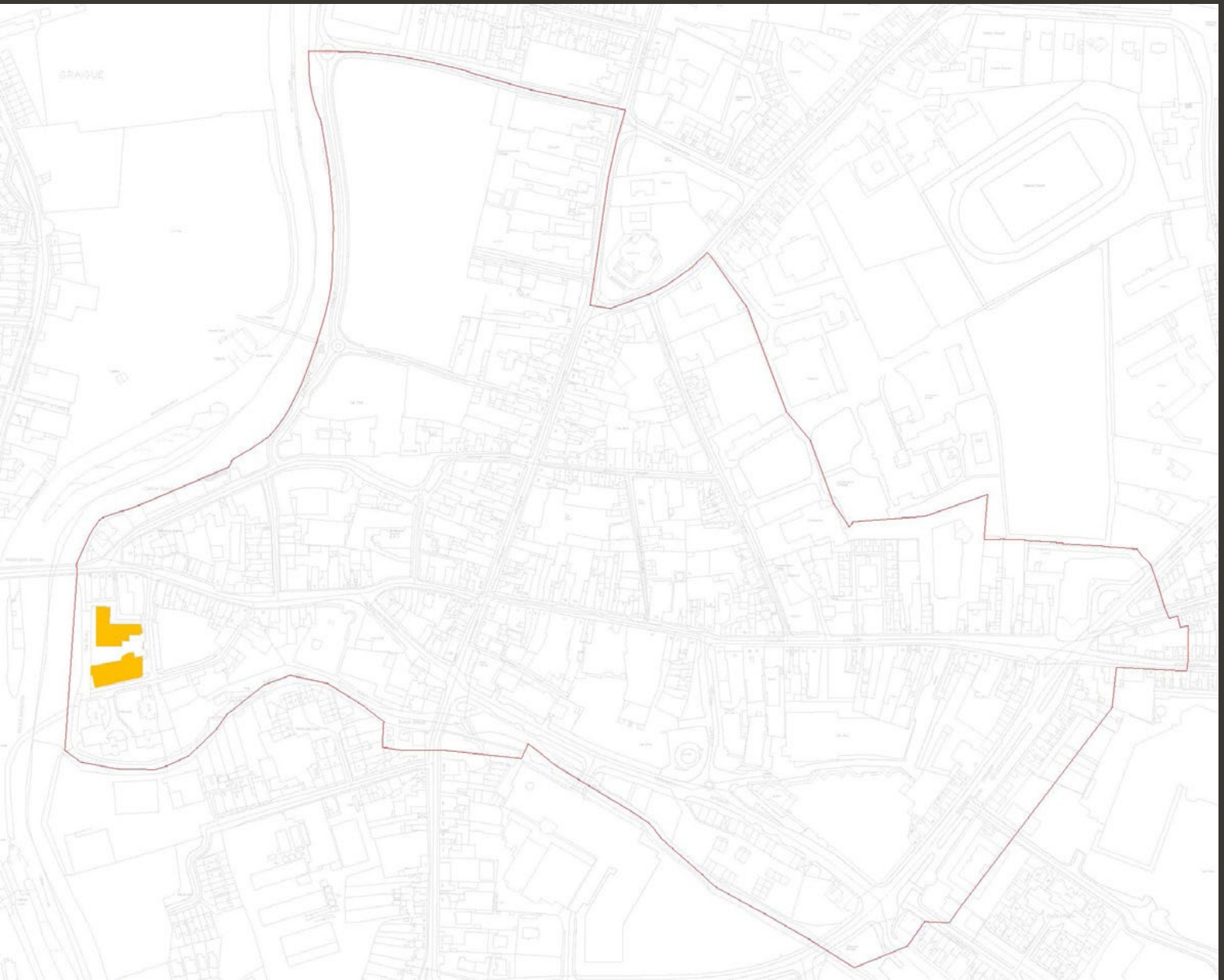

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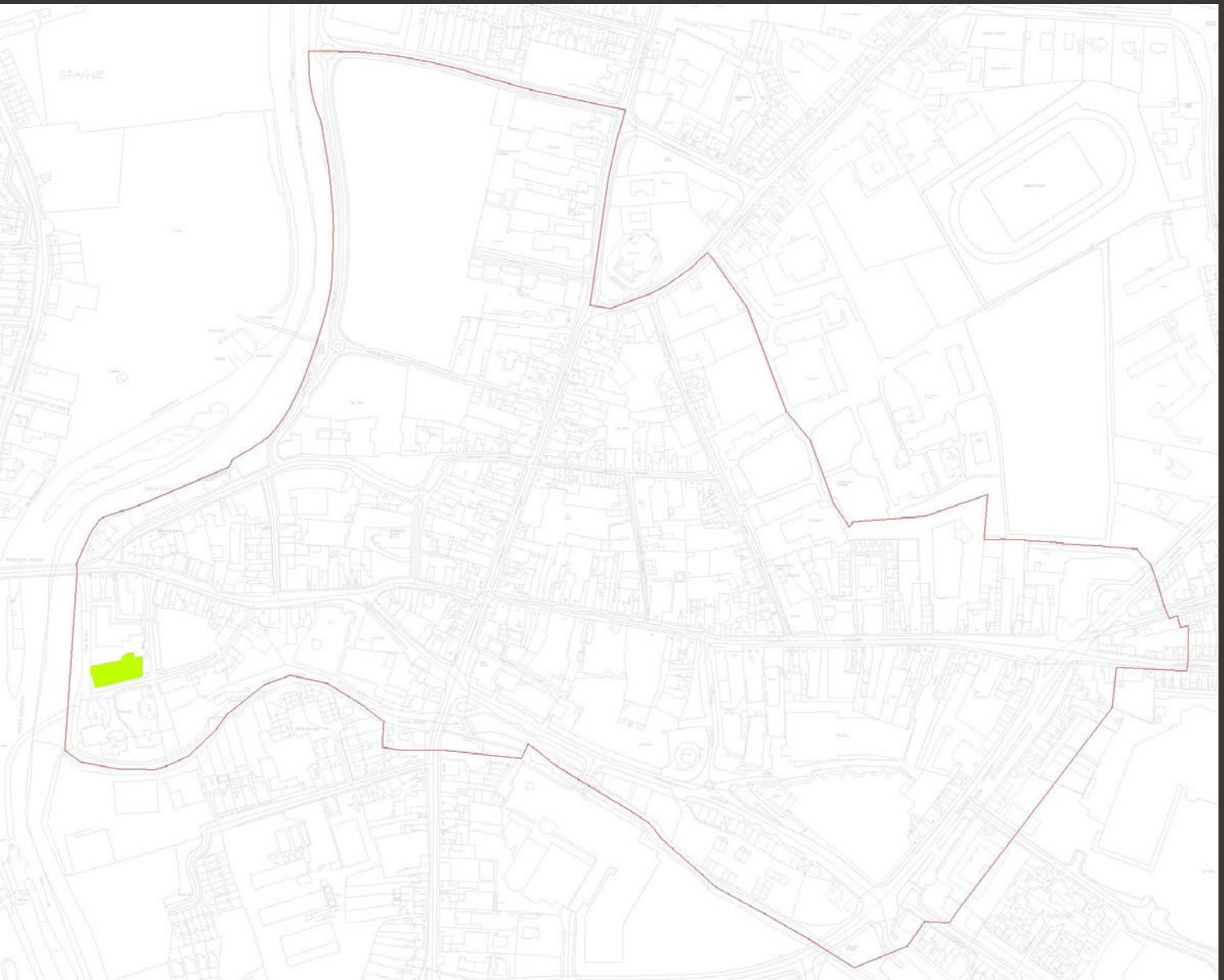

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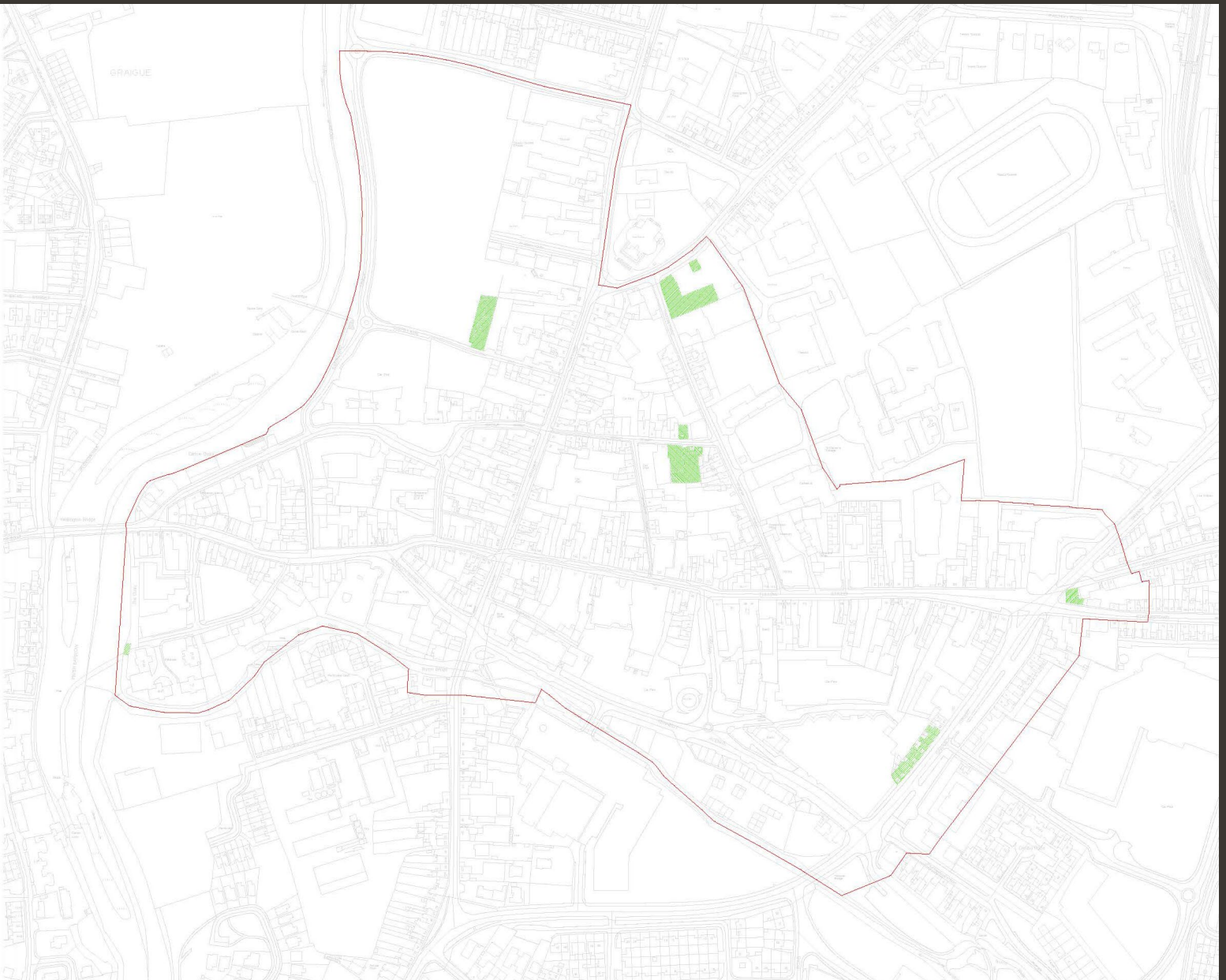
Dereliction Analysis



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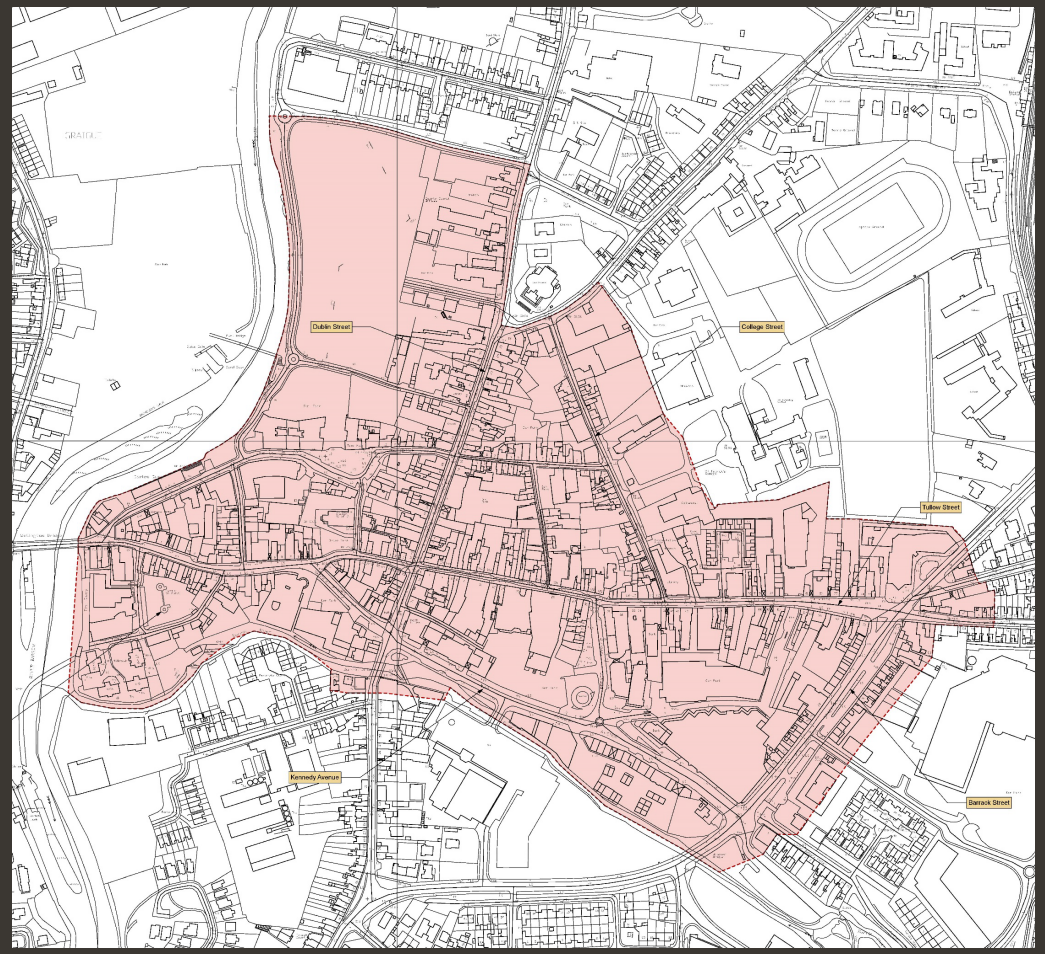
Summary of Key Findings: Vacancy and Dereliction

Vacant and derelict buildings, per floor:

- Premises in Study Area 610
- 21% Ground Floor Vacant or Derelict
- 24% Second Floor Vacant or Derelict
- 10% Third Floor & Above

Land Use Survey Objectives

- Provide a **clear picture** of existing land uses, vacancies and dereliction, **per floor level**
- To ensure creation of a **'planning and development tool-kit'**
- **Balance the protection** of the built and heritage environment
- Ensure sustainable **regeneration of vacant** historic urban areas
- **Focus development opportunities** with needs of modern living / working
- Factor **concerns and aspirations** of community and key stakeholders
- Illustrate **regeneration opportunities**
- Provide a **road map** towards enhancing and regenerating vitality and vibrancy
- **Reinforce its appeal** as a destination and a place to do business.



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