

Submission from Brian Nerney, [REDACTED] on the Local Area Plan Review for Boyle

It is imperative that the 'Town Centre First' approach continues to be the lead approach in the future development of Boyle. We can learn from the mistakes of other towns when it comes to redevelopment and with adequate land and buildings in the town centre that can be developed (albeit derelict) any proposals for boutique hotels, retail developments etc should be in the town centre.

Likewise we have a large volume of vacant buildings in the town centre. Some form of tax incentive should be utilized to entice owners to turn these buildings into either commercial or residential. In addition, a new derelict site tax should be looked at that would penalize long standing derelict building owners as property owners know full well how to get around the derelict site orders that currently exist.

The results of the 'Town Centre Living' report, in which Boyle participated are long over due and should be acted on without further delay.

St Patrick Street in Boyle is a street that is developing faster than many others aided by the Spool Factory Co Working Hub which houses a number of start up and established businesses along with co workers. This street is a key approach to the town and has not received any public realm enhancement. Many houses have been redeveloped and there has been an increase in people living on the street. St Patrick Street and Green Street should be looked on for developing town centre housing and public realm.

Boyle is now only a short drive from Sligo via the new N4 and greater emphasis should be put on marketing Boyle as a commuter town to Sligo. To do this we need more affordable housing for first time buyers and this should be developed within the town boundary and in particular on the Roscommon Road, Abbeytown Road and Carrick Road where large swaths of land are lying idle. Some form of approach is needed to builders and developers to let them know the opportunities that exist for redevelopment in Boyle while at the same time approaching land owners to release land for housing.

Boyle will never become an industrial town and maybe that is a good thing. We have beautiful scenery and many famous tourist attractions so we should market the town as a place to visit and live in with a good quality of life. The 'Cafe Culture' that has become so prevalent of late should be encouraged, especially along by the river. This idea is included in 'Boyle 2040' and should be pursued further. Once again an incentive, perhaps on rates, or a marketing campaign needs to be put in place to entice entrepreneurs to open cafes/restaurants in Boyle town centre. While it would be good to have a factory that would employ semi skilled workers, the best chance we have in Boyle is to encourage small businesses to locate here and feed the tourism industry and to locate in a town with a high quality of life

Public Realm works are due to the main areas in Boyle in 2023 but the Crescent area needs to be revisited. This was dropped from the upcoming RRDF redevelopment due to a number of factors but a new plan needs to be put in place with better consultation this time.

Traffic from the N61 is a continuing problem in the town centre and a form of by pass should be looked at again.

We need more cycle paths in Boyle and the town centre and the Town Team has identified routes for cycleways from the various estates to the schools that can be implemented quite easily. This should be looked at as soon as possible. In addition, an extension of the cycle way from Boyle Marina to Castlebaldwin should be looked at. This could link up with the proposed route by Sligo Co Co to link Castlebaldwin to the western greenway and onto Knock Airport. In addition, this extension would serve the Doon Shore, a popular local amenity that has recently been upgraded. The above cycleways could be the 'Pathfinder Project' requested for each county on June 26th by Minister Eamon Ryan to decarbonise and also create a better local environment.

While work has taken place on the upgrade of the Pleasure Grounds, it is vitally important that a maintenance contract is put in place for the Pleasure Grounds, the Lough Key to Boyle cycleway and the Doon Shore. There is no point in wasting tax payers money in upgrading these key attractions and then letting them deteriorate as is happening at present.

The old adage 'Boyle needs a hotel' is one that vibrates in the ears of anyone in the town who is involved in community development. A group made up of Town Team members and local authority personnel need to approach hotel developers to look at Boyle. Large scale 100 roomed hotels are not viable but if that hand picked group sell all that the Lough Key Plan and Boyle 2040 will bring, they should be able to attract investors. These people have to be sought out and approached. The Army Barracks in the grounds of King House is home to one or two soldiers at present. Roscommon Co Co should make every effort to buy this property and put it on the market as a venue for a boutique hotel.