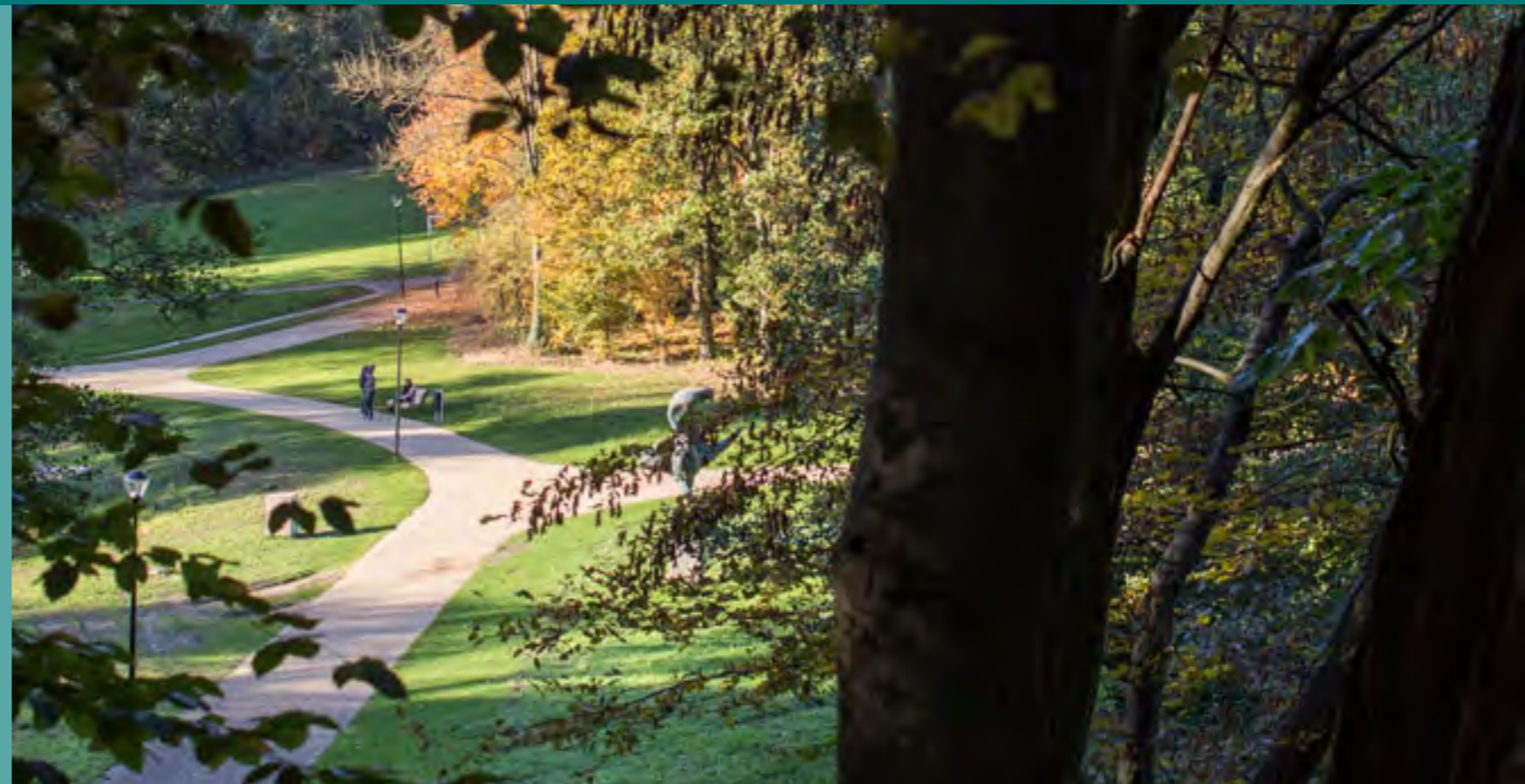


MALLOW CASTLE PARK,  
MALLOW TOWN PARK  
AND SPA HOUSE PARK



PRELIMINARY DESIGN REPORT

APRIL 2019





Client:



Project Lead:



Project Team:

JCA Architects



ISSUE	REVISION	DESCRIPTION	DATE	PREPARED BY	CHECKED BY
Draft	PR01	Preliminary Design Report	25.04.19	AL / EOD	DB

BSM Job Reference  
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25/04/2019/Cork

Revision:  
DRAFT



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# INTRODUCTION

**Brady Shipman Martin (BSM)**, in collaboration with a wider team of consultants, have been commissioned by Cork County Council to prepare a framework plan for an integrated, high quality amenity park and visitor destination in Mallow town.

The purpose of this document is to outline a Framework Strategy for the phased and incremental development of the Mallow Castle and gardens, Mallow Town Park and Spa House.

The town park is located in the heart of Mallow and will be a high quality local and regional amenity with a range of attractive recreational facilities. The Castle, Gardens and Spa are steeped in historical heritage and offer great potential to become a significant open space and regional park with a range of visitor destinations to the town and region.

Providing universal access and clear wayfinding, the sites will be sustainable, promoting biodiversity and ecology, whilst being aesthetically pleasing and sensitive to its historic setting and context fabric

Working in partnership with the community, local and national organisations, Cork County Council will develop this public amenity framework that is flexible and implementable on a phased basis.

The proposed framework plan aims to be a multi-use destination and catalyst for community development and be of local and regional significance, thus strengthening and supporting local economy. The landscape design will seek to reflect, commemorate and interpret the rich history of the people of Mallow.





# EXECUTIVE SUMMARY

BSM have been appointed by Cork County Council to lead a multidisciplinary design team in preparing a comprehensive framework plan for the phased development of Mallow Castle, Town Park and Spa House.

The plan aims to develop the existing gardens and historic landscape at Mallow Castle together with the main Mallow Town Park and the Spa House, providing a range of high quality public amenities and year-round visitor destinations, to strengthen their connectivity with Main Town, to maximise the use of the parks for the people of Mallow and visitors to the town of all ages in a sensitive, safe, sustainable, attractive, harmonious and all-inclusive manner. The framework plan will allow for the phased and incremental development of the park and destination.

The document explores the opportunities, considerations, and challenges arising from the development of these amenities. Opportunities include;

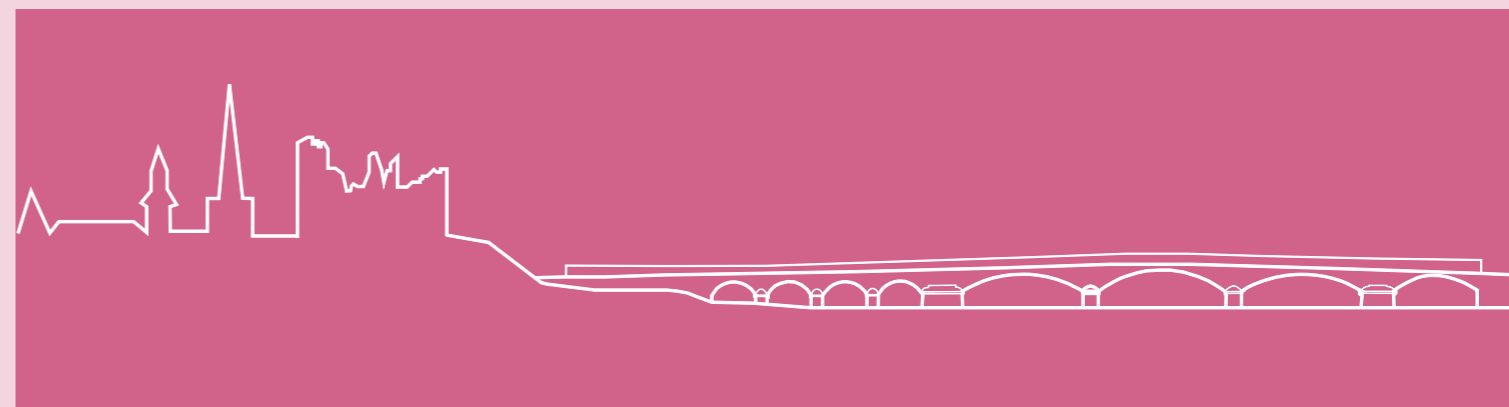
- Create an Active Sport Hub in the town that can be used at a local and regional level;
- Protect, manage and enhance Mallow Castle, Gardens and Deerpark, Spa House to showcase the rich heritage associated with the landscape and buildings;
- Develop a regional playground for the area;
- Develop a scheme design that showcases all three sites as visually appealing attractive amenities and tourism sites;
- Repair and enhance existing historic production and pleasure gardens around Mallow Castle;
- Develop and enhance existing trails and linkages on sites with the wider North Cork Region. Upgrade and existing river walkway to form a shared cycle and pedestrian route. Provision seating, signage, picnic benches and bins for the locality;
- Outline a signage design code with unique Mallow town brand and provides a design code that defines future signage in terms of interpretative, wayfinding, information in an urban and recreational setting; and
- Protect existing ecology, flora and fauna on site with enhancement through key landscape/biodiversity actions and management.

With opportunities comes challenges and considerations, including;

- The sensitive protection and redevelopment of the landscape including sensitive interventions and the protection of the historical and cultural significance of what remains of the Mallow Castle Demesne and Deerpark.
- The permeability and connectivity into the public realm of Mallow town is challenging considering the existing built form in place. A signage design guide has been undertaken to give greater clarity for future development in the town.
- The public road network, paths and paving both separate and integrate the sites. The large traffic congestion within the town and parking (car and bus) is a significant challenge to the Town and development of the Park.
- The route from Mallow Town Centre to the existing main entrance to Mallow Castle is poor, hidden behind the existing fabric of the town, with lack of clear signage and poor presentation.







**VISION**

## A STRATEGIC VISION

“ To create a well-connected, high quality public amenity and tourist destination in the form of an integrated multi-use park network comprising Mallow Castle Park, Mallow Town Park, and The Spa House Park. Set in the heart of Mallow town, the vision is to create and provide for a range of attractive recreational opportunities within a sensitive historic and ecological setting. The vision is about reflecting, commemorating, and interpreting the values and aspirations of the people of Mallow and its rich historic past. ”







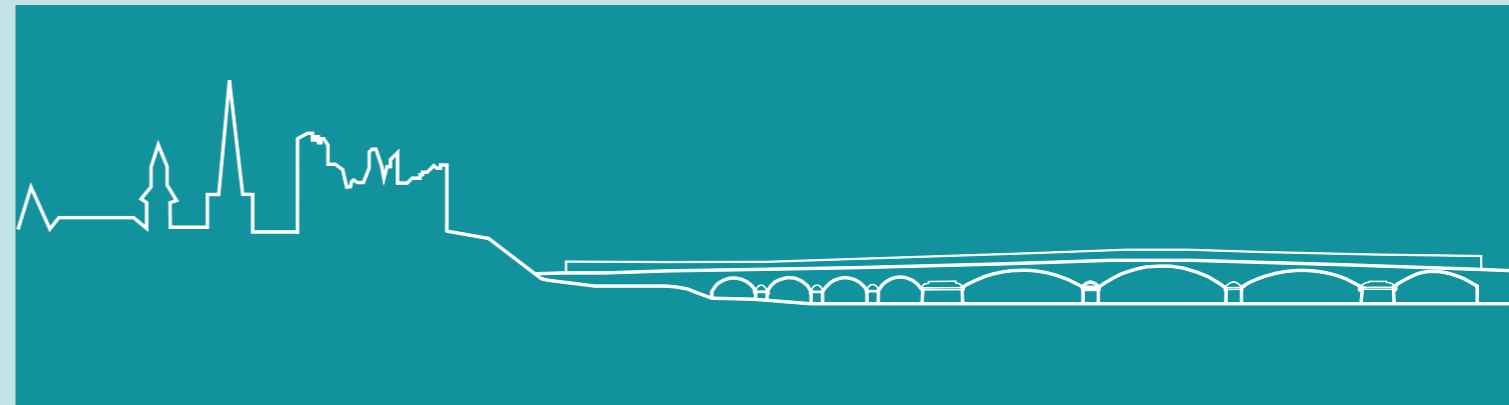
Mallow Town Park

Spa House

Mallow Castle and Park







**CONTEXT**



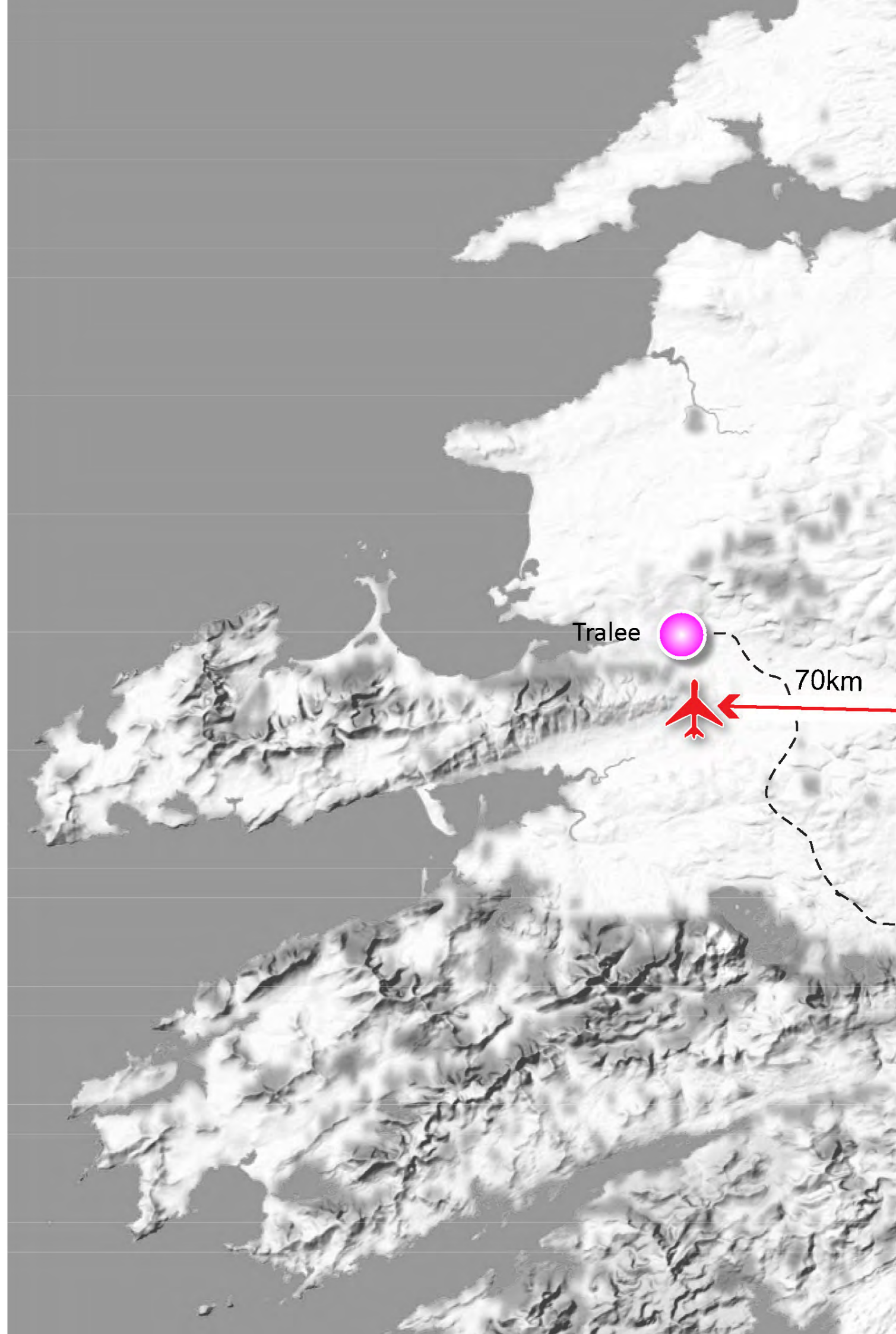
# SUMMARY

Mallow, positioned approximately 30km north of Cork City and 60km from Limerick City, is strategically located at the crossroads between both in Munster. This strategic importance is reflected by the town's position on the ford of the River Blackwater, with origins of the town dating back to the 12th century where the Anglo-Norman's built a castle.

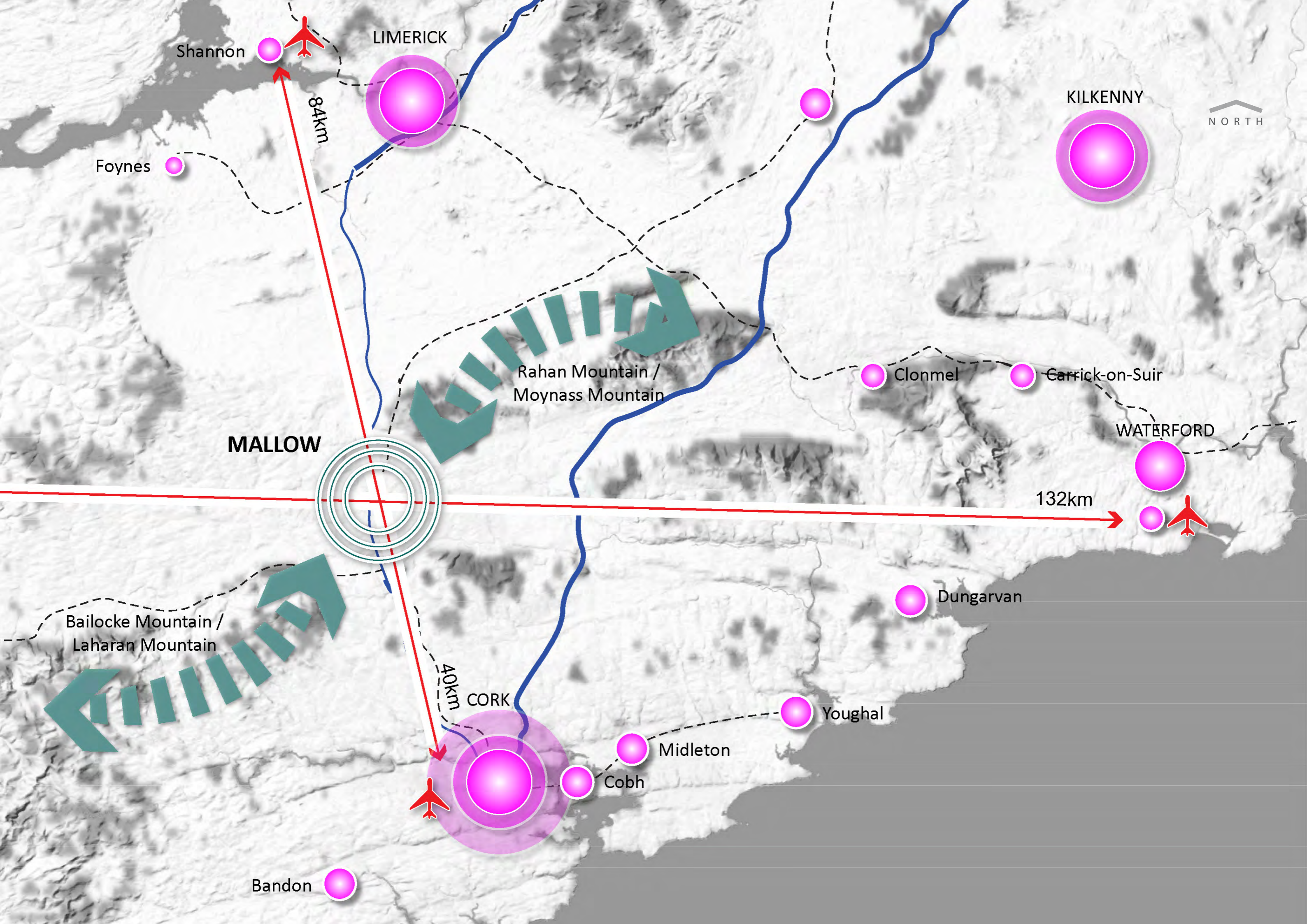
Initially developed as a defensive settlement on the Blackwater, the town developed over time as a plantation settlement as later as a Spa Resort in the 18th and 19th century. As a Spa Resort, Mallow became a prime destination and holiday resort in Ireland during this time. The arrival of the railway in the 1800's positioned Mallow to become one of County Cork largest settlement and population areas.

Mallow town today, at the crossroads of Munster, functions as a strategic economic, employment and social hub for the County and western region. Significant commercial and residential development has occurred in Mallow in recent times, enforcing its role as main hub for economic and commercial activity. The function of Mallow town as a destination beyond commercial and employment uses has however diminished in recent times with much of the inherent natural, historic and cultural heritage features and assets within the town playing less an influential role today in the function of Mallow town as a destination. The opportunity for such assets, including, but not limited to, the River Blackwater, Mallow Castle and Park, the Spa House Park and Town Park to play a key role and function as a regional and local destination is identified by Cork County Council.

Reinstating Mallow Town as a prime destination, the overall framework plan, as presented herein seeks to reflect, commemorate and interpret the values and aspirations of the people of Mallow and its rich heritage past through an integrated park network, stitching Mallow Castle Park, Mallow Town Park and the Spa House Park together and with the main town of Mallow itself.







Shannon

LIMERICK

KILKENNY

NORTH

Foynes

84km

Rahan Mountain /  
Moynass Mountain

Clonmel

Carrick-on-Suir

MALLOW

WATERFORD

132km

Bailocke Mountain /  
Laharan Mountain

Dungarvan

40km

CORK

Youghal

Midleton

Cobh

Bandon



# DESTINATION DEVELOPMENT APPRAISAL AND ANALYSIS

## CONTEXT

Population Mallow (2016)	12,459
Children under 12	2,740
Teens 13-18	926
Over 65	1,584

### Walking

10min walk distance (600m)	1,419
20min walk distance (1200m)	8,323

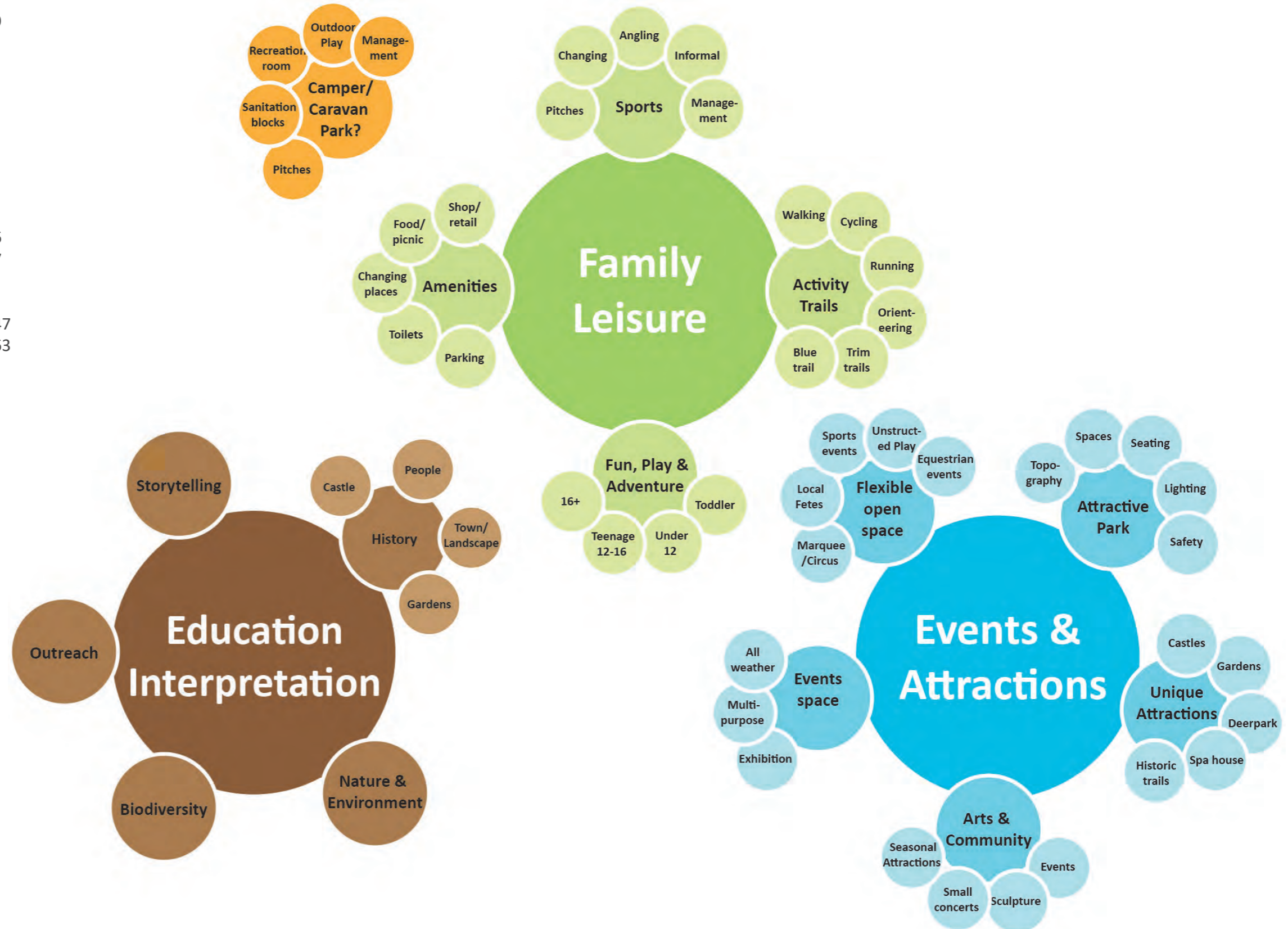
### Cycling

15min cycle distance	17,926
30min cycle distance	31,567

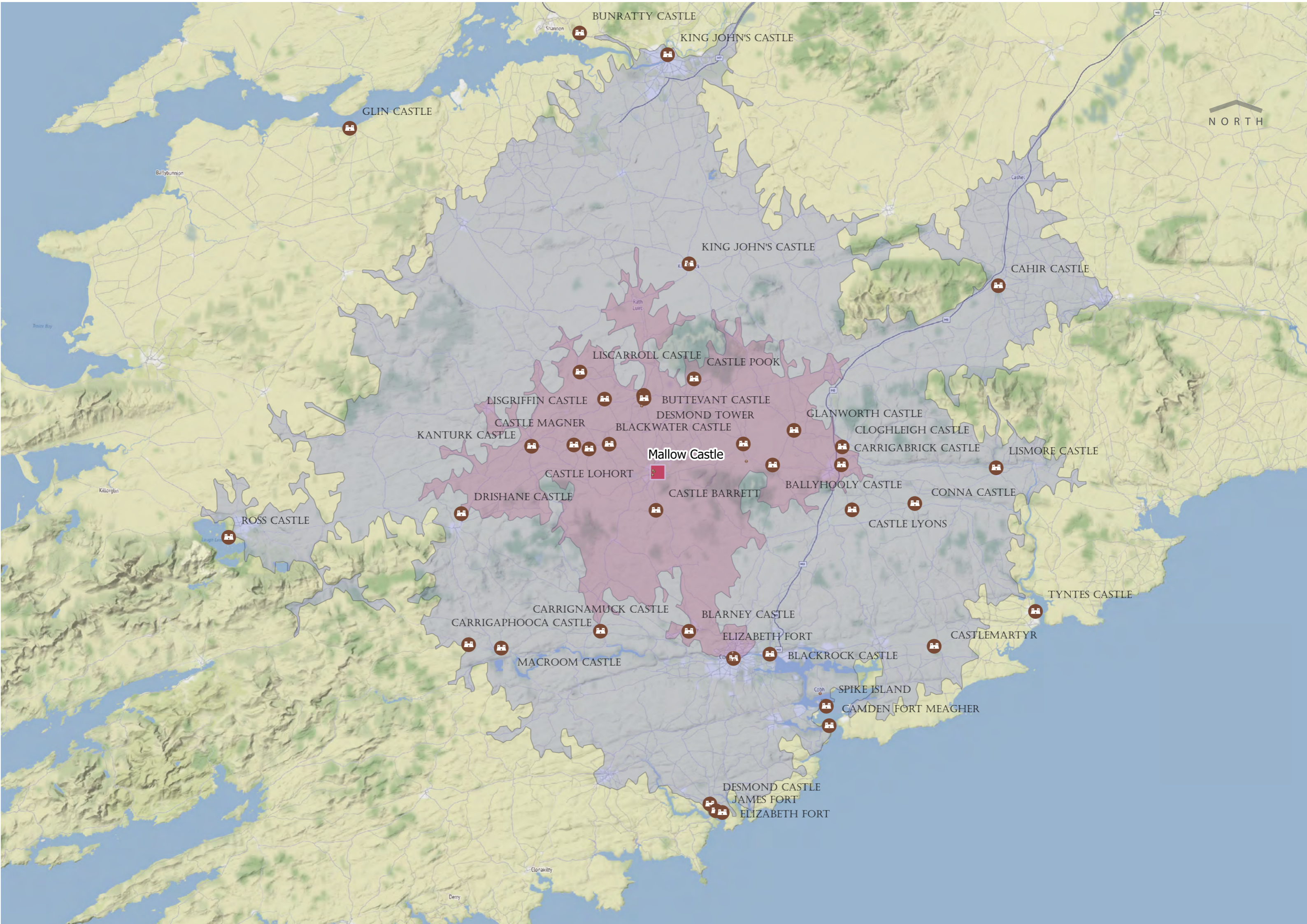
### Driving

30min drive time distance	131,147
60min drive time distance	677,663

Public transport – train & bus







BUNRATTY CASTLE

KING JOHN'S CASTLE

GLIN CASTLE

KING JOHN'S CASTLE

CAHIR CASTLE

LISCARROLL CASTLE

CASTLE POOK

LISGRIFFIN CASTLE

BUTTEVANT CASTLE

GLANWORTH CASTLE

KANTURK CASTLE

CASTLE MAGNER

DESMOND TOWER

BLACKWATER CASTLE

CLOGHLEIGH CASTLE

CARRIGABRICK CASTLE

LISMORE CASTLE

Mallow Castle

CASTLE LOHORT

BALLYHOOLY CASTLE

CONNA CASTLE

DRISHANE CASTLE

CASTLE BARRETT

CASTLE LYONS

ROSS CASTLE

TYNTES CASTLE

CARRIGNAMUCK CASTLE

BLARNEY CASTLE

CASTLEMARTYR

CARRIGAPHOOCA CASTLE

ELIZABETH FORT

BLACKROCK CASTLE

MACROOM CASTLE

SPIKE ISLAND

CAMDEN FORT MEAGHER

DESMOND CASTLE

JAMES FORT

ELIZABETH FORT



## SITE CONTEXT

### TOWN PARK AND RIVERWALK

The lands are located centrally within Mallow Town and cover an area of 50 hectares. The developable zone comprises of three distinct areas;

- River walk & Town Park c. 36.25 hectares of a public amenity park
- Castle & Gardens c. 12.12 hectares of a public amenities and a visitor attraction
- Spa House (and residential park) c 2.36 hectares of a public amenities and a visitor attraction
- Town Park & Riverwalk

The Riverwalk and town park forms a large public amenity park in Mallow town. It is located immediately north of the Blackwater river in the centre town. This area is relatively flat due to being the river flood-plain. It floods seasonally but is dry for the majority of the year. The town park is accessed from the N72/Park Road, which runs along the northern boundary of the of the Town park for C.590m. A low flood wall and double staggered row of early mature tree planting visually define the northern boundary of the park.

A GAA pitch is located in the centre of the town park. Since Mallow GAA have developed a modern and high quality clubhouse, gym and pitch at Carrigoon (outside Mallow), this pitch is less used for occasional games, training etc. It visually distinguished by 20m high mature Monterey Cypress trees with 2.5m high grass mounds outlining the pitch. Soccer and rugby pitches are located west of the park and are in good use. There are a number of trails though the park, connecting into the larger Riverwalk and connected to Mallow Castle and Deerpark via existing paths and trails. Naturalised angling locations have occurred along the river walk.

Riparian vegetation occurs along the riverside. A neighbourhood planting scheme has been completed in the eastern field of the Riverwalk route connecting into Castle park residences.

The rail line to Mallow station runs over the river walk via the viaduct to the west of the park. Overhead 10kv powerlines run along much of the river walk, Town Park and deer park. An historic boundary demesne wall runs along the northern eastern boundary of the river walk park. This is currently under repair by Cork County Council. The existing boundary along riverside is open with a few zones of fencing for safety occurring in Town Park.

The Castle Ruin is a key visual foci from the town park and river walk during winter but is predominantly screened by vegetation in the

summer. The river walk and town park is currently actively used as an amenity in the town but has opportunity to upgrade and increase facilities provided.

### MALLOW CASTLE

Mallow Castle is an historic demesne landscape, with a number of protected structures, covering c.13.6ha of land and contains a number of various character areas and features which include:

- Mallow Castle, formal, terraced gardens containing lawns, specimen trees, octagonal folly and a circular stone fountain, and woodland gardens. The entrance of the Castle overlooks a lawn with a concealed ditch (ha-ha) separating it from the deerpark beyond. Some fencing has recently been added to this feature, detracting from the intended clear view.
- Medieval Castle Ruin, faces west forming a key vista to the town and specifically to St Anne's ruin church. It is enclosed by semi natural woodland, parkland trees and avenue planting
- Remnant and overgrown production Gardens (including Walled Garden, dilapidated Glasshouses, historic beech hedgerows and Orchard),
- Deer Park and meadows, to the eastern gable of the Castle overlooking a lawn with a concealed ditch (ha-ha) separating it from the deerpark beyond. Some fencing has recently been added to this feature, detracting from the intended clear view. The deerpark contains a usual White Fallow Deer herd of c. 100 animals, within a walled in parkland landscape.

The Castle, Ruin, Deer park and gardens are located on a high plateau above the flood plains of the Blackwater. The grounds of Mallow castle support a valuable collection of mature trees surrounded by improved grassland.

The deer park to the east of these grounds is separated by a historical Ha-ha, meadows, and the mixed broadleaf woodland of Maple Woods.

Mallow castle was built facing easting towards the Blackwater valley placing its back to Mallow town. Specimen trees were planted through the Blackwater valley forming beautiful valley views from the castle. Specimen Oak *Quercus robur*, Blue Cedar *Cedrus atlantica glauca* and Lime *Tilia cordata* frame the view from the house over the deerpark and landscape beyond. Avenue tree planting leads up to the castle entrance. Pleasure gardens slope down from the castle in a southerly aspect.

There is also a farmhouse and outbuildings with farmyard to the north west of the demesne.

The main entrance to the Castle is located off Bridewell Lane immediately east of the Clock Tower building in Mallow town. Poor value residential typologies are built along Bridewell lane and form a poor boundary edge to the Castle demesne. Castle park residential development access road forms the northern boundary of the Castle grounds with the Deer park neighbouring residence along its eastern boundary. 10kv power run through the Deer Park traveling from the Riverwalk.

The castle and garden grounds have retained a historical architectural and landscape components which create a harmonious and planned environment to appreciate. It currently is a silent retreat in Mallow town that appears disconnected to the town centre.

### SPA HOUSE

The Spa House and grounds is located within the Spa Glen in a valley landscape north of the town park and the castle. It comprises of the Spa House, Gardens and Well. The N72 runs along the western edge of the grounds travelling from Mallow to Mitchelstown and Fermoy. A canalised stream is located between the N72 and the Spa grounds and is in need of vegetation clearance. The Spa gardens travel north of the site and contains a well which was used for healing historically. Inconsistent boundary planting occurs on site with an historical avenue of tree planting in need of enhancement.

A residential park is positioned south of the Spa House grounds containing a public parking area. This park provides a links west to east connecting the park up towards Castle park residences and the castle grounds.

The historic clock tower located 300m south of the Spa House. The road from the Spa to the clock tower once formed a historic terrace from which people would parade on the way to the Spa. The historic dog pumps located across the road from the Spa was part of this experience.





Train Stn.

Dairygold

Main Street

N72



Spa House

N72

Castlepark

Dairygold

Mallow Castle

Town Park

Lovers Leap

River Blackwater

Mallow Bridge

N20

R619

R620

Meadowlands



## AN EVOLVING LEGACY IN MALLOW

### MALLOW CASTLE PARK, MALLOW TOWN PARK AND SPA HOUSE PARK PAST AND PRESENT

#### Mallow Castle (past)

Originally a fortified house, Mallow Castle dates to circa 1550 century as comprised of gardens and parkland. The house was resided by the family of the Lord President of Munster for over four hundred years. Though burnt in 1689 by order of King James II, the original overall form of this castle can be easily discerned, as too can features such as doorways and windows. Today, it retains a host of well-crafted features such as the castellation's, window surrounds and mullions and transoms.

#### Mallow Castle (present)

Deteriorated beyond repair over time, a subsequent mansion house was built on the site of the stable block to the north of the original castle. A two storey house, dated from 1836, the baronial house incorporates fabric of the original stable block which dates to circa 1550. Enlarged over time, the most recent extension works were carried out in 1955 to the south east end of the house. The house is framed by a long garden elevation and comprises 8 reception rooms, which include a music room, a billiard room and a library, as well as 12 bedrooms.

#### Spa House (past)

Once known as "the Bath of Ireland", the Spa Well came to prominence circa the 1750's for its apparent natural medicinal properties with temperatures of the spa water recording an average of 21 degrees Celsius, rising to 22 degrees in the summer and dropping to 18 degrees in the winter. The curative season for the Spa Well was between April to October, thus bringing a wealth and prosperity with the town becoming a popular Spa Resort between circa 1730 and 1810. By the year 1755 however, there were signs of a decline on the popularity of the spa. In 1828 a mock tudor style building was constructed on site and remains to this day.

#### Spa House (present)

The Spa House today can be described as a detached, irregular plan single storey building built over the Spa Well. The original house contained a pump room, an apartment for medical consultation, a reading room and baths. With the decline in popularity of the Spa Well, the function and use of the Spa House evolved from its original purpose to offices and more recently to vacancy, today.

The setting of the Spa House benefits from a prominent set back from the main northern entrance to Mallow Town. The mock tudor style and asymmetrical multiple gabled form make the building a notable and imposing feature as one arrives into Mallow. The Spa House today offers a reminder of Mallow's social history as a Spa Town.



Mallow Castle



Mallow Castle (ruins)



Mallow Castle (ruins)



River Arch Bridge



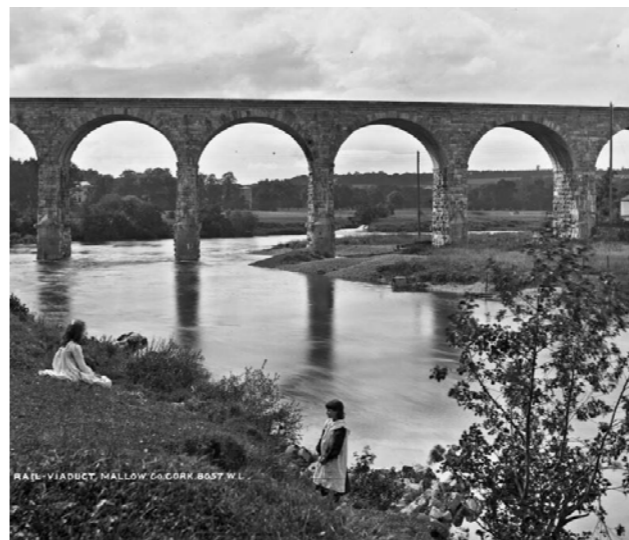
Clock Tower



Lovers Leap



Spa House



Railway Viaduct



Arched underground spa street 1981  
Source: Mallow Field Club Journal, 1984



### Town Park (present)

Located in the centre of Mallow Town, Mallow Town Park covers an area of approximately 9.5 hectares. The park is accessed from the N72/Park Road, which runs along the northern boundary of the Town Park for c. 590m. The River Blackwater runs along the south boundary of the park. There are a number of walks and trails through the Town Park and connecting to a larger strategic open space along the Blackwater River and connected to Mallow Castle and Deerpark owned and managed by Cork Council via existing paths and trails. The overall size of the park is approximately 50 hectares.

Within the existing town park, there are currently three grass pitches:

- Full size, soccer pitch, measuring c. 105x68m.
- Full size, GAA pitch, measuring 135x90m.
- Rugby pitch, measuring 96x62m, with flood lighting.

The park is well used by the public and contains seating, picnic benches, signage and facilities to promote walking and jogging. There is a small outdoor gym area in a small pocket park area north of the N72. A new Parkrun event has recently set up at the Town Park, with runners using the existing paths and trails within the Park for a weekly 5km run. The event started in early 2019 and attracts between 55 to 230 runners. The Park is also used for Cyclocross race events (part of Munster Cyclocross League), Cross Country running events and Orienteering events.

**Note:** Please refer to the Architectural Heritage and Archaeological Heritage sections and Appendix section of this document for further details on Mallow Castle and Spa House.



Mallow Castle



Mallow Castle (ruins)



White Deer, Mallow Castle



River Arch Bridge



Mallow Castle Interiors (ruins)



Town Park Walkway



Spa House



Railway Viaduct

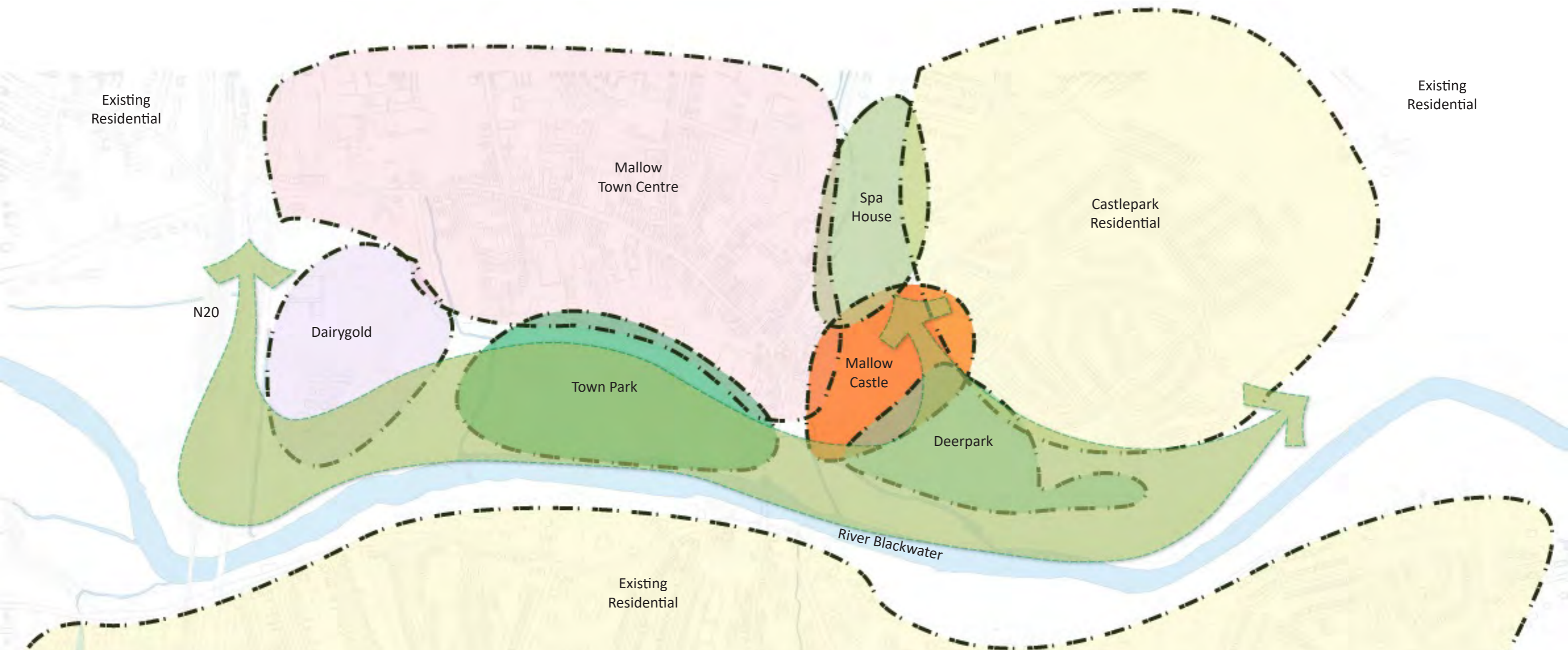


Spa House Well Pond



## SITE ANALYSIS AND APPRAISAL

### LANDSCAPE SENSITIVITY, LANDSCAPE VALUE AND LANDSCAPE CHARACTER



#### LANDSCAPE SENSITIVITY

The Castle & Gardens and Spa house are located in a historical demesne that is of high sensitivity.

#### LANDSCAPE VALUE

The landscape value of this demesne landscape considered high and is to be protected. Historical structures, veteran trees, remnant historic gardens, glasshouse and existing pleasure gardens form a historical thread through the environment.

#### LANDSCAPE CHARACTER

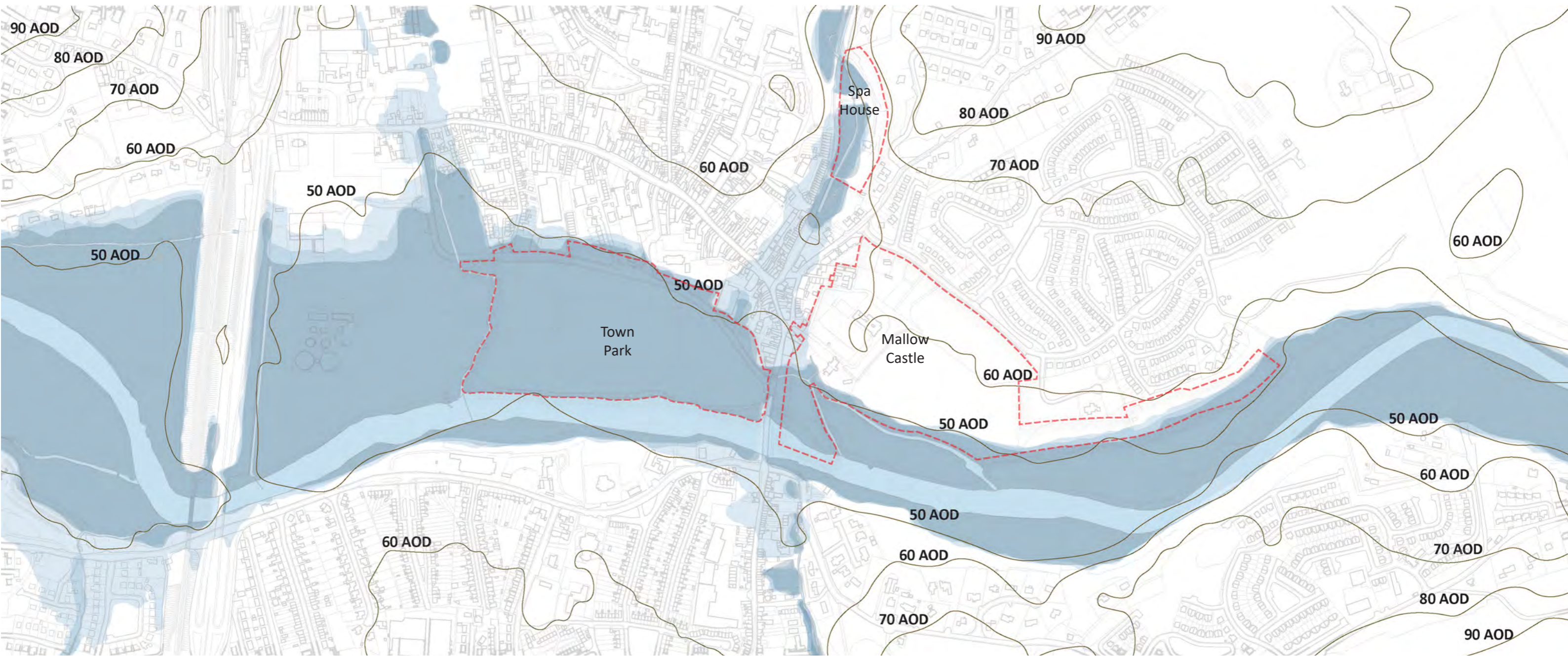
Whilst connected, there are a number of distinctive landscape character areas:

- Mallow Castle and Gardens
- Deerpark
- Spa House
- Town Park & River Park.
- Mallow Town Centre;
- Surrounding residential areas.



# SITE ANALYSIS, APPRAISAL AND RECOMMENDATIONS

## FLOODING



The River Blackwater flows through the heart of Mallow town in an easterly direction and splits the north and south ends of the town. Topographical characteristics along the river, along with its flooding behaviour has meant this northern end, particularly in the Town Park area experience frequent, severe levels of flooding (as illustrated above). Whilst this occurrence limits development in the Town Park area, an existing riverside amenity along the Blackwater has developed

over time, particularly on the western end and through the Town Park. The opportunity to further enhance and extend this riverside amenity eastwards exists and is considered as part of the landscape design proposals.

### KEY

- - - 3 priority project sites
- ⋯ Existing open space
- ~ Existing contours (AOD)
- Flood Probability: 1 in 10 year
- 1 in 100 year
- 1 in 1000 year



## SITE ANALYSIS, APPRAISAL AND RECOMMENDATIONS

### BIODIVERSITY AND KEY ECOLOGICAL AREAS

The wider study area at Mallow contains a number of features with low ecological value, such as built land and playing fields, however, there are several significant ecological areas, as well as smaller ecological receptors, throughout the site, that must be considered in developing the Town Park, Mallow Castle and Spa House plans.

#### THE RIVER BLACKWATER CORRIDOR

The River Blackwater, with its significant flood plain, forms a central feature within Mallow and the wider area. The Blackwater flows from east to west through the town centre, and the river itself, as well as a substantial part of the floodplain, is designated as a Special Area of Conservation (SAC) - a site designated for nature conservation under the EU Habitats Directive. In the vicinity of the town and the study area, the SAC designation includes otter, Atlantic salmon, sea lamprey and river lamprey, as well as suitable habitat for freshwater pearl mussel. Although this species has been deleted as a Qualifying Interest in the SAC, the deletion is subject to a High Court challenge, and the Blackwater in Mallow is listed as a Margaritifera (freshwater pearl mussel) sensitive area under European regulations (The European Communities (Freshwater Pearl Mussel) Regulations, 2009). A kingfisher was noted on the river at Mallow Town Park on the day of the survey. This European Protected Species has been included on the Amber List of Birds of Conservation Concern in Ireland, indicating that it is of medium conservation concern.

Other habitats with links to the SAC include oak woodlands and alluvial forests. The river, and its riparian (river-bank vegetation, including tree lines and wetland areas) corridor, forms a major ecological feature in Mallow.

There are no other designated sites for nature within the immediate vicinity, such as Special Protection Areas (for the protection of certain bird species), or sites designated under the Wildlife Acts (Natural Heritage Areas (NHA) or proposed Natural Heritage Areas (pNHA)).

The presence of the SAC has significant implications for development in Mallow, as any developments that have the potential to impact on the integrity of the European site must be subject to the process of Appropriate Assessment. In addition to the protection of the watercourse itself, the associated riparian vegetation is of significant habitat value and must be protected.

#### MALLOW CASTLE AND ENVIRONS

Apart from the River corridor, the habitats associated with Mallow Castle and its parkland to the east, are perhaps the most significant features within the study area. The grounds of the castle contain many mature, specimen trees, including oak, sweet chestnut, beech and sycamore, as well as former walled gardens and orchards. Further to the east are areas of mixed broadleaved woodland and scrub, as well as dry calcareous and neutral grassland, and dry meadows. The fields that hold the herd of deer associated with the castle, are not of significant ecological value themselves, however they are part of a mosaic of important habitats in the wider context.

In addition to the habitats in this area, the mature trees and buildings are likely to be of significance for roosting bats, which forage and commute throughout, particularly along the river corridor and in the associated woodland.

#### SPA HOUSE

The Spa House and park area includes open parkland and trees, as well as a section of a stream (part of the South Caherduggan Stream). This stream has been canalised within the park, and is densely vegetated, with a range of native and non-native aquatic and riparian species. The stream is culverted for a stretch beyond the southern end of the park, and eventually enters the Blackwater itself. It is proposed to implement a vegetation management regime in the stream, over several years, both to increase the local ecological diversity and to enhance its landscape value.

Close to the Spa House area is an area of mature broadleaved woodland (to the east, associated with a significant rock escarpment) and oak-ash-hazel woodland (to the north), providing an important ecological corridor that links the Spa House site with further ecologically important areas to the north and east.

#### THE RAILWAY CORRIDOR

To the immediate west of the railway corridor, between the N72 Killarney Road and the River Blackwater, is a section of broadleaved woodland and scrub. This is mostly associated with the railway embankment, and within the landholding of Irish Rail, but it extends up to 50m west of the railway line, and is part of a popular linear park. The feature comprises a significant habitat/ecological corridor linking the river to the north and west.

#### OTHER AREAS

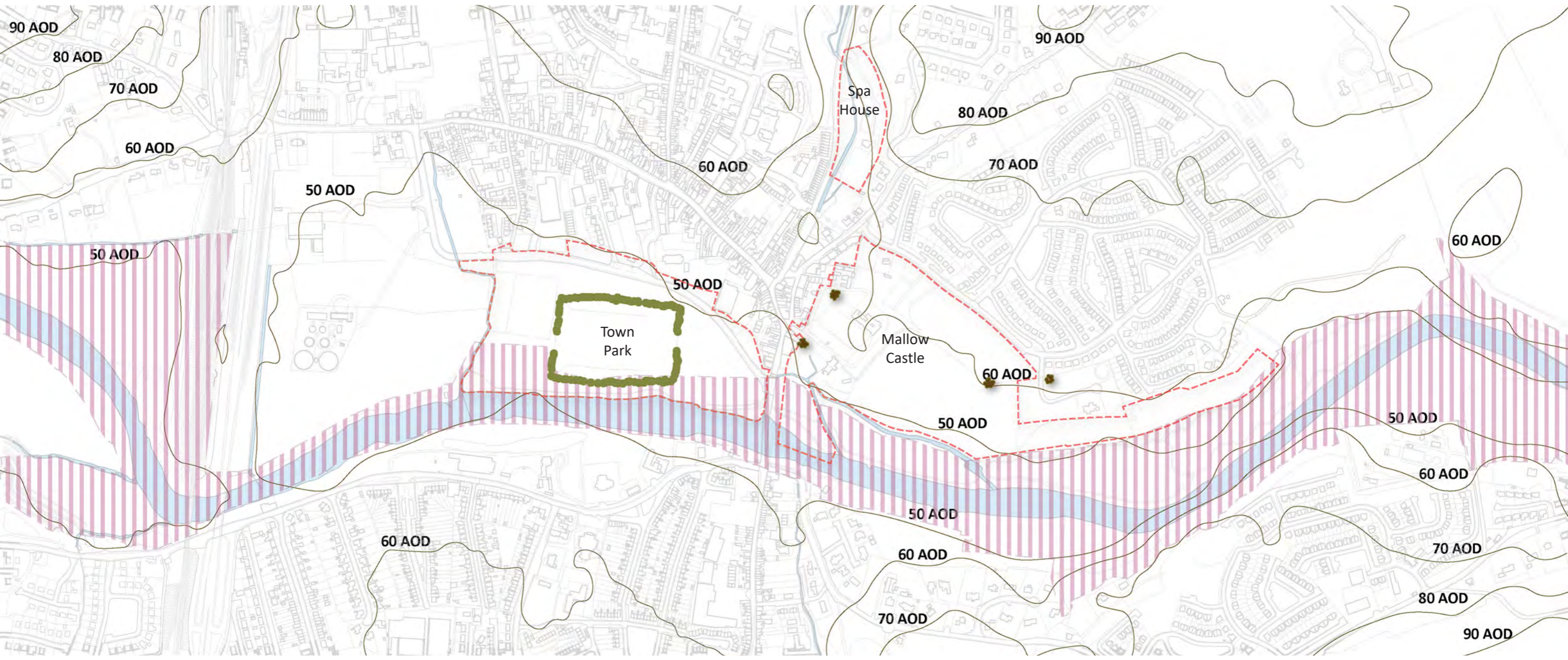
In addition to the main areas of ecological significance, there are some smaller pockets of locally important habitats close to the study area, such as the dry meadows and dry calcareous/neutral grassland associated with the Dairygold plant (outside the study area boundary), and the tree lines and hedgerows that link the River Blackwater to the town. These are principally of value for the links they maintain between the other ecologically important areas.

#### NOTE

This summary note is based on the results of a site visit and desk-based research, including, amongst other sources, a report (Ecological Baseline Data, County Cork Towns) prepared by Atkins on behalf of Cork County Council, December 2018.





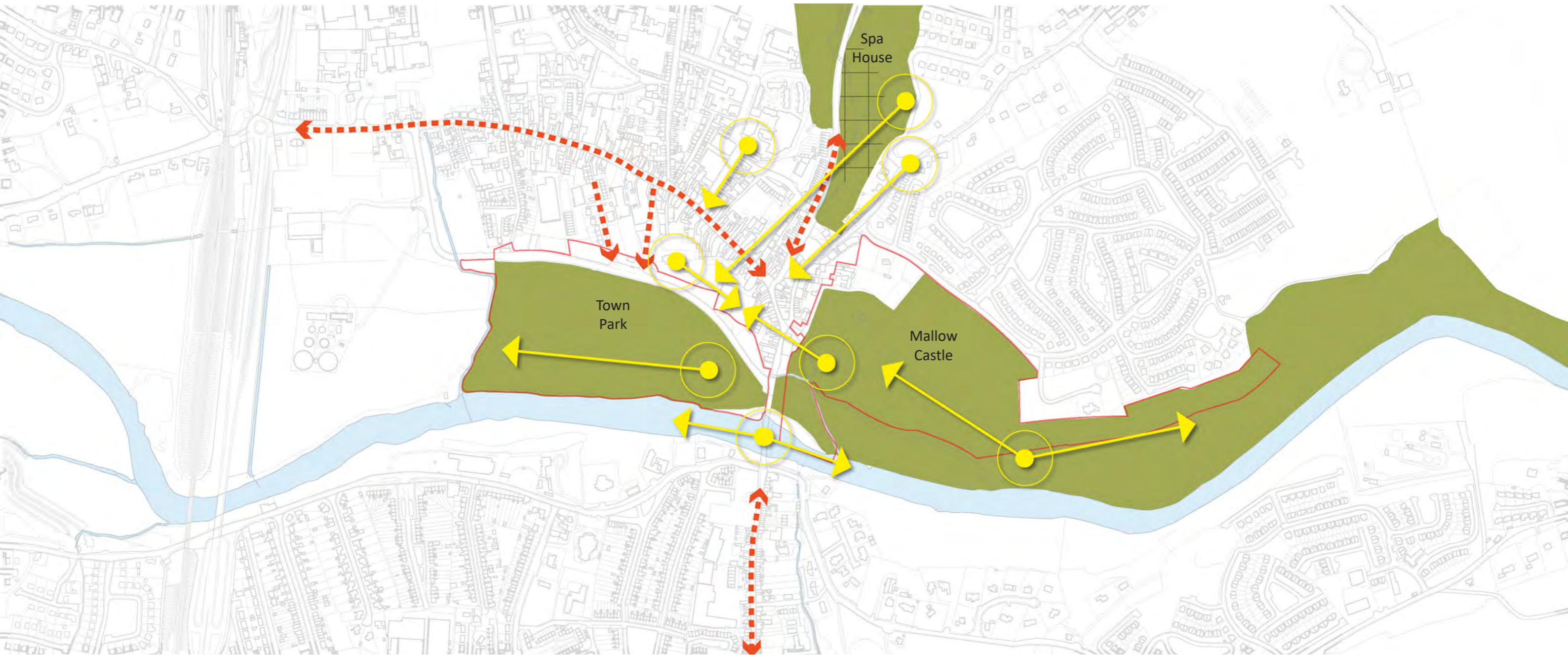


- KEY
- 3 priority project sites
  - ~ Existing Contours Above Ordnance Datum (AOD)
  - Special Area of Conservation
  - Tree Preservation Orders
  - Existing Trees (identified for removal/replanting)



# SITE ANALYSIS, APPRAISAL AND RECOMMENDATIONS

## VISUAL CONTEXT, VALUE AND SENSITIVITY



### KEY

- 3 priority project sites
- Urban axial views
- Open space/amenity
- Local points/Panoramic views

A range of local and strategic views within and around Mallow town are present and for the purpose of this document are categorised under two headings: urban axial views and local point and panoramic views. The urban axial views are focused along key arteries within the town and are characterised by key landmarks and buildings which frame the views. Local points and panoramic views are informed and characterised by the falling topographic profile of the town, towards the River Blackwater, and key historic buildings. Wide expansive views across the Town Park and

along the River Blackwater are important and should be respected as part of design proposals. The castle ruin forms a strong vista to the Blackwater SAC, St Annes ruin and to Mallow bridge. This needs to be retained and enhanced. Mallow Castle cannot be seen from Mallow town but it can be seen from the Castle park development. The castle grounds and veteran trees can be seen from the Riverwalk and blackwater valley.



## SITE ANALYSIS, APPRAISAL AND RECOMMENDATIONS

### ARCHITECTURAL HERITAGE

The Demesne at Mallow Castle has undergone many phases of development, dating back to the earliest castle on the site (at least 13th/14th century), with settlement on the per-demesne landscape dating to several centuries before this, as evidenced by the ringfort located in the deer park. The gardens and landscaped grounds associated with Mallow Castle are therefore very sensitive in terms of redevelopment and permission/consent will be required for most interventions.

The castle, house, outbuildings, landscape and demesne features on the Mallow Castle estate have several layers of protection and therefore works to the buildings, structures, gardens and wider landscape will require planning permission and ministerial consent. This can sometimes be a lengthy process and applications for the relevant permissions usually require a high level of detail including research, proposed designs, methodologies, material specifications and mitigation measures.

The ruined fortified house is in the ownership of the OPW. We would therefore encourage early consultation with them regarding any proposed works, increased access, etc. to this building. With regard to the possibility of providing an internal structure/viewing tower, we would advise that any proposal drawings prepared in the early stages should be for design team information only until this consultation process has progressed.

It would be useful to engage the County Archaeologist and Conservation Officer at an early stage also, as their support will be vital to the successful outcome of the project and their help in dealing with the Department has been very useful in our experience.

The following is a summary of what features and elements at Mallow Castle are afforded legislative protection:

Record of Protected Structures	Reg. No.
Mallow Castle (ruin of Fortified House)	13
Mallow Castle Garden Complex (front garden)	14
Mallow Castle Main House	15
Mallow Castle Entrance Gates and Gate Lodge	16
Mallow Castle (called up as 'Outbuilding' – adjacent to castle)	17
Mallow Castle Outbuildings	18

\*The historic curtilage associated with a protected structure, and any structures, design features or landscaped features within this curtilage are also included in the legislative protection of the protected structure.

Architectural Conservation Area	Ref.
Town Core ACA	ACA -1

Archaeological Monuments*	SMR No.
Mallow Castle/Fortified House	CO033-009001-
Tower House/Bawn Wall Tower	CO033-009004-
Bawn	CO033-009006-
Main House	CO033-009002-
Lime Kiln (east of castle, within demesne)	CO033-088----
Icehouse (in garden north of the house)	CO033-009003-
Designed landscape feature (in Deer Park)	CO033-092----
Ringfort (in Deer Park)	CO033-010----
Bridge (main bridge south of castle)	CO033-094----
(Remnants of hospital adjoining outbuildings of house)	CO033-009005-

\*Extent of grounds associated with each monument to be clarified. Assumption that all elements of the historical landscape/designed landscape of Mallow Castle Demesne are associated with both the early castle and the main house monuments.

\*Note that there is an earlier designed landscape (probably a number of phases) below the 19th century landscape which survives today and can in places be identified on the first edition OS map. There was a designed landscape here in the 17th century associated with the fortified house, and it is likely that 18th century improvements were also carried out.

C/f Dan Noonan's comments regarding the recorded monuments for further information. Note that as these recorded monuments are in state ownership they are classed as National Monuments and therefore ministerial consent is required for any proposed works to the monuments or the associated curtilage.

National Inventory of Architectural Heritage *	Reg. No.
Mallow Castle/Fortified House	20815013
Mallow Castle (Main House)	20815015
Garden Complex to Main House	20815014
Mallow Castle Entrance Gates, Gate Lodge and Flanking Walls	20815012
Outbuildings (associated with main house)	20815017
Outbuildings (associated with main house)	20815018

\*It is an objective in the County Development Plan (HE 4-2) to protect structures included on the NIAH which have not yet been included in the Record of Protected Structures. In addition, the Development Plan states that:

*"12.4.9 It is important to recognise the contribution that all historic structures, features and landscapes including those which are not listed in the Record of Protected Structures, makes to the country's heritage. The Council will seek the enhancement of these elements in recognition of their quality, character and local distinctiveness."*

It is important to note that the grounds and gardens associated with Mallow Castle (both the ruined fortified house and the main house) are also afforded legislative protection, and therefore permission for any works which physically or visually impact on the grounds is likely to be only granted following a thorough investigation of (and research into) the surviving elements, and a strong justification for the proposed interventions (for example, recreation of a historic garden or the removal of later (eg. 19th century) features). NB: such works also include signage, new paths, resurfacing, and fencing.



## SITE ANALYSIS, APPRAISAL AND RECOMMENDATIONS

### ARCHAEOLOGICAL ANALYSIS

The proposed works will occur within the Zone of Archaeological Potential/Zone of Notification (ZAP) of several Recorded and National Monuments that are within the scope of the scheme; and these can be mitigated by assessment, acquiring the necessary licenses/permissions/Ministerial consents once the plan is finalised, and archaeological monitoring attendance and supervision during construction, and reporting on completion.

Once the Mallow Framework Plan is finalised, an overall Archaeological Assessment, will be carried out for the purpose of informing the National Monuments Service (NMS) of the proposed works, and to engage with the Council's own Heritage Unit (i.e. County Archaeologist Mary Sleeman and Conservation Officer Mona Hallinan), and to form the basis for the various Ministerial Consents that will be required. More specifically;

- The Spa House and the wells that form its complex are archaeological monuments, with works here requiring assessment, Ministerial Consent and monitoring;
- The works for the Castle grounds and buildings therein will require assessment, Ministerial Consent and monitoring;
- The Town Park, and works in that locality, are partially within the ZAP for the historic town, and given the scale of the park in excess of 0.5 hectares, archaeological oversight may be required by the NMS in the form of archaeological monitoring; and
- Archaeological monitoring of the works to create the new paths for the river walkway may be required by the NMS.

It is important to note that pre-application consultations, and potential archaeological assessments/investigations, will need to be held/carried out with the National Monuments Service and the Office of Public Works, in consultation with the Council's Heritage Unit. The views of these bodies will be taken into consideration, and their approval sought or at least agreed in principle before a Part X application is made.



Mallow Castle (ruins)



Mallow Town Park river walkway (existing)



Spa House



## SITE ANALYSIS, APPRAISAL AND RECOMMENDATIONS

### ARCHAEOLOGICAL HERITAGE & 2019 WORKS

#### RIVER WALK

As part of the permissions applications for these works, it would be prudent to inform the National Monument Service (NMS) and establish what their archaeological requirements may be. They may see monitoring of groundworks under license. A brief assessment of the Mallow Castle Park, Town Park and Spa House Park proposal will go to the NMS, along with the license application. Monitoring would take place, with a necessary follow-up report.

#### SIGNAGE

DNAC can contribute to the review of the existing signage palette and development of the new. Mona Hallinan, Conservation Officer, should be consulted on the signage, as she has strong views on it and the increasing proliferation of different signage appearing in heritage towns, particularly in the ACAs. Youghal signage has been referred to as a case reference and will be considered as part of the signage palette prepared for the town as part of the project brief.

#### PRESERVATION / CONSERVATION WORKS

##### Lime Kiln

Ministerial consent will be required to carry out the works to the lime kiln. Once plans, drawings & specifications for the works are finalised, a brief archaeological assessment can be made that will form the basis the consent application. After that the works will be archaeologically monitored and reported on. This action can be a test case for the Design Team's interaction with the NMS.

##### Demesne Boundary Wall

Consent and agreement in principal is already in place for the repairs to the boundary wall. An update on the works methodology and materials specification should be sent to the NMS, with a broad date-range for their execution. The works need archaeological monitoring and reporting. The filling of the boundary ditch can be a simple notification to the NMS, as long as it does not involve further ground disturbance. A record and report on this action can be included in the attendance report for the wall repairs.

##### Bollard Repair

This works should be simple repair and maintenance, and if no ground disturbance is required, it is a simple notification matter to the NMS that can be included with the consent notifications for above. All of these works can be put together in the one consent submission, and subsequent reporting.

#### CLEANING / MAINTENANCE

- (ii) Mallow Bridge is an archaeological monument. What is the spoil to be removed, and does it involved new ground disturbance? This may need assessment.
- (iii) does rubbish removal involve ground disturbance?

#### VEGETATION MANAGEMENT

- (iii) the clearance of the vegetation from the walled gardens should be carried out under archaeological supervision, particularly if machinery or excavators are to be used. There is potential for hidden garden features/buildings to be exposed, and if not mitigated they could be damaged. This clearance can be notified to the NMS as part of the submission for the preservation/conservation works;
- (v) ivy removal should be carried out with conservation advice from JCA as to fabric stability issues with the bridge once done;
- (ix) what areas are proposed for tree planting? This is a sensitive matter for the Castle grounds; particularly in the deer park where historic earthworks potentially associated with the fortified house and earlier tower house, are known to exist. These works may need assessment and Ministerial consent.

#### FRAMEWORK PLAN AND PLANNING CONSENT

As above, once the Mallow Castle Park, Town Park and Spa House Park framework plan is finalised, the Project Archaeologist, DNA, will prepare an overall archaeological assessment, as a vehicle to inform the National Monuments Service (NMS) of the works, and to engage with the Council's own Heritage Unit (i.e. County Archaeologist Mary Sleeman and Conservation Officer Mona Hallinan), and to form the basis for the various Ministerial Consents that will be required.

The NMS generally recommends that consents should be applied for once a Part 8 application is finalised. DNA recommends the running of drafts by the NMS informally for comment, so as to avoid any delays afterwards. DNA also strongly recommend arranging an on-site meeting and walkabout with the key NMS personnel before formal submission of an application is made.

#### PROJECT PROGRAMME

From a programming point of view, a consent application can take 6-8 weeks to get approval.

#### PLANNING PROCESS / CONSENT

As above, formal archaeological/heritage assessments, and consents/permissions will be required. The NMS generally recommends that consents should be applied for once a Part 8 application is finalised. I can run drafts by the NMS informally for comment, so as to avoid any delays afterwards; and I strongly recommend we arrange an on-site meeting and walkabout with the key NMS personnel before we formally submit an application. As above, the lime kiln works for 2019 can be a test case.

#### DETAILED DESIGN, TENDER AND CONSTRUCTION

Provision should be made in the tender for any delays/downtime, and contractor attendances required, to facilitate archaeological monitoring, and the question of any costs and delays associated with archaeological discoveries should be borne in mind.

#### DELIVERABLES REQUIRED FROM EACH DISCIPLINE

The archaeological deliverables as Project Archaeologist will be the assessment of the plan and proposed works, preparing the applications for consent/licensing as required, providing monitoring attendance and supervision during construction, final reporting to the NMS and CCC on completion of the attendances.

#### INFORMATION REQUIRED

Do we have any clarification as to what happens if archaeological resolution/excavation of any discoveries is required? This is a risk to the contract given this unknown potential. Can a cost of resolution/provisional sums be put into the Part 8 scheme and its budget estimate?



# SITE ANALYSIS, APPRAISAL AND RECOMMENDATIONS

## CONNECTIVITY

### STRATEGIC CONNECTIVITY

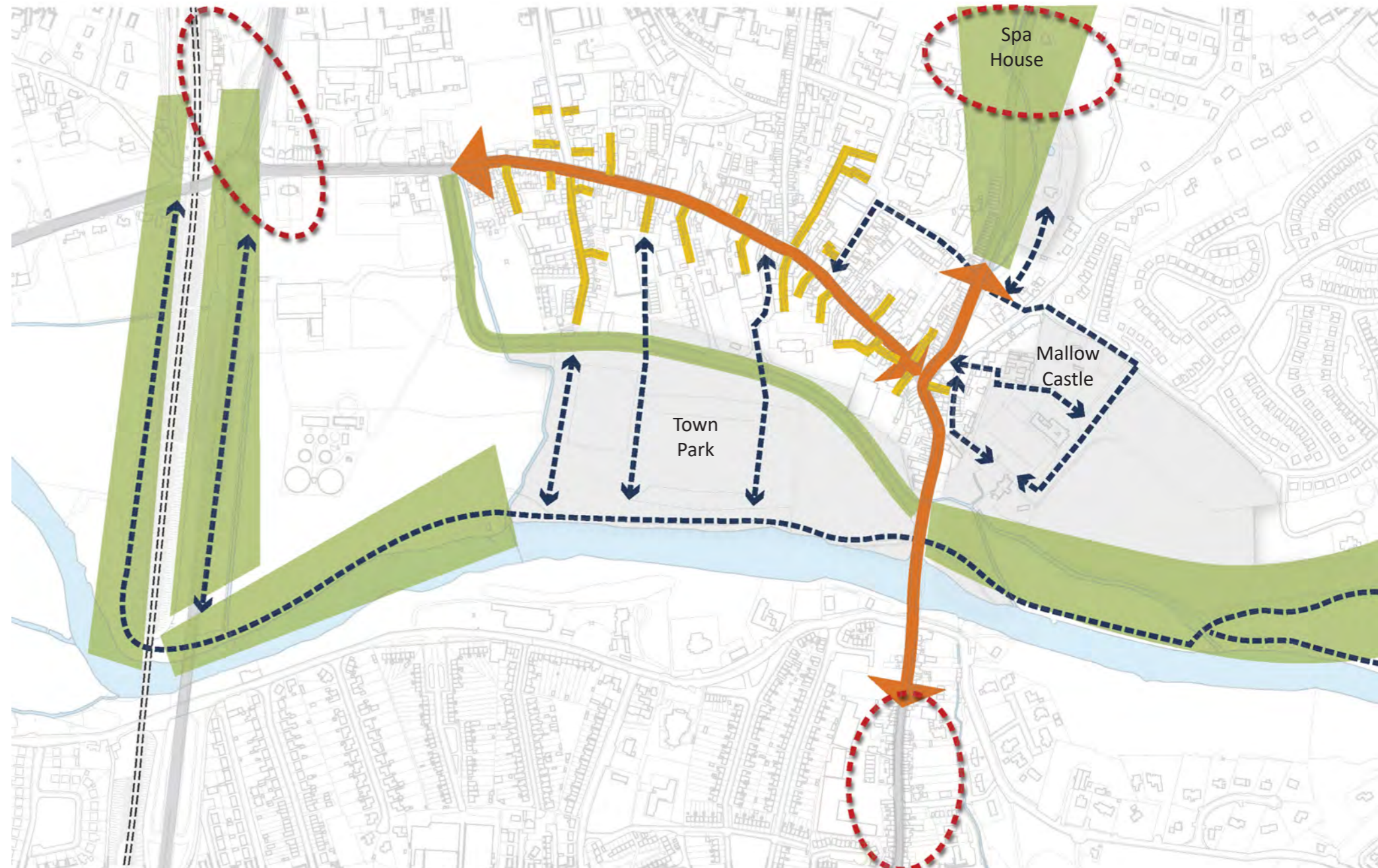
Mallow enjoys a range of transport modes that lend to its position at the 'crossroads of Munster'. Located east of the N20 and at the intersection of the N72, the town is also served by rail which accommodates strategic passenger, freight and commuter rail services with Cork City and nationally.

Linking gateway centres of Cork City and Limerick City, the N20 and N27 bring significant trade and vehicular traffic through the town. These roads also do lend however to the severance of key assets within the heart of the town. The N20, aligned north to south, is a heavily trafficked artery that dissects through the western side of Mallow. The N27, aligned in a west to east and north easterly direction, also is heavily trafficked and dissects through the north end of Mallow town and in part, separate key assets. For example the Town Park, Mallow Castle and the Spa House are severed from the Main Street due to daily commercial and private car movement along the N27.

### LOCAL CONNECTIVITY

Local accessibility, to from and around the town centre is by both car and foot, and is increasingly inhibited by the high volume of traffic and traffic management priorities. Other factors which play a part towards the current traffic orientated street network in Mallow town centre are its narrow street network, in parts, vehicular priorities over pedestrian movement and the limited number of pedestrian crossings around the town. Collectively these factors detracts from an attractive pedestrian and public realm that would otherwise encourage easy connectivity and movement and access around the town and between key heritage, social, amenity and economic assets, including but not limited to the Castle, Spa House and Town Park.

The open space network around the town, particularly along the River Blackwater riverbank presents the opportunity to provide for enhanced, connectivity that can seamlessly connect with the streets and laneways of Mallow Town.



- KEY
- Gateways
  - Key urban axes
  - Existing Laneways
  - Opportunity to created connected amenity necklaces
  - Pedestrian routes (existing and potential)





Pedestrian safety and access issues relating to the Blackwater (Avondhu) Way Slí na Sláinte



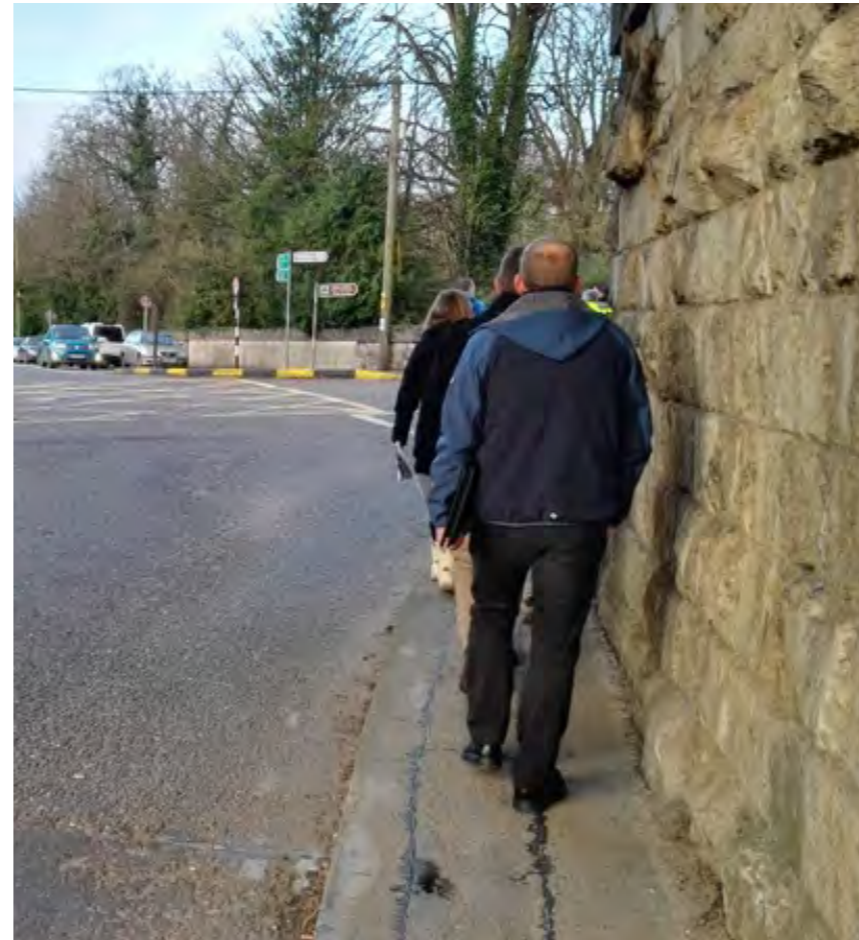
Poor direct accessibility to existing pedestrian routes



Town Park Flooding



Arteries and gateway positions to key sites



Narrow footpaths and vehicular priority



Poor public realm interface between Mallow streetscape and Mallow Castle main entrance



# SITE ANALYSIS, APPRAISAL AND RECOMMENDATIONS

## ROADS AND UTILITIES

### ROAD ACCESS AND IMPROVEMENTS

Proposed upgrade road access, traffic calming and public realm improvements to the surrounding approach roads to the town park and castle areas such as Park Avenue, N72, Bridewell Lane, St Josephs Road and Castle Park Ave are as outlined on landscape framework plan.

### ROAD DESIGN: SURFACING AND BUILD UP

Proposed road upgrade works to the above areas will entail improved pedestrian crossings and traffic calming measures including realignment, resurfacing and other measure to enhance and improve the pedestrian access and connectivity from the town to Mallow Park and Castle.

The road and footpath improvement shall be undertaken in accordance with current 'The Design Manual for Urban Roads & Streets' (DMURS) as published by the Department of Transport, Tourism and Sport.

Road realignment and improvements will include narrowing the road surface and widening of footpaths, adjusting levels, raddi and kerbs to give shared surface and designated pedestrian priority access and improvements. Provision of new and retained layby for bus /coaches.

The existing vehicle entrance to the western end of the town park will be retained and improved/widened as necessary and a new vehicle entrance to the proposed carpark areas on the eastern end of Park Avenue will be created. A new entrance to a proposed carpark area off Castle Park will provide vehicle access with close proximity to the Castle and proposed new plat ground areas. An auto track analysis of the entrance requirements had been undertaken for both fire tender and articulated lorry accessing and egressing the park entrances. The existing entrance to the west will require to be widened to facilitate these size vehicles. It would be proposed that provisions for demountable flood barriers should be made at these entrances as necessary. Ref to HL auto track proving drawings.

The road and footpath improvement shall be undertaken in accordance with current 'The Design Manual for Urban Roads & Streets' (DMURS) as published by the Department of Transport, Tourism and Sport.

Resurfacing will include the use of colours asphalt and paving. Road Build up and surfacing will be design in accordance with Transport for Ireland (TII) NRA TB10 specification for road works series 900.

### UNDERGROUND SERVICES AND SITE INVESTIGATIONS

The extent of new building construction and other structures proposed under the masterplan for Mallow Town park and Castle which may require ground interventions and possible site investigation are limited to a small single storey machinery shed at the deer park services areas to the north of the Castle grounds and other smaller structures such as playground structures, paths, roads and carpark surfaces, signage, street furniture, public & floor lighting and possible new fishing platform structures and skate park ground profiling and concrete surfacing.

Records of existing main underground drainage and water services around the areas have been made available from Cork Co. Council. Gas, telecom, electrical and other underground and overhead service record drawings are available from the various utility services providers. All such records should be reviewed and services identifies and drawing presented in conjunction with any future site investigation and excavation works.

Given the scope of proposed new structural interventions, site investigations for foundation design and identification of underground services could be limited in nature to localised trial pit and slit trenching in the areas of the building structures with possible ground penetration radar scanning of specific new build areas and areas of archaeological sensitivity. All ground interventions and excavations shall have to be undertaken with appropriate consents and under archaeological supervision.

### WATER AND DRAINAGE

There will be new water supply connections and possible waste water connections required for the deer park maintenance building and possibly for facilities with in the park. Horgan Lynch will be making preconnection inquiries to Irish Water for all such service connections. Surface water disposal from new building and paved areas will be generally be discharged to the ground with SUDS designed soakaways and the use of swales in the park area.



## CIVIL AND STRUCTURAL WORKS WITHIN THE MALLOW TOWN PARK AND CASTLE

The proposed works within the town park will generally be light touch civil and structural engineering and landscaping works.

Such works will include the redevelopment of sports pitches and the development of associated carparking, floodlighting etc including the use of reinforced grass surfaces which can facilitate vehicle movements and car parking to designated areas which can be used for events within the park.

The installation of appropriate free draining reinforced grass surfaces and appropriate sand /soil sports pitch surfaces which can deal with the periodic flooding of the park areas will be a key element of the design and have been outlined in the BSM design report. Future maintenance of the sport pitch surfaces and drainage systems particularly post flood events will be key to maintain the condition and performance of the surfaces, a specific maintenance programme including verti draining, sanding and drainage system flushing should be employed after flood events

The provision of electrical and underground services within the park will need to be designed to be flood resilient. The use of direct bury cabling and free draining manholes and chambers would be recommended and electrical box connections should be made at high level in poles and junction boxes.

Structures within the park flood plain including furniture, signage, poles and floodlight masts paths etc should be designed in a way that they can withstand the force of the flood water without displacement. They should be shaped and located to have minimal obstruction to the flow of the water and allow debris move around them. They should have sufficient foundations and mass so as not to lift and float in a flood event. The paths and paving should most likely be in concrete to stand up well to flood events.

## TOWER INTERVENTION TO CASTLE

The possible intervention to the Castle of a access stairs and platform within one of the existing castle towers could be achieved with the insertion of a free standing galvanised or stainless spiral stair case.

Such a stairs structure could be dropped into the tower in sections from above and the structure would be founded on a raised weighed concrete or steel base which would sit on the existing ground surface, i.e. not requiring excavation. This base would act as a cantilever foundation base that could support the stairs independently of the Castle structure.

This form of intervention may be acceptable to the National Monument Services as it would be light touch, would not engage or interfere with the historic fabric and would be completely reversible.





## SITE ANALYSIS, APPRAISAL AND RECOMMENDATIONS

### SITE INFRASTRUCTURE AND SERVICES

#### ELECTRICAL CABLE DIVISION

We are in contact with the ESB to investigate the possibility/feasibility of rerouting the existing Medium Voltage overhead lines to underground. The overhead lines on timber poles are currently running parallel to the riverside walkway. Through our experience on other projects with Utility Companies we have identified early contact with utility providers as essential to a successful outcome.

#### COMMUNICATIONS SERVICES

A new communications 5G Wi-Fi feed will be installed to provide coverage in the Sports Pitches and Town Park.

#### PUBLIC LIGHTING TO TOWN PARK AND PITCHES

The floodlighting of the Sports Pitches and Town Park is a significant element of the M&E services to be provided. The functionality of the facilities and needs to be designed correctly to ensure the following:

- It meets the requirements and standards of the sporting bodies including GAA, FAI and IRFU;
- It is energy efficient as the installation is extensive;
- All systems must be durable and reliable as they will be in a relatively harsh environment and the products specified will have to suit that environment in order to minimise downtime and maintenance costs; and
- The basic controls for the system must be simple and intuitive to use so they can be used by non-technical users/staff in the Multipurpose Centre reception.

#### SIGNAGE, INTERPRETATION AND LIGHTING

Signage should be of a timber nature in fitting with the less urban nature of the park. Lighting could be addressed initially for the entrance and main path areas of the Town Park.

#### PEDESTRIAN WALKWAY LIGHTING

Pedestrian walkway will be lit with energy efficient and vandal resistant lights. The installation of a quality lighting system with automatic control will be of great benefit in reducing antisocial behaviour and will encourage more amenity use of the pathway. The installation of some CCTV cameras at strategic points could also be considered. We would recommend installing infrastructure ducts in any event to allow for future installation of additional security or other systems.

#### CASTLE AND GARDEN AREA AND BRIDGE FEATURE LIGHTING

External lighting will be provided and explored more at the concept stage.

#### SUSTAINABLE DESIGN

Sustainable design and energy efficiency are an integral part of our design process. Energy consumption by the systems installed will be minimised by designing the lighting systems with energy efficient fittings.

The energy consumption will be further minimised by designing flexible lighting controls to allow various levels of illuminance as required by the facilities at different times of the year and to suit the requirements of the Sports and Town Park. In addition as part of the design we will review the possibility of providing power from renewable sources such as photo-voltaic panels and wind power.

#### WATER SYSTEMS

Water supplies for general purpose use and washing will of surfaces can be provided at suitable positions around the Sports Pitches and Town Park. This can be provided by connecting in to the existing town water main.

#### OTHER INFRASTRUCTURE SYSTEMS

Small power shall be provided via weatherproof outlets at a number of locations around the Sports Pitches and Town Park to facilitate event management using PA systems and other equipment.





## SITE ANALYSIS, APPRAISAL AND RECOMMENDATIONS

### KEY ASSETS

A suite of existing key features both on and adjacent to the three sites are highlighted in just some of the photos opposite. These features, collectively and separately play an important role in defining the cultural heritage, historic, archaeological heritage, architectural heritage, landscape, biodiversity and destination attraction values of Mallow.

A summary of these assets can be described as follows:

- Mallow Town Park; Riverside walking facilities, sports pitches, playground and exercise equipment. Enhancement and rationalisation of existing features, along with the provision of new facilities within the Town Park will enable the promotion of a dedicated Sports Hub in the heart of the town;
- Mallow Castle and Park; Castle (ruins) and Castle House, Deer park and meadows, outbuildings, walled garden, remnant glass house and historic beech hedgerows and orchard. Unlocking Mallow Castle as a local and regional asset and tourist destination will bring significant social, cultural, heritage and fiscal benefits to the town.
- Spa House and Park. The opportunity to connect and re-introduce the Spa House as an important town feature is present and can be facilitated through landscape and ecological enhancement (short term). The Spa House has the (long term) potential to compliment the rejuvenated Mallow Castle and Park and function as a northern gateway landmark for the town.
- Transport and infrastructure; existing public transport services (bus and rail) and connectivity to Cork City and the wider region; and
- River Blackwater; the second largest river in Ireland, this watercourse plays a strong and environmental, ecological and amenity role in Mallow and the wider region.



Mallow Castle and Gardens



Mallow Castle House



Spa House Pond



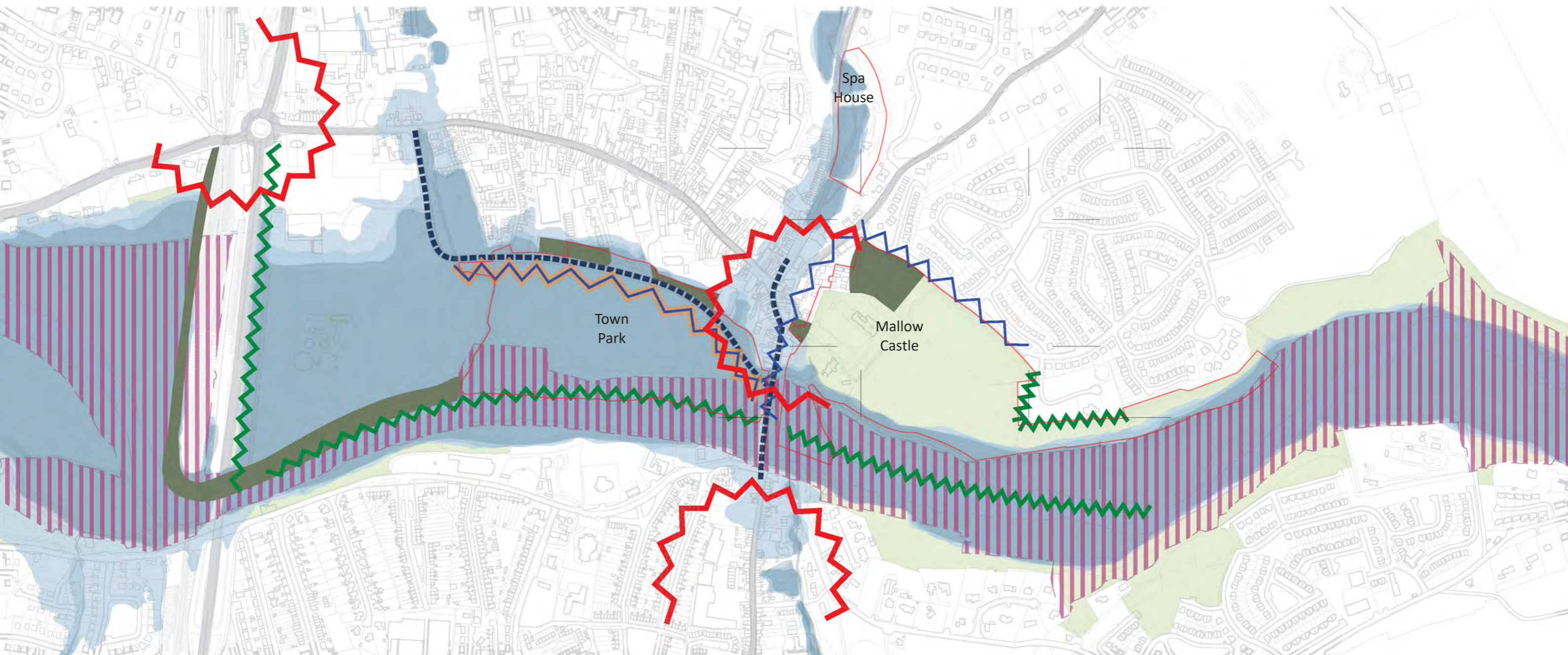
Town Park and walking trails



White Deer, Mallow Castle



## SUMMARY OF THE CHALLENGES AND CONSIDERATIONS



### CHALLENGES INCLUDE:

- Protection of archaeology and architectural heritage
- Access and connectivity – whilst located in the town, access to Mallow Castle is poor with narrow footpaths, heavy traffic and poor presentation of areas approaching the existing main entrance.
- Poor wayfinding and signage
- Existing built form
- Traffic congestion within the town and parking (car and bus).
- Flooding
- Ecology
- Deer management

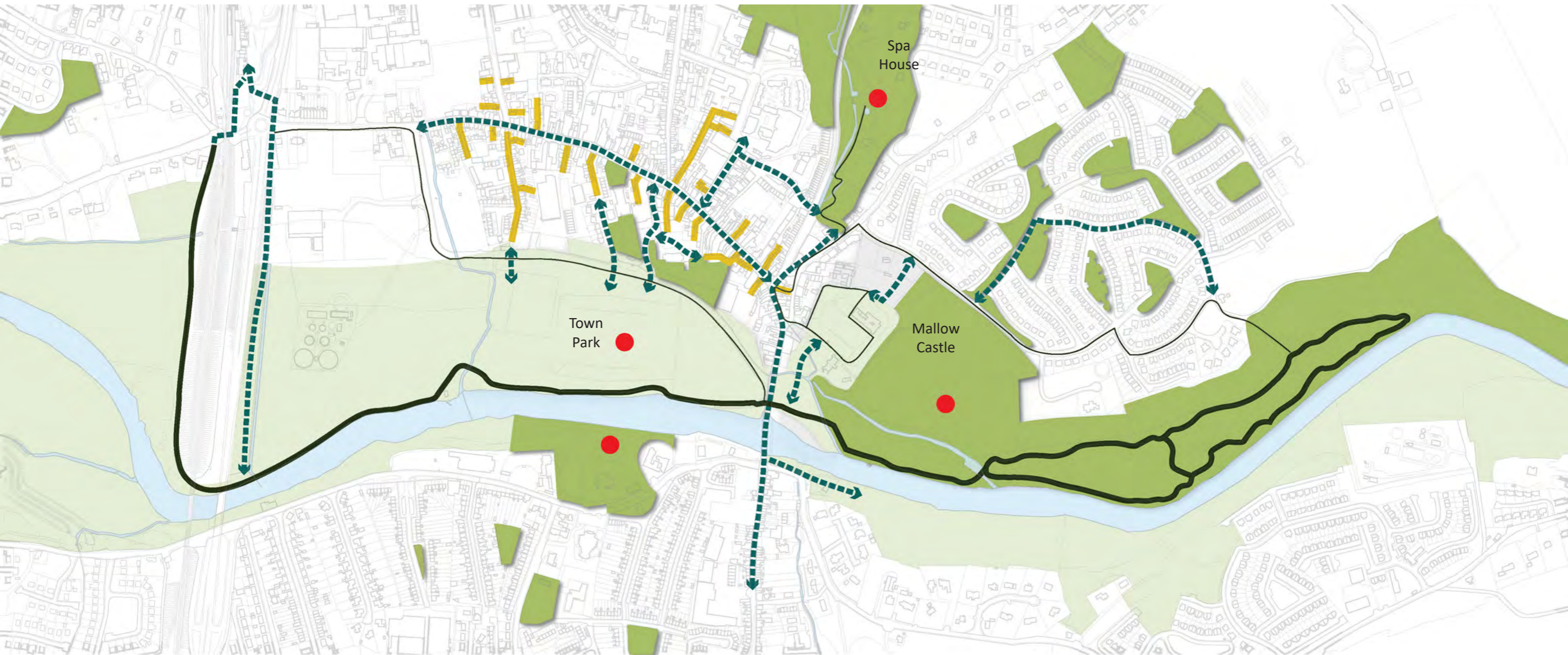
### KEY

- 3 priority project sites
- Amenity Areas
- Flood prone areas (low-high)
- Disconnected green/amenity areas
- ||| Special Area of Conservation
- Congestion Routes conflicting with pedestrian realm
- ⚡ Pedestrian experience barriers/safety issue areas
- ⚡ Edge conditions
- ⚡ Barriers to amenity



# OPPORTUNITIES

## A CONNECTED LANDSCAPE



In summary, a range of opportunities are identified to enable the creation of a connected landscape – one that offers a suite of connected recreational, amenity, tourism, cultural and heritage assets for locals and visitors to enjoy. Integration of streetscape and landscape opportunities is important so to enable ease of safe access for all whilst also enhancing the areas of spatial significance; namely the Town Park, Mallow Castle

and the Spa House. Environmental and landscape amenity corridors present the opportunity for fully integrated green radial and urban routes.

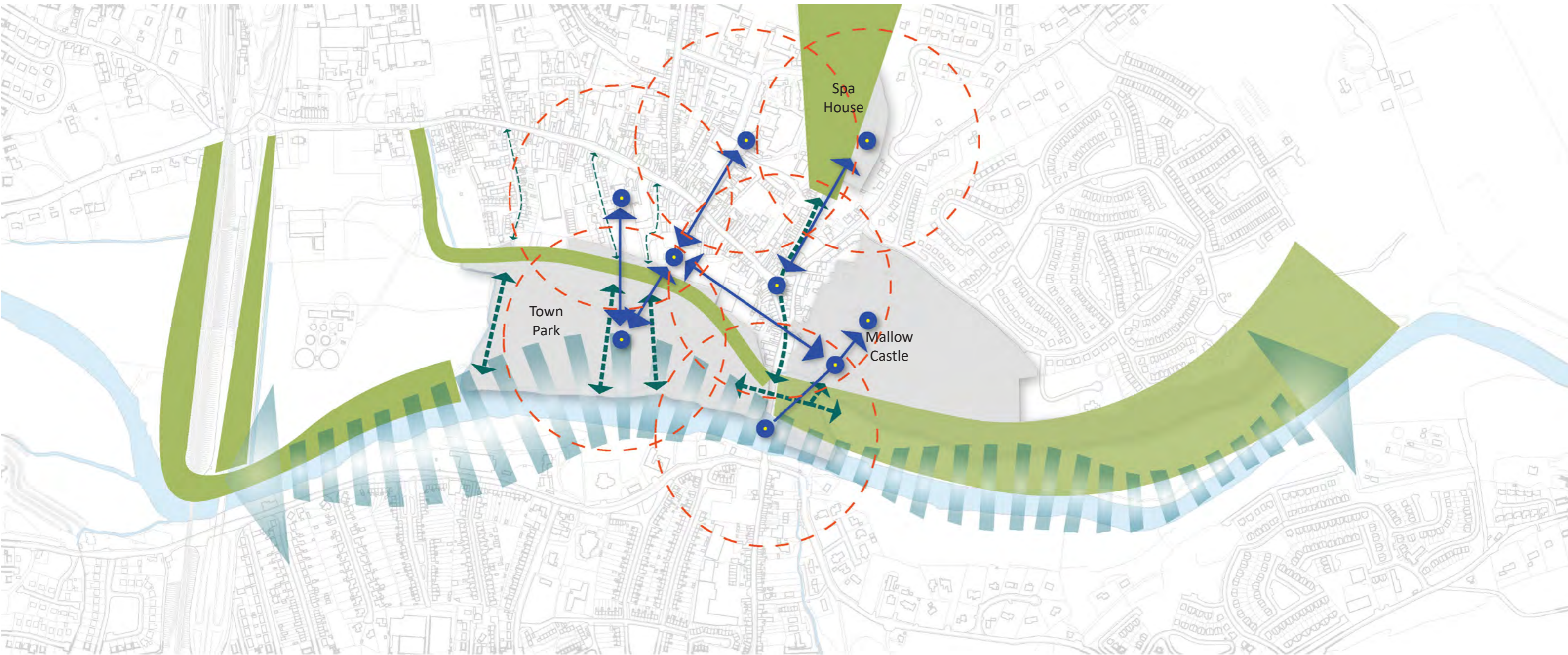
### KEY

- Existing laneways
- Environmental and landscape amenity corridors
- Green Zones
- Areas of spatial significance
- Green radial routes
- Green urban routes
- Potential green routes



# OPPORTUNITIES

## AMENITY AND LANDMARK CONNECTIVITY



Appreciation for the existing and potential offerings of the three project sites, individually and collectively, presents benefits for Mallow town as a whole. 'Joining the dots' between landmark buildings, including but not limited to Mallow Castle, and natural/open space assets such as the Town Park and Spa Gardens, enables a holistic and strategic approach to creating connectivity – physically and visually throughout Mallow.

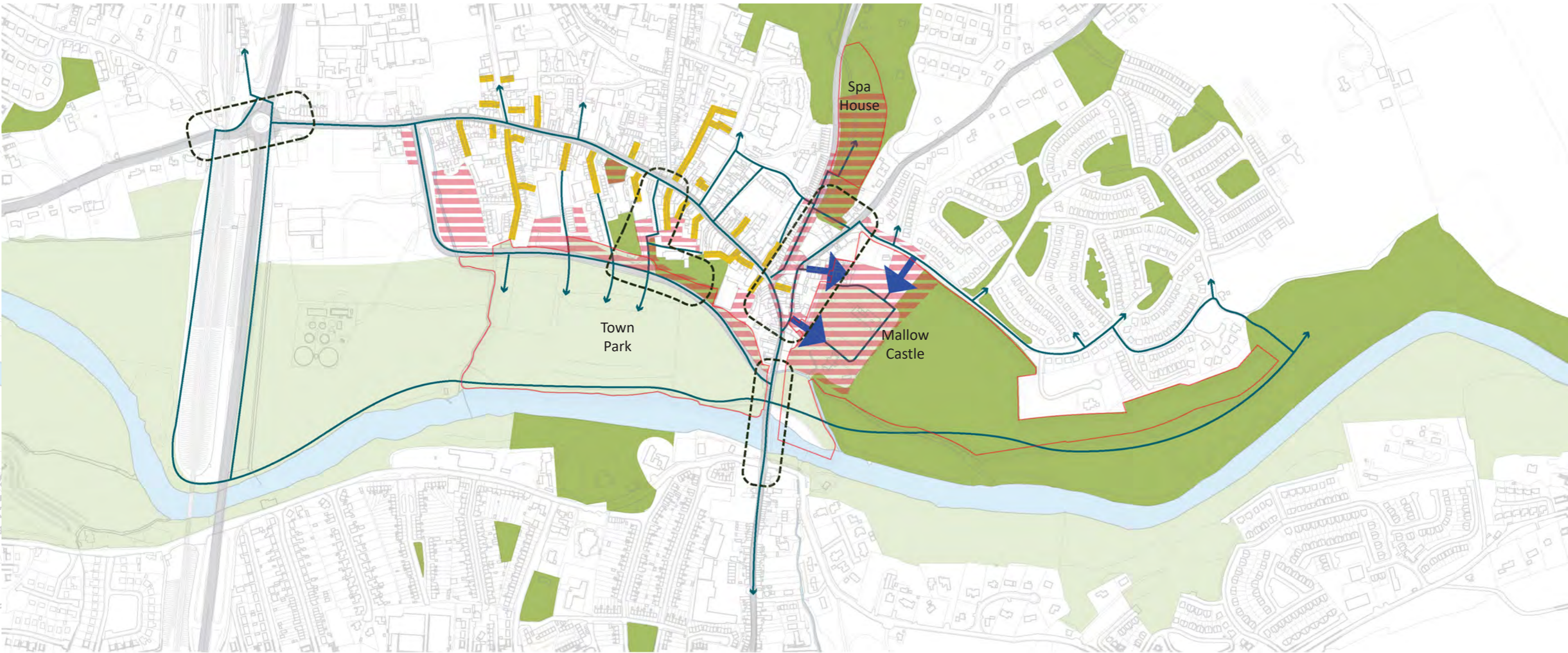
Enhancing, activating and connecting the three project sites is just one step change towards providing an integrated park asset for locals and visitors alike.

### KEY

- 3 priority project sites
- Landscape intervention areas
- River Blackwater blueway
- Amenity Point
- 2.5 minute walking isochrone (200m)
- Orientation vista



# SUMMARY OF THE OPPORTUNITIES



## OPPORTUNITIES INCLUDE:

- Establish Mallow as a regional destination;
- Maximise existing heritage with provision of facilities to highlight and showcase the historical layer in the Castle, Gardens, Deer Park and Spa House;
- Repair and enhance existing historic horticultural gardens as valuable regional amenity;
- Public connection with deer park;
- Upgrade and increase existing sports facilities provided in the town for residences;
- Existing town population and surrounding regional demographic will benefit;
- Opportunity to link in with surrounding tourism- Annes Grove, Doneraile etc.; and
- Economic reward to town with provision of these opportunities.

## KEY

- 3 priority project sites
- Laneways
- Existing green zones
- Existing Amenity corridors
- ▨ Opportunity Areas
- ⋯ Pedestrian priority opportunity areas
- Enhanced permeability and connections
- ➔ Enhanced permeability zones to Castle







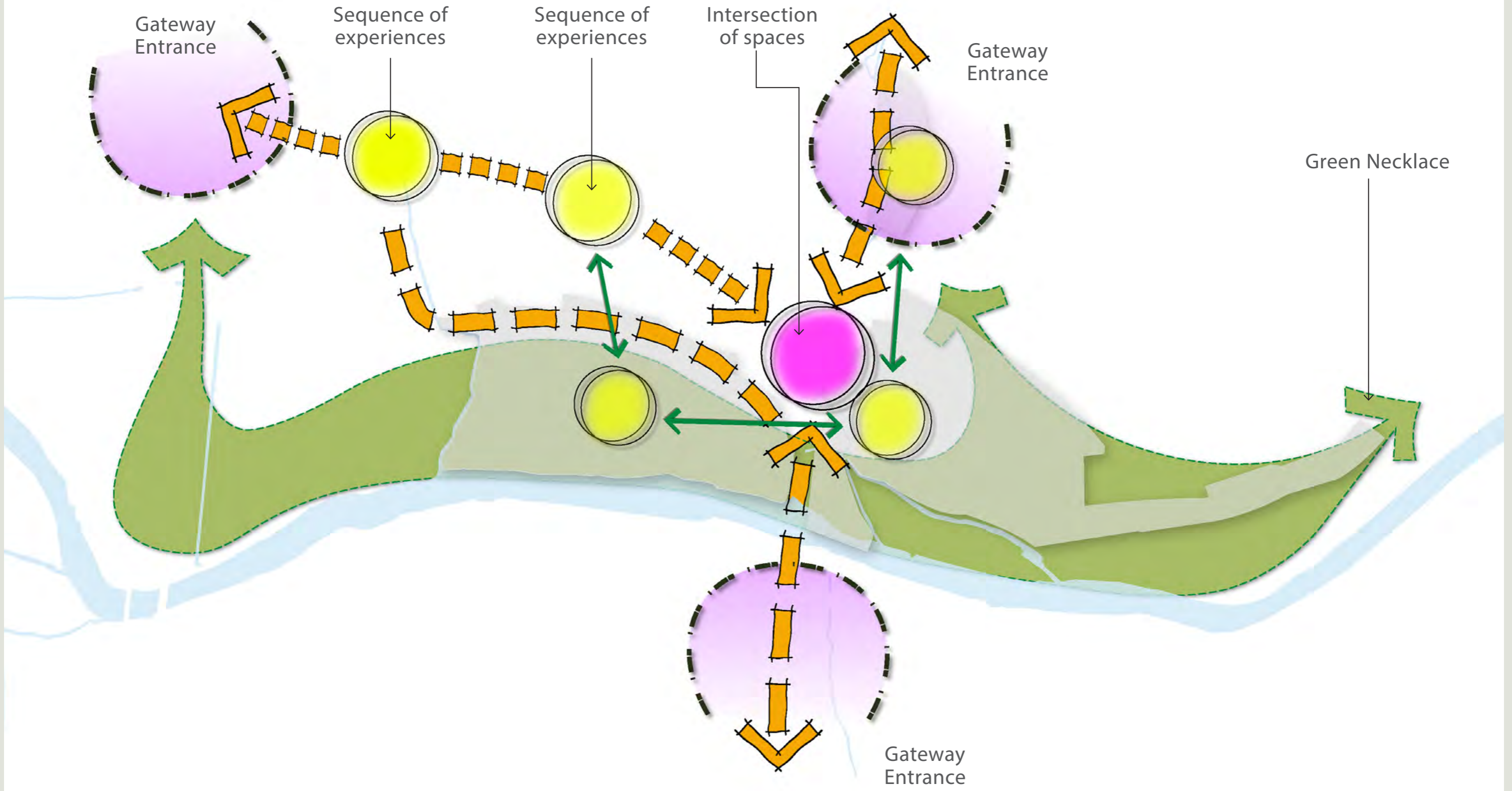




## THE CONCEPT

“ To create a well-connected, **high quality** public amenity and tourist **destination** in the form of an **integrated multi-use** park network comprising Mallow Castle Park, Mallow Town Park, and The Spa House Park. Set in the heart of Mallow town, the vision is to create and provide for a range of attractive recreational opportunities within a **sensitive historic and ecological setting**. The vision is about reflecting, commemorating, and interpreting the values and aspirations of the people of Mallow and its rich historic past. ”







# THE FRAMEWORK PLAN

## LANDSCAPE OBJECTIVES

The objectives for the landscape approach to Mallow Town Park, Castle, Gardens and Spa House are to;

- Create a people-orientated destination that is accessible, inclusive and balances the needs of pedestrians, cyclists and motorists;
- Establish a destination with strong historical, horticultural and recreational qualities establishing improved connections to Mallow town and its surround environs;
- Provide a bespoke high quality regional playground that offers an amenity to the locality and visitors alike;
- Create a Sports and Active Hub to the town and wider region;
- Deliver an enhanced River Park providing connection to the surrounding area and the Blackwater River;
- Form an active place which builds on the strength of existing uses and activities, promotes new, compatible uses and the sustainable re-use of vacant buildings and spaces;
- Establish an attractive place where open spaces are clean, safe, secure, well-maintained and sympathetic to the built and natural heritage; and
- Provide a flexible and adaptable framework for implementation.





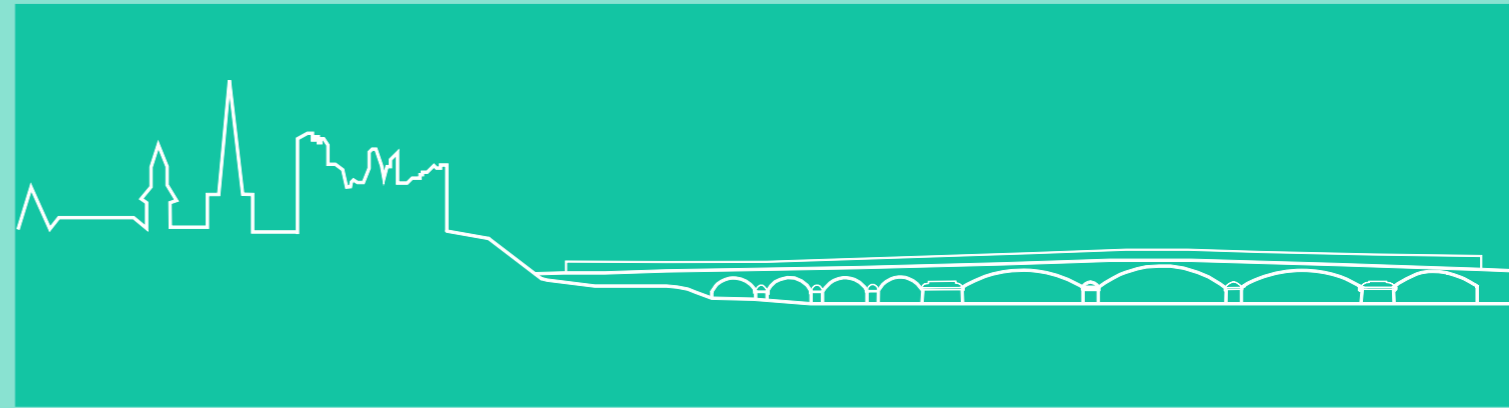


KEY

- 1. N20
  - 2. Ramped Access from N72
  - 3. Stepped Access from N20
  - 4. Future Disabled Access Angling Stand
  - 5. Proposed Pitch Parking
  - 6. Sport Hub
  - 7. Pump Track
  - 8. Skate Area
  - 9. Bus Drop Off
  - 10. Multi Use Event Area
  - 11. Upgraded Park
  - 12. Overflow Car Park
  - 13. Bridge Boardwalk
  - 14. The Clock House
  - 15. Our Lady's Well
  - 16. The Spa House
  - 17. Updated Residential Park with Amenity Pathway
  - 18. Retained and Enhanced Pumps Area
  - 19. Castle Gardens with Reinstated Walled Gardens, Glass house and Playground
  - 20. Mallow Castle
  - 21. The Castle (Ruin)
  - 22. Enhanced Woodland
  - 23. Retained Pleasure Gardens
  - 24. Upgraded Concrete Path to 3m Wide
  - 25. Deer Park
  - 26. Upgraded Bridge to Match Existing Bridges on Site
  - 27. Castle Park Residential Area
  - 28. Upgraded Lime Kiln Area
  - 29. Blackwater River
  - 30. Upgraded Access to Mallow River Walkway
  - 31. Upgraded Concrete Path to 3m Wide
  - 32. Upgraded Off-Road Track for Better Accessibility
  - 33. Lover's Leap
- 
- Vehicular Access
  - Pedestrian Access
  - Existing Parking (Street & Car Parks)
  - Proposed Parking



4





# FRAMEWORK PLAN DEVELOPMENT



# MALLOW CASTLE PARK

## LANDSCAPE TREATMENT

- Establish a framework for a horticultural destination in the region. Works will comprise of;
  - Conservation and reinstatement of walled garden
  - Conservation and reinstatement of production gardens and glass houses
  - Preservation of historic beech hedgerow and feature trees found on site
  - Enhancement existing pleasure gardens on site.
- Establishing a new primary entrance to the Castle and gardens, providing parking and universal access;
- Upgraded existing entrance with enhanced surfacing connections to castle and gardens and the town centre;
- Enhancement and Reinstatement of pathways and road with an appropriate heritage palette of materials;
- Protection and conservation of existing historical features on site – Ha-ha, Castle, Ruin, Railings;
- Provision of Deer management facilities and maintenance of deer park boundary; and
- Future use of watchtower in Castle Ruin.

### Play

The proposed rejuvenation of the castle and grounds provides a unique opportunity for the town to create a bespoke high quality regional playground in the historic productions gardens grounds.

Retention of historic tree avenues and mature beech hedging with the reinstatement of the historic orchard will help provide a historic fabric for the playground to form.

A magical world with dragons, lairs, eggs, and knights can be formed. Steam, water, lighting and sound form a sensory setting for the play area to reside. Bespoke towers, zipliners, swings and climbing nets name just a few of the elements contained in this enchanting space.

This playground will allow children feed their imagination whilst developing their physical abilities, self-confidence, and interaction with others. It will become a key amenity in the locality as well as a destination in the surrounding area and region.



Location Plan

### KEY

1. Castle Gardens Parking
  2. Castle Gardens Courtyard Facilities
  3. Reinstated Walled Garden and Feature Maze
  4. Reinstated Glass House and Production Gardens
  5. Water Feature Playground
  6. Sand and Water Play for Junior Infants
  7. Sand and Climbing Play for Infants
  8. Adventure Woodland Play
  9. Orchard Play
  10. Reinstated Long Avenue Walk
  11. Deer Management Facilities and Barn House
  12. Buff Resin Bound Vehicular Access
  13. Retained and Protected Ha-ha
  14. Breedon Gravel Pathway
  15. Enhanced Woodland
  16. Retained Pleasure Gardens
  17. Watch Tower in Ruin
- 🚚 Vehicular Access
  - 👤 Pedestrian Access
  - 🅑 Existing Parking (Street & Car Parks)
  - 🅑 Proposed Parking





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# SPA HOUSE

## LANDSCAPE TREATMENT

- Maintenance of existing vegetation comprising of instream works, tree works and vegetation clearance will upgrade the Spa house site immediately. Proposed reinstatement of the historic tree lined avenue and enhanced boundary planting will further heighten this area;
- Protection and conservation of the historic building, pumps and well. Upgraded pathways and road surfacing with appropriate materials (Breedon gravel, Duracolour macadam and conservation kerbing) will establish a heritage palette to the scheme;
- Removal of inconsistent and excessive materials in the adjacent residential park will allow for a softer landscape approach to the area.



Location Plan

### KEY

1. Spa House
  2. Spa Pond / Well
  3. Reinstated Spa Avenue
  4. Upgraded Parking
  5. Coach Set Down Parking
  6. St. Joseph's Road Pedestrian Improvements
  7. Updated Residential Park with Amenity Pathway
  8. Shared Surface Road
  9. Retained and Enhanced Pumps Area
  10. Ramped Access
  11. Upgraded Vehicular Entrance
- Vehicular Access
  - Pedestrian Access
  - Ⓟ Existing Parking (Street & Car Parks)
  - Ⓟ Proposed Parking





P

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Fairgreen

N72

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Castlepark

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Main Street



# TOWN PARK SPORTS HUB

## LANDSCAPE TREATMENT

- The town park will be developed and enhanced as a Sports and Active Hub to the town and wider region, to increase the participation and interest in sports, develop other sports and activity facilities, improve standards through provision of attractive and safe training areas.
- This will included the optimisation of the park layout, reconfiguration, and enhancement of a number of the sports pitches within an accessible, safe, integrated and attractive, structured landscape park setting. The sports hub will include;
  - Construction of a new multi-use sports/event area with reinforced grass pitch area which can be used for sports games, training and occasional events;
  - Construction of a new soccer pitch;
  - Construction of 4 multi use 5 a side pitches;
  - Upgrading of existing rugby pitch to maximise use;
  - Provision of looped trail for walking jogging/running and cyclecross events around the park;
  - Construction of pump track and skatepark to attract and encourage teenage and young adults to participate in activity;
  - Upgrading of existing outdoor gym equipment; a Pitch parking and overflow parking for seasonal events.



NORTH



Location Plan

### KEY

1. Enhanced Public Realm
  2. Feature Sculpture
  3. Seating Area
  4. Bridge Boardwalk
  5. Ramped Access
  6. Enhanced Concrete Path (3 metres)
  7. Reinforced Grass Path (2 metres)
  8. Blueway Connection
  9. Swale
  10. Kayak Drop Off
  11. Overflow Car Park (Reinforced Grass)
  12. Grass Mounding Surrounding Overflow
  13. Multi Use Events Area
  14. Realigned Vehicular Entrance
  15. Feature Tree Planting
  16. Upgraded Public Realm
  17. Enhanced Gardens and Seating Areas
  18. Upgraded GAA Entrance
  19. Bus Drop Off
  20. Bus Parking
  21. Skate Area
  22. Parkour Elements
  23. Pump Track
  24. 11 a side Pitch
  25. Retained Existing Pitches
  26. Proposed Pitch Parking
  27. Future Angling Stands
  28. Future Pedestrian Bridge
- ▣ Vehicular Access
  - ▣ Pedestrian Access
  - ▣ Existing Parking (Street & Car Parks)
  - ▣ Proposed Parking







## PROPOSED PARK ELEMENTS

### LANDSCAPE PALETTE

#### MATERIALS

The materials palette in the Castle, Spa and Gardens aims to retain and protect of existing original historic paving, walls and boundaries with minimal physical intervention, repairing rather than replacing, maintaining the visual setting, providing a sympathetic materials palette that compliments the historic past. Routes with occasional vehicular traffic are to have bitumen macadam (preferably buff colour) or tar spray and locally sourced sandstone chip surface. Secondary routes and spaces for pedestrians will use a self-compacting gravel (e.g. Breedon gravel or limestone 3mm down quarry dust). Special surfaces for play will use safety sand, bark or tiger mulch where required. Paving edges use either existing kerbs or create new edges using flush galvanized steel edging or reconstituted concrete kerbs.

The town park and river walkway comprise of robust materials due to it being a flood zone. A concrete pathway and reinforced grass are the primary surfaces used in this location.

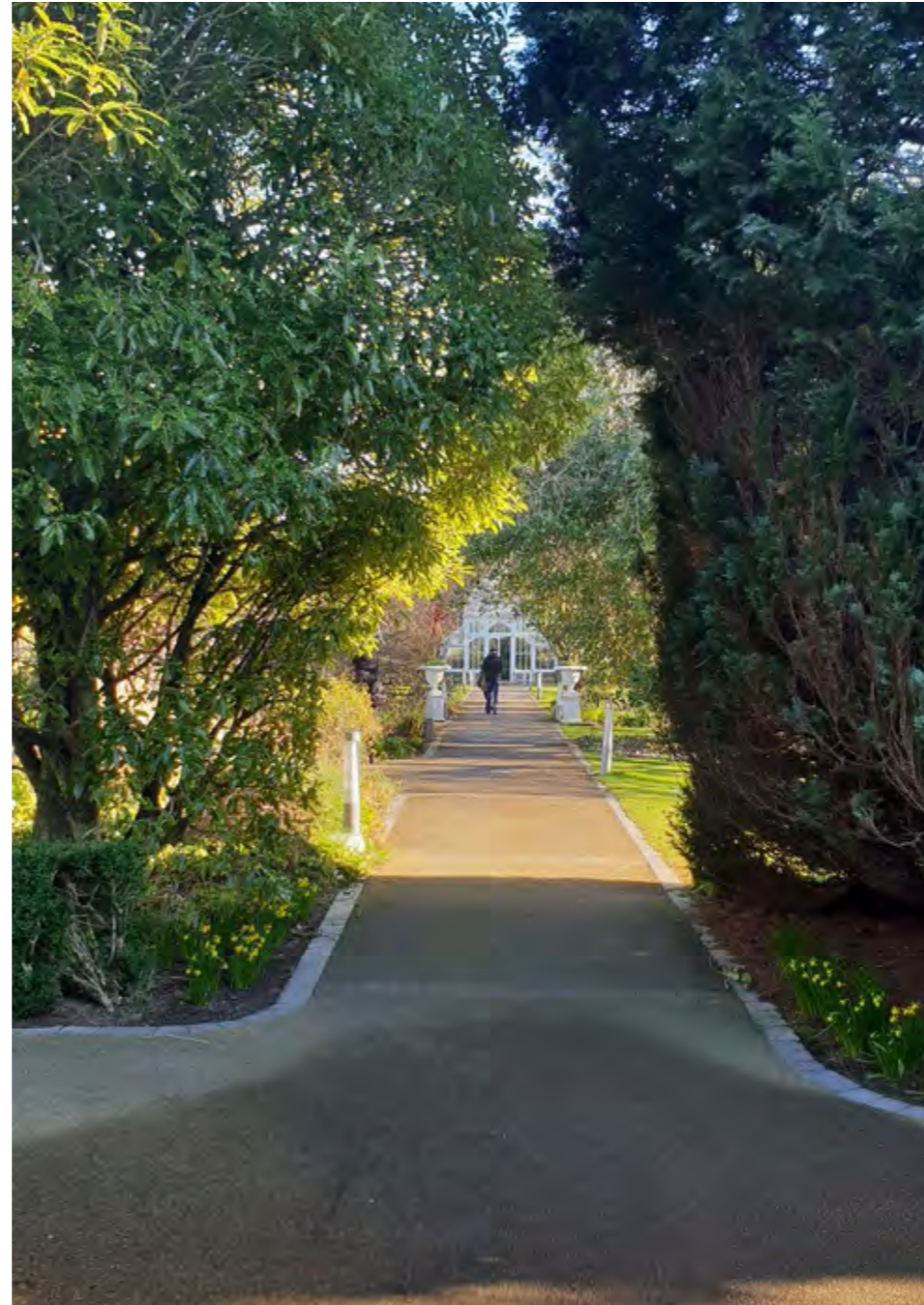
#### BOUNDARIES

The boundaries found through the site are inconsistent and in need of mitigation, maintenance and enhancement.

The boundaries of the castle demesne to Mallow town centre have varying treatments that needs to be considered and treated in a unified landscape approach. Historic boundaries in the Castle grounds and Spa house will be enhanced and preserved. An estate railing is proposed to enhance the existing historic boundaries at the castle grounds such as the Ha-ha, Long avenue and the pleasure gardens. The walled gardens and historic hedgerows are to be retained and protected.

The blockwork wall at castle park residence and palisade fencing at the river walk towards the castle ruin should be treated with a unifying element soft element of hedgerow planting. This will provide a clarity and a consistent palette throughout. Existing deer fencing with varying boundary treatments including creosote posts and larch posts. As part of the park maintenance, less appropriate treatments such as creosote posts should be replaced with larch.

Tree protection in the deer park is currently completed with timber post and rails. This is not suitable for the demesne landscape and is to be complete with Steel guards to match the estate railing. Parts of Maple Wood boundary to Castle Park development is in disrepair. The post and panel fencing is to be replaced. The river walk and town park have an open boundary to the Blackwater river. This is to be retained due to the area being a flood plain. The demesne wall outlining the deer park is currently being repaired.



Breedon Gravel Path with Conservation Kerb in Feature Areas



Pathways and Planting



Breedon Gravel Pathway with Steel Edging



Buff Tarmacadam Road in Heritage Landscape



Steel Edge to Pathways and Planting





Concrete Pathways Along Rivers Edge



Estate Railing in Castle Grounds



Reinforced Grass Overflow Parking & Pathways in Town Park



Deer Park Tree Guard



Timber Knee Railing in Demesne Landscape



Blueway Access Concrete Plinth



Pitch Parking in Town Park



Visitor Destination Parking Area



Soft Boundary Planting Providing Consistency



## PROPOSED PARK ELEMENTS

### LANDSCAPE PALETTE

#### SITE FURNITURE

The furniture for the Riverwalk and town park will be simple, robust and durable in a modern, contemporary design, providing a clear contrast using materials appropriate to the flood zone and river character of the site. Concrete, fir green powder coated steel (matching signage) and FSC (Forest Stewardship Council) certified larch timber will be the primary construction material.

The Spa house, Castle and Gardens will have a more elegant feel with a materials palette responding to the heritage and history of the site. All furniture will have a clean style with simple detailing which complimenting the demesne landscape surrounding it. Seats will be either single sided or double sided, depending on location, space available and views. Consistent with inclusive design standards, many seats will have backs and armrests and located where possible at a spacing of no greater than 50 metres apart and generally along the edge of routes.

SS litter bins in Fir green- RAL 6009 and located along key pedestrian routes and spaces at regular intervals close both to areas for sitting and route nodes repeating the wayfinding signage material. Any seating terraces created will be finished using hardwood timber seating slats. Hardwood picnic tables may also be provided where appropriate. Enclosure to gardens will use FSC certified hardwood timber post and rail fences with hedge planting. All trees should either be planted in soft areas with bark surface and other planting surrounding or planted in pits. Please refer to the boundary section for tree planting in the Deer Park.

#### UNIVERSAL ACCESS

Application of Universal Design Principles.

- Developing a legible and attractive pedestrian network.
- Providing increased space for rest and seating.
- Space for all regardless of mobility.

The design of Mallow Town Park, Castle, Gardens and Spa will into account the needs of all users of the environment including people with mobility impairments (including wheelchair users), families with children, older generations, those with sensory and cognitive impairments, and people whose first language may not be English. The general principles that will be followed include:

- Circulation to and within the area will be designed to be inclusive with easy and convenient access to all routes and facilities. Generally, routes are wide and level or gently sloping with seating provided at regular intervals. Where routes have a gradient, adequate level landings should be provided and the scheme design offers various routes around the island to give a range of options with different gradients.
- A signage strategy has been developed for the scheme, designed to be inclusive with suitable clear design and location of signs following best practice principles. See 4.5.



Demesne Grounds Seat



Riverwalk Seat



Demesne Grounds Bench



Riverwalk Bench

- Street furniture will generally be located beyond the boundaries of main pedestrian routes to minimise the risk of hazard of obstruction. As far as practicable, furniture will be grouped in easily identifiable areas. Furniture design will incorporate contrast with the background for visibility. Where appropriate, the design will incorporate rounded edges to reduce the possibility of injury in case of impact. Where bollards are required they will be at least 1000mm high and contrast with the background for visibility. There will be a clear width of at least 1000mm between bollards.



Bins



Riverwalk Dog Bin



## PROPOSED PARK ELEMENTS

### SIGNAGE

There is a strong case for upgrading the wayfinding information in Mallow, in alignment with the Mallow Castle/Town Park/Spa House project and public realm improvement plan. This should:

- Inform and guide vehicular traffic with regulatory signage, parking, VMS signage, coach parking areas etc. The 'gateway' signage should also entice visitors with attractive signage, colour, iconography and presentable landscape. The earlier sketches from Guilia with the perforated Corten Steel look great, but ideally should be coordinated with the orientation/interpretation signage and landscape treatment;
- Informing and guiding pedestrians;
- Creating easy to follow direct walking routes, with good sightlines and forward visibility, creating an effective, accessible pedestrian network between decision making points, origins and destinations;
- Provide a combination of well-designed quality surfacing, signage, building colour and public art, which can help orientate people so that they can navigate easily and, at the same time, give clear indications of the route to popular destinations at key decision points;
- Provide distance and journey times to key destinations on signage;
- Help reduce visual clutter in street and townscape; and
- Enhance Mallow's identity and brand by designing/selecting signage appropriate to the townscape and landscape character, with a consistent/complimentary style and with a quantity carefully measured against the size and scale of the town and the number of route decision points.

Signage should be:

- Consistent, good quality structure, graphics, colour, typography & iconography, with good contrast (day and night) and easy to see for visually impaired;
- Flexible in range of sizes to suit wayfinding, orientation, identification, interpretation requirements, and sensitive to historic, architectural and environmental context;
- Well designed, robust, durable and attractive;
- Aim to de-clutter streets and open space, e.g. combine street furniture
- Easy to maintain, replace, repair and procure signage within a 'signage system';
- Flexible to allow new destinations/information to be added over time; and
- Be aligned/coordinated with digital navigation mapping/app development.



Sloping Clean and Smooth Pathway Surfacing



Information Signage



Wayfinding Signage



Wayfinding Signage



## PROPOSED PARK ELEMENTS

### PLAY, ADVENTURE AND SPORT



Pump Track



Pitch Sports



Multi Use Events Area



Skatepark



Cycle cross



Park Run



Parkour Elements for All Ages





Passive Activity on the Castle Grounds



Play



Angling Stands



Trails for Walking, Jogging, Cycling & Running.



Blueway Activity



Informal Play Elements



PROPOSED PARK ELEMENTS

VISITOR DESTINATION



Mallow Demesne Grounds



Mallow Castle Ruin



Mallow Castle



White Fallow Deer







Horticultural Destination-Food Production, Glasshouses, Walled Gardens



Spa House

Regional Play Area



## PROPOSED PARK ELEMENTS

### WAYFINDING

The current wayfinding in Mallow is incoherent and in need of clarity. Following a high level review of existing signage in the area (See appendices), a signage design code has been established for the Mallow Castle, Gardens, Town Park, Spa House and Gateway (N20).

This design code allows for a branded hierarchy of signage which will help inform future signage design in the town. The design code refers to 11 key sign elements. They comprise of;

#### Proposed Gateway Signage

1. Street Flag Pole
2. Street Light Pole & Fingerpost
3. Directional Signage
4. Gateway Signage
5. VMS Parking Signage
6. Fingerpost Direction Signage

#### Directional Signage

7. Fingerpost Directional Signage
8. Directional Interpretive Signage 1
9. Directional Interpretive Signage 2

#### Information Signage

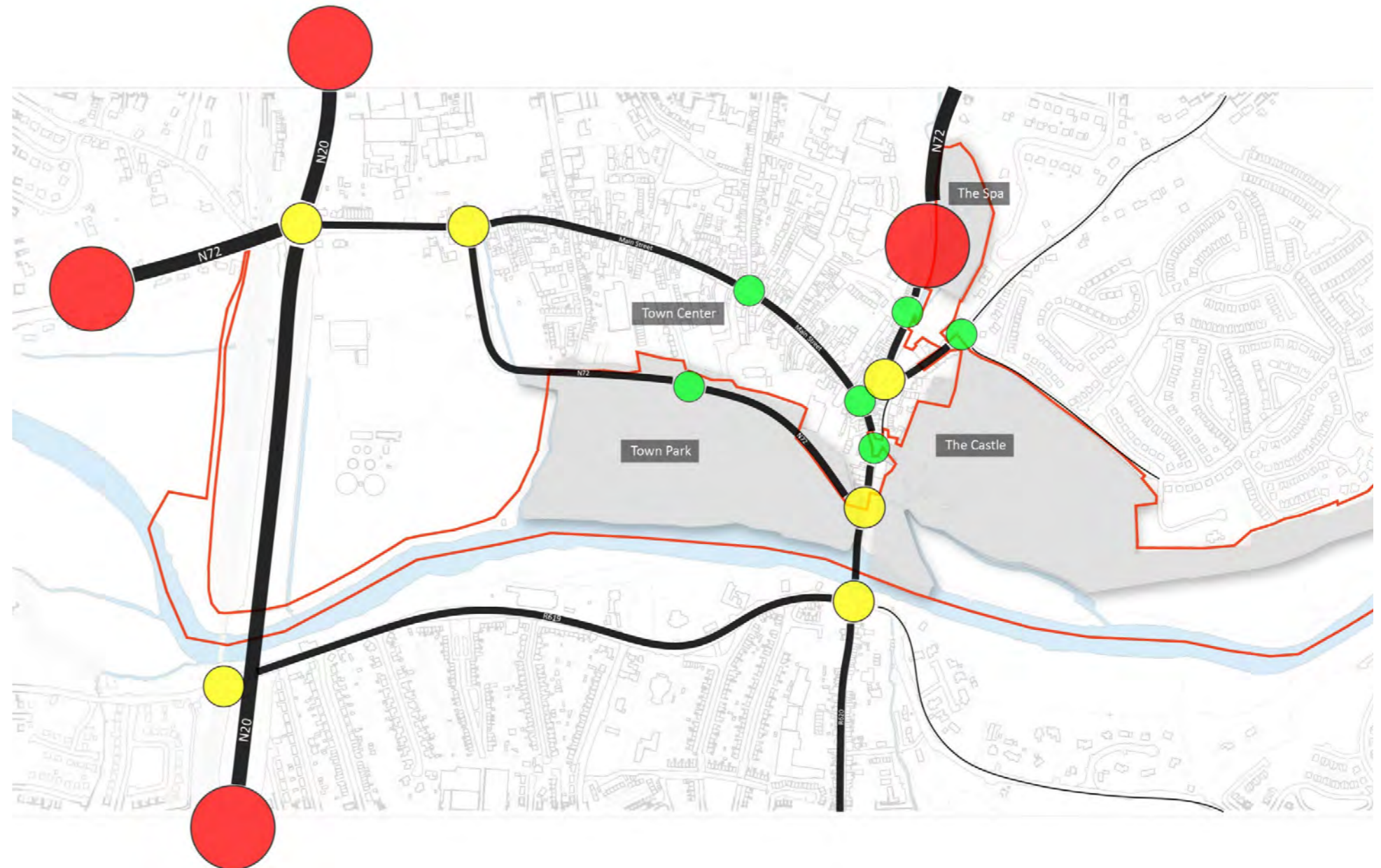
10. Information Sign
11. Lectern Information Sign

All signs in the recreational areas of Mallow such as the town park, river walk, Castle, Gardens and Spa are steel powder coated RAL 6009 (Fir Green). Mallow town centre signage will mimic steel powder coated material in RAL 7016 (Anthracite grey) to reflect its urban environment. Signs are sourced from a local Irish supplier.

RAL 6009

Fir Green

Powder Coated  
Steel Signage from  
Signiatec O.S.E.A  
Irish Supplier



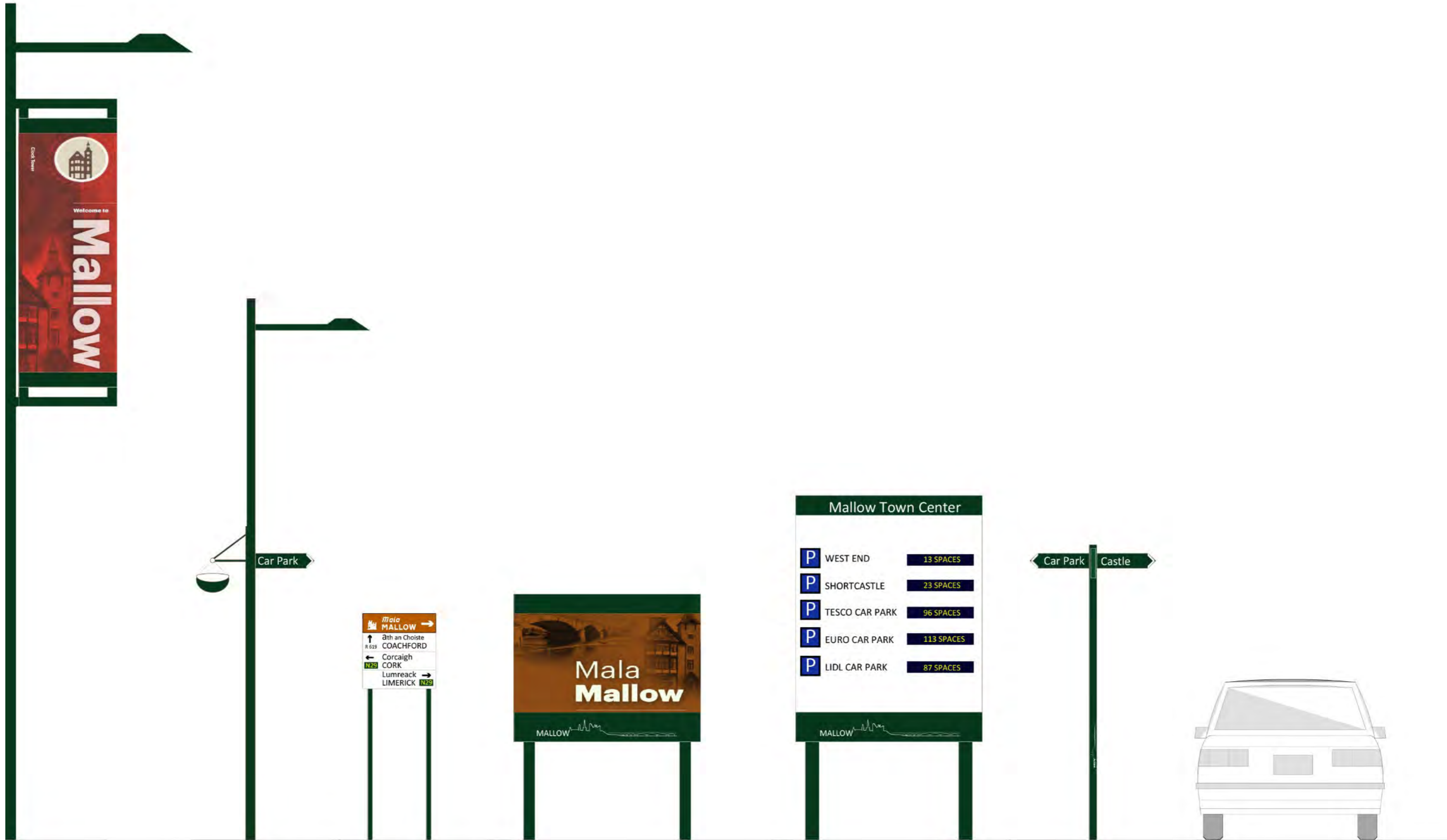
#### KEY

- Vehicular Gateway Decision Point
- Vehicular Directional Decision Point
- Pedestrian Way finding Point
- Main Vehicular Access



# PROPOSED PARK ELEMENTS

## WAYFINDING: PROPOSED GATEWAY SIGNAGE



Street light pole

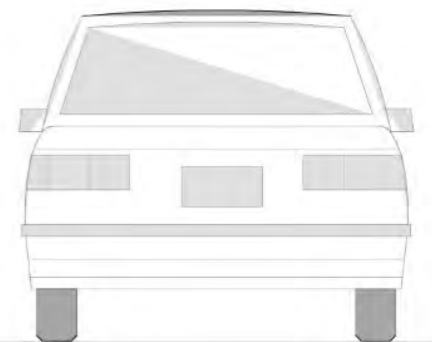
Street light pole with fingerpost sign and vase

Directional signage with Heritage sign added

Gateway signage

VMS parking signage

Fingerpost/directional signage





# PROPOSED PARK ELEMENTS

## WAY FINDING: PROPOSED DIRECTIONAL SIGNAGE




**Mallow Green Walk**  
A daily walk for 15 minutes can improve your health, build stamina and burn excess calories. It's only a 10 minute walk from Mallow town center to the Blackwater walk.




**Mallow Activity Walk**  
Playing sports is a great workout for the body as it improves breathing while working the muscles, also improves your endurance, strength and stamina.



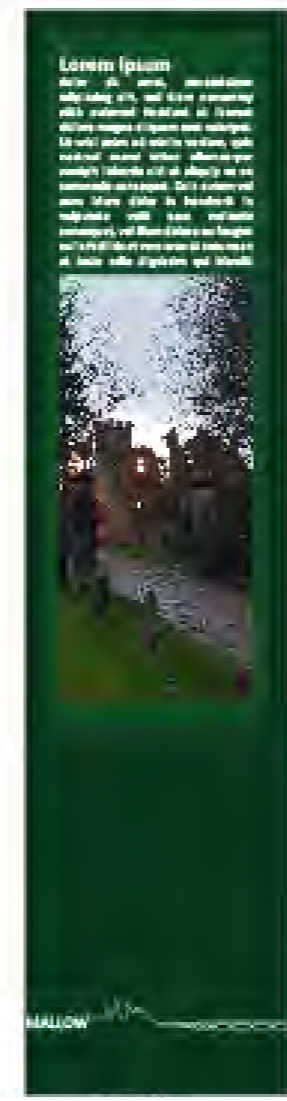

**Mallow Heritage Walk**  
Through this Heritage route you can explore the tangible culture (such as buildings and monuments) and the natural heritage (cultural landscapes, and biodiversity) of Mallow.



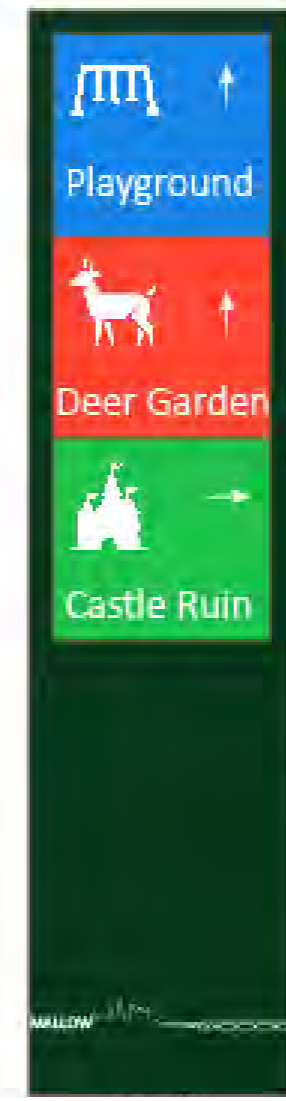
Fingerpost/directional signage



Section



Elevation



Elevation



Section



Directional / Interpretative signage



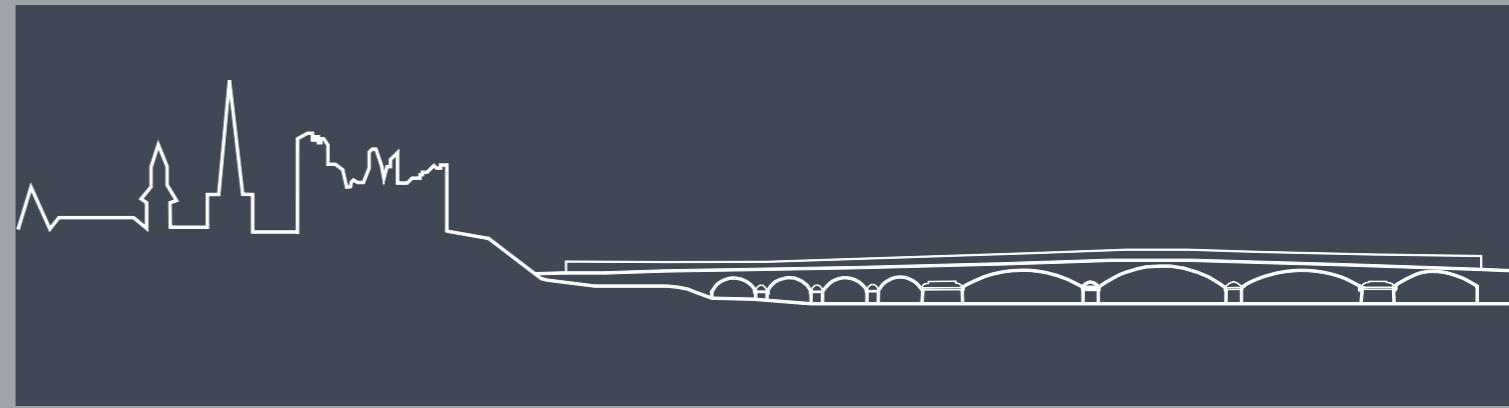
# PROPOSED PARK ELEMENTS

## WAYFINDING: PROPOSED INTERPRETATIVE SIGNAGE





# 5





# IMPLEMENTATION AND PHASING



## CAPITAL COST

MALLOW TOWN PARK, CASTLE & SPA HOUSE						
Order of Magnitude Budget Estimate No.1						
	ELEMENT		€	BEFORE ROUNDING		BEFORE PRELIMS. ADDED
1	2019 Works		839,000	838,527	8	745,357
2	Public Realm (immediate park environs)		1,444,000	1,443,402	14	1,283,024
3	Conservation		822,000	821,562	8	730,277
4	Town Park & Sports Hub		4,311,000	4,310,189	42	3,831,279
5	Spa Park & Castle Gardens		2,109,000	2,108,917	20	1,874,593
6	River walkway		325,000	324,574	3	288,510
7	Soft Landscaping		514,000	513,433	5	456,385
					100	
8		<b>Sub-total:</b>	10,364,000	10,360,603		9,209,425
9	DEVELOPMENT CONTINGENCY- 7.5%		778,000	777,045		
10	<b>OVERALL MASTERPLAN - EXTENSION, ORDER OF</b>		<b>11,142,000</b>	<b>11,137,648</b>		
	MAGNITUDE BUDGET ESTIMATE EXCLUDING VAT:					
	Indirect Costs					
11	Add for Professional Fees - Allow 10% of Net Capital Costs		1,037,000	1,036,060		
12	<b>OVERALL MASTERPLAN - EXTENSION, ORDER OF MAGNITUDE BUDGET ESTIMATE INCLUDING ICONIC BRIDGE EXCLUDING VAT:</b>		<b>12,179,000</b>	<b>12,173,709</b>		

### EXCLUSIONS:

- 13 ALL VAT
- 14 PEDESTRIAN BRIDGE
- 15 MV OVERHEAD LINE TO BE REROUTING UNDERGROUND
- 16 WORK TO MALLOW CASTLE & COURTYARD & STABLE FACILITIES (Part of another contract )
- 17 CAPITAL CONTRIBUTIONS TO ESB, TELECOM, BORD GÁIS ETC.
- 18 PUBLIC REALM MALLOW BRIDGE JUNCTION (part of other contract)
- 19 BRIDGE BOARDWALK (part of other contract)
- 20 LIGHTING TO M.U.E.A. OVERFLOW CAR PARK
- 21 IRISH WATER SERVICE DIVERSIONS IN TOWN PARK AREA
- 22 GATEWAY SIGNAGE

### NOTE:

- 23 THIS ESTIMATE IS BASED ON THE PRESENT DAY RATES FOR WAGES AND MATERIALS RULING AT THE DATE OF THE ESTIMATE AND EXCLUDES THE COST OF INFLATION TO COMPLETION
- 24 ASSUME WE CAN CONNECT TO EXISTING SERVICES IN CASTLEPARK AVENUE FOR DEER MANAGEMENT FACILITY



# IMPLEMENTATION AND PHASING

## 2019 PRIORITIES: River Walk



### KEY

1. Construction of concrete river walk/cycleway This will include seating, signage, planting, improvement works from connecting areas (e.g. Castlepark entrance and path/cycleway).



# IMPLEMENTATION AND PHASING

## 2019 PRIORITIES: WAYFINDING



- Review of existing and proposed signage for town.
- Coordination and design of a signage design code for the Mallow Castle, Town Park, Spa House and gateway to the town (N20).
- Signage for neighbourhood planting scheme.
- Requires input from separately appointed interpretative consultant.

### KEY

1. Decision Points
2. Riverwalk
3. Sports Hubs
4. Spa House
5. Castle and Gardens
6. Castlepark Entrance
7. Neighbourhood Scheme



# IMPLEMENTATION AND PHASING

## 2019 PRIORITIES: PRESERVATION / CONSERVATION WORKS



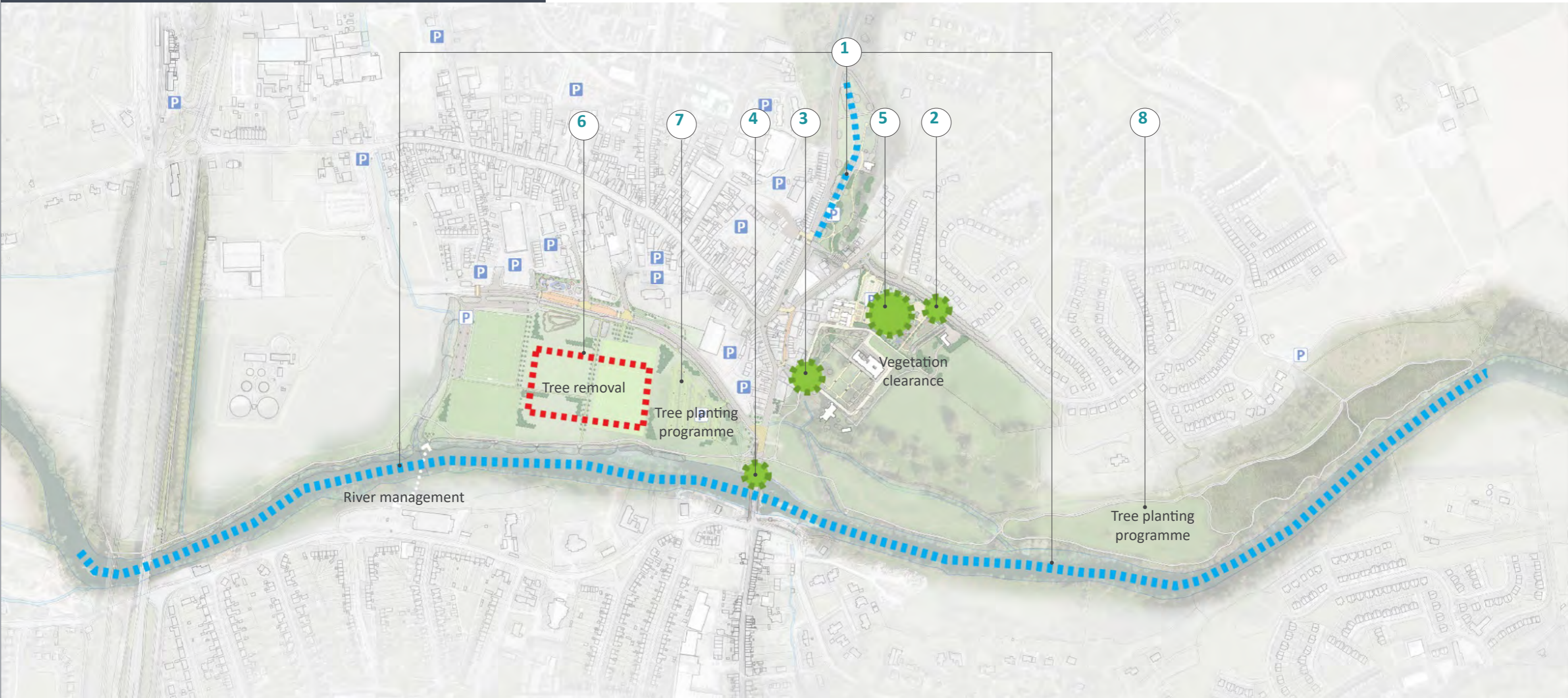
### KEY

1. Lime kiln made safe and area cleaned up. Litter/debris removed, safety fencing installed. Sensitive vegetation management (tree crown raising to improve passive surveillance, inter-visibility with surrounding areas and reduce anti-social behaviour).
2. Preservation/conservation works to perimeter demesne/deerpark boundary stone walls. Ditch to be filled in and planting to new housing area at eastern end of deerpark. The top soil arising from the footpaths could be used to fill in the open ditch.
3. Repair to bollard at entrance.



# IMPLEMENTATION AND PHASING

## 2019 PRIORITIES: VEGETATION MANAGEMENT



### KEY

- BSM to prepare landscape and biodiversity management/maintenance plan.
- 1. Phased stream/river vegetation management works to Spa House, Mallow Castle, Blackwater, Hospital Stream, sensitive to ecology (i.e. outside bird nesting season, 'in-stream' works season)
- 2. Sensitive/careful vegetation clearance in walled gardens to north of Castle
- 3. Pruning of shrubs at castle entrance
- 4. Removal of overgrown ivy at Mallow bridge
- 5. Cleaning of overgrowth on path to Castle Park Estate
- 6. Removal of 'Macrocarpa' trees surrounding GAA pitch in Town Park with replacement of more suitable native tree planting.
- 7. Removal of branches/limbs, fallen trees from the lower park grass area & mulching of same (also branches piled up near the grass area –in order to prevent anymore setting them alight)
- 8. Tree planting programme



# IMPLEMENTATION AND PHASING

## 2019 PRIORITIES: CLEANING / MAINTENANCE



### KEY

- |                                                                                                       |                                                                                         |
|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| 1. Cleaning of Infirmary lane – removal of rubbish, planting gate & power washing lane                | 6. Internal deer fencing (complete)                                                     |
| 2. Removal of spoil by Mallow Bridge area                                                             | 7. New gate at lower deer park field (erected) & raising of gate at Castlepark entrance |
| 3. Removal of rubbish at Mallow Bridge area                                                           |                                                                                         |
| 4. Power washing of pedestrian bridge (lower area toward Lover Leap)                                  |                                                                                         |
| 5. Replace existing timber fencing on lower castle park estate entrance at the rear of the Maple Wood |                                                                                         |



## IMPLEMENTATION AND PHASING

### 2019 PRIORITIES: FRAMEWORK PLAN AND PLANNING CONTEXT



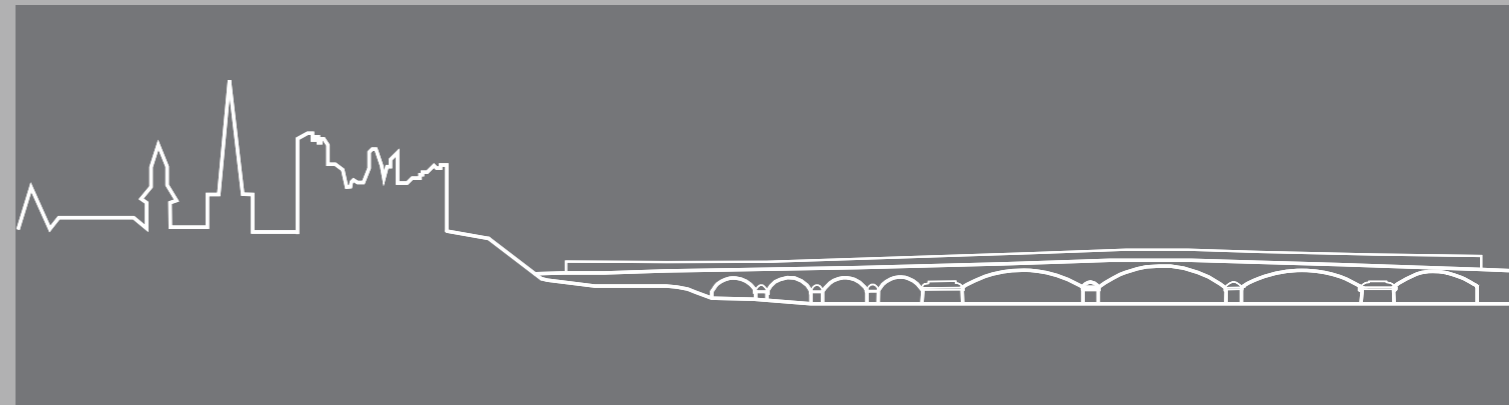
- Completion of masterplan, stakeholder engagement, and submittal of Part X planning application.



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6





## **APPENDICES**



## REFERENCE DOCUMENTS

### BIBLIOGRAPHY

- Magee Creedon Kearns Architects (2015). Feasibility Study for Mallow Development Partnership, Vision Document
- Cathal O'Meara Landscape Architects (2015). Mallow Town Centre Public Realm Enhancement Plan.
- Cork County Council (2018). Adopted Variation to the Mallow Town Development Plan, 2010
- WSP, Cork County Council (2010). Mallow Traffic and Transportation Study
- Colin Buchanan & Copius Consulting (2009). Mallow Recreational Infrastructure Audit – Recreational Infrastructure Audit for Mallow Town and Environs

### REFERENCE DOCUMENTS

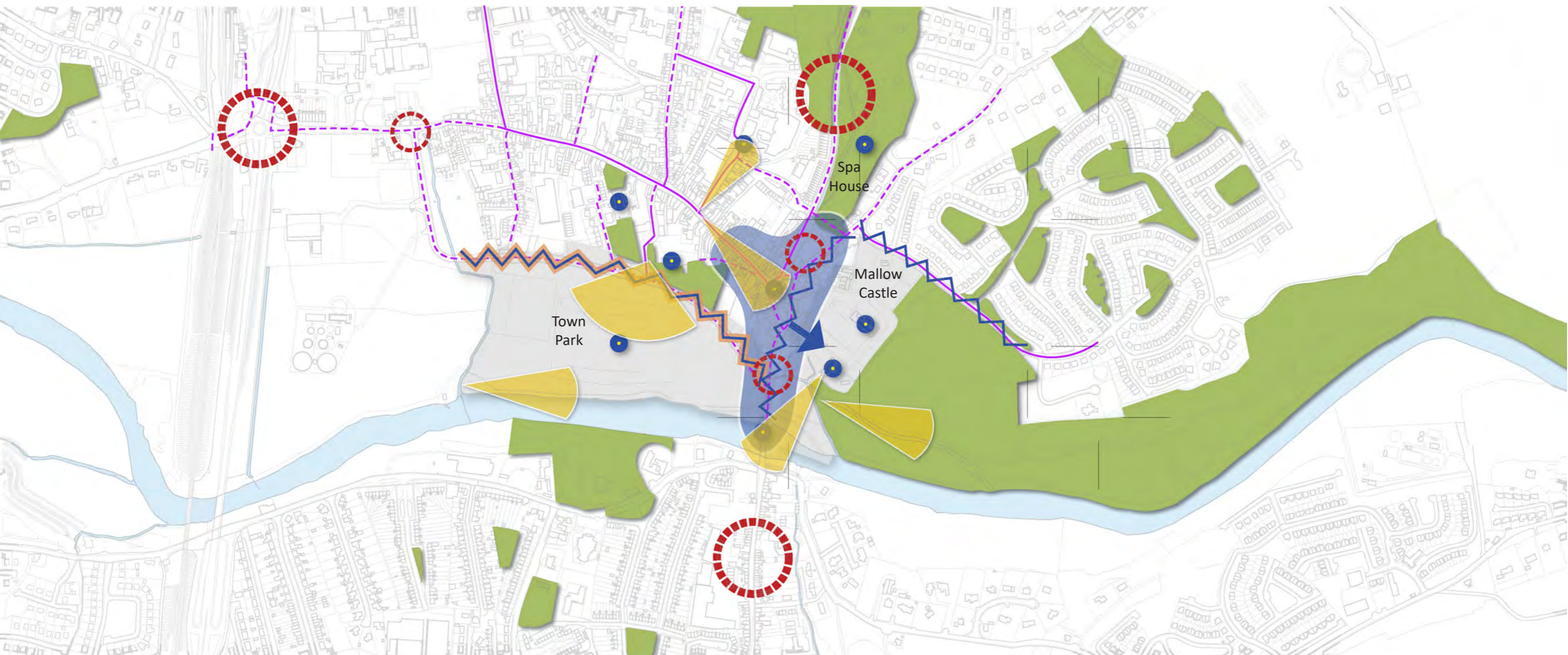
- Department of Arts, Heritage and the Gaeltacht & National Inventory of Architectural Heritage (2012). An Introduction to the Architectural Heritage of North Cork
- National Disability Authority, Department of Arts Heritage and the Gaeltacht (2011). Access. Improving the Accessibility of Historic Buildings and Places
- Conservation Plan for Mallow Castle House & Demesne, prepared by Dan Noonan, November 2012, for Cork County Council with grant assistance from the Heritage Council
- Conservation Report on Mallow Castle, prepared by Jessie Castle/JCA for Cork County Council prior to commencement of remedial works at the main house.





# APPRAISAL AND ANALYSIS

## URBAN DESIGN ANALYSIS



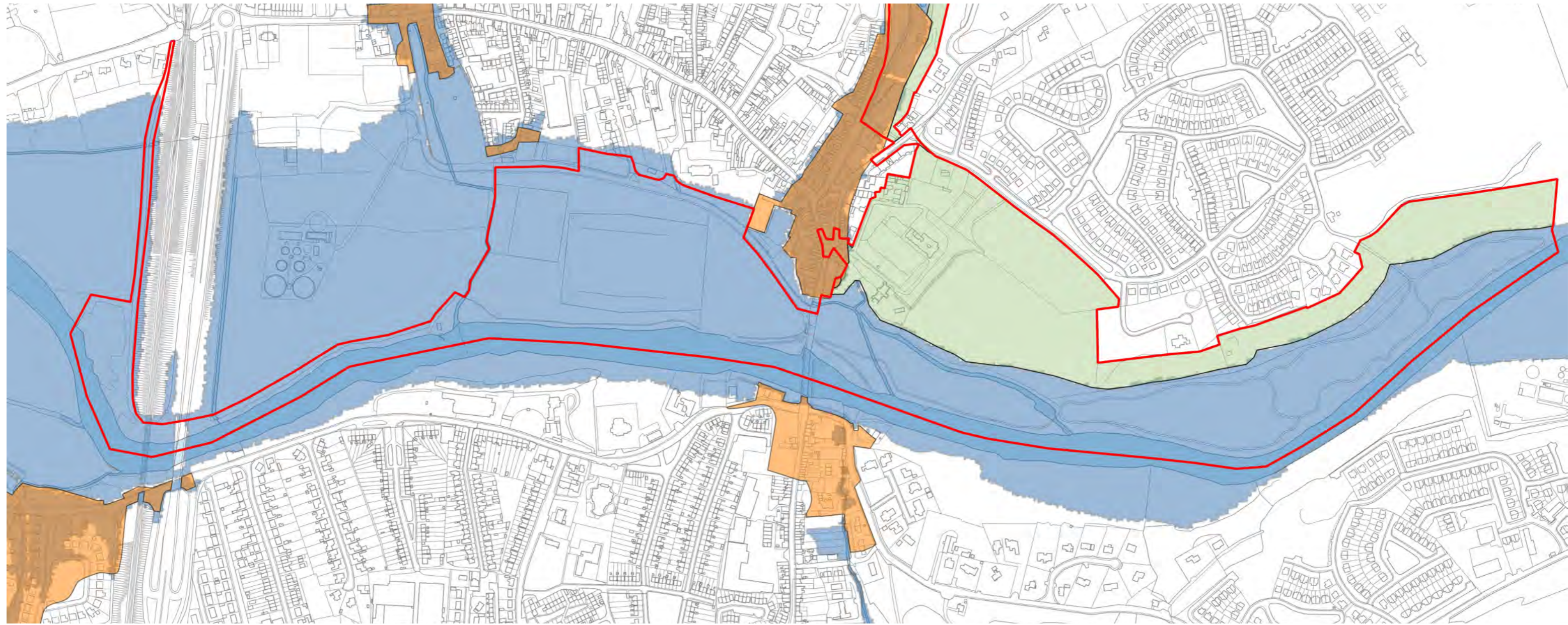
### KEY

- |                                    |                                                   |
|------------------------------------|---------------------------------------------------|
| 3 priority project sites           | Amenity edge barriers                             |
| Primary gateways                   | Built form barriers and poor quality public realm |
| Secondary gateways                 | Disconnected entrance to Castle Park              |
| Existing green pockets             | Strategic local views                             |
| Good quality pedestrian routes     |                                                   |
| Poor quality pedestrian routes     |                                                   |
| Edge Conditions                    |                                                   |
| Poor integration of amenity assets |                                                   |








# APPRAISAL AND ANALYSIS

## HYDROLOGY



### KEY

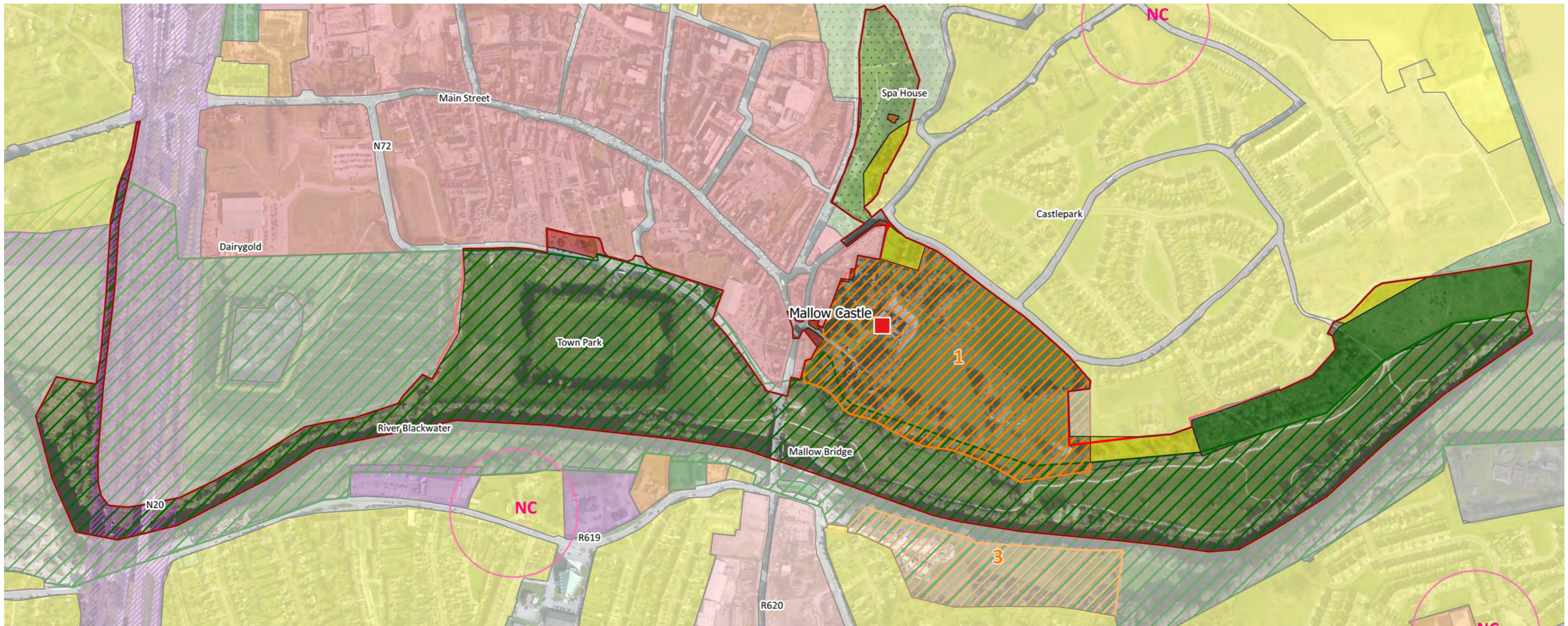
#### Study Area

-  Site Boundary
-  Flood Defended Areas (Source OPW)
- Flood Zone A (Source National CFRAM, OPW)  

- Flood Zone B (Source National CFRAM, OPW)  

-  Areas outside floodzone



# APPRAISAL AND ANALYSIS

## STATUTORY LAND USE ZONING



### KEY

#### Study Area

Site Boundary

#### Land Use Zonings, Cork County Council LAP2017

- Business
- Community
- Enterprise
- Greenbelt1
- Greenbelt2

- Industry
- Open Space
- Residential
- Special Policy Area
- Town Centre
- Utility

#### Mallow Town Development Plan (2010-2016)

- Blackwater Amenity Corridor
- Commercial

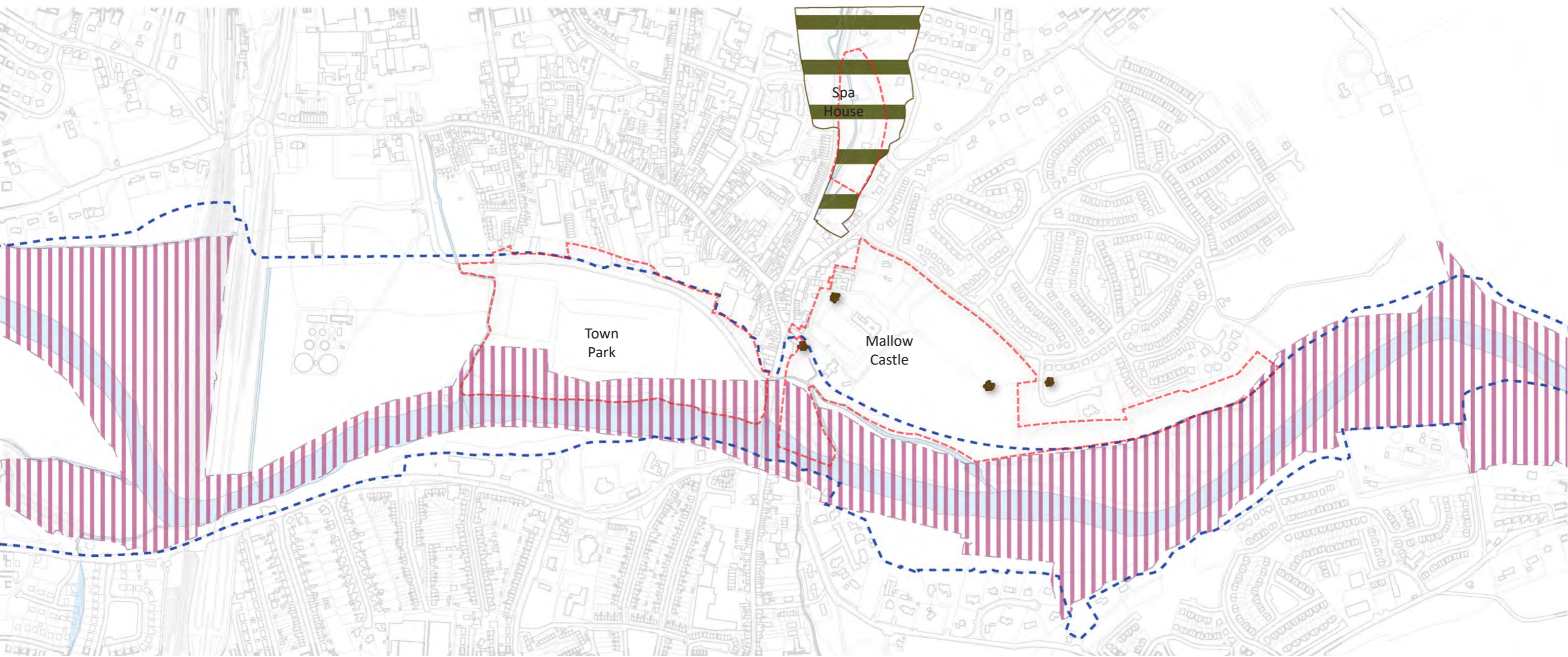
- Educational/Institutional/Civic
- Established Residential
- Existing Built Up Areas
- Industry/Enterprise
- Mixed Use
- Neighbourhood Centre Indicative Location
- New Residential
- Open Space
- Seveso Consultation Distance

- Current Seveso Site
- Spa Glen Amenity Area
- Special Development Areas
- Town Centre
- Utilities
- Route Protection Corridors
- Preferred Route Selected



# APPRAISAL AND ANALYSIS

## EXISTING LANDSCAPE FEATURES AND DESIGNATIONS



### KEY

- 3 priority project sites
- Spa Glen Amenity Corridor
- River Blackwater Amenity Area
- Special Area of Conservation
- Tree Preservation Orders
- Existing Open Space
- Existing Sports



# APPRAISAL AND ANALYSIS

## TREE AND WOODLAND ASSESSMENT

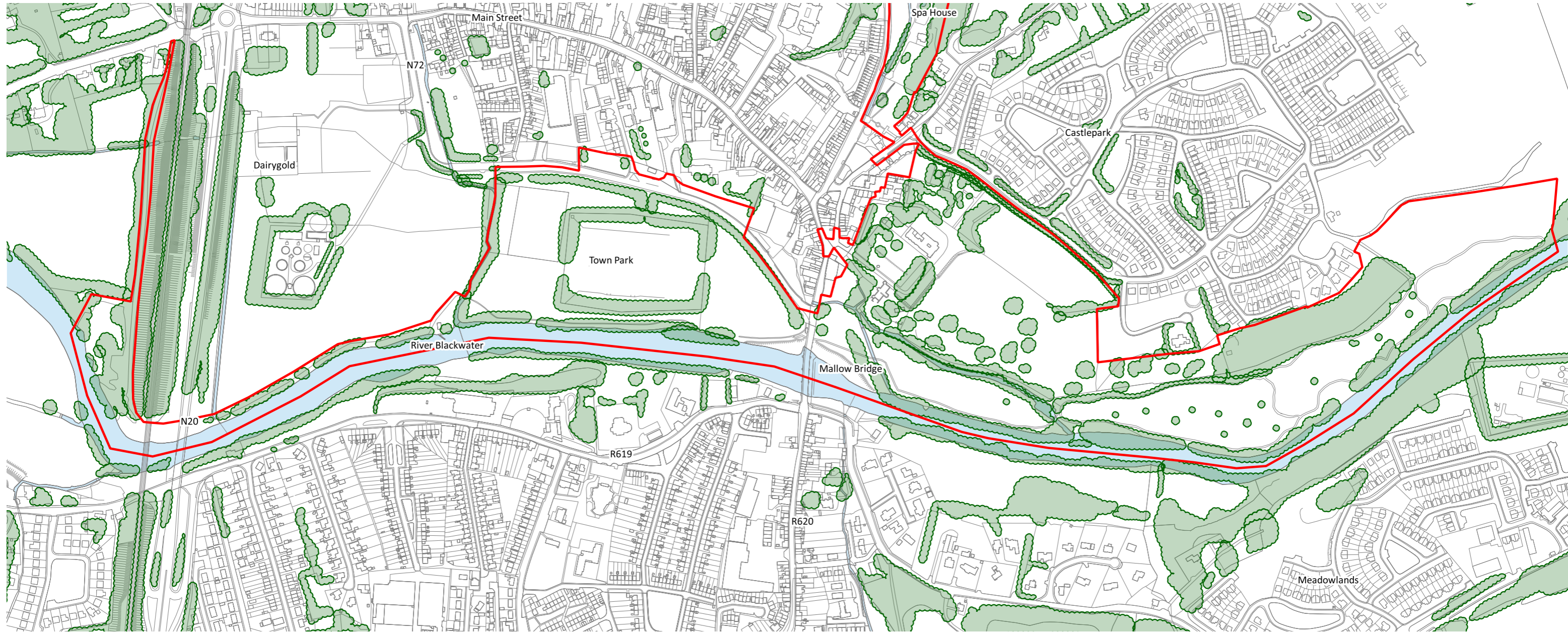


- KEY**
- Site Boundary
  - Woodland & Tree Assessment Areas**
    - Deer Park
    - Kitchen Garden
    - Mallow Castle Grounds
    - Maple Wood
    - River walk
    - Spa House
    - Town Park
    - Castlelands River Valley Slope





# APPRAISAL AND ANALYSIS

## TREE VEGETATION



### KEY

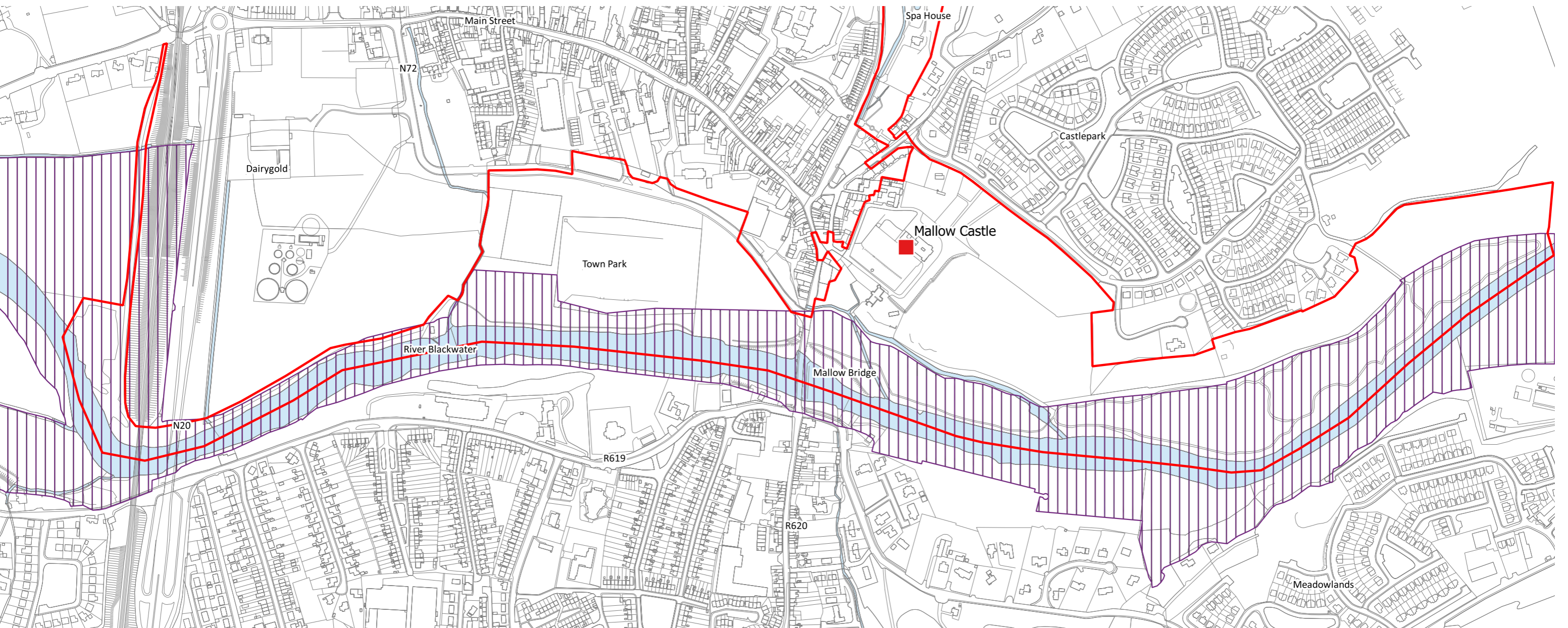
#### Study Area

-  Site Boundary
-  Existing Vegetation




# APPRAISAL AND ANALYSIS

## DESIGNATED AREAS



### KEY

#### Study Area

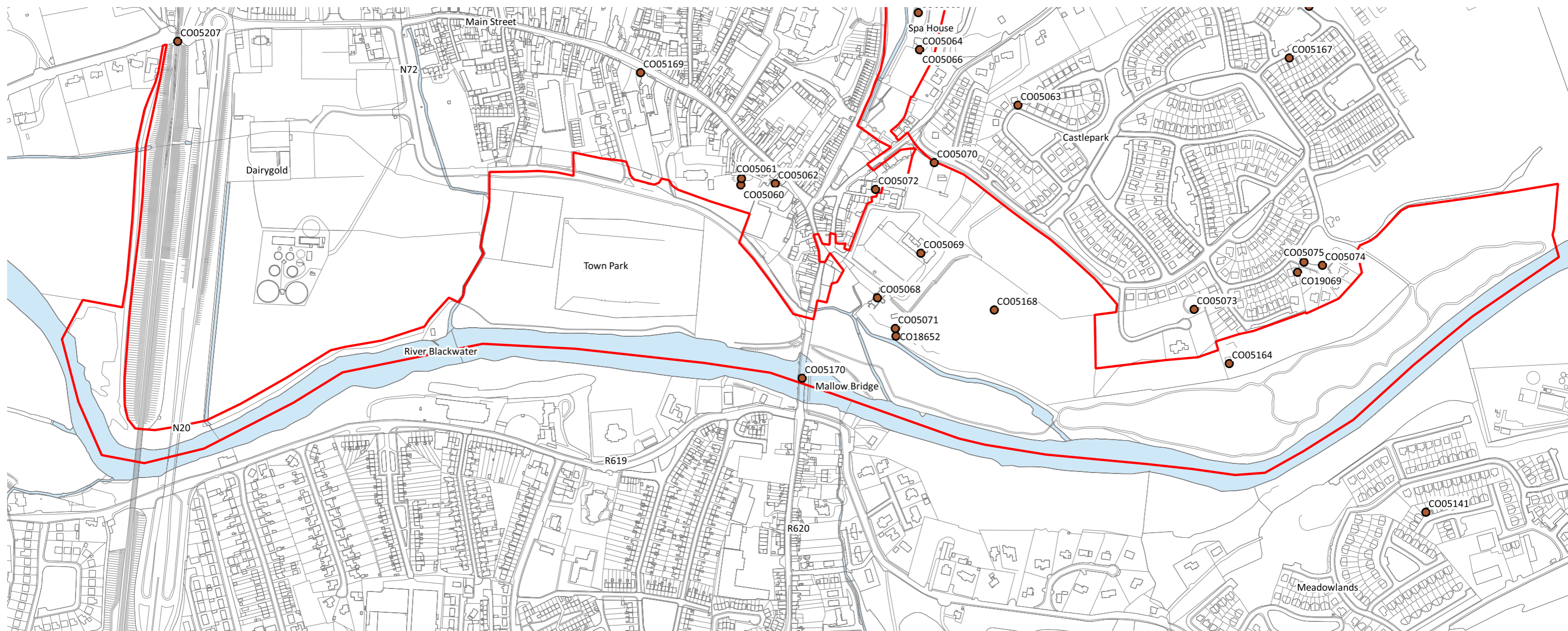
 Site Boundary

 Special Area of Conservation





# APPRAISAL AND ANALYSIS

## BUILT HERITAGE



### KEY

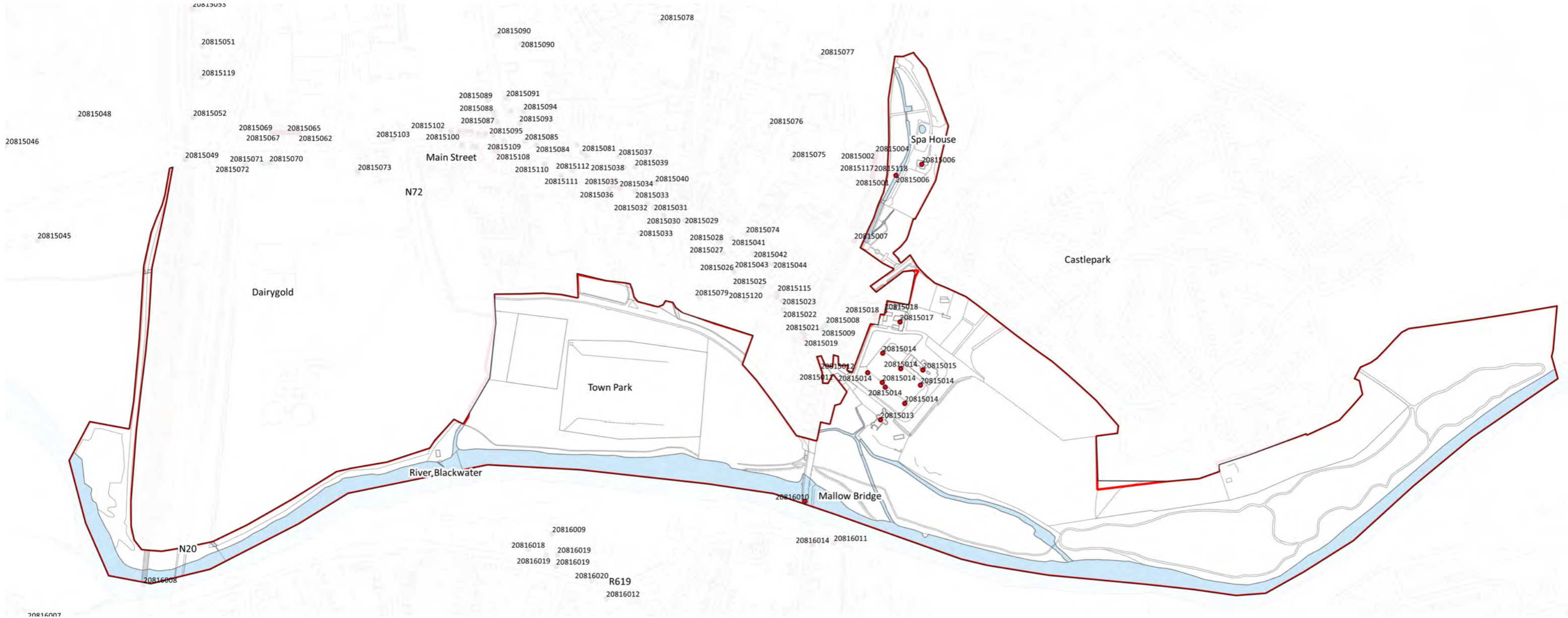
#### Study Area

-  Site Boundary
-  National Monument





# APPRAISAL AND ANALYSIS

BUILT HERITAGE\_NIAH



## KEY

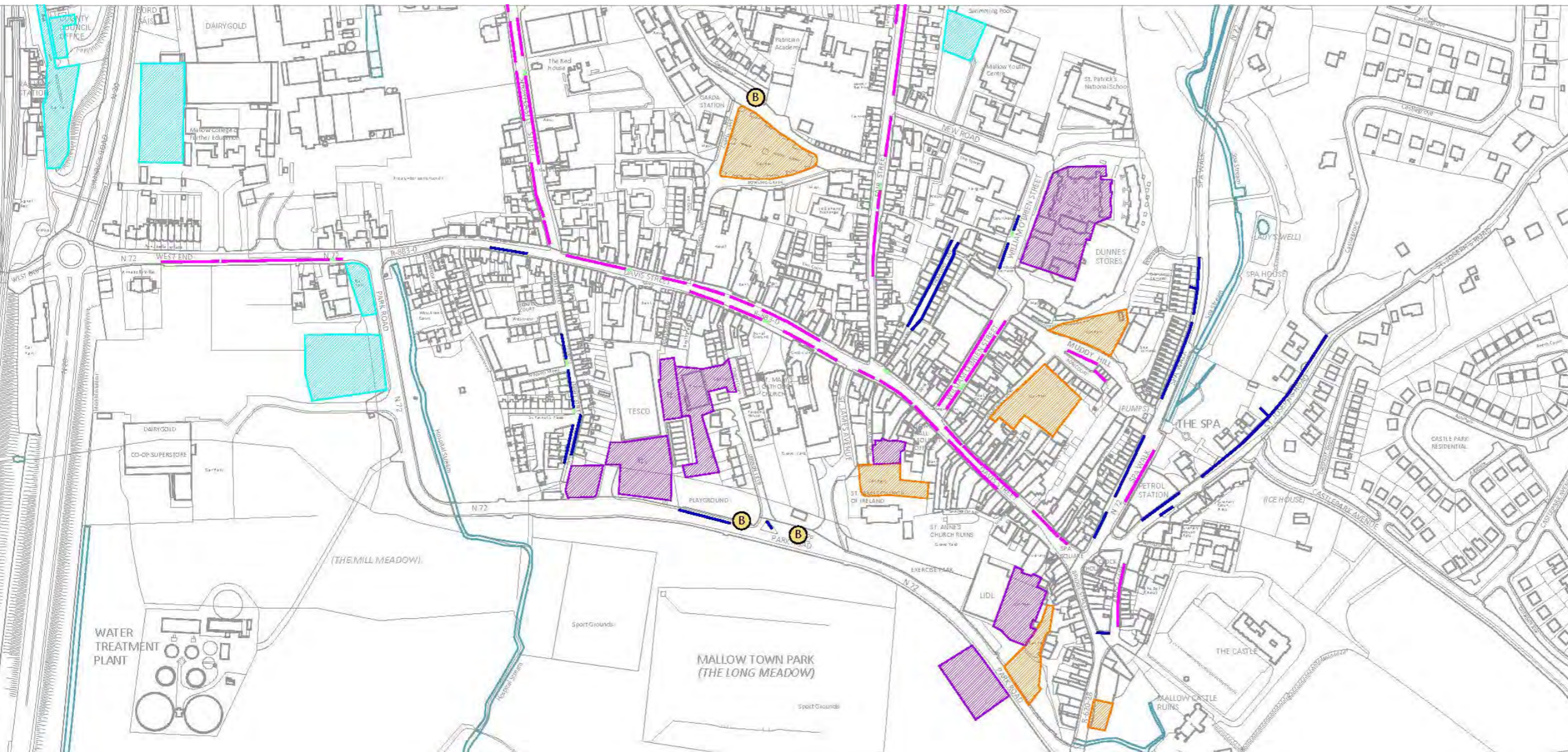
### Study Area

-  Site Boundary
-  National Monument



# APPRAISAL AND ANALYSIS

## EXISTING TOWN PARKING



### KEY

- Site Boundary
- River/Streams
- Existing Car Parking (based on Mallow Traffic and Transportation Study 2008)
- Privately Owned Office Car Park
- Public Town Centre Car Park
- On-Street 1 and 2 hour parking
- On-Street No Limit Parking
- On-Street Disabled Space
- B Bus Bay



MALLOW CASTLE PARK,  
MALLOW TOWN PARK  
AND SPA HOUSE PARK



PRELIMINARY DESIGN REPORT

APRIL 2019

