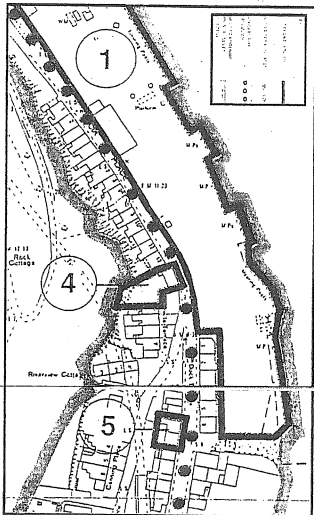


7.2.4 Sub Area 4 - House At Lucia Place

*Description/Assessment*

This house is located at the bend in the road between Sommerville Terrace and Lucia Place. Unlike the adjoining properties, this house has direct frontage onto the street. The building is derelict.



*How Will This Site Work?*

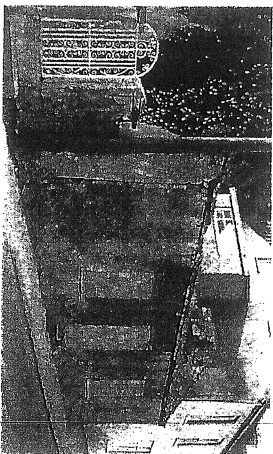
The Planning Authority wish to encourage the complete redevelopment of this building, as a means of improving sight lines at the bend in the road. It is proposed that as part of any redevelopment that the building would be set back from the street, to improve sight lines and, perhaps, to permit road widening.

*How Will Incentives Work?*

Capital allowances should be available for construction expenditure incurred on elements of new build. Tax allowances should only be available for the refurbishment of the existing buildings. Double rent relief for tenants and rates relief for tenants and owner occupiers should also be available.

*Specified Uses*

Residential

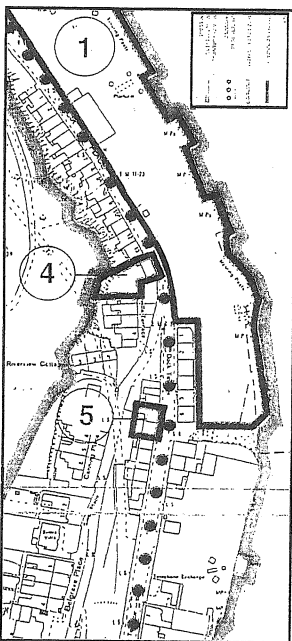


House At Lucia Place

7.2.4 Sub Area 5 - House At Dock Terrace

*Description/Assessment*

This sub-area comprises a derelict house and adjoining garage.



*How Will This Site Work?*

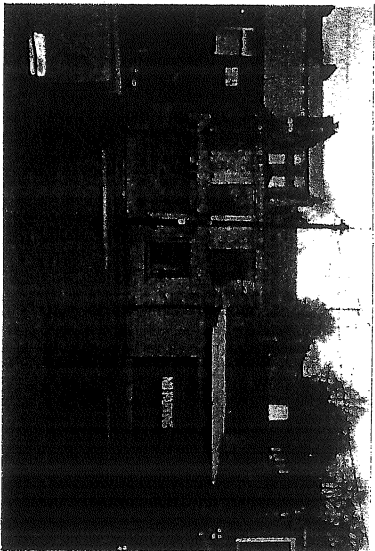
Given the scale of dereliction, the complete redevelopment of this building is required.

*How Will Incentives Work?*

Capital allowances should be available for construction expenditure incurred in the redevelopment of this site. Double rent relief for tenants and rates relief for tenants and owner occupiers should also be available.

*Specified Uses*

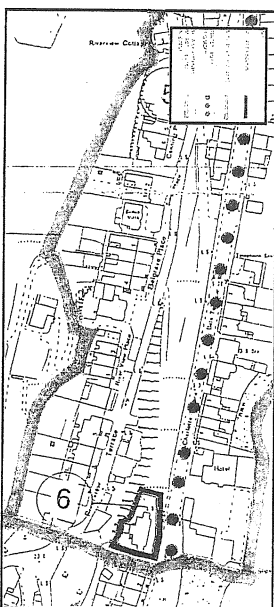
Residential; commercial.



7.2.5 Sub-Area 6 - House At Charlotte Terrace

*Assessment/Description*

This large scale detached premises, located opposite the new development currently taking place at the former hotel site at Charlotte Terrace, is currently vacant and in a poor state of repair. The building was formerly used as a Protestant School.



*How Will This Site Work?*

This is a large scale and highly visible building which is in a poor state of repair. The visual disamenity of this building adds to the poor quality physical environment of the town and the negative perception of Passage West/Glenbrook as a place to live and invest in. This is an otherwise attractive building, which forms an important element of the architectural character and heritage of the town.

*How Will Incentives Work?/Specified Uses*

Capital allowances should be available for the refurbishment of this building. A double rent allowance should be available to tenants and rates relief should be available for tenants and owner/occupiers.

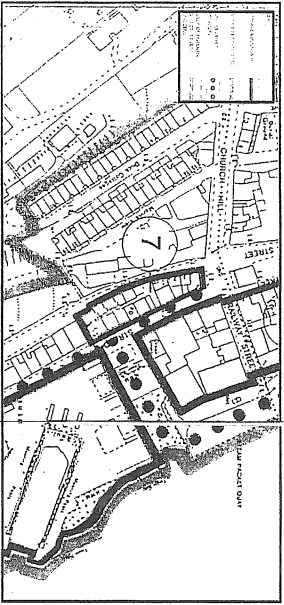
Community facilities such as youth centre and/or community centre; potential club house for water based sporting/recreational activities; hostel accommodation; residential including conversion to apartments.



7.2.6 Sub-Area 7 - Strand Street

*Description/Assessment*

This block comprises the far side of Strand Street, part of the commercial centre of the town. Despite the presence of a number of retailing activities occurring in this part of the town, this block of prominent town centre buildings is in poor condition, with a derelict building located at the southern end of the block.



*How Will This Site Work?*

The site occupies a strategic location in the town centre and forms part of the commercial core of the town. There is an existing nucleus of retailing uses operating from these buildings; the expansion and development of which provides an opportunity to create employment opportunities and to create vibrant town centre activity.

*How Will Incentives Work?*

Incentives will be aimed at the refurbishment of the existing buildings fronting onto Main Street and the development of retailing and commercial activities at ground floor level, with possible office uses overhead. The objective will be to consolidate and expand the existing commercial core of the town.

Tax allowances should be available for expenditure incurred in the refurbishment of the buildings and for new build. A double rent allowance should be available for tenants. Rates relief should be available for tenants and/or owner occupants.

*Urban Design Framework*

• Refurbishment of streetscape along Strand Street.

A strong streetscape is considered necessary to reinforce the traditional character of the town centre. In assessing planning applications, the Planning Authority will require a high standard of shopfront and building facade design.



View Of Buildings At Main Street.

7.2.7 The Town Centre

Scattered throughout the town centre there are a large number of buildings which are in a very poor state of repair and in need of major refurbishment. In order to address this problem, tax allowances should be available for the refurbishment of both residential and commercial buildings with the town centre. The objective should be to bring about the upgrading of these buildings while retaining their essential character and form. A double rent allowance should be available to tenants and rates relief should be available for tenants and owner/occupiers. The area proposed for tax allowances for refurbishment is indicated as that within the blue line.

A higher rate of capital allowances should be available for expenditure incurred in the refurbishment of buildings.

