

# 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.

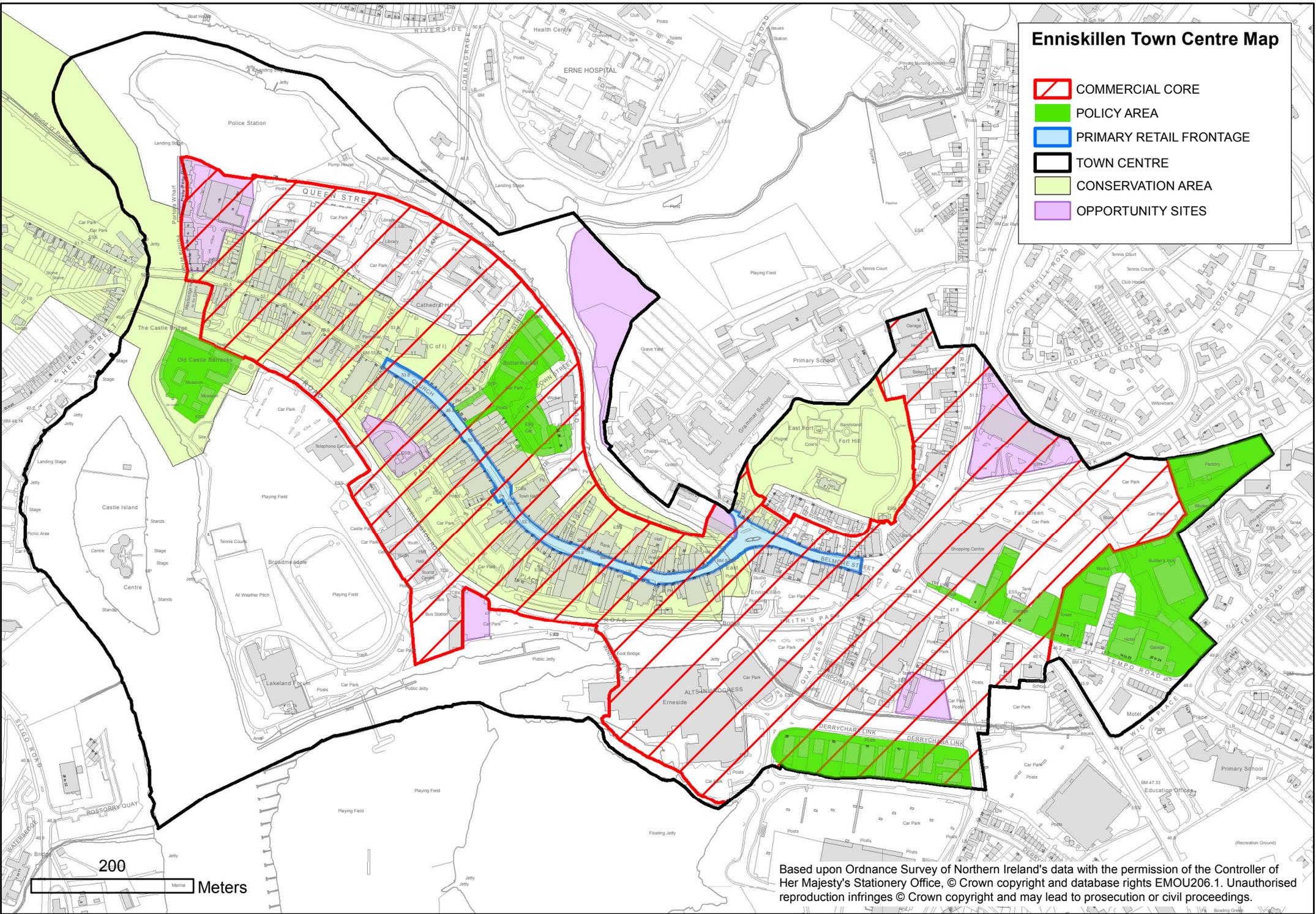
Source: G L Hearn, Town Centres and Retailing Research Project (DOE NI) January 2014.

## **Appendix 2**

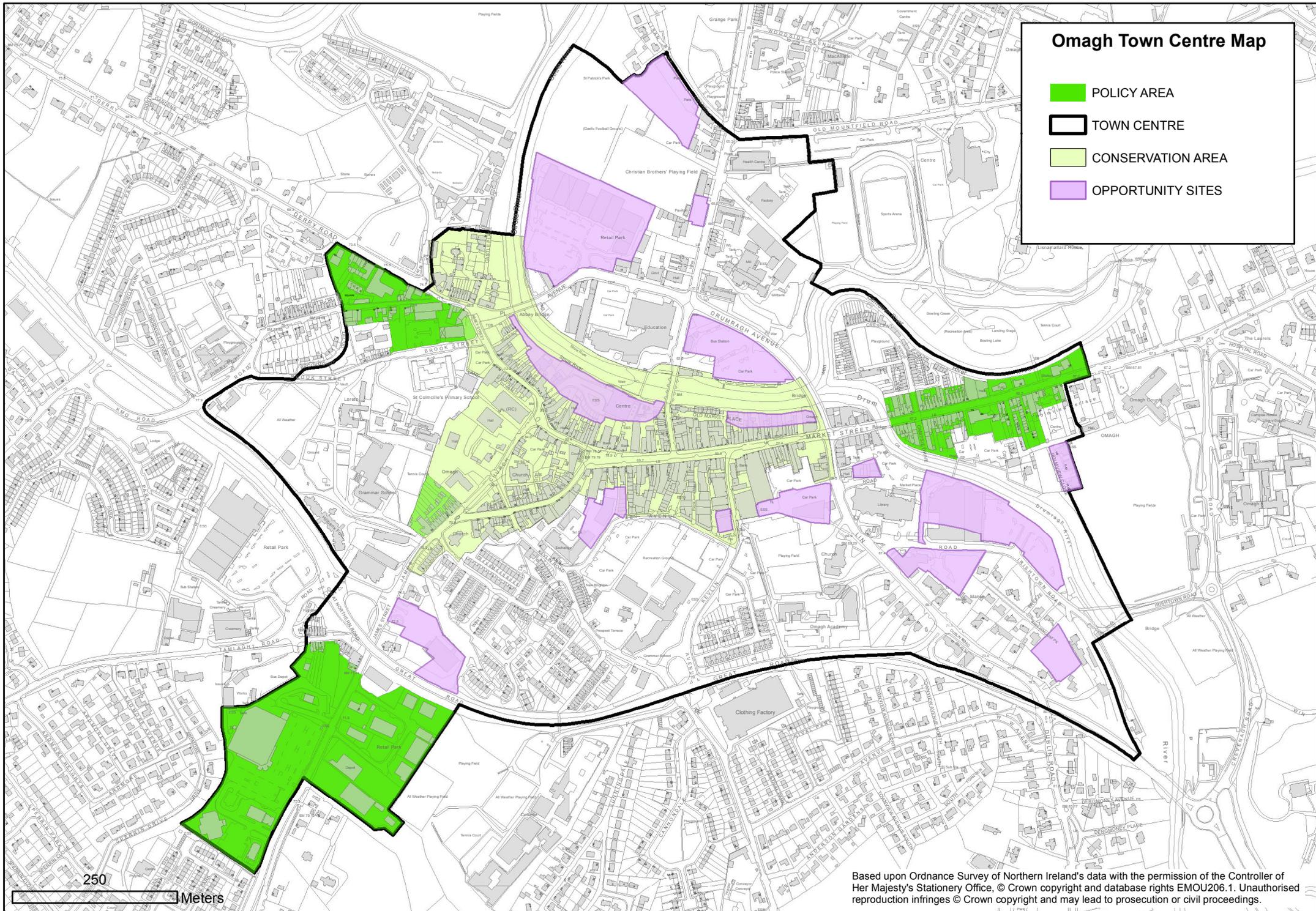
### **Town Centre Maps**

# Enniskillen Town Centre Map

-  COMMERCIAL CORE
-  POLICY AREA
-  PRIMARY RETAIL FRONTAGE
-  TOWN CENTRE
-  CONSERVATION AREA
-  OPPORTUNITY SITES



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Meters

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## Appendix 3

### Opportunity Sites – Fermanagh Area Plan 2007

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

### Policy Areas – Fermanagh Area Plan 2007

Plan Ref	Policy Area Description	Current Status
P1	Castle Barracks – encourage further development as a major tourist attraction; protect the site and setting and important views from and of Enniskillen Castle	Castle Museum with work underway for exhibition centre (based in Barrack Coach House), erection of new visitor centre
P2	Extended Buttermarket Area –encourage consolidation and development for crafts, restaurants and tourist attractions	Extensive range of small, specialist, 'niche' craft shops etc
P3	Land to the north of Dublin Road/Tempo Road – area of mixed uses with opportunities for redevelopment for mixed business purposes.	Mix of uses including Westville Hotel, McDonalds, convenience store, garden centre/building

Plan Ref	Policy Area Description	Current Status
		merchant supplier; plant hire
P4	Derrychara Industrial Units – encourage consolidation of this area for small scale retail warehousing, light industrial or commercial units.	Mix of bulky goods retailing; commercial units

## Appendix 4

### Opportunity Sites – Omagh Area Plan 2002

OS	Location	Plan Proposal	Development Status
1	Showgrounds, Sedan Avenue	Mixed Commercial & Residential	10 Retail Units
2	Rear of Georges Street, High Street and Castle Street	New Town hall, Community/Cultural Development	Strule Arts Centre & Tourist Information, 3 Retail Units, Offices & Riverside Walkway
3	East of James Street	Commercial/Residential Uses	Partly Developed as Retail Warehousing (Lidl)
4	Adjacent to Foundry Lane	Retail/Office Development	Shops and Office Developed including Iceland
5	West of Scarrfe's Entry	Retail/Office Development	Offices (Boaz House) and 2 retail Units
6	West of Dublin Road	Mixed Retail Development	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
7	Irishtown Road	Mixed Retail/Offices/Light Industry Development	Dunne's Stores
8	Between Irishtown Road and Dublin Roads	Sheltered Housing/Museum/Technology Centre and Car Parking	Technology Centre/Offices
9	Market Road	Retail/Office Development	Retail Units
10	Behind Market Street	Mixed Retail/Office/Leisure Development with Town Centre Parking	Not Developed
11	Drumragh Avenue	Mixed Commercial/Leisure Development Wit Town Centre Parking	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
12	Mountjoy Road	Office Development	Not Developed – Used for Car Parking
13	Lisanelly Avenue	Residential/Office Use	Partly Developed for Car-Parking
14	Breezemount Park	Sheltered Housing	Not Developed
15	Holmview Avenue	Residential Use	Developed as Flats/Housing

## Appendix 5

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

Street Name	Comparison	Convenience	Retail Services	Mixed Store	Offices	Vacant	TOTAL
High Street	16	2	3		3	1	25
Townhall Street	11	1	13	-	2	4	31
Belmore Street	6	5	19		6	13	49
East Bridge Street	7	1	8		12	1	29
Darling Street	5	2	10		9	11	37
Church Street	9	3	4		1	1	18
Cross Street	5	1	3		0	1	10
Shore Road	4	0	1		0	0	5
Head Street	1	-	2		1	3	7
Anne Street	1	-	1		1	3	6
Castle Street	-	-	3		-	1	4
Eden Street	-	-	2		-	1	3
Forthill Street	3	-	14	1	1	7	26
Queen Street	1	-	6		2	1	10
New Street	3	-	3		3	-	9
Railway Junction Retail Park	2	1	-		-	-	3
Friths Pass	-	-	-		1	-	1
Wellington Road	1	2	-		-	-	3
Paget Lane	-	-	2		1	-	3
The Diamond	-	-	4		-	-	4
ERNESIDE	28	1	2	1	-	3	35
The Buttermarket	12	1	7		1	1	22
<b>TOTAL</b>	<b>115</b>	<b>20</b>	<b>107</b>	<b>2</b>	<b>44</b>	<b>52</b>	<b>340</b>

## Appendix 6

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

Street Name	Comparison	Convenience	Retail Services	Mixed Store	Offices	Vacant	Total
Spillars Place/ Irishtown Road/Market Road/Dublin Road	6	1	2	1	6	1	17
Market Street	22	5	30	1	7	15	80
Campsie Road	3	5	11		3	2	24
Scarffe's Entry	5	1	4		1	1	12
High Street	16	4	11		12	3	46
Bridge Street	8	1	7			5	21
Kevlin Avenue		1			2		3
John Street	2	2	14		6	11	35
James Street			1		3	1	5
Sedan Avenue	3		1		1	2	7
Church Hill/George's Street	2	1	11		1	4	21
Castle Street	3		6		1	7	17
Old Market Place	1	1	6			4	12
Prospect Court	2				1	4	7
Foundry Lane	2	2	5			5	14
Main Street	5	1	3			4	13
New Brighton Terrace		1	1		1		3
Kevlin Road			3		1	2	6
Mountjoy Road		1	2				3
Showgrounds Retail Park	9	1	1	1			12
<b>Total</b>	<b>89</b>	<b>28</b>	<b>119</b>	<b>3</b>	<b>48</b>	<b>71</b>	<b>358</b>