



GLIN

PUBLIC REALM
& TOURISM PLAN

 Comhairle Cathrach
& Contae **Luimnigh**
Limerick City
& County Council

 Glin Development
Association Ltd.

 **WILD ATLANTIC WAY**
SLÍ AN ATLANTAIGH FHIÁIN





Figure 1

GLIN PUBLIC REALM AND TOURISM PLAN

This plan has been prepared for and funded by Limerick City & County Council

by the Paul Hogarth Company

July 2018

Officially launched on the 28th of July 2018 by
Councillor John Sheahan, Cathaoirleach of Newcastle West
Municipal District

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Acknowledgements

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Glin Development Association, contribution to Public Realm and Tourism Plan





Figure 2

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*“Public Realm:
Publicly owned streets, pathways,
rights-of-ways, parks and other publicly
accessible open spaces, and public and
civic buildings and facilities.”*



Figure 3

1. INTRODUCTION

The coastal town of Glin has long been an historically important and vibrant place. Many aspects of the town's heritage, annual events and community pride have succeeded in putting this relatively small, rural town on the map at a regional and national level. Situated on the N69 Coast Road between Foynes and Tarbert, it's waterside location on the Shannon Estuary and Wild Atlantic Way route, with surrounding hills, countryside and woodland, providing a wildlife haven, offers spectacular views across 7 counties which can be enjoyed by various heritage walks from the town.

Glin hosts a wide variety of local and regional community and sporting events throughout the year. It is a prosperous and industrious town, self-sustaining in many ways with local businesses and enterprises, employing over 300 people locally and from the surrounding hinterlands.

Today the village retains the wide Georgian central Main Street, with its historic buildings. The streets work hard to accommodate traffic, parking and pedestrians, while providing a home to local businesses and residents alike.

This plan is about those streets and spaces, collectively known as the 'Public Realm.' It was commissioned by Limerick City and County Council in 2016, in collaboration with Glin Development Association, recognising the rich built heritage of the town and that improvements are required to enhance its aesthetics and function.

Great work has taken place over the years by the community, business groups and the Association. A strategy (plan) is now needed to coordinate improvements to the public realm through a series of projects. Together, these projects, delivered by different stakeholders over a period of 5 - 15 years, have exciting potential to transform the town. Not only will they improve the way Glin looks, but also the way in which it provides for its people economically, socially, culturally and assists to capitalise on its tourist potential.

Through this document, we analyse the town today, enabling the identification of opportunities to improve its public realm. A total of 9 projects are considered, accompanied by a detailed Action Plan that outlines how each will be delivered.



Figure 4



Figure 5



Figure 6



2. VISION, AIM & OBJECTIVES

Vision

The vision for Glin is distinctively rooted in its sense of place - its people, culture and heritage. A heritage town that preserves/protects, celebrates and enjoys its vibrant past, people and culture

The village has great potential to become an increasingly good place to live work and visit.

Aim & Objectives

To fulfil this vision, a series of aims and objectives as shown in Table 1, demonstrate the benefits of the various parts of the town working more strongly together.

AIM	OBJECTIVES
Strengthen regional role	To strengthen the town as a regional destination on the doorstep of the Wild Atlantic Way, within close proximity to Limerick and Tralee and other tourism towns & villages.
Improve arrival & welcome	Improving the town gateways, visual prominence, distinctiveness and safety.
Regenerate & enliven Town Centre & spaces	Upgrading the infrastructure, aesthetic and visual cohesiveness of the town. Regenerating the town's spaces such as the Town Park & Pitches, the Pier and waterfront, as well as creating a unique environment for events.
Distinctive branding & events	Creating a distinctive brand for the town, from the arrival, to signage, heritage and online presence and events. Ensuring the Knights of Glin and town's international heritage is evident and celebrated
Improve connections	Improved connections throughout the town and hinterlands, walking trails, the waterfront, Shannon Estuary and residential communities.
Continue & improve community pride & care	Maintaining and developing community relationships and groups, healthcare provision, elderly care and respite
Restore and celebrate heritage	Restoring and improving accessibility of rich architectural assets, connecting these together through heritage walks and interpretation.
Develop existing and future business growth	Ensuring continued local self-sustaining growth and connections between business. Developing the town to become more attractive for appropriate future investment.

Figure 7

Table 1

3. METHODOLOGY & ROLE

The Public Realm and Tourism Plan for Glin was commissioned at the end of 2016 by Limerick City & County Council in partnership with Glin Development Association. The Plan was prepared by The Paul Hogarth Company (TPHC), a multidisciplinary company comprising Landscape Architects, Urban Designers and Planners, with extensive experience in the design and delivery of public realm projects.

The process, shown in the adjacent diagram, was undertaken over an 18 month period through a close working relationship with Limerick City & County Council, Glin Development Association and a steering group comprised of key stakeholders. Development of the Public Realm Plan was also greatly informed through several consultations with the people of Glin, St. Fergus National School and Ballyguiltenane National School.

While this plan is not a statutory document, it was compiled in the context of the Limerick County Development Plan (2010-2016) and Limerick Tourism Development and Marketing Strategy (2017-2023). In addition to providing a shared vision for the Public Realm of Glin, this document will also play an important role in ensuring the sustainable development of the town and in strengthening its tourism function.



Figure 8



Figure 9



Figure 10



Figure 11

4. CONTEXT

Location

The town of Glin is located in West Limerick, within close proximity to County Kerry to the west, and County Clare to the north across the Shannon Estuary. Glin sits on the N69 National Primary Route (Coast Road), the main road from Limerick to North Kerry along the west coast of Ireland, forming part of the route of the Wild Atlantic Way (WAW) and Shannon Estuary Way (SEW).

The major city of Limerick is located 52km eastwards, with Shannon Airport 25km beyond, one of Ireland's three primary airports along with Dublin and Cork.

The coastal town of Tarbert (6km) and major port and village of Foynes (14km) along the WAW offer tourist destinations in their own respect, with the Shannon Ferry from Tarbert providing linkages to the coastal towns of Kilrush (22km) and Kilkee (35km).

The inland towns of Newcastle West and Listowel, lie within a 24 km radius making them easily accessible. Newcastle West further strengthens the heritage links to the Fitzgerald family and the Knights of Glin, as Glin town grew up around a castle built by the Fitzgeralds. The heritage town of Listowel draws international tourists for its yearly events such as 'Listowel Writers Week' and 'The Listowel Races'.

Glin is strategically located. These important assets provide an excellent opportunity to strengthen the prominence of the town and to raise its profile further.

Geography

The Glencorbry River runs through the town, alongside the Old Castle and north into the Shannon Estuary. The majority of the surrounding area consists of gently sloping farmland, through which heritage and trail walks offer stunning views of the town and Estuary, while trails to the north of the town provide scenic and tranquil waterside walks.

Shannon Estuary is a Special Area of Conservation and a Special Protection Area.

Settlement & Hinterland

At the time of the 2016 Census the population of **Glin town** was 576, 57% of which were aged 18-64, 25% aged 65+ and 18% aged 0-17.

The heritage town, once home to the Knights of Glin, retains several of the built structures of the past from the Old Castle, to the historic pier and Hamilton Tower and Hamilton Terrace. In the wider area are Kilfergus graveyards and one remaining ice-house.

Social & Economic Role

2016 Census for the **Electoral Division of Glin** : Population 1,162.

Of the population aged 15 and over, the principle status was the following; **48% at work**, 24% retired, 9% looking after family home, 8% student, 6% unemployed, 3.5% unable to work due to permanent sickness or disability, 1% looking for first regular job, and 0.5% other.

Of the population **at work** employment was the following; **26% Manufacturing industries**, 23% Professional services, 18% Commerce and trade, 8% Agriculture, forestry and fishing, 7% Building and construction, 4% Public administration, 3% Transport and communications, and 11% other.





Figure 12

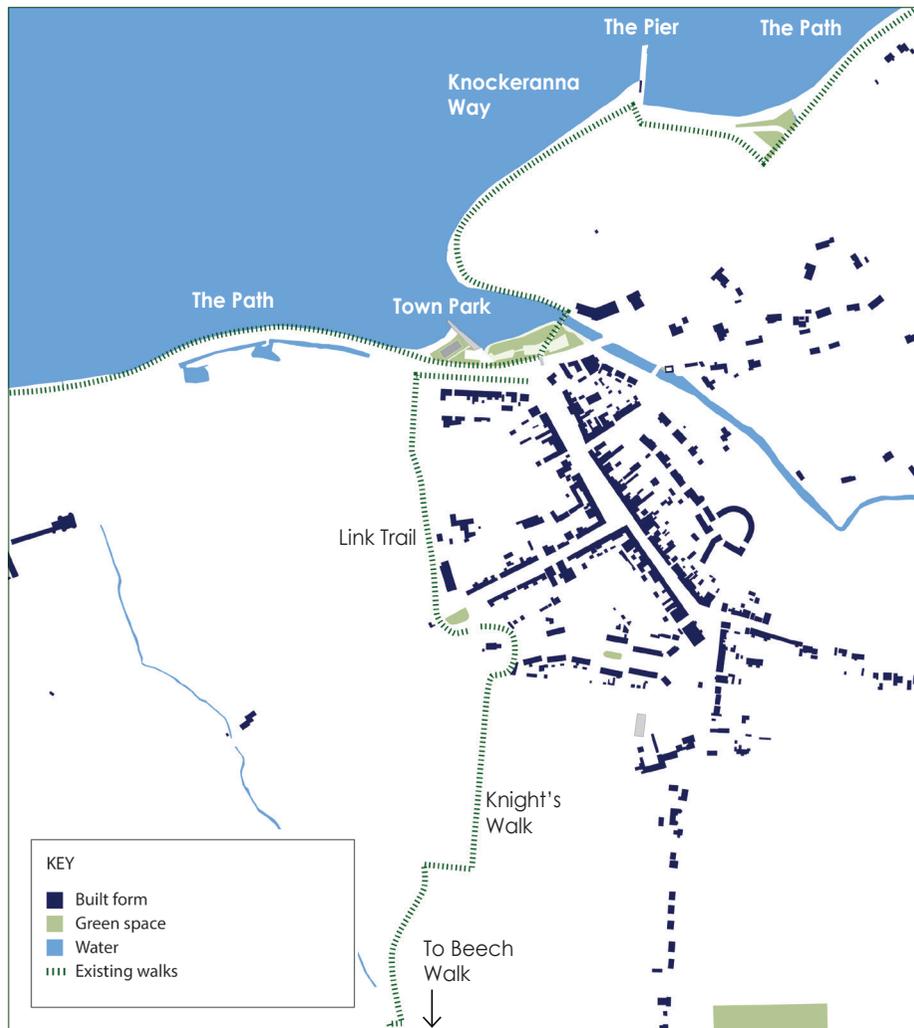


Figure 13

Land use

The building use plan, see Figure 12, shows predominately residential dwellings in the town centre and peripheries. Main Street has the highest concentration of businesses, restaurants, cafés and pubs. There are some vacant and derelict sites and buildings. Farmland surrounds the town from the east to the west, with notable business sites at Glin Industrial Estate, adjacent to Corbry Estate.

Access & Circulation

Access to, and circulation through the town are good, with the main issue / concern being dangerous traffic speeds to the north of the town along the N69 Coast Road.

Open Space

Open and recreational space, as shown in the map below, are limited in the town centre itself, consisting of the Town Park and tennis court, along with sports pitches to the periphery of the town. However a number of walking trails, as well as the popular Pier and waterfront area ensure Glin has a varied and rich open space provision.

The Castle Grounds, presently closed to the public, represents a fantastic potential environment to be enjoyed.



Built Heritage

Glin has a wealth of architectural heritage and a number of recorded protected structures, as shown in Figure 14 and listed in Table 2. The Town, Glin Castle and Grounds are Architectural Conservation Areas, as shaded in Figure 14 below.

Notable architectural heritage includes Hamilton's Tower, a freestanding square plan Limestone tower, built c.1820, forming part of the building tradition within Glin.

Glin Castle, built c. 1790 is a detached country house, remains of considerable social and historic significance to the town, as do the garden buildings, follies, bathhouse and gate lodges.



Figure 14

REG. No.	BUILDING NAME/ ADDRESS OR TYPE	TOWNLAND AND POSTAL TOWN /STREET OR LOCALE	REF. No.	DESCRIPTION	6" MAP	NOTES (INCLUDING FEATURES IN THE ATTENDANT GROUNDS IN SAME OWNERSHIP)
1231	NONE	Ballynamuddagh / Glin Demesne	P.P.S. 115	Sea Wall	17	7 Coastal infrastructure
1232	Glin Castle	Glin Demesne	B17(11)	Country House	17	Includes: Walled Garden, Gate Lodges, Estate Cottages, Lime Kiln, Demesne Walls- see below
1233	Lodges	Glin Demesne	P.P.S. 109	Gate Lodge	17	Feature in grounds of protected structure
1234	Lodge	Glin Demesne	P.P.S. 110	Gate Lodge	17	Feature in grounds of protected structure
1235	NONE	Glin Demesne	P.P.S. 112	Gate Lodge	17	Feature in grounds of protected structure
1236	NONE	Glin Demesne	P.P.S. 113	Demesne feature [Glin Castle]- Demesne Wall, includes Ha-Ha	17	Feature in grounds of protected structure
1237	NONE	Glin Demesne	P.P.S. 114	Hermitage- Demesne feature	17	Feature in grounds of protected structure
1238	Hamilton Tower	Killacolla	P.P.S. 97	Estate Folly	17	In the attendant lands of the Glin Estate
1239	Hamilton Villa	Ballygiltenan North	P.P.S. 98	R.C. Presbytery	17	
1243	The Mall	Killacolla	P.P.S. 106	Mid-terrace House	17	
1244	Main Street	Killacolla	P.P.S. 108	Single storey dwelling	17	
1245	Castle	Killacolla (Barker)	M17N(15)	Medieval Site - Tower house ruin	17	Includes Bawn remains
1246	Hotel	Main Street (West side)	M17M(3)i	Urban Structure - Commercial	17	
1247	" Conway "	Main Street (West side)	M17M(3)ii	Urban Structure - Commercial	17	
1248	" Dunne "	Main Street/Creagh Street	M17M(7)	Urban Structure - Commercial	17	
1249	Courthouse	Main Street (West side)	M17L(8)	Urban Structure - Civic	17	
1250	" McNamara "	Main Street (East side)	M17M(6)	Urban Structure - Commercial	17	
1251	" Danaher "	Main Street (West side)	M17M(5)	Urban Structure - Commercial	17	
1252	" Culhane "	Main Street (West side)	M17M(4)	Urban Structure - Commercial	17	
1253	" O'Shaughnessy "	Main Street- Church Street	M17M(2)	Urban Structure - Commercial	17	
1254	R.C. Church	Church Street	M17F(9)	Roman Catholic Church	17	Surrounding churchyard, and the boundary thereof, comprises the curtilage
1255	St. Paul's Church	Church Street	M17G(10)	Former Church of Ireland	17	Surrounding graveyard, and the boundary thereof, comprises the curtilage
1256	" Geoghegan "	Lower Mall (West side)	M17M(1)	Urban Structure - Commercial	17	

Reference - Limerick County Development Plan 2010-2016 (Record of Protected Structures)

Table 2



5. BUILT FORM

Built Form

The town's wide streets, with unique façades and shop-fronts, such as O'Shaughnesseys pub, Dunne's and Sheahan's, with newer buildings working sympathetically with historic ones.

Notable historic buildings enrich the town, including the Old Courthouse/ Library, Hamilton Terrace, the Castle Gate lodges and St. Paul's Church and bring a strong sense of place and character.

The adjacent images and street elevations, illustrate the aesthetic character of key buildings and streets in the town.



Castle Entrance, Church Street



Library (former Courthouse)



Old Castle and Bridge



O'Shaughnessey's Public House



Parochial House



Ceol Corbraí (Community Hall)



Oisín Hall (former dance hall)



New Castle



Glin Pier



Town Park



St. Pauls Protestant Church



The Church of the Immaculate Conception Catholic Church



Cahara House



Fort Shannon



Cloverfield



Gate Lodge, Coast Road



Ice House



St. Pauls Protestant Church



Glin Pier



Town Park







Main Street (South East 3)

Important laneway linking
Cloverfield to Main Street



Main Street (North West 1)

Local restaurant and
former drapery shop

Shop-front of strong
architectural merit

Sympathetic restoration
of building



Main Street (North West 2)

Library
(former Courthouse)

Terrace of period
properties



Main Street (South West 1)

Sympathetic restoration



Main Street (South West 2)

Interesting shop-front



Church Street (North 1)

Some vacant buildings





Church Street (North 2)

Infill development



Church Street (South 1)

Public house with strong architectural merit and history

Garda station with original sash windows



Church Street (South 2)

Interesting terrace of dwellings



Creagh Street (North)

Interesting terrace of cottages



Coast Road (South)

Parochial houses on both ends of terrace with dominating features

Terrace with high architectural merit and laneway link to back gardens

Parochial house



6. UNDERSTANDING GLIN'S HERITAGE

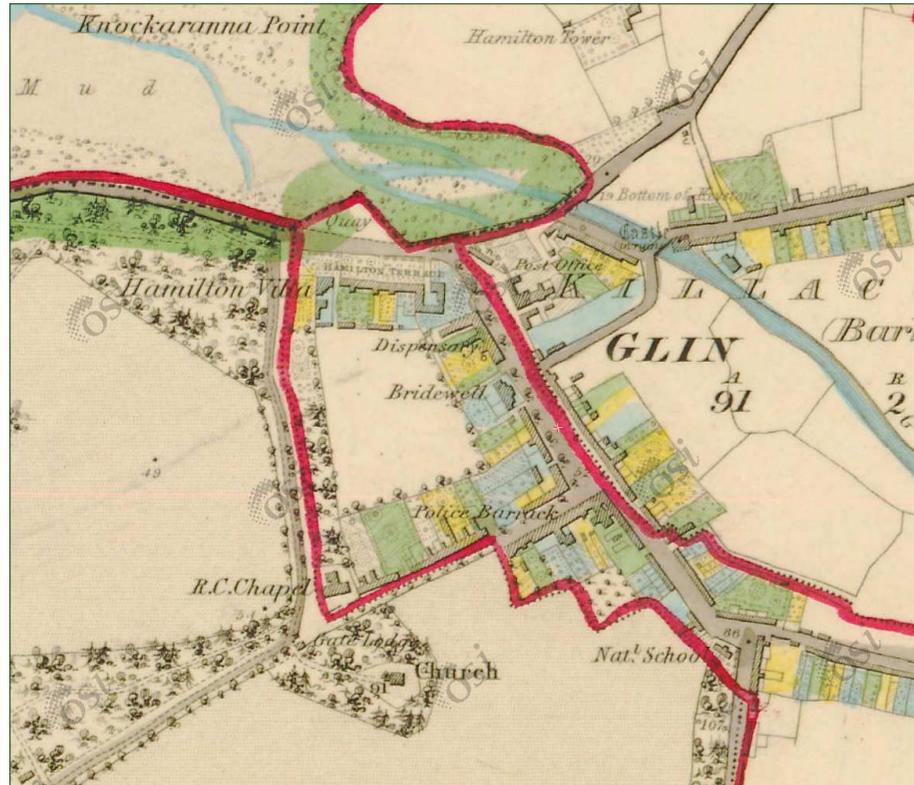


Figure 15

Heritage Context

Glin is a heritage town situated in West Limerick on the banks of the Shannon Estuary. Rich in heritage, culture and folklore it offers a wide variety of amenities and activities all year round. Glin is a prosperous and industrious town boasting a wide range of services for the local community and for the ever increasing tourists industry. Home to the Knights of Glin from the 13th century its castles and historical buildings bear witness to the influence of the FitzGerald family on the town throughout the ages. The rich and varied past remind us of the Castle Sieges of the 1600s, the Workhouses of Famine Times, the Salmon Fishing Industry of the 1800s and the Trade and Tragedies that occurred along the Estuary over the years.

The Knights of Glin

Since the first Knight, John FitzJohn FitzThomas FitzGerald, an illegitimate son of the Lord of Connello, was granted lands along the Shannon Estuary in the thirteenth century, 29 Knights have presided over the estates of the Knights of Glin for over 750 years. The title 'The Knights of Glin' originated in the 14th century.

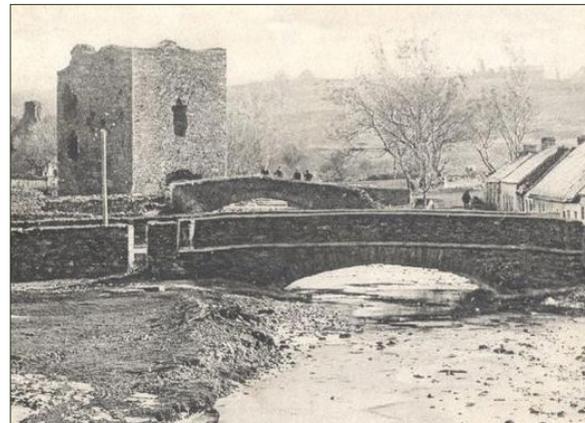


Figure 16



Figure 17

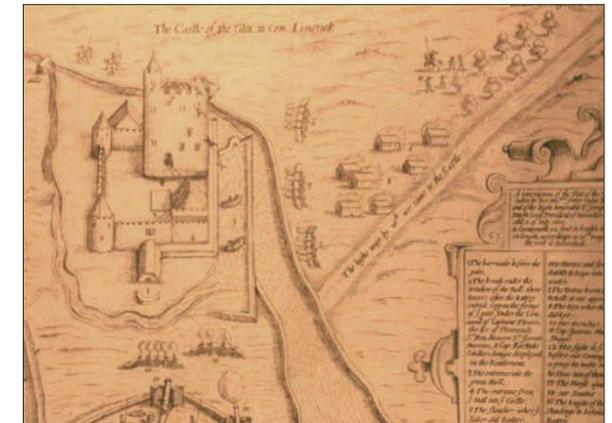


Figure 18

The nicknames by which some of the Knights are known by locally give an insight into the characteristics and eccentricities of some of the Knights and the roles they played in the shaping and evolution of the FitzGerald family, their influence on the local community and indeed the role they played in Irish history. Some of the nicknames were Edmund of the Battles, The Spanish Knights, and the Big Knight to name a few.

Glin Castle estate now consists of 380 acres of pasture and woodland. John Villiers Fitzgerald, the 29th Knight of Glin, died on the 14th of September, 2011. The Castle Demesne, held by the Fitzgerald family since the 14th century, remains the family home of the 29th Knights' children.

The Old Castle

The Knights of Glin are synonymous with the village of Glin. Since the first Knight of Glin, John FitzJohn FitzThomas FitzGerald was granted lands along the Shannon Estuary by the Earl of Desmond, the Knights of Glin have played a very active part in the evolution of the village. Their first castle, known locally as the Old Castle, was built c.1250. During the Nine Years War (1594-1603), the Castle was besieged by Sir George Carew in July 1600. Carew held the Knights son as hostage and threatened to blow the child out of the canon if they did not surrender the castle. The Knights of Glin, Eamonn na gCath (Eamonn of the Battles) refused to surrender the castle to the English forces, stating that 'Ta an ridire go meidhreach fos agus a bhean go briomhar. Is fuiriste leanbh eile a gheiniuint. ('The Knight is virile yet and his wife is strong. It is easy to produce another child'). Carew spared the child but after three assaults on the castle, despite the heroic efforts of the hugely outnumbered garrison, the Castle was captured and the garrison slaughtered. The Castle was abandoned in 1642 during the Cromwellian War in Ireland and the FitzGerald family built the 'New Castle' on the eastern side of the village overlooking the Shannon Estuary in the late 1780's.

Glin Castle

Glin Castle was built in the 1780s by John Bateman Fitzgerald and his wife Margaretta Maria Gwyn of Ford Abbey, Devon. It replaced the old castle, the ruins of which may be seen on the banks of the Glencorbry River, to the east of the village. Referred to as a Mansion House in the early days, Glin Castle cost six thousand pounds to build, and was funded by the large dowry that Margaretta Maria Gwyn brought to Glin. The battlements were added at a later stage. A bow-fronted building with very impressive interior plasterwork and paintings, Glin Castle is surrounded by magnificent gardens and has been the home of the Knights of Glin for over 200 years.

Glin Gate Lodges

The Gate Lodge, built c.1825, is a very impressive Georgian Gothic style gate lodge, with crenneled towers, archway and slit windows and is the main gateway to Glin Castle. Two other lodges, the Bathing Lodge and the West Lodge were built in similar style and are located on the Glin Heritage Path Trail on the N69.





Figure 19



Figure 20



Figure 21

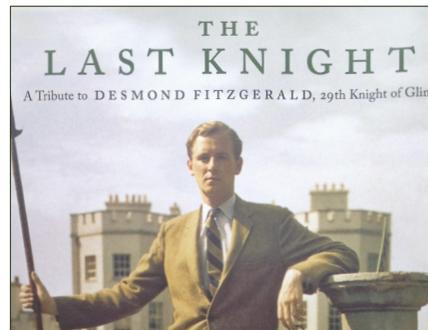


Figure 22

The Shannon Estuary and the Evolution of Glin

The Shannon became a very busy waterway during the 19th century. Turf boats plied between Kilrush in Co. Clare and Limerick. By 1830, paddle steamers operated along the Estuary. The Garryowen, an iron paddle steamer took three to four hours to travel from Limerick to Kilrush, making a number of stops along the way including Glin and Tarbert. Yachts, including the Knight of Glin's yacht, The Rienvella; were a common sight on the river while British naval ships were regular visitors to the area. In 1850, a quay was built in Glin by a Scottish engineer named Mannix to accommodate larger vessels. The Dreadnought, the Baron and the Mary, three sailing ships owned by local families in Glin plied between Glin and Limerick carrying goods and passengers. Roads were also improved at this time. The Limerick to Tralee mail coach began in 1815 and soon after Charles Bianconi coaches were travelling through Glin and Tarbert.

Road travel became much faster and more comfortable and a coach trip from Limerick to Glin cost 2 to 3 shillings.

In 1876 Glin Pier was built and The Jetty was added in 1895. Bigger boats were now travelling between Kilrush and Limerick bringing goods and passengers to Glin and other ports along the Estuary. The pier became a very important and busy depot for the region and shopkeepers and merchants from as far away as Athea and Moyvane came Glin Pier to collect their goods.

The Salmon Fishing Industry in Glin

The salmon fishing industry was transformed along the Estuary by the Knight of Glin and Stephen Pegum and stake-weirs and drift nets became common along both sides of the river. Local fishermen, who lived in Marys Lane, made a good living from salmon fishing. Stephen Pegum set up a fish depot in Glin. Ice houses were built around the parish and ice was collected locally during the winter months or imported by ship from Newfoundland and Scandinavia. Large quantities of salmon from Pegums Fish Store in Glin were exported to England and sold at the famous Billingsgate Fish Market in London.

Glin and the Landed Gentry

Glin was becoming much more accessible and with encouragement from The Knight of Glin, many gentry began to settle in the area. Houses such as Caheragh House, West Wood, Eastwood Cottage, Shannon Lodge, Fort Shannon and Glin Lodge were built around this time. Glin became a very popular place to live and visit for the benefit of the pure air and the advantage of sea bathing. Captain John Hamilton, formerly of the Royal Navy and his wife Anna Marie, retired here in the early 1800s and built five Georgian style terraced houses and two flanking houses called Garnavilla and The Villa at the Terrace at the bottom of the town. He also built Hamiltons Tower in 1838 on Knockaranna Hill opposite the Terrace. There were four cannons mounted on the battlements. These cannons often saluted the Royal Navy out of Tarbert Island during their manoeuvres on the Estuary and also started many a yacht race when his own boat, The Adelaide, raced against the many yachts owned by the gentry in Glin and the neighbouring parishes along the river.

St. Pauls Church of Ireland, the Protestants Ascendancy and the Knights of Glin

In 1730, John Fitzgerald, the 19th Knight of Glin, conformed to the Protestant religion to protect his estate from 'Protestant Discoverers'. In 1815, St. Paul's Church of Ireland was built to cater for the increasing Protestant population that was living in Glin. Designed by James Pain and built in the 'pointed gothic style', St. Paul's was built with a grant of £600 from the Board of First Fruits. From 1800 to 1835 the Protestant population in Glin had increased from 52 to 97. In 1868, St. Paul's was completely rebuilt to the design of J. E. Rogers of Dublin. A tower, baptistery, porch and a surrounding wall were added later. The newly built St. Paul's Church cost £1,846 in total. The first vicar of St. Paul's was Rev. Edward Ashe, who guided his flock for 43 years. Rev. Ashe was succeeded by Rev. Thomas Payne Weldon who was responsible for building the new church. St. Paul's was re-opened, as a Heritage Centre, by President Mary Robinson, in March 1997. Today, St. Paul's is used as a community hall under the auspices of Glin Development Association.

Desmond John Edward Fitzgerald, the Big Knight, was the first Knight to be interred in St. Pauls Cemetery in 1895. From the early 1400 to 1866, the Catholic Knights were buried in Kilfergus Cemetary. When John Fitzgerald conformed to the Protestant religion in 1730 and after the re- building of St Pauls Church, four Knights of Glin were buried in St. Pauls. They include Desmond John Edward Fitzgerald, 26th Knight of Glin (1840-1895), Desmond FitzJohn Lloyd Fitzgerald, 27th Knight of Glin (1862-1936), Desmond Windham Otho Fitzgerald, 28th Knight of Glin (1901- 1949) and Desmond John Villiers Fitzgerald, 29th Knight of Glin (1937-2011).





Figure 23



Figure 24



Figure 25



Figure 26

7. CONSULTATION & ENGAGEMENT

Glin Development Association developed a vision with Limerick City and County Council which led to the Council tender bid and appointment of The Paul Hogarth Company in November 2016.

An Inception meeting was held in January 2017 which set out the vision of the Association, followed by a site walkabout. The first open public consultation meeting was then held in March 2017, followed by two school workshops with St Fergus and Ballyguiltenane National Schools in April to understand priorities and ideas for Glin in the future.

An analysis workshop was held in May with The Paul Hogarth Company and Glin Development Association, to present the findings of the first public consultation event and schools workshops, as well as the emerging aims and objectives of the Glin Public Realm and Tourism Plan.

Two subsequent school's workshops in June were followed by the second public consultation meeting on the 27th of July in the Cloverfield Day-care Centre. Members of the public and key stakeholders were invited to see a draft of the plan, the emerging projects, as well as providing an opportunity to share their comments and views.

The 3 hour event was well attended, with further feedback received during the 8 week consultation period after the event. The Glin Development Association and the Council continued to engage with the consultants from October 2017 to July 2018 to complete the plan. The adjacent diagram summarises the key messages of this process.

The feedback and responses over the course of the engagement period was extremely positive, with in depth discussions throughout each event. To summarise, the engagement process demonstrated the locals' great love and interest in the village, and its future prospects, being part of a community, future business, and how the town and its wider setting could be supported to thrive.

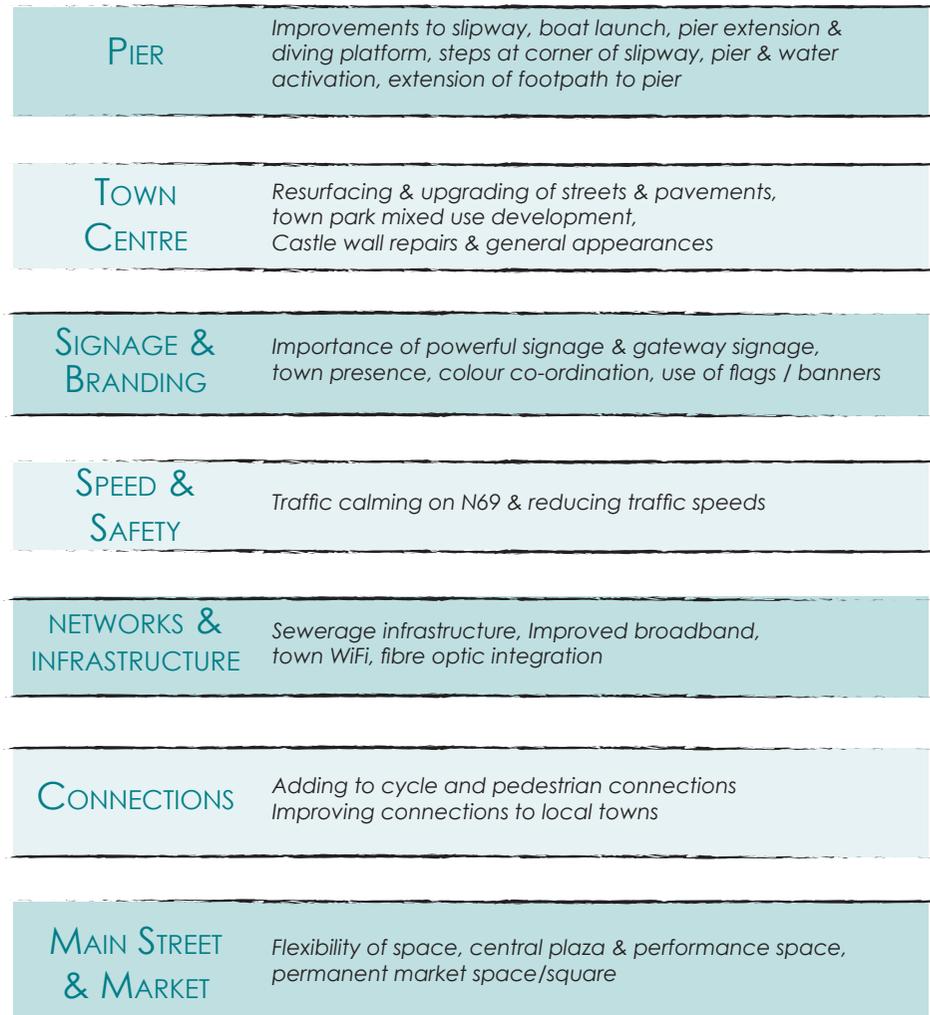


Figure 27





Figure 28

8. PUBLIC REALM & TOURISM PLAN

Strategic considerations that shaped the plan

- Built heritage, street form
- Significance of Glin's history as tourism attractor in the Region
- Public realm enhancements for local community
- Traffic, connectivity and parking
- Natural heritage
- Maritime location, history and assets

In order to achieve and deliver the Public Realm and Tourism Plan, the Plan is organised into specific projects. These projects range in size and scope. All are envisaged to work together to enhance the quality and experience within the town and its environs.

A total of nine projects, each comprising of a number of actions, have been proposed with the intention that each can be delivered individually based on their importance, priority, complexity and availability of funding. All projects will require public consultation, detailed design and funding availability prior to delivery.

9. PROJECTS

PROJECTS	
A	ARRIVAL & WELCOME
B	BRANDING & HERITAGE
C	STREETScape & SIGNAGE
D	SAFETY & CONNECTIONS
E	COMMUNITY CARE
F	TOWN PARK & PITCHES
G	KNIGHTS WALK, FOREST & CASTLE GROUNDS
H	PIER & WATERFRONT
I	TOWN CENTRE SQUARE & EVENTS

Table 3



A ARRIVAL & WELCOME

The arrival experience into Glin is of great importance. The town's proximity to and location on the N69 Coast Road offers an excellent opportunity to raise the profile and experience of Glin's first impressions to passersby. Additionally, the R524 and L1227 roads to the south of the town provide less prominent however important arrival experiences from nearby towns such as Listowel, Abbeyfeale and Newcastle West. There are a number of effective ways this can be done, providing distinctive points of welcome.

Gateway locations

Gateway locations along the N69 are the most prominent and therefore likely to be seen by a greater number, whether it be passersby or those specifically visiting the town. Public realm consideration should begin at the junction with the N69 and the Main Street, and should include reconfigured planting beds and road alignment, lining the streets with trees and planters at either side to mark the threshold to the town.

Signage should be kept to a minimum both in these key locations and throughout the town. A declutter of existing signage should be undertaken along with an evaluation of what is required to provide a simple and strong message upon arrival.

Bespoke 'Gateway' signage and public artwork pieces should be commissioned for these arrival locations, that links strongly with the town's branding project, such an example is shown in Figure 32, Ballycastle, County Antrim.

Tree planting & Public Realm improvements

Street tree planting should be introduced where possible and appropriate. This denotes arrival to the town, as well as acting as a traffic calming element.

Consideration should be given to public realm improvements at these locations to raise the profile of these gateways. Examples include high quality surface treatments, lighting and heraldic banners (the style of which are expanded upon in Project B, Branding & Heritage).

Lighting should be a key component of the arrival and welcome, not only in improving first impressions for dramatic effect, but also for providing a safe and accessible environment. Feature lighting for consideration should include Hamilton's Tower, the Old Castle, Glin Castle Gate Lodges, the Pier as well as Gateway signage and public artwork. Examples of street tree planting are shown in Figure 29 and historic lighting features in Figures 30 and 31.



Figure 29



Figure 30



Figure 31



Figure 32

B BRANDING & HERITAGE

Heritage

Glin has a remarkable wealth of heritage within the town and its surrounding areas. Caring for this will be a vital step in ensuring that this past is celebrated and not forgotten. The local community are already active in curating Glin's history and heritage.

A Conservation Management Plan is required for each of the town heritage sites, including the Old Castle, Hamilton Tower and Hamilton Terrace, Pier, Ice-houses and Kilfergus Graveyard amongst others. This Plan should explore the potential of phased opening of various asset sites, where safe and appropriate access is possible. This will then inform interpretation to include looped heritage walks, signage, public art and events that communicate Glin's history.

The Old Castle grounds have the potential for a new lease of life, considerations should be given to external illumination, phased re-opening and future interpretation of the building through Virtual Reality and Apps.

An interactive heritage museum and tourist information point is key to consolidating a central node for those visiting Glin. A possible location for this would be Glin Library (Old Courthouse) and, could be added to existing community uses such as the library / cafe to enhance its sustainability.

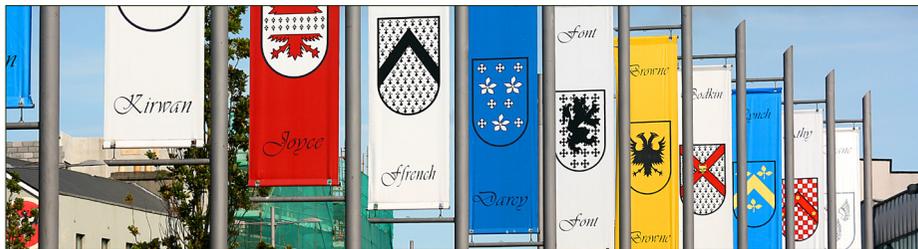


Figure 33

Trail mapping and App development

Mapping of key community and tourist assets into trails should be developed to incorporate "what to do in Glin", for 2 hours, a half or full day as well as a weekend.

Branding

Online and physical branding of the town should be carefully considered to highlight this unique destination for heritage as well as the stunning waterside location with beautiful countryside and forest walks that Glin has in abundance.

Online branding is an important means for those unfamiliar with places to research what things of interest are available to them. Most overseas visitors complete their research of a holiday destination online before travelling to the country. Such branding would ensure Glin is put on the map and should be done through town pages on the new Limerick.ie website that consolidates existing websites and social media pages.

The website should be regularly updated and include all activities / things to do, for example heritage trails, upcoming events, a festivals calendar and accommodation.

Physical branding should be of high quality and relate strongly to the overall heritage brand. This can be done through various means, such as bespoke lighting similar in design to historic gas street lighting which was present in Glin, heraldic banners with reference to the Old Castle and historic figures, for example, and bespoke furniture of quality design and materials. Figure 33 shows an example of family names and crests of tribes in Galway.



N69 / Town Arrival Visualisation



Figure 34

N69 / Town Arrival Plan



Figure 35



C STREETScape & SIGNAGE

Façades

The design and condition of building frontages and streets has a direct influence on the character and quality of the public realm. The quality and upkeep of the village is of a high level, with a number of protected structures particularly on Main Street such as Conway's and O'Shaughnessy's, as well as the Old Courthouse and notable shopfronts. Glin sets an excellent example of the successful unison of old and new shopfronts that have developed over the years.

This plan recommends that buildings that are derelict or in a poor state of repair should become the subject of localised improvements with a prioritisation given to those of particularly negative impact and in prominent locations on Main Street, Church Street and Hamilton Terrace. This will require the establishment of a close working relationship with landowners, Glin Development Association, Limerick City and County Council and other stakeholders.

Issues such as inappropriate window frames and ornamentation, superfluous fixtures and fittings, colours or wall textures, general poor maintenance and upkeep should be considered. The extension of locally done painting should be prioritised.

Streets and Roads

Glin would greatly benefit from integrated improvements to the road infrastructure and footpaths allowing for future development such as the removal of superfluous overhead cables with the installation of ungrounded cables as well as an upgraded sewerage system. This would include high quality materials for roads, footpaths, fixtures and fittings, lighting, trees, planting and furniture. Such an example is shown for Clonakilty in Figure 36. Consideration should be given to reconfiguration of parking to maximise space available to support a stage. This would create a public realm with civic space for locals, visitors, and for existing and future businesses.

Signage

Intrinsically linked with streetscape is town orientation and signage. The provision of directional signage is necessary to assist both pedestrians and motorists in navigating their way through Glin.

The public realm plan proposes a review of existing directional signage, with the aim of removing all non-essential signs and the introduction of a suite of carefully designed and positioned pedestrian finger posts as part of a wider strategy. These will be used at a limited number of key locations, helping tourists and other visitors move from area to area with ease. Examples of these locations would be the Town Park, Main Street and St. Pauls Church of Ireland, amongst others.

It is imperative that wayfinding signage ties in with all branding and signage for the town, including heritage trails, walking trails, and gateway and directional signage. Such an example shown below. Figure 37, is of wayfinding signage in Warrington, England.



Figure 36



Figure 37

D SAFETY & CONNECTIONS

Safety

Pedestrian and cyclist safety should be a high priority with consideration given for shared or integrated cycle and pedestrian paths, as well as cycle stands in the town centre and at key locations such as St. Fergus National School and the Town Park. An example of which is shown in Figure 38.



Figure 38



Figure 39



Figure 40

There is a need to introduce additional pedestrian crossings and to extend and improve the foot and cycle paths within and around the town. Better footpath connections should be made to Cloverfield Daycare Centre and the Old Castle, wider surrounding areas such as St. Fergus National School by foot and bike, as well as strengthening community connections to Kilfergus and Corby Estates and Glin Industrial Estate.

Traffic speeds throughout the town and along the N69 Coast Road, in particular have been of great concern for residents. Therefore; it is proposed that a traffic management plan be commissioned to consider speed limit signage being extended to the 'Gateway' locations as indicated on the public realm plan.

Walking trails & connections

Good walking routes and connections exist with walks such as the Coast Road (west and east), Knockaranna Point (Figure 39) and the Knights Walk successfully link the key locations in the town. The public realm plan proposes that these be strengthened with improved way finding and orientation signage, access locations, path materials and benches. These walks should be extended into the surrounding woodland and countryside in the form of looped walks. This would provide stronger and more attractive links from the town centre, improving a vital resource for the community, as well as providing additional draw / reasons for visitors to spend a longer dwell time in the town. Such an example is shown in Figure 40 the Wales Coastal Path.

Walking trails and connections are an important asset for Glin in attracting particular segments of the tourism market such as nature lovers and adventure seekers.



E COMMUNITY CARE

Care for the elderly

In the 2016 Census, 25% of Glin's population consisted of the age group 65 and over, a quarter of the town's population. Glin offers a tranquil and unique setting, combined with numerous heritage trails and walking routes, access to the water, flora and fauna, all of which are key attributes that make it attractive for older generations to live in.

Glin Homes for the Elderly, Clover Field, Glin provides care for the elderly in the locality. Opened in 2005, the complex consists of 20 voluntary houses and a Daycare Centre. The Centre provides meals for the residents, and the Open Days, which are held weekly, provide food and entertainment for the elderly from Glin and the surrounding parishes. Bingo, raffles, music, song and dance and a variety of planned activities are of great benefit to all.

A Meals-on-Wheels service was set up to deliver meals to the elderly in the local community. The service has since been extended to include the neighbouring parishes of Loughill, Ballyhahill, Athea and Tarbert. Glin Homes are currently delivering over fifty meals in the locality and are hopeful of expanding this service in the future.

Glin Homes for the Elderly have recently purchased additional ground adjacent to Clover Field and are planning to build six more voluntary houses over the next two years. The committee recognise the need for sheltered long-term care in the community and in consultation with the Health Board are hopeful of including this facility in the plan.



Figure 41



Figure 42



Figure 43

F TOWN PARK & PITCHES

Town Park

The Town Park and children's playground is very popular amongst locals and those in the wider hinterland. Its size limits development potential, therefore configuration becomes very important. Future development and changes proposed must make these spaces as multifunctional and versatile as possible. Improvements to the Park and surrounding spaces should include the tennis court, open grass areas and slipway to the Estuary.



Figure 44



Figure 45



Figure 46

The Park itself contains outdoor gym equipment located in one area. It is proposed that this gym equipment be added to and reconfigured to create a 'looped' network of equipment, also known as a 'pump park'. This would extend the audience and age range appeal of the Town Park for everyday use by locals and visitors. Such additions would include gym equipment, monkey/gym bars and an appropriately sized zip wire, to attract young and old alike.

A feasibility study is required to consider the conversion of the tennis court to a multi-use court for basketball as well as tennis throughout the year. Additionally, the grass area located on the water side of the Town Park should be considered for the suitability of a small informal grass pitch. This plan proposes the existing slipway be extended to allow for larger boats to use from this location.

Town Pitches

Glin GAA pitch and Glin Rover's soccer pitch are located on the two approach roads to the south and south east of the town (R524 and L1227). Plans are currently underway for an astroturf pitch at Glin Rovers facility. Consideration could be given to the conversion of both to all-weather pitches, allowing for longer duration of use throughout the year. Improvements to changing and clubhouse buildings should also be explored.

The GAA pitches has surrounding space which could be explored for looped running tracks, maximising the flexibility of the site for mixed uses by the community and the nearby National School. Such an example is shown in Figure 46, Gammel Hellerup Campus, Denmark.





Figure 47



Figure 48



Figure 49



Figure 50



Figure 51

G KNIGHT'S WALK, FOREST & OLD CASTLE GROUNDS



Figure 52



Figure 53

Knight's Walk & Forest

The Knight's Walk has proven extremely popular for the local community and visitors. This project would seek to improve the existing walk with upgraded paths where necessary, additional sheltered benches, wildlife boxes and bird baths along the walk, as shown in Figure 48.

Consideration should be given to provisions for extending further looped walks into the surrounding countryside and woodland. A range of short and long term projects could be developed which would widen the appeal of the site such as BMX / mountain bike trails through the forest, development of a forest park with play equipment and zip wires, tree top adventure walks in key locations to capitalise and take full advantage of the beautiful vistas and surrounding woodland. Possible provisions could also be made for a small campsite or glamping pods, with associated activities such as archery and horse-riding. As shown in figures 49, 50 and 51

New Castle Grounds

One of the unique and special aspects of Glin is the heritage related to the Castle and the Knights of Glin. This project would propose wider use of the Castle grounds and forest, where possible, to host heritage events and festivals such as jousting tournaments and food festivals. It is also proposed that specific sporting events, such as the Glin Triathlon, could extend into the Castle grounds as part of a wider course.

A feasibility study is required to establish if an appropriate sewerage treatment and integrated wetland could be constructed in the Castle grounds to supplement with the town's sewerage system, an example of which is shown in Figure 53 of reed beds in Dufftown, Scotland.





Figure 54



Figure 55



Figure 56



Figure 57



Figure 58

Gateway Signage

The Pier and waterfront has the opportunity to establish a stronger key arrival gateway along the N69 Coast Road for the town and to capitalise on the waterfront as a key asset for leisure, which is currently underutilised along the Estuary. Enjoyed by the community throughout the whole year, and with a lifeguard present during the summer months, this valued resource should be improved and enhanced, not only to make it safer but also more accessible for locals and visitors. Bespoke gateway signage and street tree planting, as outlined in Project A, (Welcome and Arrival) is proposed along the Coast Road, establishing and improving the welcome to the town.

Glin Pier

This project proposes to extend the pier with a stepped permanent platform/ diving area to the bottom end of the pier. Also, corner steps to the shore from the pier structure and proposed changing area, optimising currently unused space. Such an example is shown in Figure 59 of Faaborg Harbour Bath, Denmark.



Figure 59



Figure 60

Improved facilities such as changing rooms, outdoor showering facilities, public toilet, bins, seating, lighting, boat storage area and extended picnic facilities would also improve the area greatly. Examples of which are shown in Figures 55 and 56.

Developing a boardwalk /promenade along the shore (an example is shown in Figure 60) and slipway to the south of the Pier, would provide improved access to the shore and water for all ages and abilities. Shannon Estuary Way interpretation is also planned for the grass area beside the proposed slipway. All proposals for the Pier will be the subject of consideration in relation to environmental designations, including the Lower River Shannon SAC.

Water sports

The aim is to maximise the Pier for water sport activities throughout the year. Kayaking, zorbing, sailing would be feasible all year round, as well as non permanent seasonal inflatable pontoons and slides for the summer months, such examples are shown in Figure 57 and 58.

Connections

There is potential for a longer term project at the Pier site to have a small unit for rental of water sport equipment as well as bike rental. The enhancement of the Pier, which is located at a key 'gateway' to Glin, would encourage passersby to park outside the town, enjoy the Pier, avail of proposed upgraded connections along the Knockaranna Way or an extended footpath to journey into town. This would alleviate a degree of additional parking requirements for the town centre for visitors.

The attractiveness of the Pier as a key destination within the town could increase overall dwell time for visitors while strengthening the town and community connection to the Shannon. This project is strategic in nature and an opportunity and asset that most towns lack.



TOWN CENTRE SQUARE & EVENTS

Town Centre Square

The Town centre has wide streets, strong façades and shop frontages with distinctive form, scale and richness. Glin can capitalise on this key asset and has the potential to provide an impressive square for the community and visitors.

Along with the streetscape and public realm improvements as outlined in project C, the Public Realm and Tourism Plan proposes the creation of a high quality, shared central space for pedestrians and cars, which, could have the flexibility to act for a limited time as a pedestrian friendly space. Examples of appropriate materials in Figure 61 of granite sets, and similar spaces in Figures 62, Dungannon Town Centre Square, County Tyrone and Figure 63, Portrush West Bay, County Antrim.



Figure 62



Figure 61



Figure 63



Figure 64



Figure 65

Events and flexible use of space

This space should include integrated town Wi-Fi, electrical points as well as fixtures to allow for canopies to be installed and removed as required. This space would then provide the opportunity for small and large events to be held in the heart of the town. Uses would include daily 'spill out' space for cafés and restaurants in summer months to annual fairs and markets, family fun days and outdoor cinema evenings, and town food and heritage festivals. Previously, the Main Street has hosted the Fleadh Cheoil, with busking, music, singing and dancing competitions. Similar events in the future could capitalise greatly on the use of this space. Such examples are shown in Figure 64, Clonakilty and Figure 65, an outdoor cinema in Dublin.

This project would seek to support existing community, cultural and sporting events and festivals, as well as seeking to establish new opportunities for using this central space. A coordinated events and festival calendar could be promoted, be regularly updated online and within the community, to ensure an even spread of opportunities throughout the year, for locals and visitors alike to enjoy.

The new flexible space should be considered for use by existing local businesses such as cafés and restaurants to provide an outdoor seating experience for locals and visitors, when the weather permits.



Town Centre / Main Street Visualisation

Visualisation of how the town square could look during events and festivals



Figure 66

Town Centre / Main Street Plan

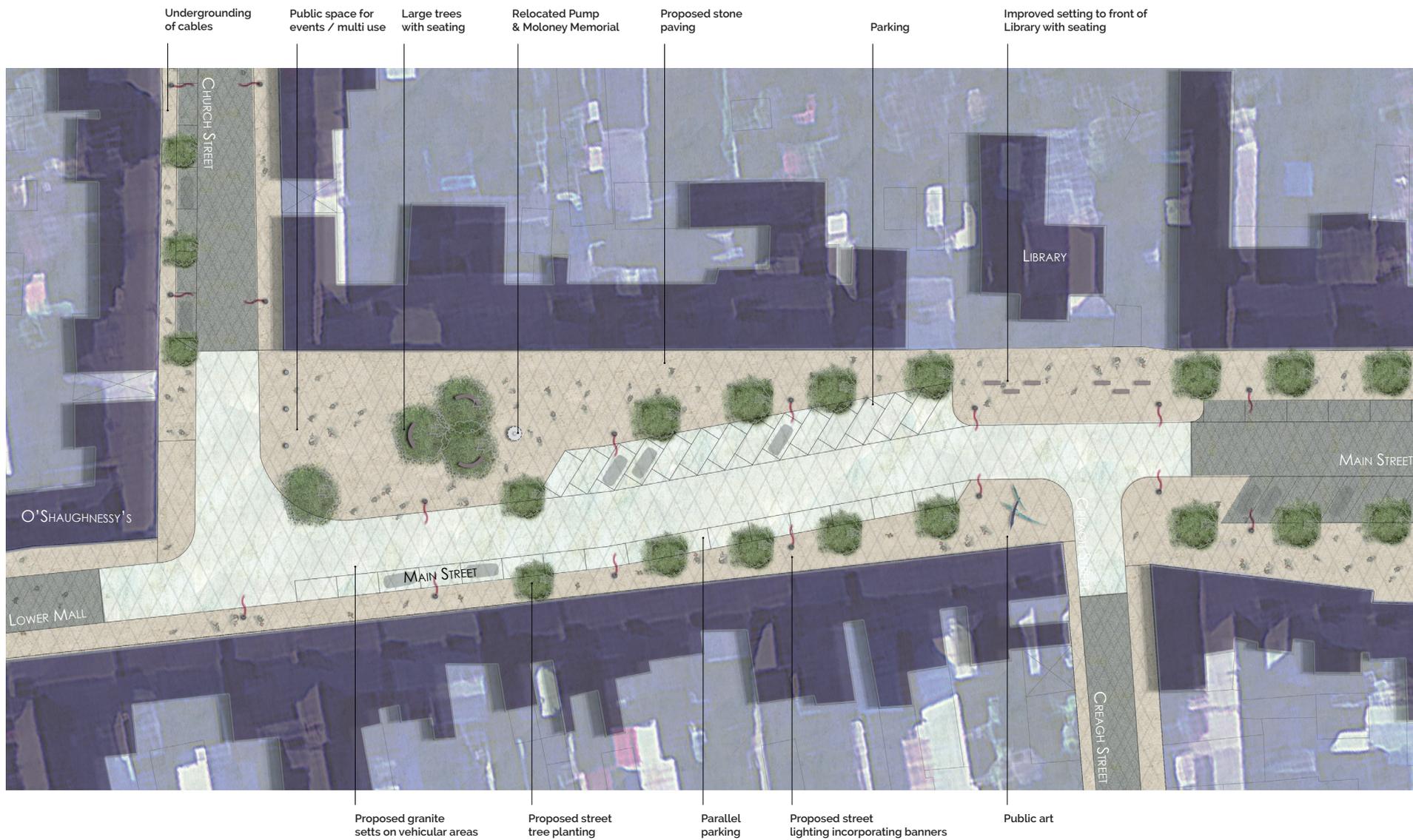


Figure 67





Figure 68

10. ACTION PLAN

The Glin Public Realm and Tourism Plan sets out a series of actions to develop nine projects, that together will have a transformative impact on this important historic town. They vary in scale and complexity with some actions suited to short term delivery, while others are likely to take place in the longer term, due to funding constraints.

Oversight and coordination of the plan and its delivery will require a continued process of partnership between Limerick City and County Council, Municipal District, Glin Development Association, local groups and businesses within the town.

Responsibility for the delivery of the actions should be shared between different organisations and groups, including Limerick City and County Council as well as other public bodies, community groups and the private sector.

All projects will depend on the availability of funding and will be subject to further design development, local engagement, and where necessary, planning approvals.

The following Action Plan should be reviewed and updated at regular intervals during the next 10 to 15 years, as projects are delivered and other contextual circumstances change.

Potential Funding Sources - Non-Exhaustive List

- Limerick City & County Council
 - Town & Village Renewal Scheme funded by DRCD.
 - Tourism Sector Support Scheme
 - Local Agenda 21 Funding
 - Social Enterprise Development Fund
 - Tidy Towns Support
 - SME Support Scheme
- Department of Rural and Community Development (DRCD)
 - Rural Regeneration and Development Fund
 - Community Enhancement Programme
 - Outdoor Recreation Infrastructure Scheme
 - Revitalising Areas by Planning, Investment and Development Programme (RAPID)
 - CLAR Programme
 - LEADER or Rural Development Programme 2014-2020 managed by West Limerick Resources.
- Fáilte Ireland
 - Small Capital Grants Scheme
 - Activities Grants Scheme
- Department of Culture, Heritage and Gaeltacht
 - Built Heritage Investment Scheme (BHIS)
 - Structures at Risk Fund (SRF)
- The Arts Council
 - There are various funding opportunities available annually through the Arts Council for Local Authorities, Organisations, Individuals, Festivals and Events.



10. ACTION PLAN

ACTION PLAN		
Project	No.	Action
A Arrival & Welcome	A1	Welcome signage, de-clutter & evaluation of required signage
	A2	Bespoke gateway signage & public artwork
	A3	Street tree planting at gateway locations <i>(such as N69 Coast Road)</i>
	A4	Public realm improvements <i>(high quality surface treatments, lighting, branded heritage banners)</i>
B Heritage & Branding	B1	Conservation Management Plan for heritage sites <i>(potential phased re-opening of various sites, phased re-opening and development of various buildings)</i>
	B2	Heritage looped walks & interpretation, Trail mapping & App development <i>(to include what to do in Glin 2hrs, 1/2 day, day, weekend)</i>
	B3	Old castle phased re-opening <i>(illumination, and future uses such as VR and Apps)</i>
	B4	Interactive heritage museum and tourist information point/building <i>(to include a mixed community use space)</i>
	B5	Online branding <i>(to consolidate existing websites and social media pages, promote existing and future town events)</i>
	B6	Physical branding <i>(bespoke lighting, heraldic banners, bespoke furniture)</i>
C Streetscape & Signage	c1	Dereliction & building improvement strategy <i>(condition report of existing buildings & sites, prioritisation of key buildings & sites)</i>
	c2	Integrated improvement strategy <i>(removal of superfluous overhead cables, under-grounding of cables & upgraded sewerage system, upgraded roads & footpaths, review of fixtures, fittings, lighting, trees, planting & furniture)</i>
	c3	Orientation and way-finding signage <i>(signage de-clutter, commission of bespoke suite of orientation signage)</i>
D Safety & Connections	D1	Study to explore additional pedestrian crossing(s)
	D2	Footpath extension in prioritised locations
	D3	Integrated cycle & footpath scheme
	D4	Commission traffic management plan <i>(relocation of 50km/h extension along N69 Coast Road)</i>
	D5	Improved existing walking routes <i>(improved signage & way-finding, path materials, access locations, furniture, feasibility of extending looped walks)</i>
E Community Care	E1	Feasibility study for community care <i>(short & long term considerations within village)</i>

ACTION PLAN		
Project	No.	Action
F Town Park & Pitches	F1	Improvement to Town Park <i>(reconfiguration of gym equipment into 'pump park', additional gym equipment)</i>
	F2	Feasibility study of tennis court conversion to multi-use courts
	F3	Study to explore small grass pitch located to north of Park
	F4	Extension of existing slipway
	F5	Feasibility study of pitch conversion to all-weather pitches
	F6	Improvements & upgrade of clubhouses, changing facilities, seating areas
	F7	Proposed looped running tracks located at GAA pitches
G Town Centre Square & Events	G1	Feasibility of proposed central shared market space <i>(upgraded high quality surface materials, integrated wifi & electrical points, integrated fixtures for canopies and marquees)</i>
	G2	Co-ordinated events and festival calendar <i>(collation of existing events, developing opportunities for new events, promotion of calendar within community and for visitors)</i>
H Knights Walk, Forest & Castle Grounds	H1	Improvements to existing Knights Walk <i>(upgraded paths where necessary, additional sheltered benches, wildlife boxes and baths)</i>
	H2	Extensions of existing walks
	H3	Proposed short & long term enterprises proposed <i>(BMX / mountain bike trails through forest, forest park with play equipment & zip wires, tree top adventure walks, small camp-site / glamping pods, activities such as archery and horse-riding)</i>
	H4	Feasibility study for Castle Grounds <i>(potential host of heritage events and festivals, inclusion in routes of sporting events course)</i>
	H5	Feasibility project for sewerage treatment and integrated wetland in Castle Grounds
I Pier & Waterfront	I1	Pier extensions <i>(permanent stepped platform & diving area, corner steps from pier and proposed changing area)</i>
	I2	Improved public facilities <i>(changing rooms, outdoor showering & public toilets, bins, seating & lighting, boat storage area, improved picnic facilities)</i>
	I3	Proposed boardwalk / promenade along shore
	I4	Proposed additional water sport events & seasonal pontoons /slides
	I5	Future development of small unit for water sport equipment & bike rental
	I6	Extended footpath connection from town along N69 Coast Road
	I7	Upgraded path connection along Knockaranna Way
	I8	Proposed slipway





Figure 69

11. RECOMMENDATIONS & CONCLUSIONS

Achieving the vision for the town will require shared effort by all parties, from public, private and community sectors. As it is founded on a strategic vision and aims, scope exists to add new public realm projects to the plan as opportunities arise.

As indicated in the Action Plan, there has been a prioritisation of each of the projects, along with partners, timeline, indicative cost and funding sources. This Action Plan should be viewed as a live document, requiring regular updating in line with progress, availability of funding and opportunities that may arise for development.

The scale and complexity of certain projects mean that delivery cannot take place over the short term, therefore, whilst such projects are being prepared, such as Projects **G1 Central Shared Market Space** and **I1 Pier extension**, alternative short term deliverables are taken forward.

In this instance Projects **A1 Welcome signage de-clutter & evaluation of required signage**, **C1 Dereliction & building improvement strategy** and **I5 Water sport events & seasonal pontoons /slides** are amongst potential early projects for delivery.

For each of these projects, the importance of quality must be underlined. Not only in the materials used, but the standards of design, construction techniques and maintenance once complete. Should funds be insufficient for delivery of a project to a high enough standard, it is advised that it be either phased or delayed until this is possible. It is also imperative that all branding, physical and digital, unifies the brand of the town.

The Glin Public Realm and Tourism Plan has demonstrated how this historic town can be greatly improved for the benefit of the people who live and work there, and also for those who come to visit.

Glin's important place in history deserves international recognition, this plan has an ambition to raise its profile and relationship in the region of Ireland and beyond. This can only be done by committed shared oversight and coordination of the plan and its delivery.

This plan is the next step in consolidating Glin's unique history and securing its future potential for the benefit of all.





Figure 70



Figure 71





GLIN

PUBLIC REALM
& TOURISM PLAN



Comhairle Cathrach
& Contae **Luimnigh**
Limerick City
& County Council



WILD ATLANTIC WAY
SLÍ AN ATLANTAIGH FHIÁIN

