

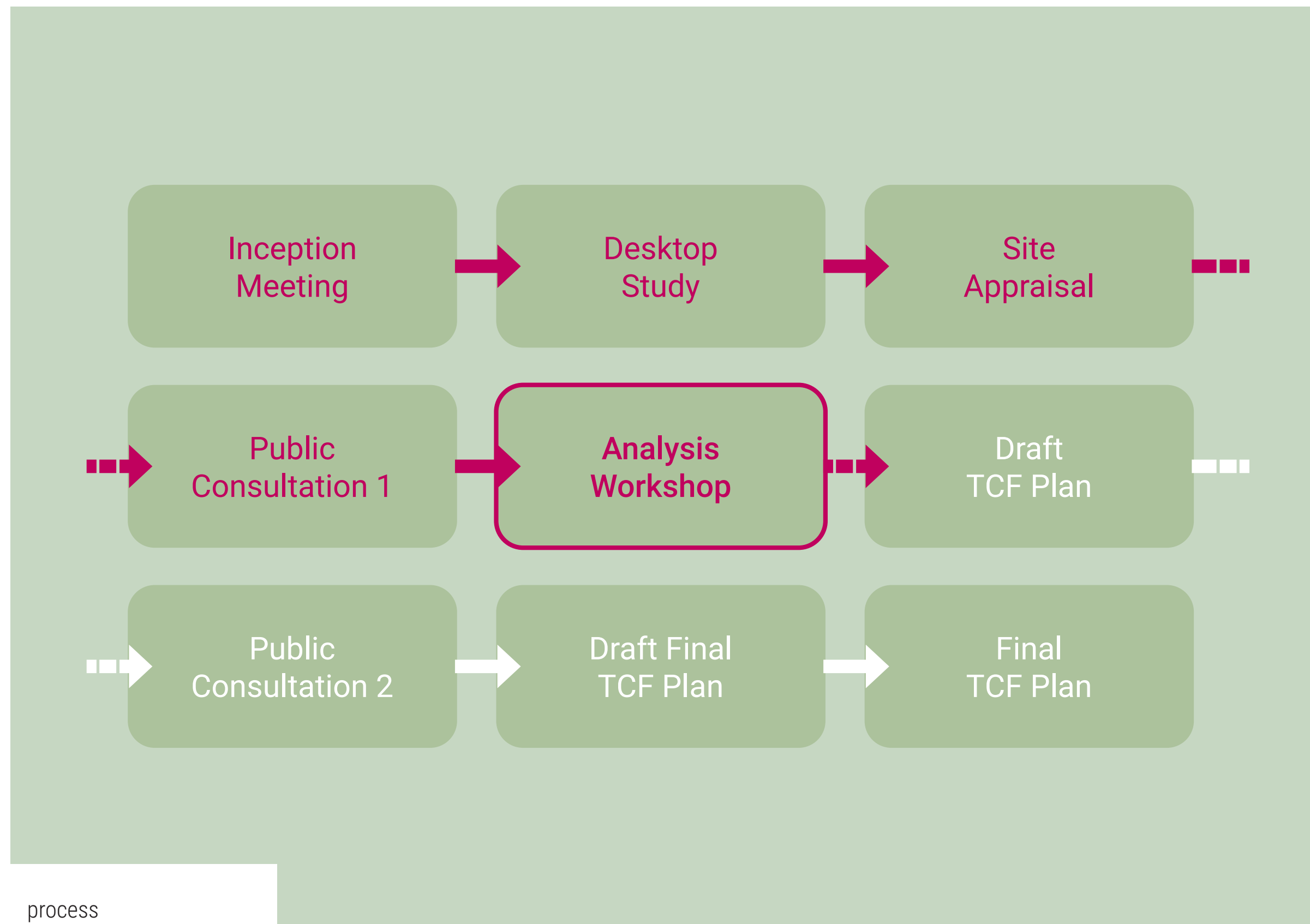




- Sets out a **clear strategy** for the future **development and revitalisation** of Enfield Town Centre as a desirable place to live, work, socialise and operate a business in line with the **Town Centre First Policy**
- Includes **a Vision** which is focussed on the town centre and immediate surrounds with a focus on: **“place making”, town centre living, the social and economic purpose of the town, and redeveloping neglected sites and obsolete areas**
- Facilitates an urban environment with **good urban design** and **appropriate landscaping and public realm interventions** along the main street as a catalyst
- Suggests **public realm improvements** with a focus on **active travel** and **enhancing landmark/focal points** in Enfield
- Identifies and addresses **dereliction and vacant properties**
- Identifies properties with potential for **targeted redevelopment**
- Identifies potential deliverables from **emerging opportunities**
- Develops an implementation **action plan** for its delivery
- The Plan must be guided by; **detailed** background information, research and analysis, a strong empirical base and developed collaboratively, **engage** with all stakeholders in this collaborative exercise

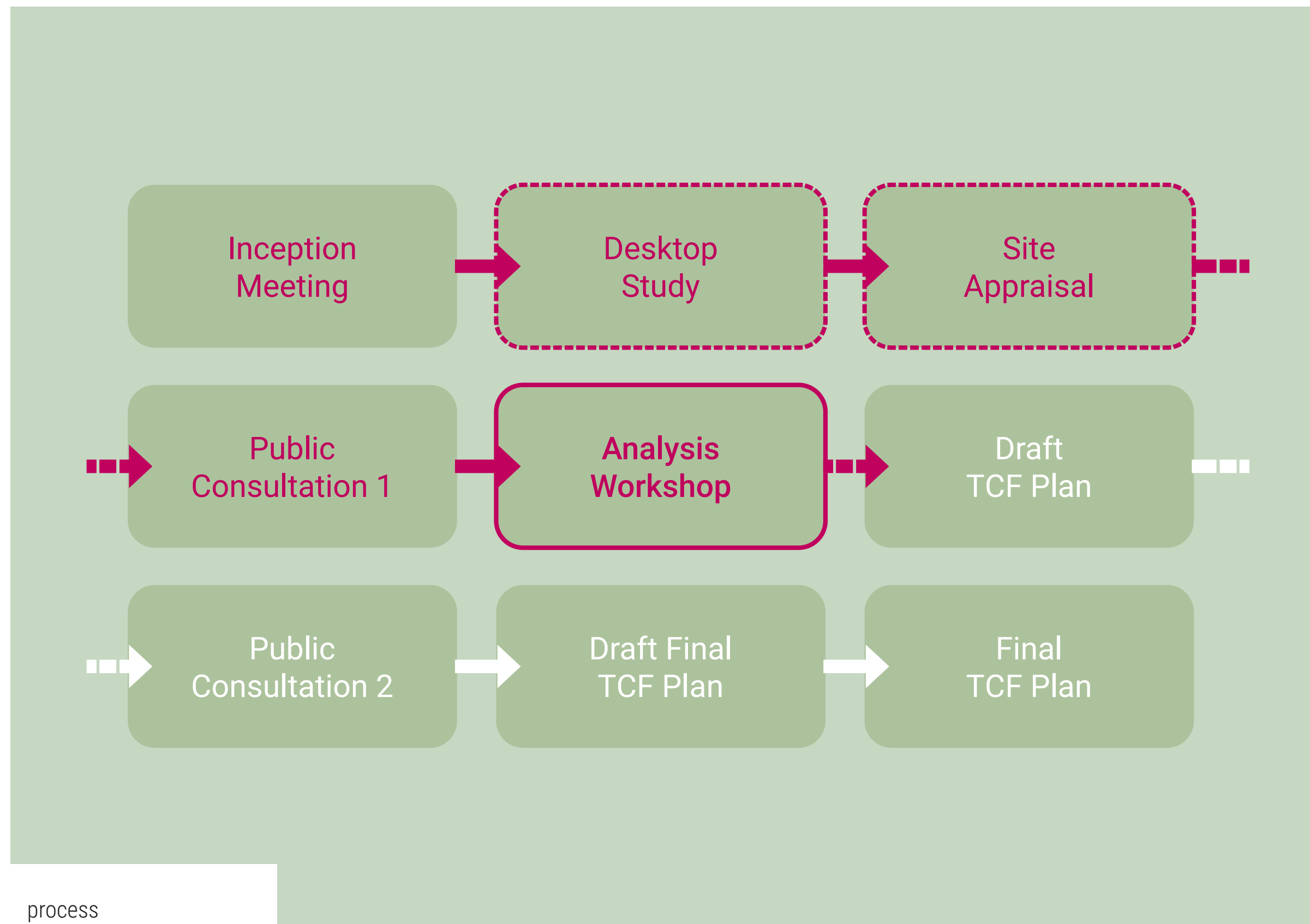


- Where are we?





- Look at Desktop study and Site appraisal; Analysis



- TCF Policy
- LAP
- Community Action Plan

# Town Centre First

## A Policy Approach for Irish Towns



policy context



- Proximity to Dublin
- Railway network
- Eurovelo

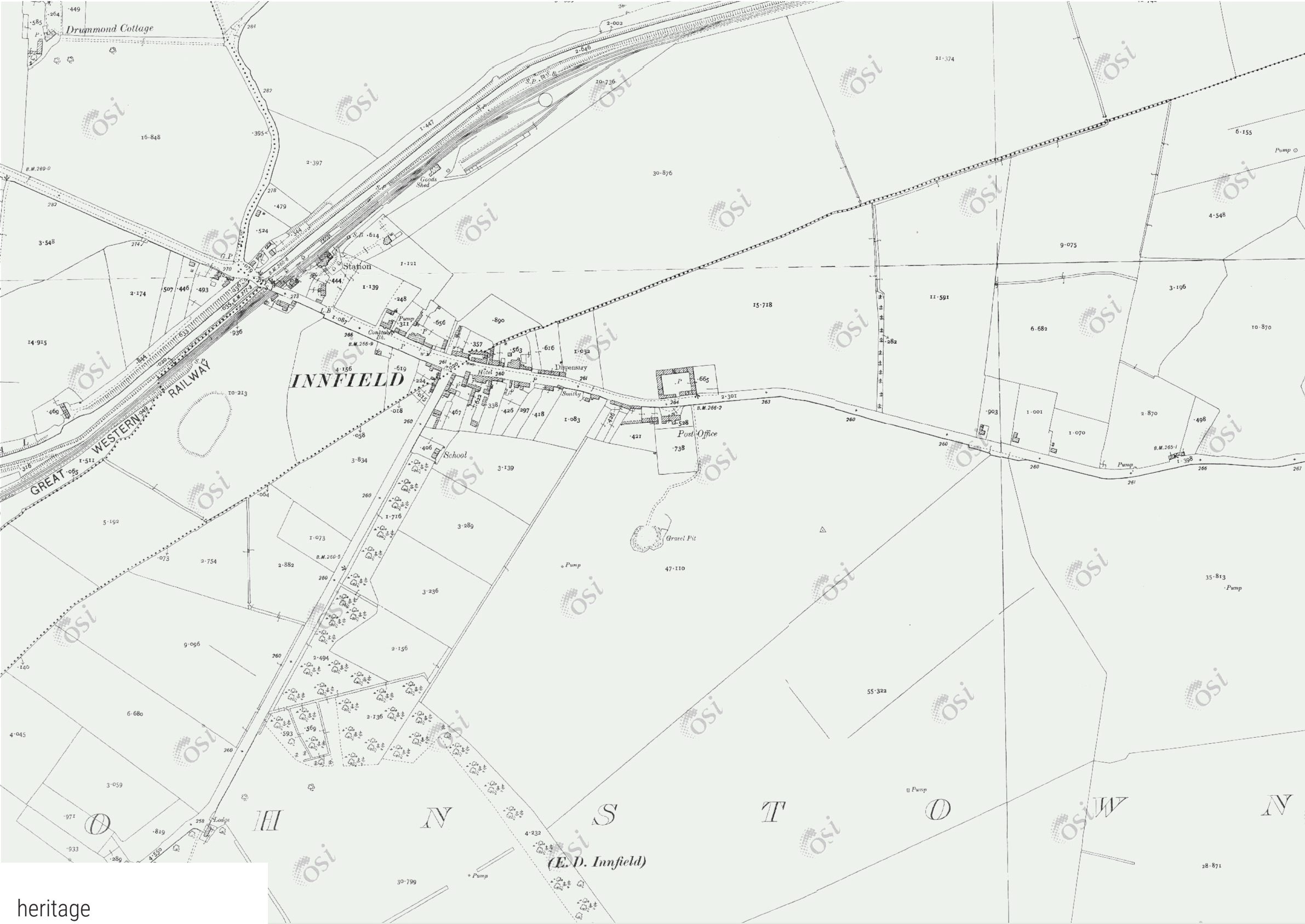




town context



- Historically small
- 'Commuter / Coach / Inn' town



heritage



• Asset: Heritage



heritage



KNOWN AS LICENSED PREMISES  
**"BARRINGTON'S HOTEL"**  
 By Public Auction (unless previously disposed of by Private Treaty)  
 At JURY'S HOTEL, COLLEGE GREEN, DUBLIN.  
 On THURSDAY, 2nd APRIL, 1959, at 3.30 p.m.  
 Instructions from Mrs. R. M. Daniel (who is retiring from business)



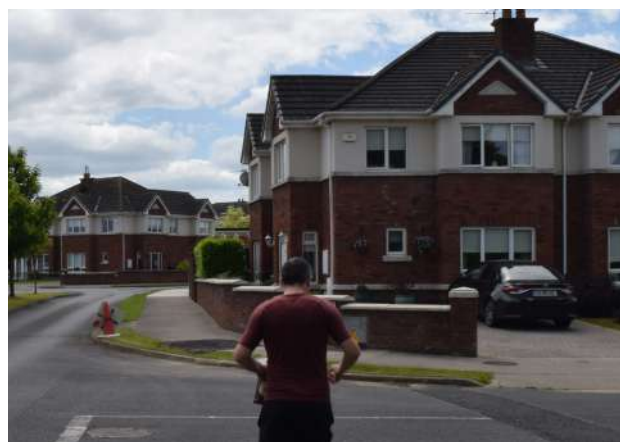
Held on lease for 99 years from 1st October, 1931.  
 Annual Rent, £250. Excise License Duty, £20-10-0.  
 L.V.—Lands, £15-0-0; Buildings, £14-5-0.  
 ACCOMMODATION—Ground Floor: Modern, well-fitted tiled Loun-  
 Public Bar Shop and Tap-room; Diningroom; tiled Kitchen; a  
 lery. First Floor: Sittingroom; 9 Bedrooms; Out-Offices; T  
 lery. Fully equipped Bottling Store. Goods Store, etc. in inner va  
 ges. Calf Shed, Piggery, etc., in outer yard. All slated and  
 le Sheds. E.S.B. installed. Telephone.  
 repair. Gardens: 1/2 acre. E.S.B. installed. Telephone.  
 this very old-established Licensed Premises and Hotel commu  
 prominent position in Enfield with 150ft. frontage, on m  
 lin-Galway-Sligo road. There is an enormous volume of pass  
 tourist traffic on this route allowing great scope for developm  
 the Hotel and Licensed trade. Centre of populous farming dist  
 cent to Bord na Mona and G.A.A. Grounds.  
 convenient to Churches, Schools, Train and Bus, and the  
 Standers 10. Trim 10. Kilcock 6 miles. Dul



heritage

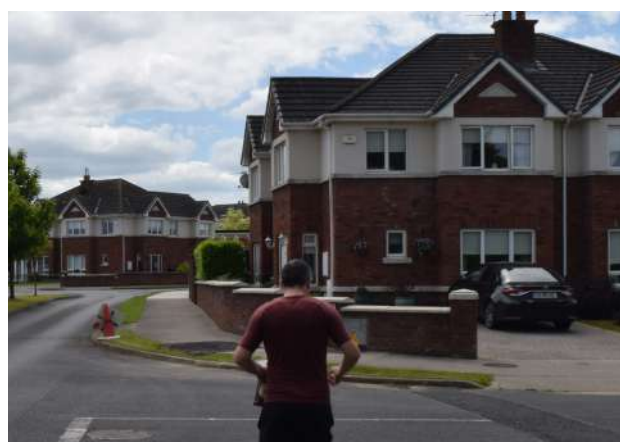


- Expanding residential town
- Other uses concentrated around town centre



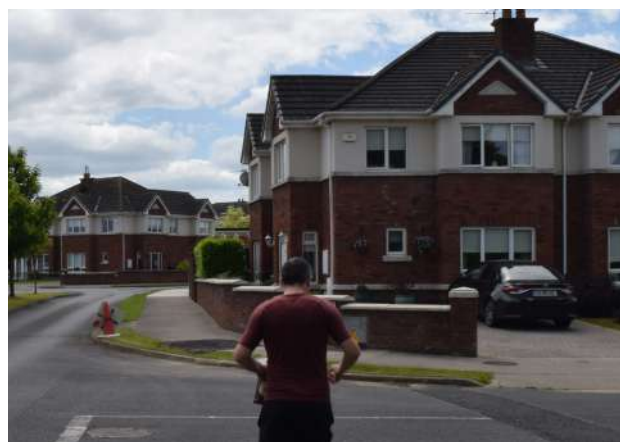


- Expanding residential town
- Other uses concentrated around town centre





- Expanding residential town
- Other uses concentrated around town centre





- lack of fine-grain pedestrian connectivity to Town Centre





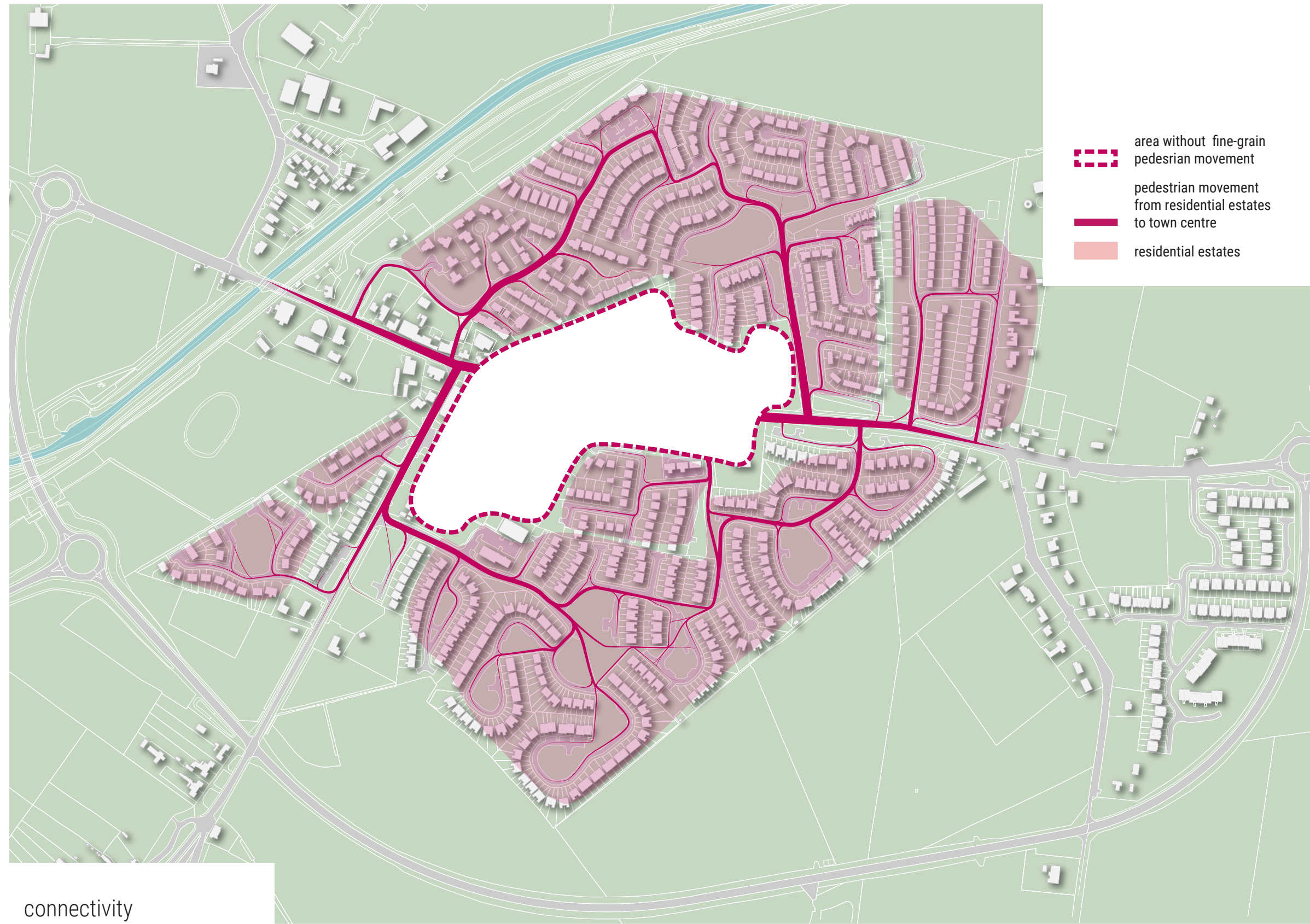
- lack of fine-grain pedestrian connectivity to Town Centre



connectivity



- lack of fine-grain pedestrian connectivity to Town Centre





- lack of fine-grain pedestrian connectivity to Town Centre



connectivity



- Diverse infrastructure
- Through traffic despite bypass/ ring road
- Main St largely caters to vehicular traffic





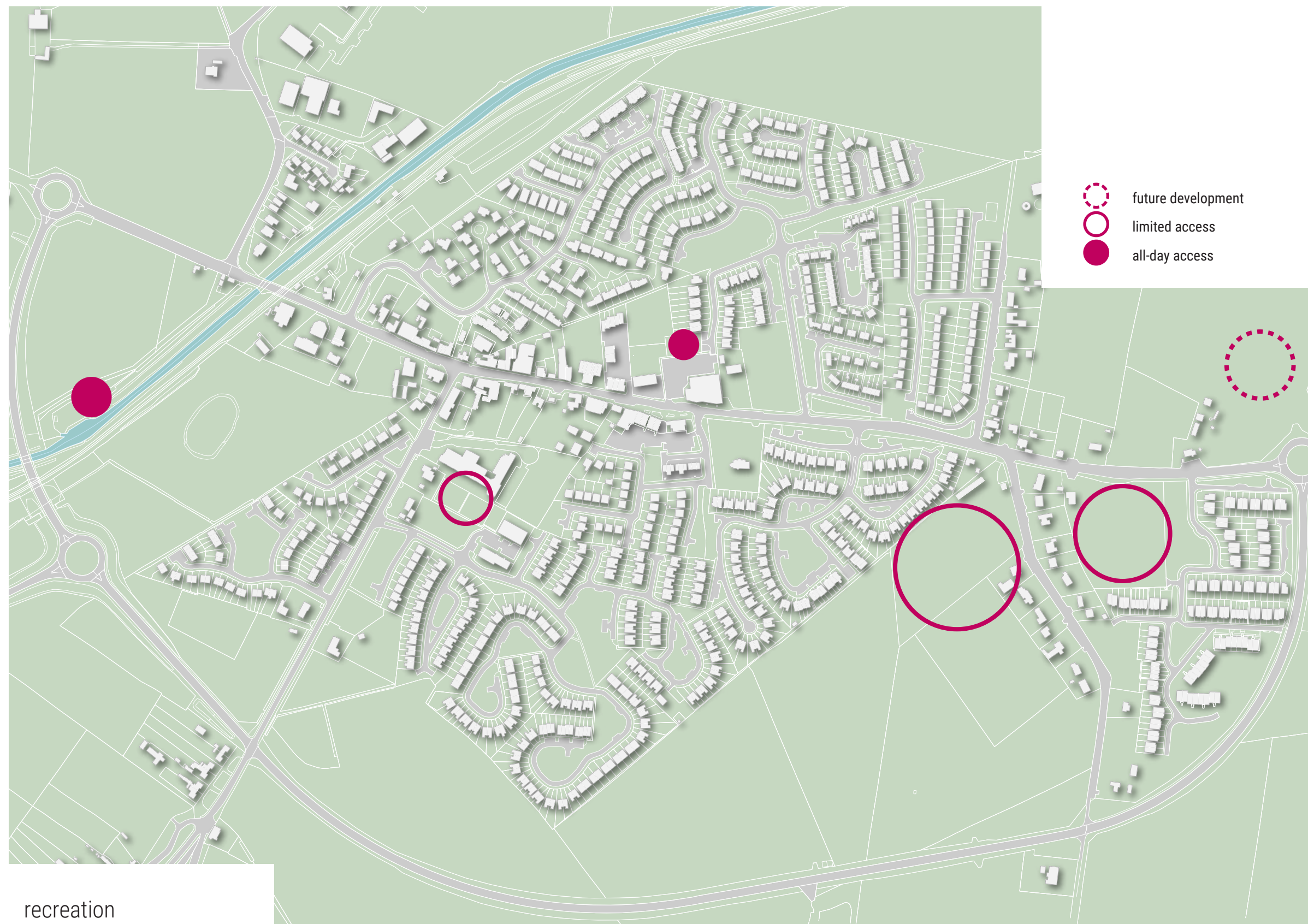
- Diverse infrastructure
- Through traffic despite bypass/ ring road
- Main St largely caters to vehicular traffic



transport



- Diverse infrastructure
- Through traffic despite bypass/ ring road
- Main St largely caters to vehicular traffic





- Three important 'nodes'
- Located on decision-points for wayfinding



town centre nodes



- Three important 'nodes'
- Located on decision-points for wayfinding



pedestrian pockets



- Large percentage of town centre space dedicated to parking





- Large percentage of town centre space dedicated to parking



parking



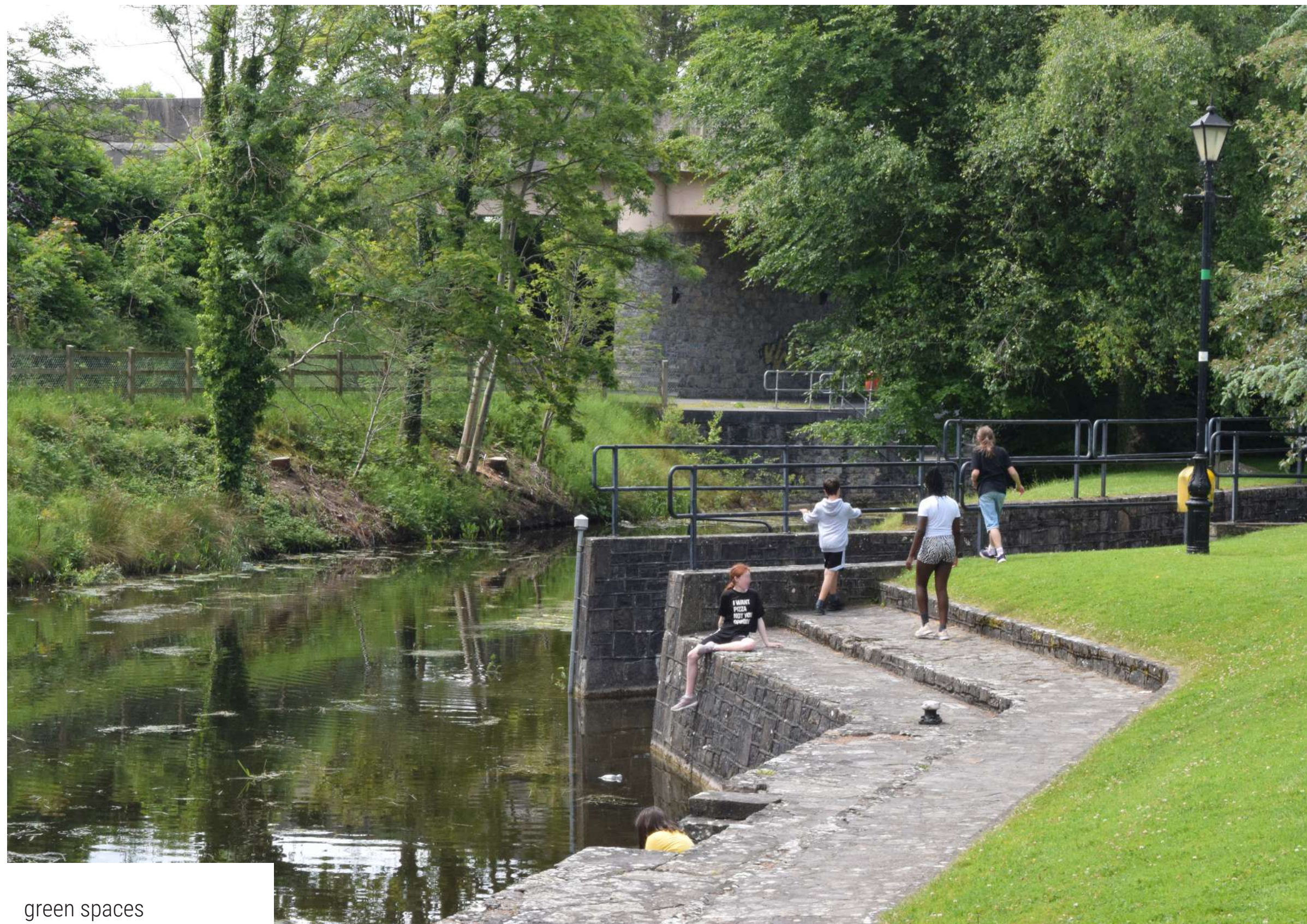
- Greenway / Canal Walk located very close by



green spaces



- Greenway / Canal Walk located very close by



green spaces



- Disconnect from Canal Walk
- Limited pedestrian space on Main St
- Instead; Network of small pedestrian spaces



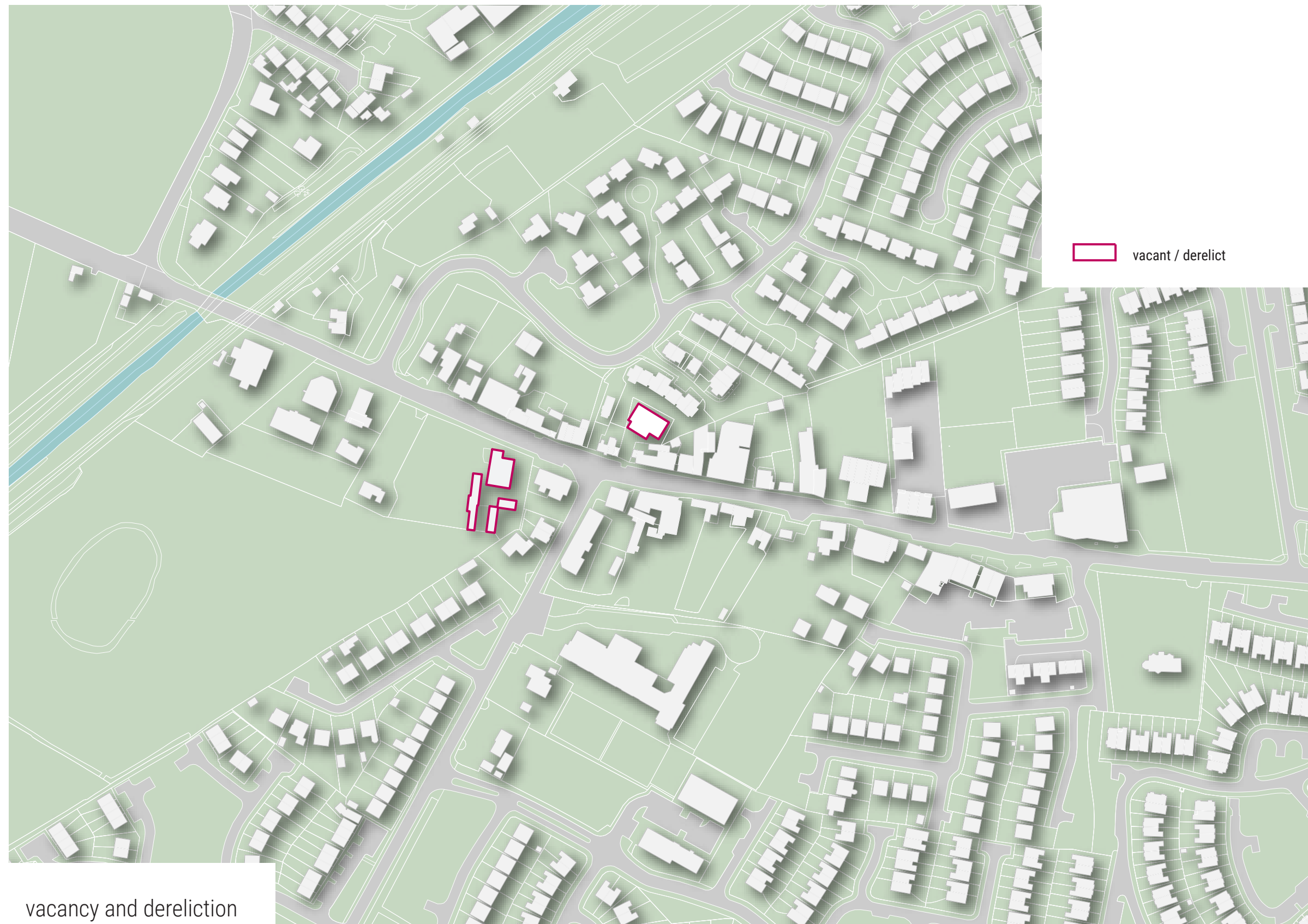


- Great number of active frontages
- 'Missing facilities' for community and casual recreation



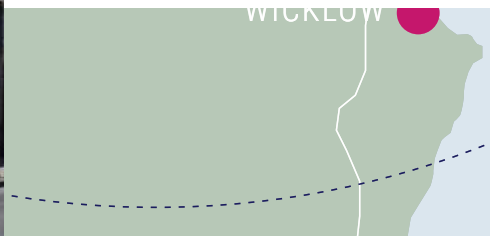
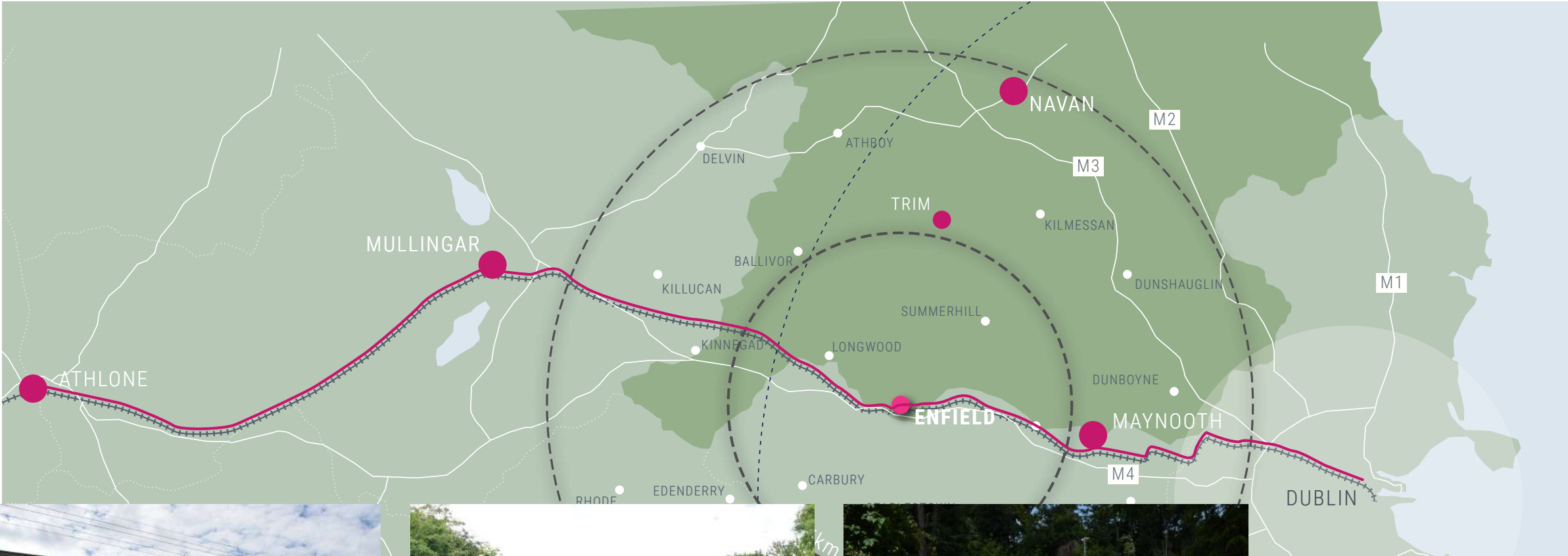


- Small amount of vacancy,
- Lots of vacancy resolved in the past year
- however; located right in the centre





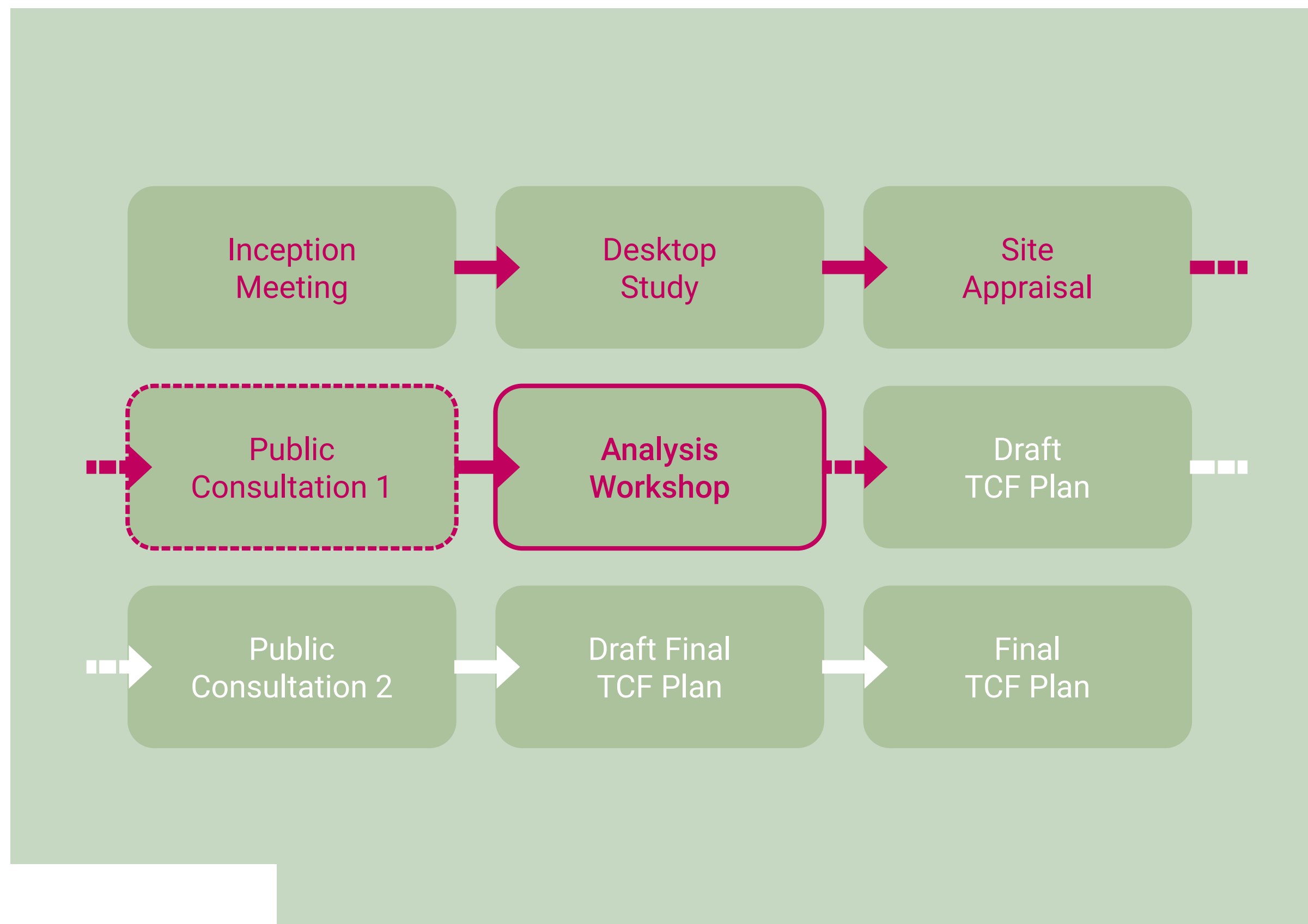
- Strengths:  
location,  
transport infrastructure,  
heritage,  
canal walk,  
commercial vibrancy
- Threats / Challenges:  
connectivity within the town,  
expanded quickly,  
vehicles prioritised  
lack of community facilities



Summary analysis



- Look at Public Consultation;  
Results and Analysis

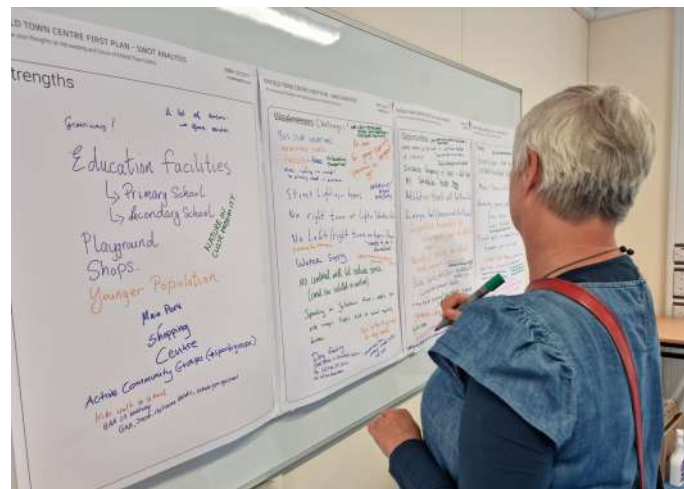




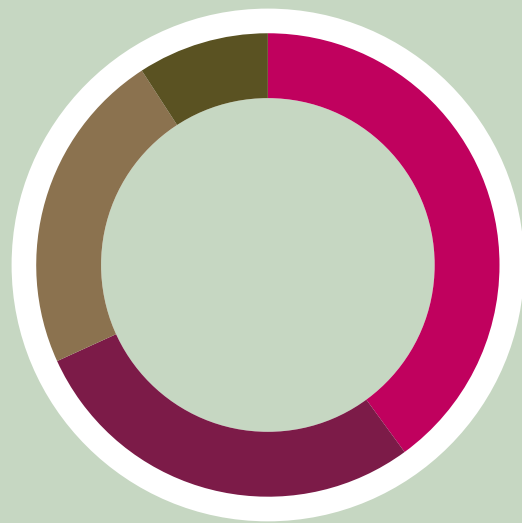
# 397 responses

between 13 July and 24 August 2022

- Online survey
- In-person event
- Extended deadline

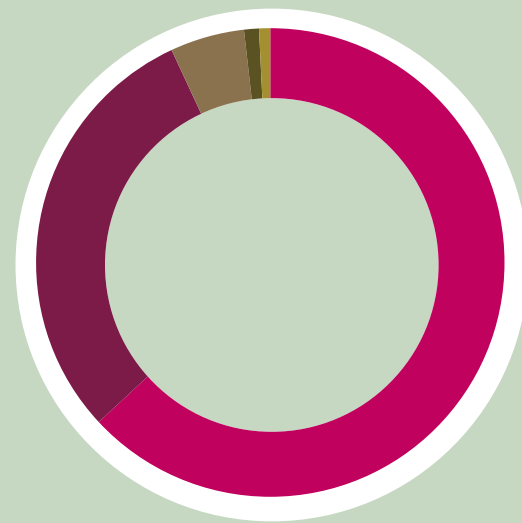






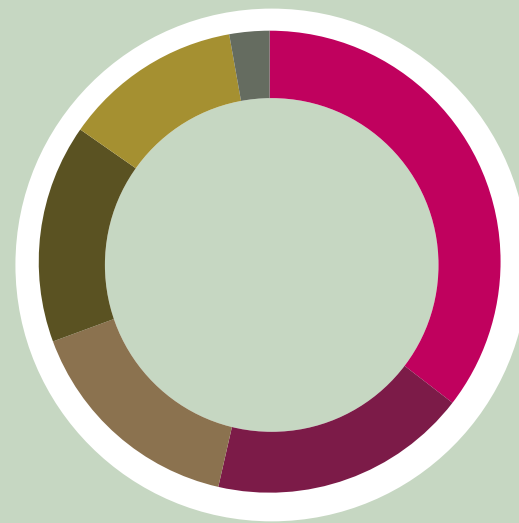
How far do you live from Enfield Town Centre?

over 10 minute drive	9.2%
5-10 min drive	22.6%
5-10 min walk	28.2%
resident	39.9%



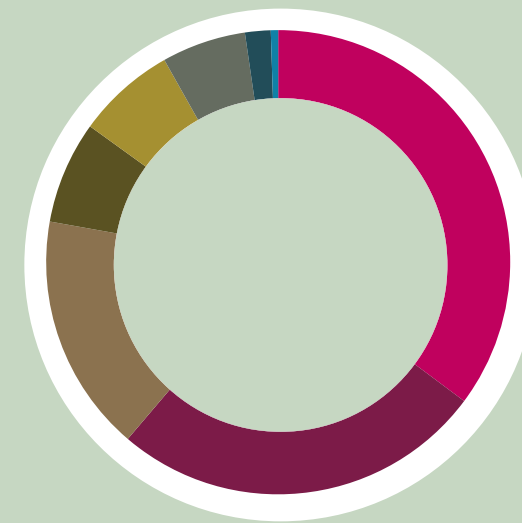
How often do you visit Enfield Town Centre?

never	0.8%
several times a year	1.0%
several times a month	5.1%
several times a week	30.0%
every day	63.1%



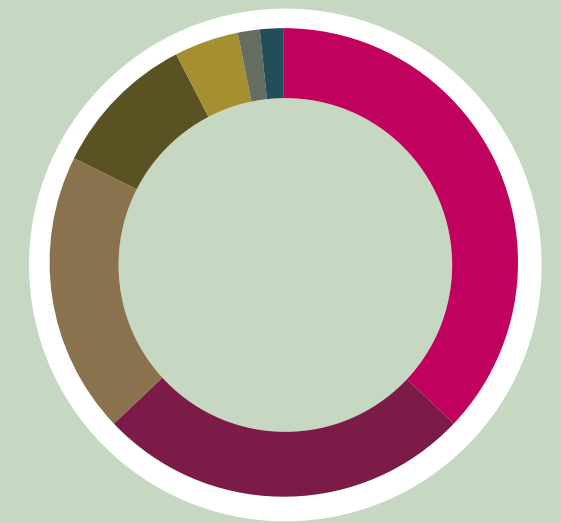
How many people are in your household?

1 person	2.8%
more than 5	12.5%
3 people	15.3%
2 people	15.8%
5 people	18.1%
4 people	35.5%



What is your age range?

80+	0.5%
70-79	1.8%
60-69	5.9%
19-29	6.9%
0-18	7.1%
50-59	16.6%
30-39	26.0%
40-49	35.2%

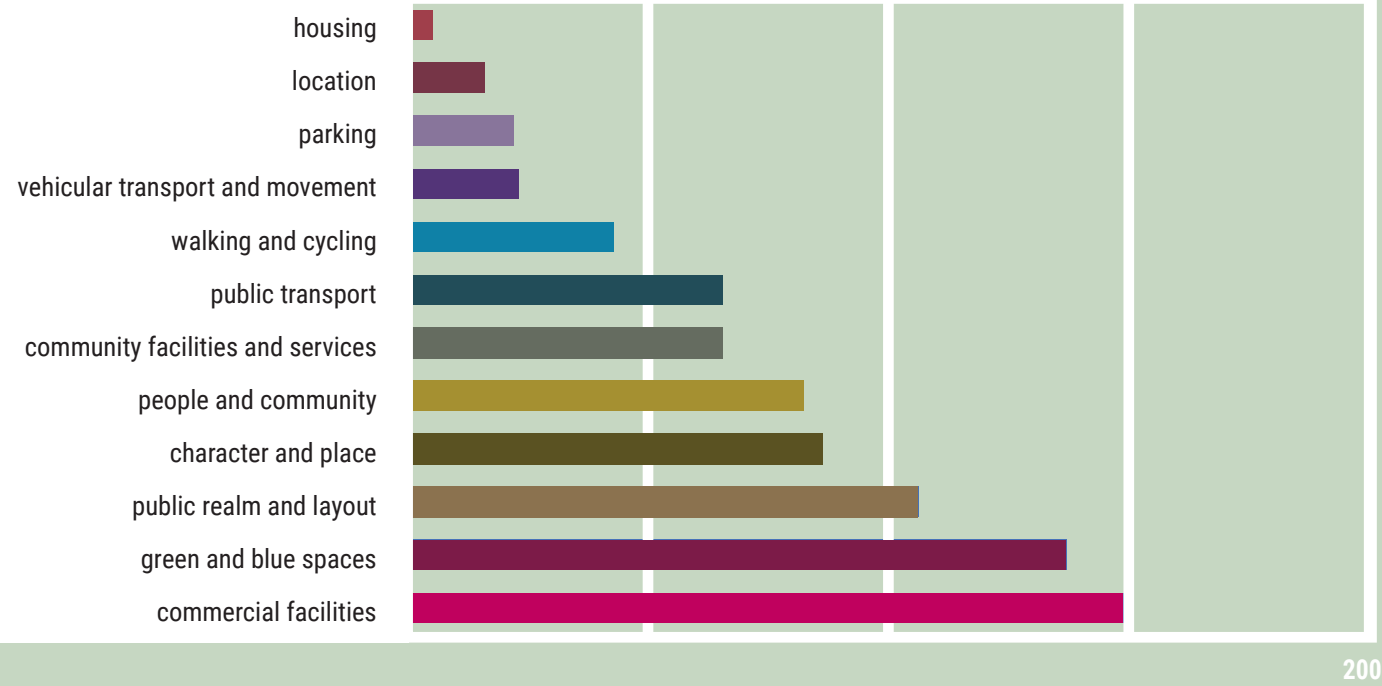


What are your main reasons for visiting the town centre?

other: family facilities	3.7%
study	3.4%
work	10.0%
travel	22.6%
resident	43.6%
leisure/ socialising	58.0%
shopping	83.2%



What three things do you *\*like\** most about Enfield Town Centre?



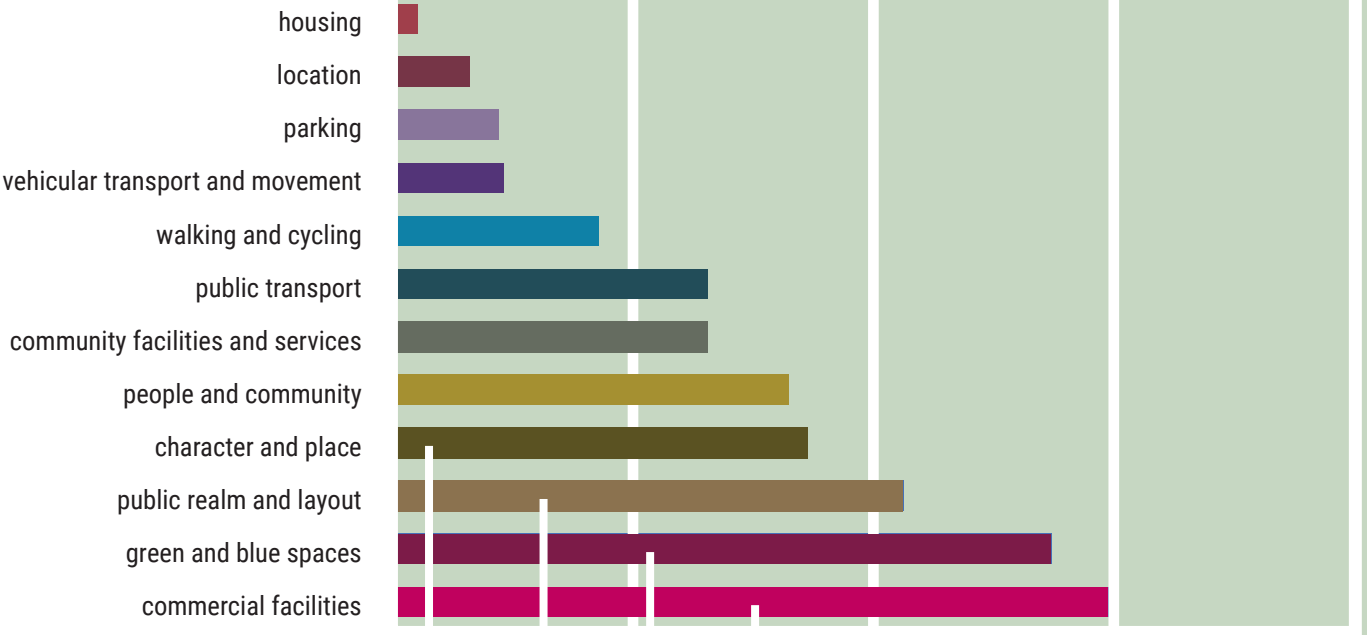
What three things do you *\*dislike\** most about Enfield Town Centre?



likes/ dislikes



What three things do you *\*like\** most about Enfield Town Centre?



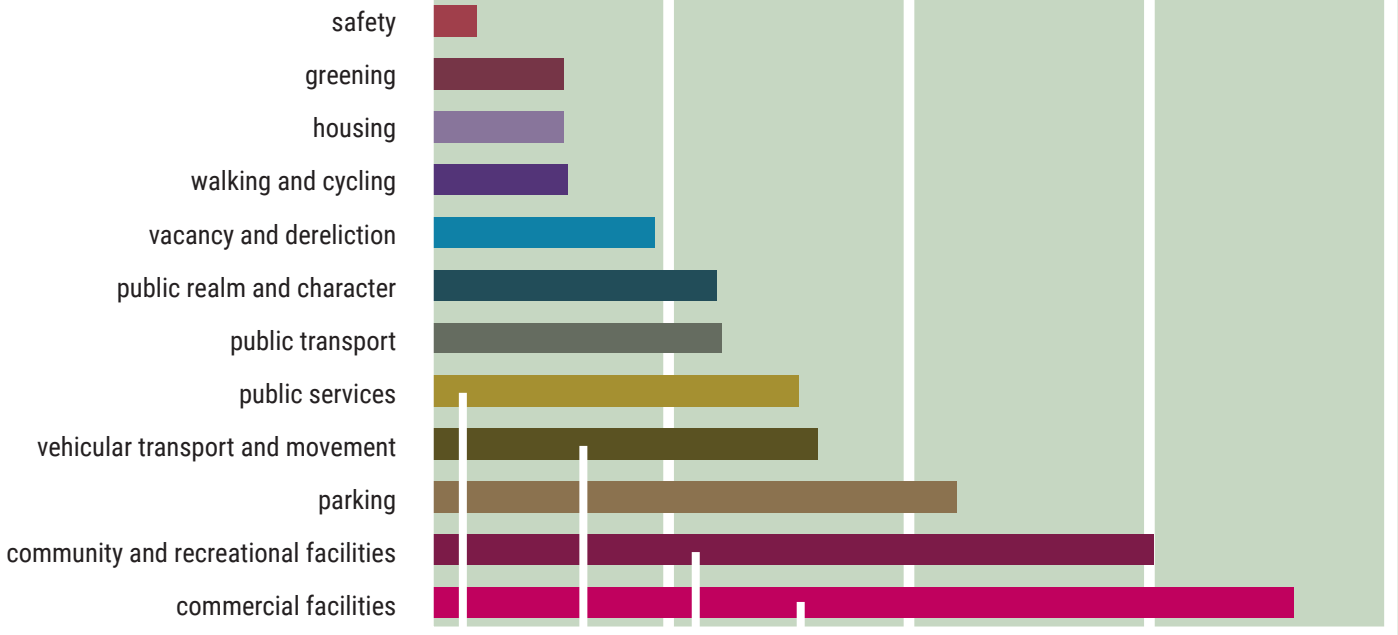
local shops, coffee shops and restaurants

canal walkway, planters with flowers

compact urban form

“small, quiet, cosy, rural”

What three things do you *\*dislike\** most about Enfield Town Centre?



not competitive (supermarket)

lack of facilities for town size

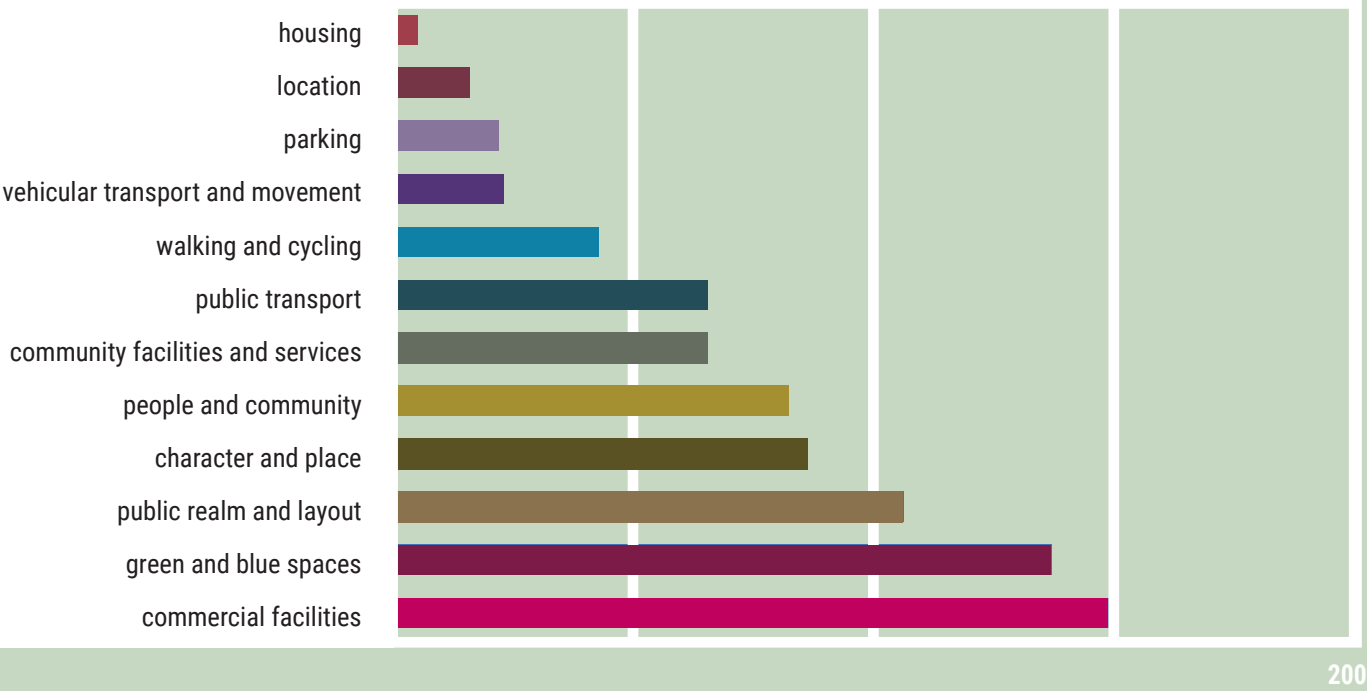
too much traffic in town centre

healthcare services, and garda access

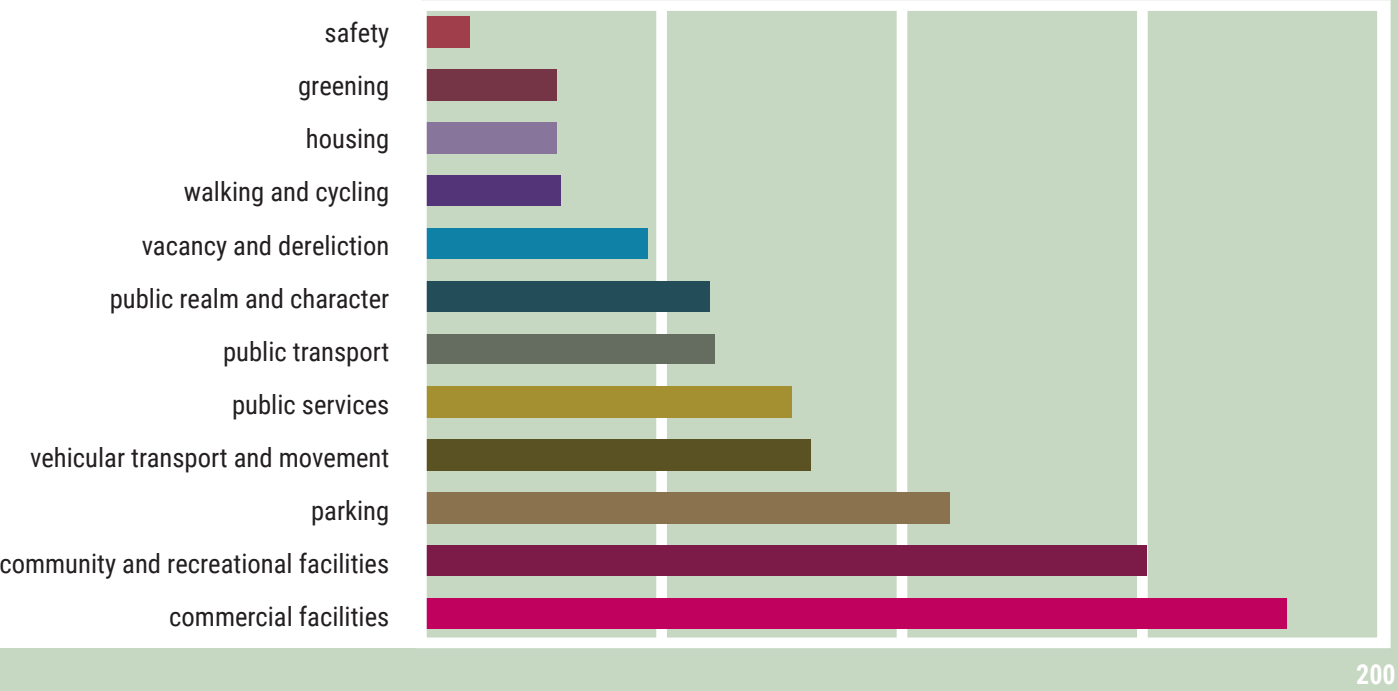
likes/ dislikes



What three things do you \*like\* most about Enfield Town Centre?



What three things do you \*dislike\* most about Enfield Town Centre?



“Cleanliness thanks to the tidy towns, planters with flowers along the street and the canal amenities.”

“The people. The greenway. The potential.”

“Wide street with parking.”

“Village is small with a visible start and end point.”

“Good shops, good pubs, friendly people.”

“The variety of shops, the playground for the children and the transport system (train and bus).”

“Lack of restaurants, lack of space for more local businesses or start-ups, No remote working hub.”

“Unused/derelict buildings and lack of community spaces e.g. sports hall, library, a park/green space to walk especially for elderly people, basketball”

“Too many houses being built”

“No big supermarket. No public transport to the smaller villages around Enfield. No parking.”

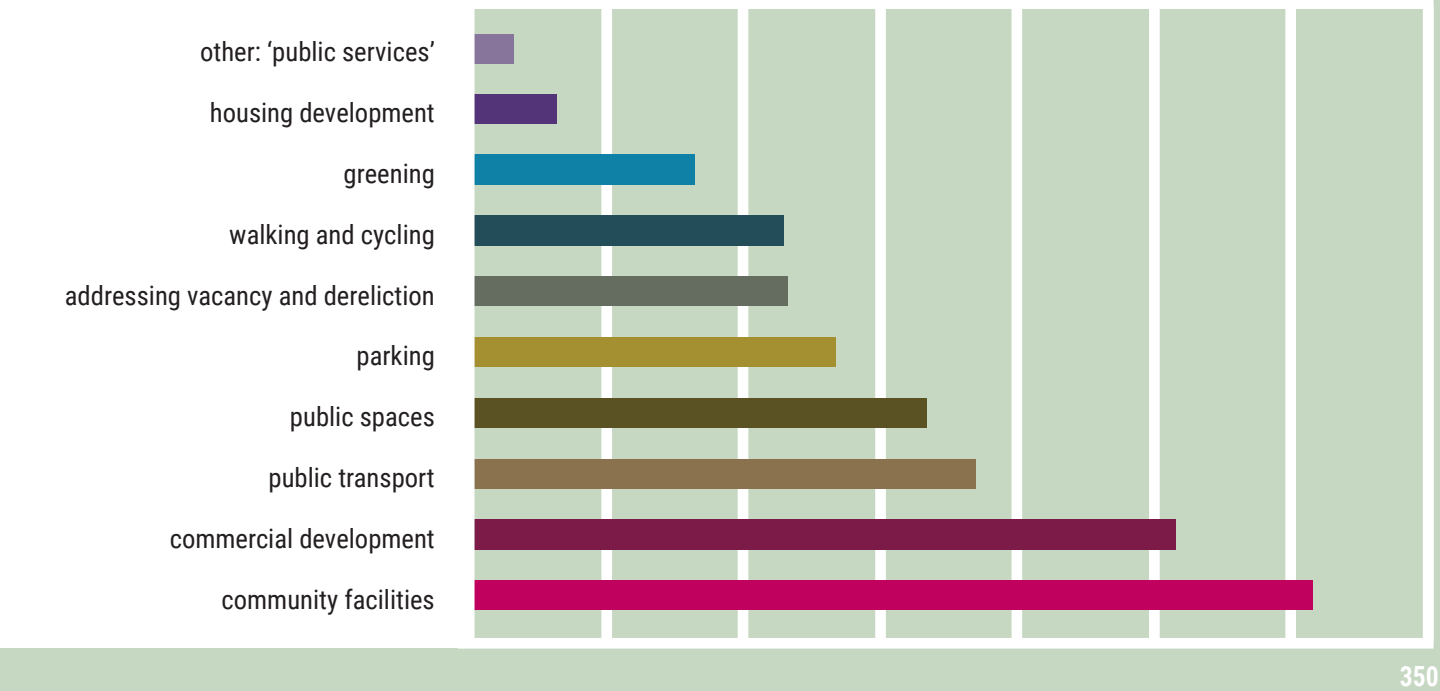
“Traffic, no markets at the weekend, no car free days”

“Nowhere for teenagers to go, no community hall, can't cycle safely”

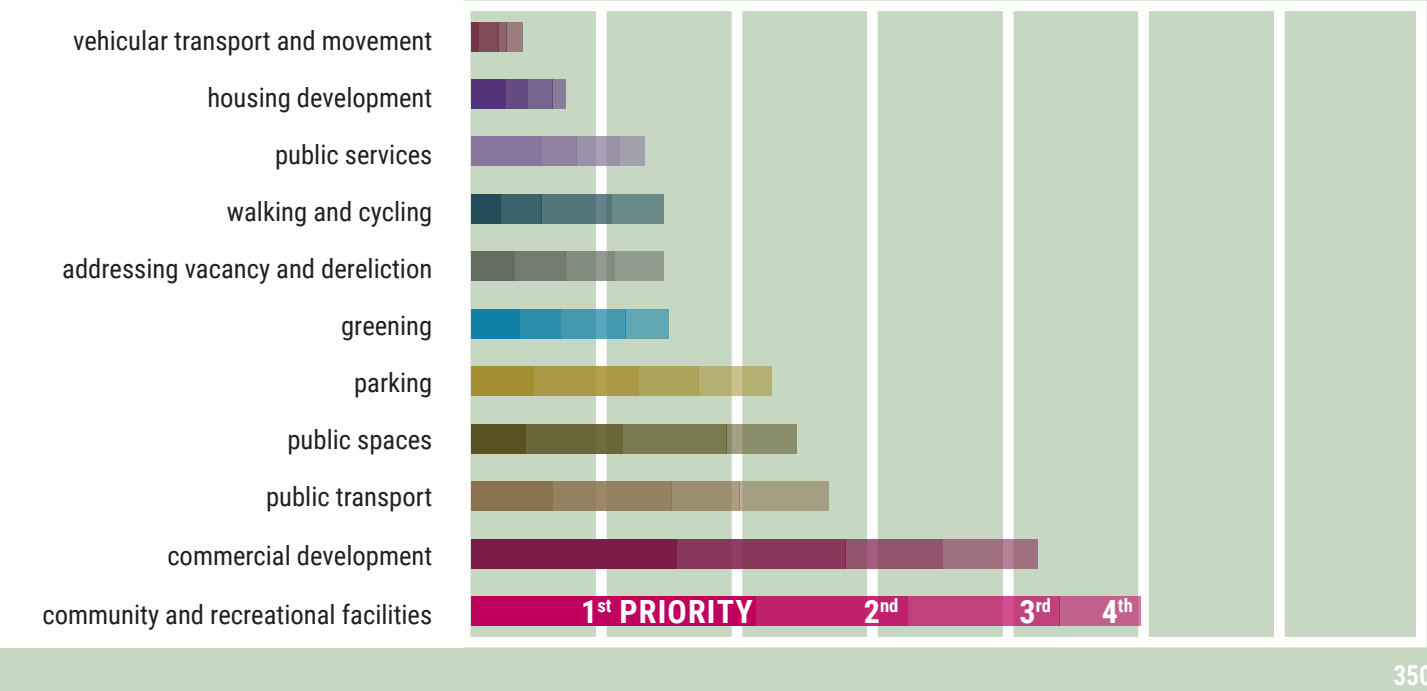
likes/ dislikes



What are your top priorities?

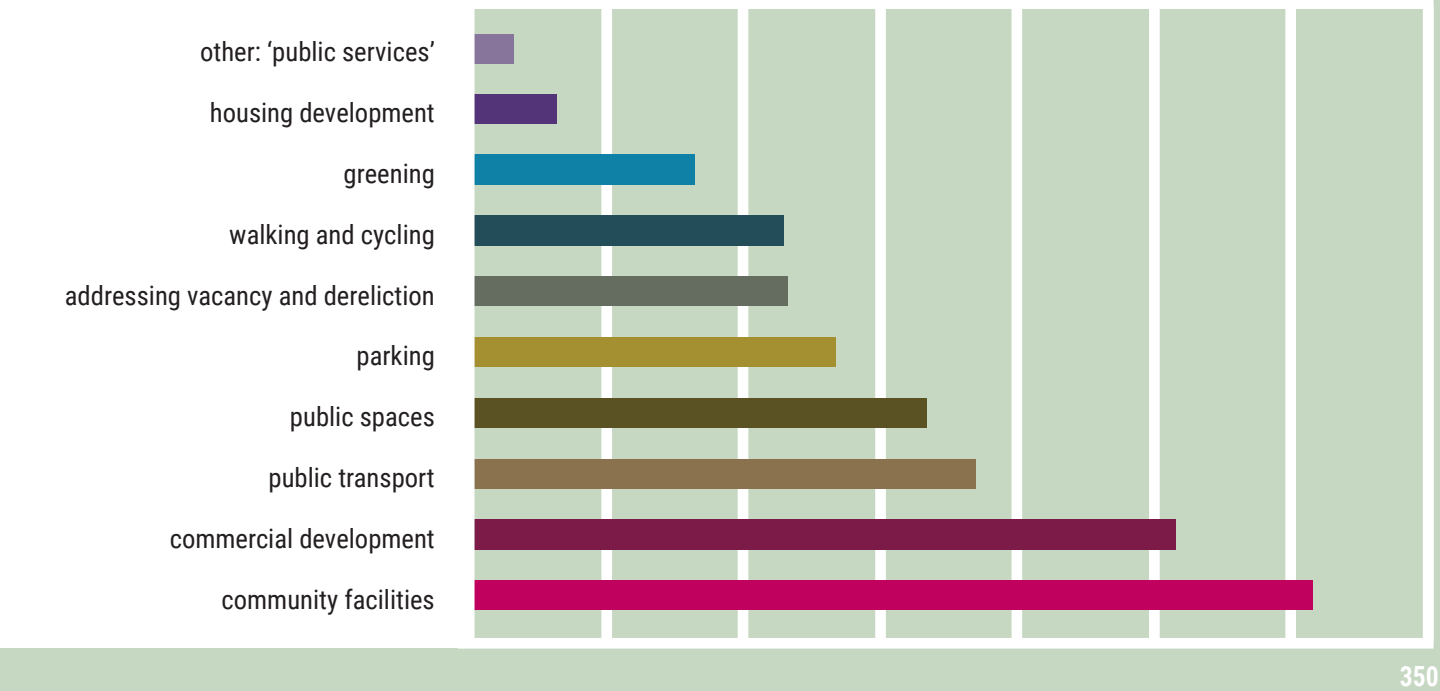


Please rank 1-4

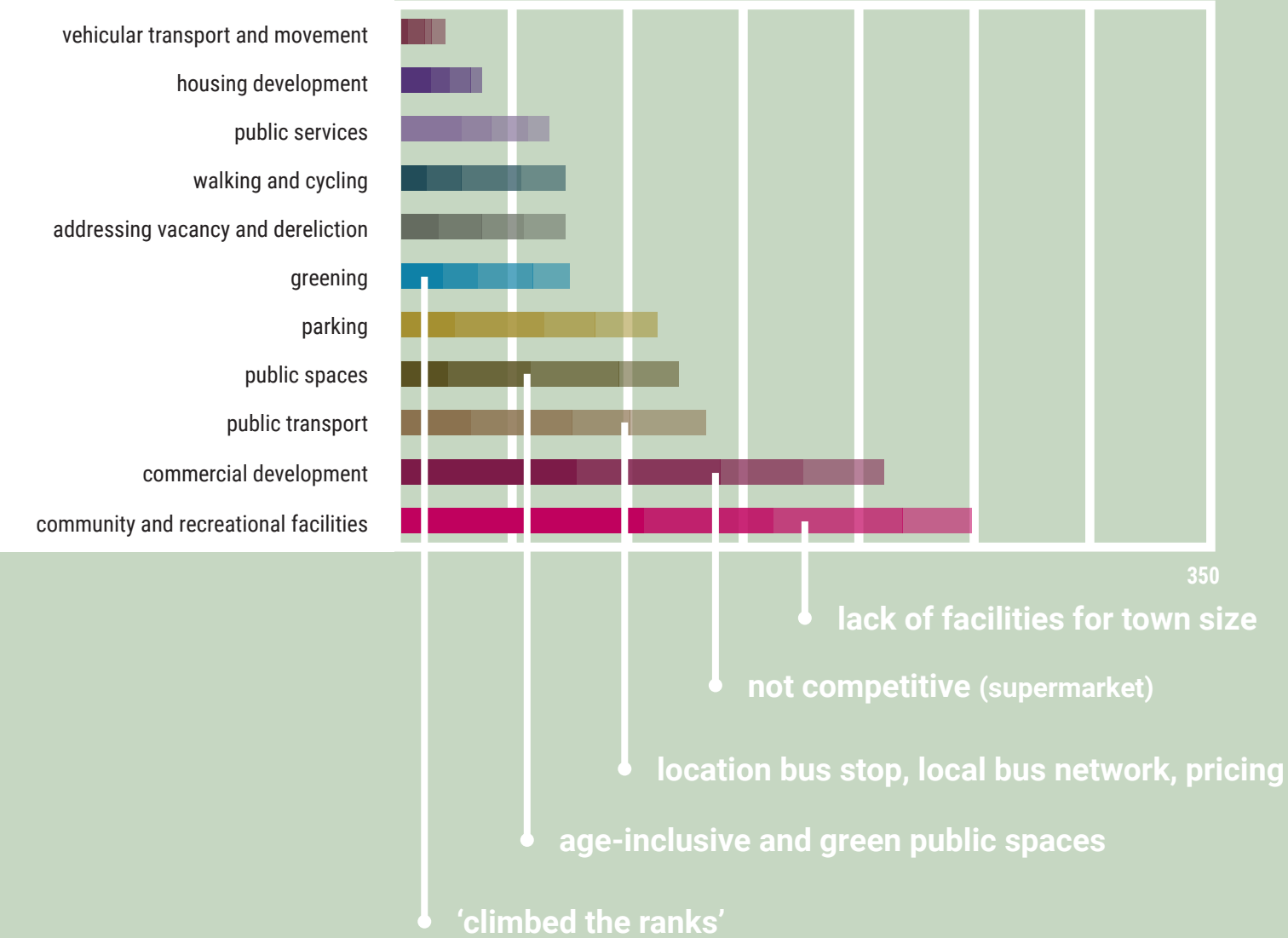




What are your top priorities?



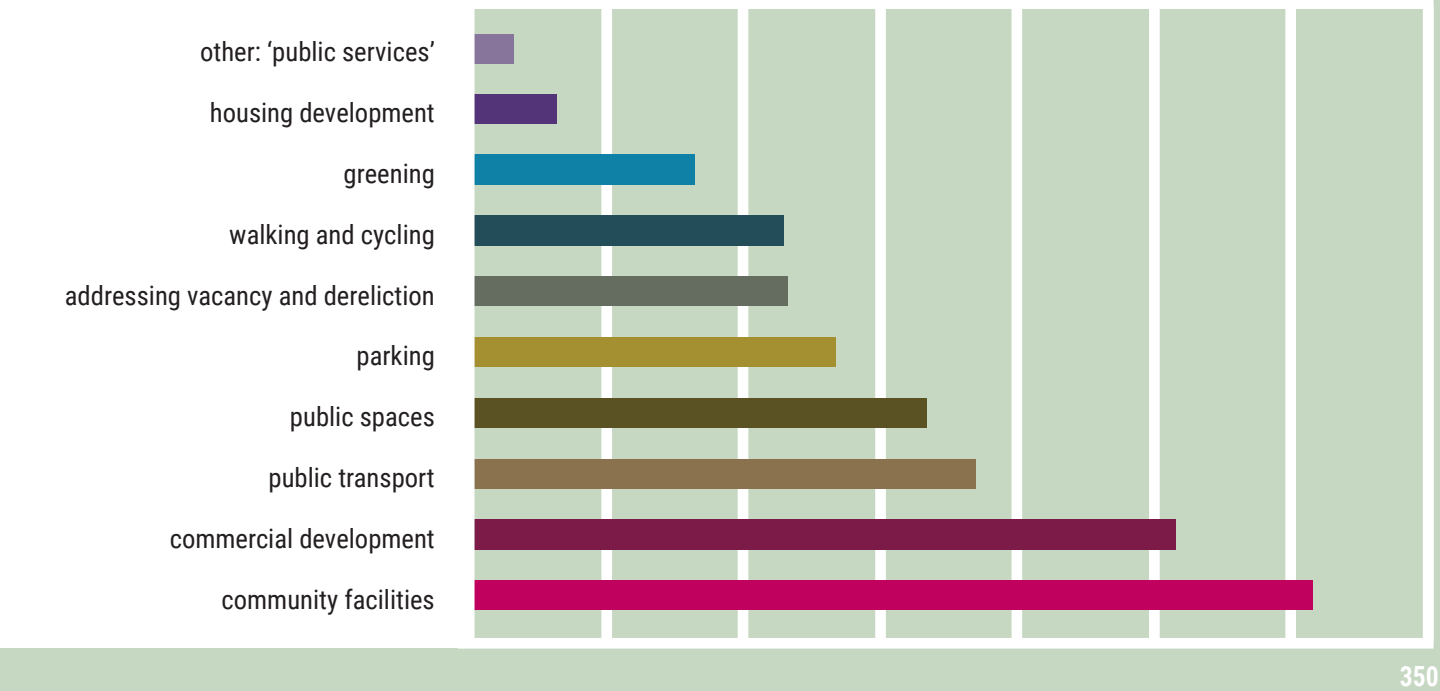
Please rank 1-4



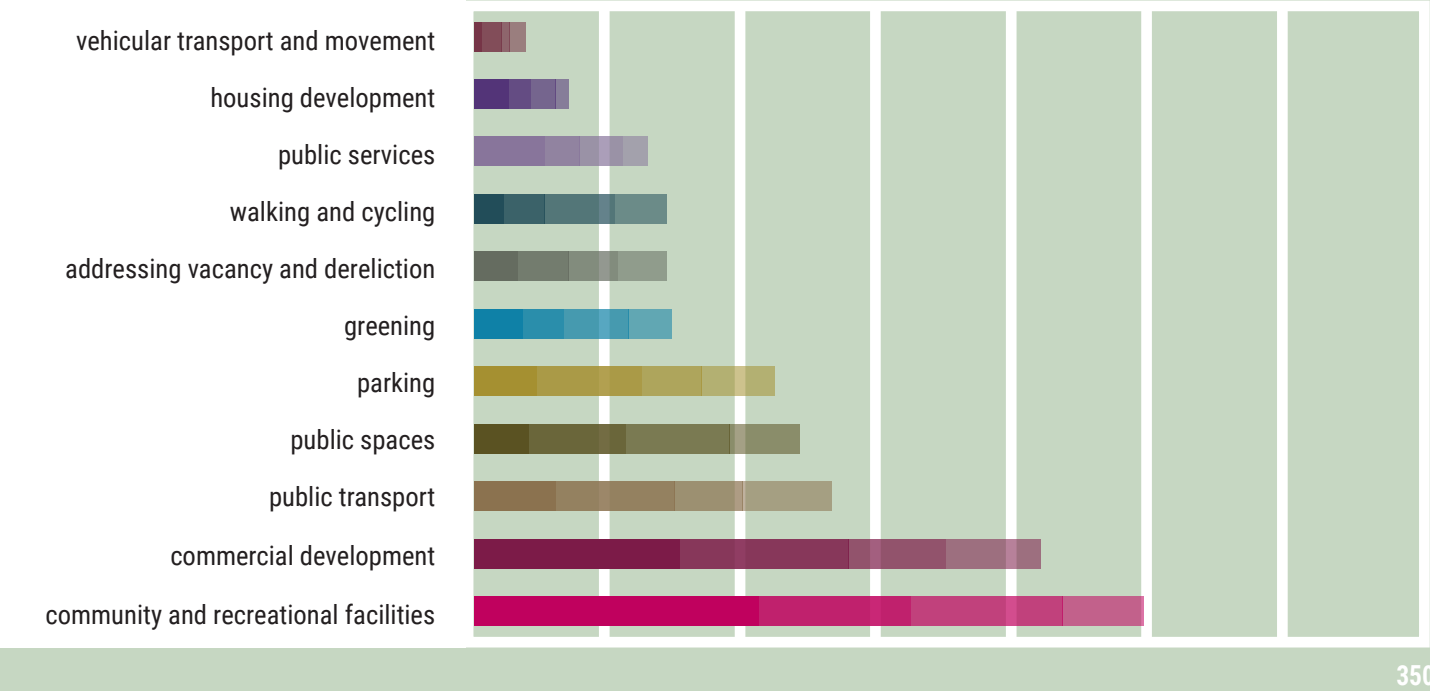
priorities



What are your top priorities?



Please rank 1-4



“community facilities for adolescents/ adults”

“better transport to dublin at reasonable price”

“Better options for walking/ cycling/exercise e.g lighting on bypass, bike lane on bypass”

“Moving bus stop back to train station end of town, people park in my estate moyfenrath because it is at supervalu”

“a proper traffic plan to stop through traffic”

“more green spaces”

“Remove car parking in estates by travelling workers and make it more practical to utilize the abundant Irish Rail station parking.”

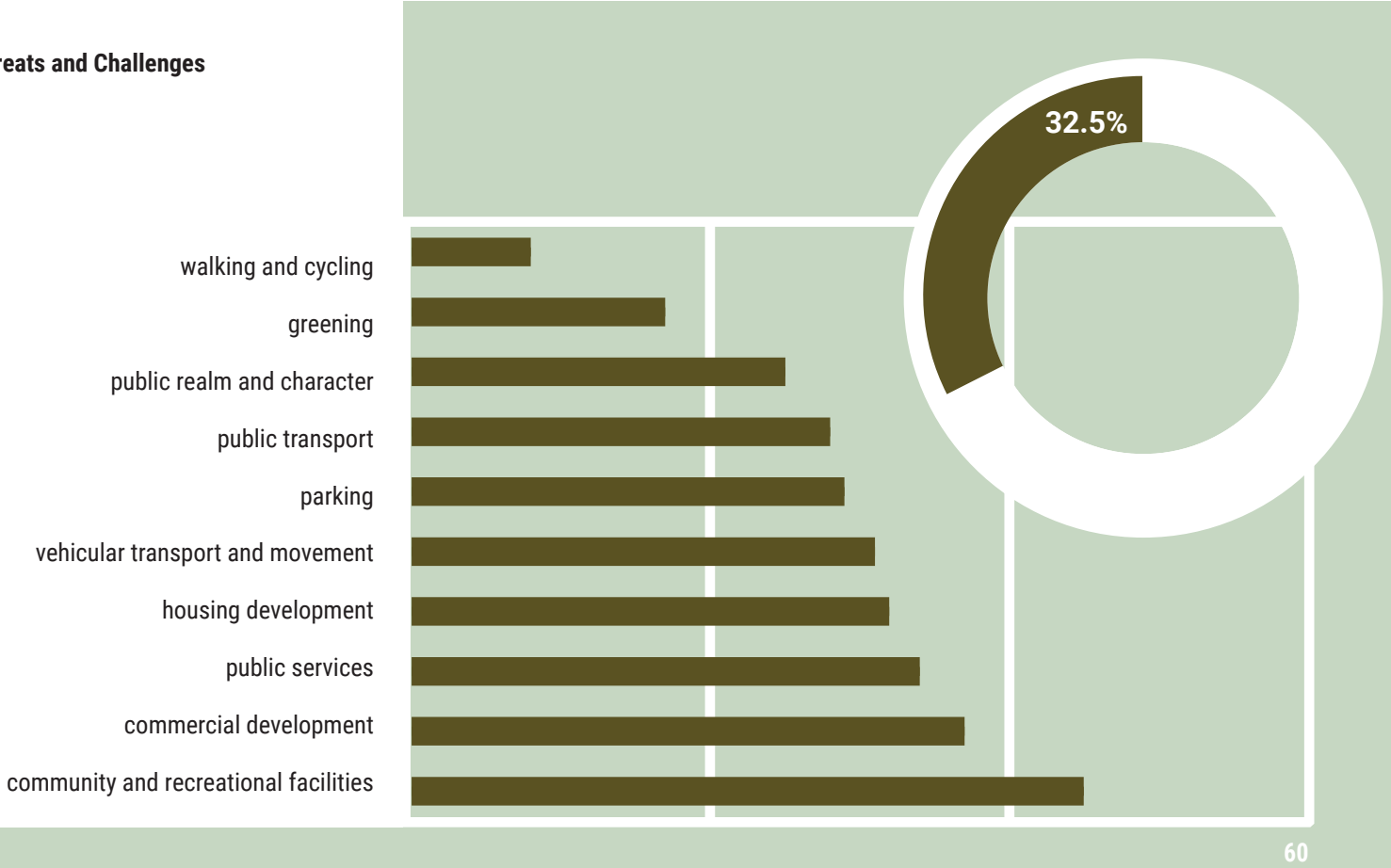
“expansion of shops/ bars etc which result in better value and actual places for residents”



Opportunities



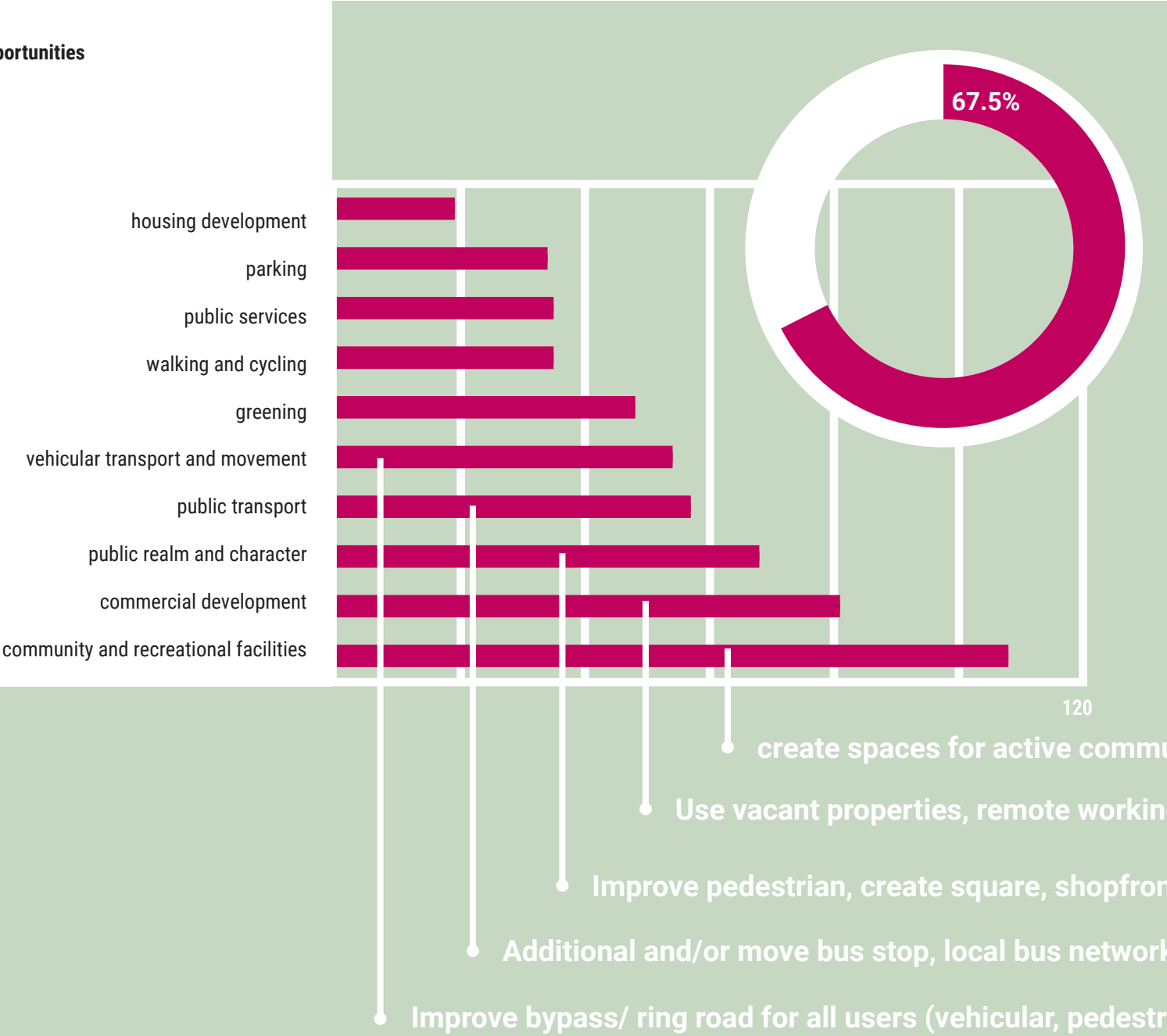
Threats and Challenges



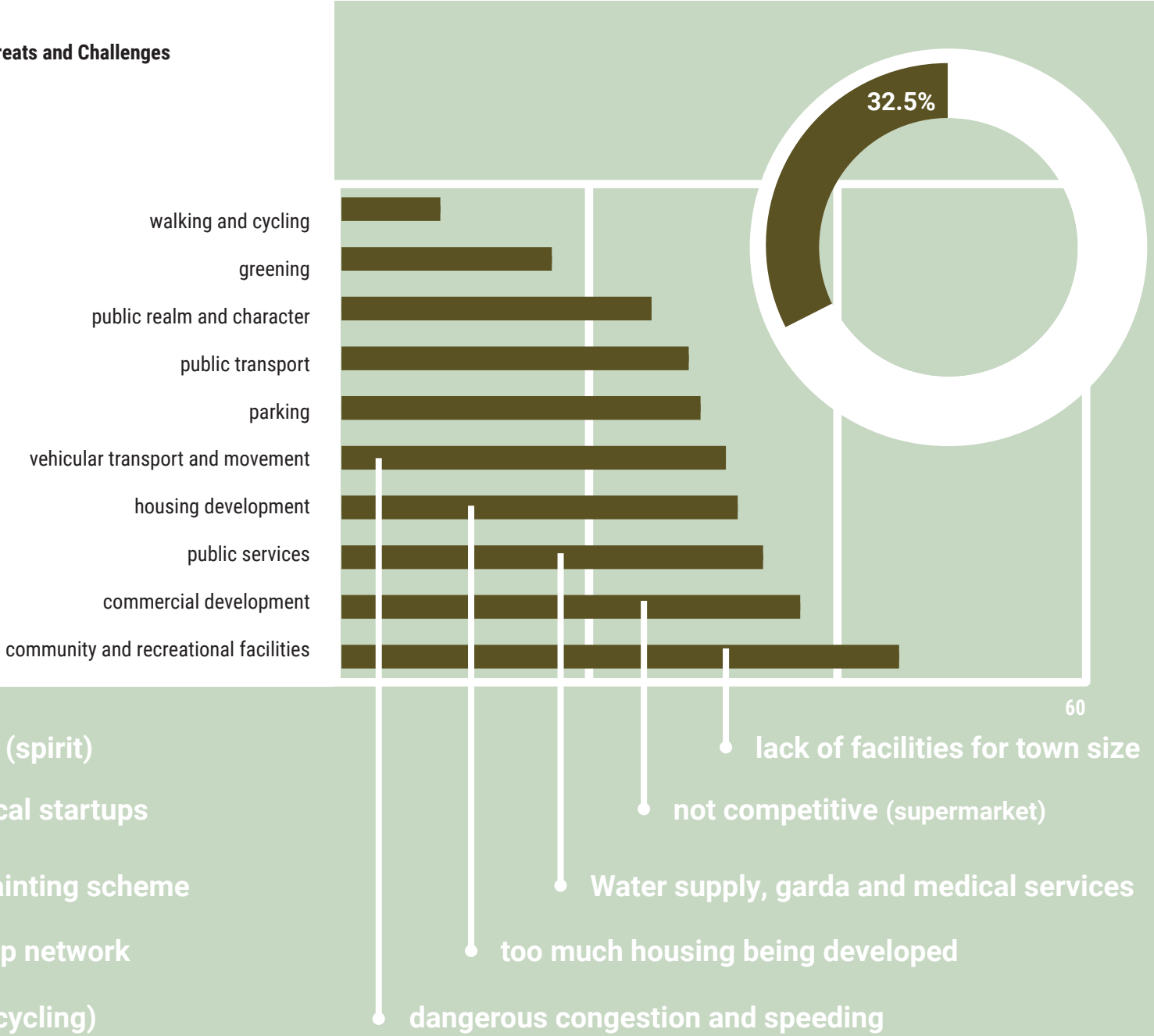
other ideas or comments?



Opportunities



Threats and Challenges



other ideas or comments?



Opportunities



Threats and Challenges



“ As part of Town Centre First Scheme to develop coherent pedestrian / cycling linkages between estates , parks and facilities. ”

“ Removal of non local traffic from town centre ”

“ Every age group needs consideration for the development ”

“ Great to see more businesses open- I shop and socialize out of town - would prefer to give back locally ”

“ A town centre is needed such as a square. The town is by passed so anything is achievable. Maybe the town square could be located where the old hall is. ”

“ No more housing should be developed in the locality until services are improved. ”

“ Unfortunately the new housing developments have very little green space. This is going to cause serious anti-social behaviour in years to come. ”

“ a serious lack of good restaurants, shops and parking given the population. ”

“ Too much focus on traffic and parking on street. ”

“ I love living in Enfield but without a car I would be lost ”

other ideas or comments?



# ENFIELD TOWN CENTRE FIRST PLAN - SWOT ANALYSIS

Let us know your thoughts on the existing and future of Enfield Town Centre.

## Strengths

Proximity to current community  
Amenities on foot for most residents  
A lot of buses -  
Greenway! - Canal walk & access to canal - boat slip  
→ Good service

## Education Facilities

- ↳ Primary School
- ↳ Secondary School

Playground  
Shops.

Younger Population

Uniqueness of the town  
- e.g. Rooflines, old frontage  
(flatbeds, quirky details)

Main Park

Shopping

Centre

Active Community Groups (+ sports groups)

Kids walk to school  
GAA 1st Walkway  
GAA, Soccer, No Frills Athletic, Outside gym equipment

NATURE IN  
CLOSE PROXIMITY

# ENFIELD TOWN CENTRE FIRST PLAN - SWOT ANALYSIS

Let us know your thoughts on the existing and future of Enfield Town Centre.

## Weaknesses Challenges

BUS STOP LOCATION

MAIN STREET TRAFFIC

Parking - free

No functioning transport hub

Kids cycling → unsafe!

No/Lack of facilities for teenagers (arts based groups/drama/music)

all facilities are in isolated/supervisory areas

Street Lighting - bypass

No right turn at Lights - Johnston Road

No Left/Right turn on bypass - Johnston Road

Nothing for teenagers

Water Supply

No central well lit nature space

(canal too isolated in winter)

Speeding on Johnston Road - needs slow

rise ramps. Traffic light at school regularly

broken.

Dog Fouling

Bottle Banks in Unsuitable Location

No Full time GP Service

No Full time Garda Station

\* NEW SECONDARY SCHOOL - SAFE PEDESTRIAN + CYCLE ROUTES FROM TOWN  
No where for younger (especially teenagers) population to go?

DERELICT/EMPTY BUILDINGS

LACK OF COMMUNITY SPACE/FACILITIES (Town Hall)

Needs to be a Roundabout

Bins on the Ring Road for dog waste

No one using train parking - Needs lighting and CCTV

all Overhead cables to be cut underground / new concrete Footpaths

# ENFIELD TOWN CENTRE FIRST PLAN - SWOT ANALYSIS

Let us know your thoughts on the existing and future of Enfield Town Centre.

## Opportunities

LINK FROM CANAL ACROSS TO TOWN PARK + MAIN STREET

MORE THAN 1 BUS STOP - with bus shelter

A LIBRARY

Increase frequency of train + add leap

M. Timetables - Routes

Athletics track with Post Primary School

Large hall/venue - with Post Primary School

Supported Accommodation for older people / people with additional needs

Variety of housing for different needs: young people, families, etc

Public Sports facilities - basketball, tennis, athletics etc.

↳ linked with Community Centre

A skate park \* Informal Sporting Spaces (Accessible without membership)

Shopping Centre

Cycle Lanes

Introduction of landscaping & streetscaping to village

all Overhead cables to be cut underground / new concrete Footpaths

OPPORTUNITY FOR MORE INTEGRATION OF OLD + NEW RESIDENTS

CANAL ACTIVITIES - KAYAKING CLUB - BOATCAMP

MOVE BUS STOP + TRAIN STATION

Public building of merit to street

PEDESTRIAN LINKAGES THROUGH TOWN

# ENFIELD TOWN CENTRE FIRST PLAN - SWOT ANALYSIS

Let us know your thoughts on the existing and future of Enfield Town Centre.

## Threats

NO CIVIC BUILDING/PARKS - safe to use at night / evening

Growing town - time now to consider intercultural strategy

\* DERELICT / UNUSED / UNMAINTAINED STREET BUILDINGS + SHEDS + MATERIALS + SIGNAGE

COST OF TRANSPORT: NO INCENTIVE TO TAKE PUBLIC TRANSPORT IF CAR... NOT SUPPORTING SUSTAINABILITY

More housing with few facilities

Growing young population

↳ No tennis courts

↳ No basketball courts

↳ No Youth cafe - place to meet

Train - not in commuter zone - tickets

↳ more cars on road

Canal quite dangerous

PARK + RIDE IN WRONG PLACE - TERRIBLE LOCATION

Supervalue entrance - Dangerous for pedestrians

Paid Parking in village not suitable for cash payments (elderly)

Needs extension across access road to housing estate a better transport hub - effective use for town

Overdevelopment without protecting village feel (e.g. New Road Country Lane used by families & walkers)

LACK OF AMENITIES FOR TEENS & KIDS: Gymnastics, music, arts all important ways to engage & harness young talent



Strengths

- **Proximity** to current community amenities on foot for most residents
- A lot of buses - **good service**
- **Greenway** - **canal walk** + access to canal/ boat slip
- Education Facilities
  - Primary School
  - Secondary School
- **Playground**
- **Shops**
- **Younger** population
- **Nature** in close proximity
- **Uniqueness** of the town - e.g. Rooflines, old frontage (flattertes(?), **quirky** details)
- Main Park
- Shopping Centre
- **Active Community** groups (+ sports groups)
- Kids **walk** to school
- **GAA** lit **walkway**
- GAA, Soccer, Na Fianna Athletic, Outisde gym equipment

Challenges

- **Bus stop** location
- Main Street traffic **parking** - it's free
- Kids **cycling** to primary and secondary school - **unsafe!**
- **No functioning transport** hub
- No / **Lack of facilities** for teenagers art-based groups / drama / music - all facilities are in Kilcock + surrounding areas
- Poor street lighting on bypass
- No right turn at lights **Johnstown Road**
  - No left/ right turn on bypass
  - Johnstown Road - needs to be a roundabout
- **Nothing for teenagers**
- **Water supply**
- **Lack of communtiy space/** facilities (town hall)
- **No central** well lit **nature** spaace (canal too isolated in winter)
- **Speeding** on Johnstown Road - needs slow rise ramps. Traffic light at school regularly broken.
- Lack of bins on the ring road for dog waste
- **Dog fouling**
- Bottle bankns in unsuitable location
- **No fulltime GP service**
- **No fulltime Garda station**
- No one using train **parking** - needs light-ing and CTV

Opportunities

- Link from **Canal** across to town park + main street
- More than 1 **bus stop**
  - With bus shelter
  - Move bus stop to train station
- **Library**
- Increase **frequency of train** + add leap m timetables. routes.
- **Pedestrian linkages** - through town
- Athletics track with Post Primary School
- **Large hall / venue** - with Post primary School
- Supported accommodation for older people / people with additional needs
- Opportunity for more **integration** of Ol + new residents
- Variety of housing for differen needs: Young people, families, etc.
- Public sports facilities - basketball, tennis, athletics etc. - Linked with **community centre**
- A **skate park**
- **Informal** sporting **spaces** (accessible without membership)
- Shopping centre
- **Canal activities** - kayaking / club - buiconuc (?)
- **Cycle** lanes
- Introduction of **landscaping & streetscaping** to village
- All overhead cables to be put underground / new bonenak (?) **footpaths**

Threats

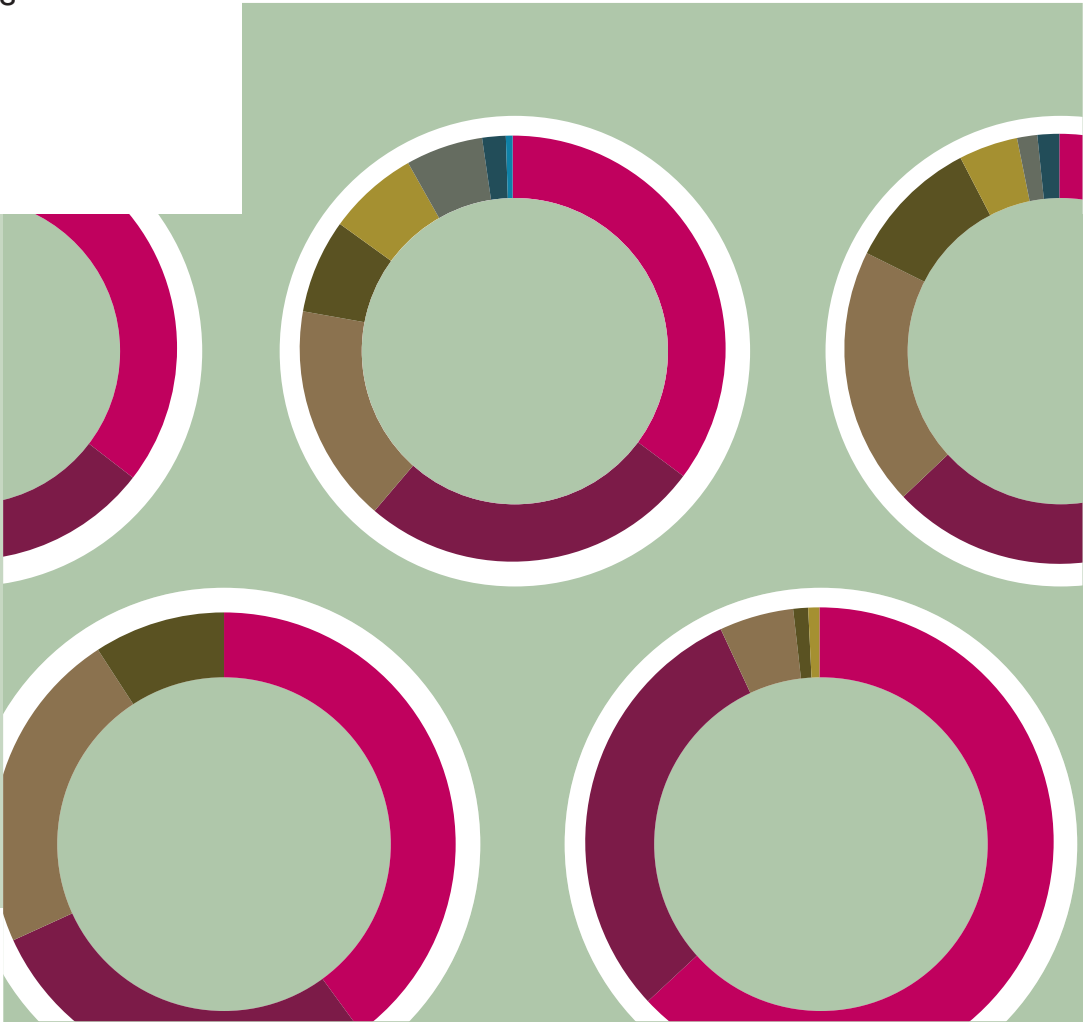
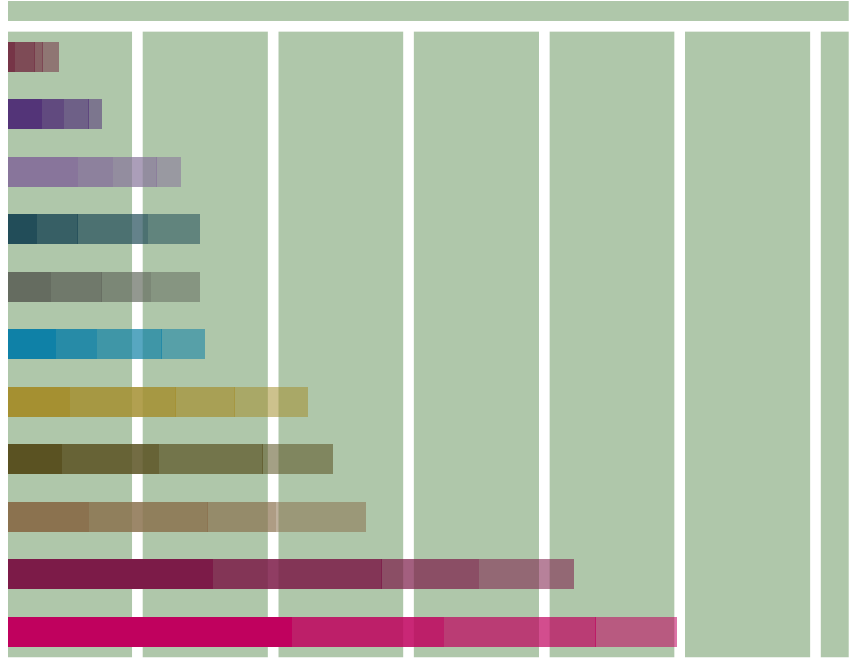
- **No civic building / parks** - safe to use at night / evening
- **Growing** town - time now to consider **intercultural** strategy
- **Derelict** / unused / unmaintained street buildings + shoddy materials + signage
- **Cost of transport:** no incentive to take public transport vs car .... **not** supporting **sustainability**
- **More housing with few facilities**
- Growing **young** population
  - No tennis courts
  - No basketball courts
  - anti-social behavious
- Train - not in commuter zone-tickets
  - More cars on road
- Canal quite dangerous. Isolated for solo walkers
- **Park + ride** in wrong place - terrible location
  - Needs extension across access road to housing estate a sentry transport hub - effective to use for town
- Supervalu entrance - **dangerous for pedestrians**
- Paid **parking** in village not suitable for cash payments (elderly)
- **Overdevelopment** without protecting village feel or facilities (e.g. New road country lane used by families & walkers)
- **Lack of amenities** for teens + kids: Gymnastic's, music, arts, all important ways to engage & harness Young E..... (?)



• Summary: 397 responses; and  
90.8% of respondents live within  
10 min drive

• Strengths / Opportunities:  
Community and Character  
Local shops  
Compact urban form  
Canal Walk / Greenway  
Public Transport  
Greening

• Challenges / Threats:  
(lack of) Community facilities  
(lack of) Public Services  
Supermarket  
Vehicular Movement  
(location of) Parking







- Workshop; your thoughts on findings
- and then, Where do we go from here?

