Appendix 1

Town Centre Health Check Criteria

- Town centre diversity: assessed in terms of types of uses (by number and, where available, by floorspace), in conjunction with analysis of Experian historic trends.
- Floorspace in edge-of-centre and out-of-centre locations
- Potential capacity for growth or change: analysis of historic trends and identification of key opportunities in terms of vacant sites for expansion or clusters of vacancies which might point towards contraction
- Retailer representation and intentions to change: notable retailers present in the town and identification of any clear gaps in representation/evidence of retailer requirements in centres
- Shopping rents: where available, details of rental levels in the prime shopping areas
- Vacancy rates: identification of ground-floor vacancies and observations on any notable clustering
- Commercial yields: where available, analysis of yield data to provide insight on investor confidence in the centres
- Pedestrian flows: observation of footfall on main shopping streets to assess vitality and identify main attractors within the centres
- Accessibility: consideration of opportunities to access the centre by non-car transport modes and provision of car parking
- Safety and crime: observations, including evidence of CCTV or police presence, vandalism and graffiti, limited to daytime and relating to the town centre only
- Environmental quality: qualitative assessment of the town centre environment including dominance of traffic, ease of pedestrian movement and details of any recent investment in public realm.

Source: G L Hearn, Town Centres and Retailing Research Project (DOE NI) January 2014.
Appendix 2

Town Centre Maps
### Opportunity Sites – Fermanagh Area Plan 2007

<table>
<thead>
<tr>
<th>OS</th>
<th>Location</th>
<th>Plan Proposal</th>
<th>Development Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>01</td>
<td>Former Erne Engineering Site Fronting Queen St and Anne Street</td>
<td>Commercial/Residential/Car Parking/Tourism</td>
<td>Riverside Apartments/Petrol Filling Station (Maxol) Supermarket (Spar)</td>
</tr>
<tr>
<td>02</td>
<td>Johnston Basin</td>
<td>Civic Uses/Residential/Car Parking</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>03</td>
<td>Former St Michael’s Community Hall</td>
<td>Community Uses/Housing</td>
<td>The Clinton Centre</td>
</tr>
<tr>
<td>04</td>
<td>Old Railway Yard</td>
<td>Retail Warehousing/Offices</td>
<td>Curry’s/Carpet Right/ Lidl &amp; Car Parking</td>
</tr>
<tr>
<td>05</td>
<td>Lands Adjoining Fermanagh College of Further Education</td>
<td>Community Uses</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>06</td>
<td>Vacant Site adjacent to Bus Depot</td>
<td>Commercial/Car Parking</td>
<td>Car Parking</td>
</tr>
<tr>
<td>07</td>
<td>Paget Square and Adjacent Backland</td>
<td>Residential/Commercial/Car Parking</td>
<td>Office/Apartments/ GF Retail (Xtravision)</td>
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### Policy Areas – Fermanagh Area Plan 2007

<table>
<thead>
<tr>
<th>Plan Ref</th>
<th>Policy Area Description</th>
<th>Current Status</th>
</tr>
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<tbody>
<tr>
<td>P1</td>
<td>Castle Barracks – encourage further development as a major tourist attraction; protect the site and setting and important views from and of Enniskillen Castle</td>
<td>Castle Museum with work underway for exhibition centre (based in Barrack Coach House), erection of new visitor centre</td>
</tr>
<tr>
<td>P2</td>
<td>Extended Buttermarket Area – encourage consolidation and development for crafts, restaurants and tourist attractions</td>
<td>Extensive range of small, specialist, ‘niche’ craft shops etc</td>
</tr>
<tr>
<td>P3</td>
<td>Land to the north of Dublin Road/Tempo Road – area of mixed uses with opportunities for redevelopment for mixed business purposes.</td>
<td>Mix of uses including Westville Hotel, McDonalds, convenience store, garden centre/building</td>
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<tr>
<td>Plan Ref</td>
<td>Policy Area Description</td>
<td>Current Status</td>
</tr>
<tr>
<td>----------</td>
<td>-------------------------</td>
<td>----------------</td>
</tr>
<tr>
<td></td>
<td></td>
<td>merchant supplier; plant hire</td>
</tr>
<tr>
<td>P4</td>
<td>Derrychara Industrial Units – encourage consolidation of this area for small scale retail warehousing, light industrial or commercial units.</td>
<td>Mix of bulky goods retailing; commercial units</td>
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### Appendix 4

**Opportunity Sites – Omagh Area Plan 2002**

<table>
<thead>
<tr>
<th>OS</th>
<th>Location</th>
<th>Plan Proposal</th>
<th>Development Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Showgrounds, Sedan Avenue</td>
<td>Mixed Commercial &amp; Residential</td>
<td>10 Retail Units</td>
</tr>
<tr>
<td>2</td>
<td>Rear of Georges Street, High Street and Castle Street</td>
<td>New Town hall, Community/Cultural Development</td>
<td>Strule Arts Centre &amp; Tourist Information, 3 Retail Units, Offices &amp; Riverside Walkway</td>
</tr>
<tr>
<td>3</td>
<td>East of James Street</td>
<td>Commercial/Residential Uses</td>
<td>Partly Developed as Retail Warehousing (Lidl)</td>
</tr>
<tr>
<td>4</td>
<td>Adjacent to Foundry Lane</td>
<td>Retail/Office Development</td>
<td>Shops and Office Developed including Iceland</td>
</tr>
<tr>
<td>5</td>
<td>West of Scarrfe’s Entry</td>
<td>Retail/Office Development</td>
<td>Offices (Boaz House) and 2 retail Units</td>
</tr>
<tr>
<td>6</td>
<td>West of Dublin Road</td>
<td>Mixed Retail Development</td>
<td>Partly Developed for mixed retail. Application approved (K/2014/0497/f) for new Primark involving extension, new service yard, car parking and alteration to existing road junction</td>
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<tr>
<td>7</td>
<td>Irishtown Road</td>
<td>Mixed Retail/Offices/Light Industry Development</td>
<td>Dunne’s Stores</td>
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<td>8</td>
<td>Between Irishtown Road and Dublin Roads</td>
<td>Sheltered Housing/Museum/Technology Centre and Car Parking</td>
<td>Technology Centre/Offices</td>
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<tr>
<td>9</td>
<td>Market Road</td>
<td>Retail/Office Development</td>
<td>Retail Units</td>
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<td>10</td>
<td>Behind Market Street</td>
<td>Mixed Retail/Office/Leisure Development with Town Centre Parking</td>
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<tr>
<td>11</td>
<td>Drumragh Avenue</td>
<td>Mixed Commercial/Leisure Development Wit Town Centre Parking</td>
<td>Development Commenced for Proposed public space area includes 60m pedestrian/cycle bridge, access ramp at Old Market Place and 130m of riverside path/angling platforms – Planning Reference K/2012/0553/F</td>
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<tr>
<td>12</td>
<td>Mountjoy Road</td>
<td>Office Development</td>
<td>Not Developed – Used for Car Parking</td>
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<tr>
<td>13</td>
<td>Lisanelly Avenue</td>
<td>Residential/Office Use</td>
<td>Partly Developed for Car-Parking</td>
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<td>14</td>
<td>Breezemount Park</td>
<td>Sheltered Housing</td>
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<td>15</td>
<td>Holmview Avenue</td>
<td>Residential Use</td>
<td>Developed as Flats/Housing</td>
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## Appendix 5

Enniskillen Town Centre – Number of Retail Units by Category (January 2015)

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Comparison</th>
<th>Convenience</th>
<th>Retail Services</th>
<th>Mixed Store</th>
<th>Offices</th>
<th>Vacant</th>
<th>TOTAL</th>
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<td><strong>TOTAL</strong></td>
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## Appendix 6

**Omagh Town Centre - Number of Retail Units by Category (January 2015)**

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Comparison</th>
<th>Convenience</th>
<th>Retail Services</th>
<th>Mixed Store</th>
<th>Offices</th>
<th>Vacant</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
<td>Spillars Place/Irishtown Road/Market Road/Dublin Road</td>
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<td>2</td>
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