Lár Bailte ar dTús
Town Centre First

Tuiscint

Understanding the Place





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Foreword

Town Centre First (TCF) Plans are action-orientated and focused on placemaking.

Tuiscint – Understanding the Place is the TCF methodology that underpins this phase of the TCF process. Through data gathering, consultation, engagement, analysis and appraisal, Tuiscint helps communities, Town Teams and local authorities build an evidence-based understanding of their town or village. This helps identify what is working well, what challenges exist, and what opportunities should be prioritised in the TCF Plan.

Tuiscint builds on the work advanced by the Heritage Council, RGDATA (Retail Grocery Dairy & Allied Trades Association), the Retail Consortium, and other stakeholders through the development and delivery of the multidisciplinary Collaborative Town Centre Health Check Programme (CTCHC).

Tuiscint provides a consistent approach to understanding places and supports evidence-based and action-focused decision-making by communities, Town Teams, Local Authorities and other stakeholders.

Tuiscint achieves this through a consistent methodology that brings together established best practice in community and stakeholder engagement, sentiment gathering, data collection, analysis and appraisal.

Tuiscint will be subject to ongoing review and update as Town Centre First continues to develop and as experience of its implementation grows.

More information on the Town Centre First Policy and its implementation can be accessed at www.towncentrefirst.ie

Should you wish to give feedback on the use of Tuiscint, please contact the Town Regeneration Unit at tru@lgma.ie

November 2026

Introduction

The Town Centre First Policy is a cross-Government policy which seeks to create town centres that function as viable, vibrant and attractive locations for people to live, work, invest-in and visit, while also functioning as the service, social, cultural and recreational hub for the local community.

Town Centre First recognises that every town is unique. It lays the foundation for each town and its community to develop, at a local level, their own plan-led path forward.

This is expressed through the development of a tailored Town Centre First plan, informed by a clear understanding of local strengths, challenges and opportunities. Each Town Centre First plan is driven by the local community and businesses as part of a Town Team who are supported by Town Regeneration Officers and technical expertise within each local authority.

Developing a Town Centre First Plan

The development of a Town Centre First town plan set out in the Town Centre First Methodology and is centred on four pillars, with collaboration and communication running throughout as an overarching requirement. This Tuiscint document relates to the data gathering and appraisal carried out during the **Understanding the place** phase.

The four pillars comprise:

1. **Collaboration and communication** – a collaborative process involving all relevant local stakeholders, represented by a collaborative Town Team, with good communication in respect of issues raised and the agreed direction.
2. **Understanding the place** – findings (by analysis and appraisal) underpinned by Tuiscint.
3. **Defining the place** – shaping the plan around high-level objectives that are subsequently expressed through a series of realistic and achievable actions.
4. **Enabling the place** – identifying a clear path to delivery of the Plan, cognisant that this will require actions of varying scale to be delivered by different partners.

Purpose and Context of Tuiscint

Many of the characteristics of a place are intangible and are linked to personal experience, how people feel about a place, the sense of community, and identity. Others are tangible and can be physically identified and measured (e.g. variety of shops, vacancy rates, traffic).

To fully understand a place, it is important to capture views and ambitions of the community alongside information and data relating to the town centre and its wider context.

The key tasks within the Understanding the Place phase are the gathering, analysis and appraisal of information through the Tuiscint process and the steps outlined in this document.

While the type and extent of information to be gathered will vary from location to location depending on the size and characteristics of the town or village, it will generally include the following:

- Universal Design Walkability Audit
- Land Use Survey (GOAD Classification)
- Day/Night Activity & Building Frontage Survey
- Pedestrian, Cyclist & Vehicular Survey
- Car Parking Capacity & Occupancy Survey
- Observational Study
- Business Survey
- Community Sentiment Survey
- Local Heritage, History, Materials & Artefacts Inventory
- Survey Reports
- Town Team TCF Place Standard
- Background Information & Data Held by the Local Authority

Use of Tuiscint

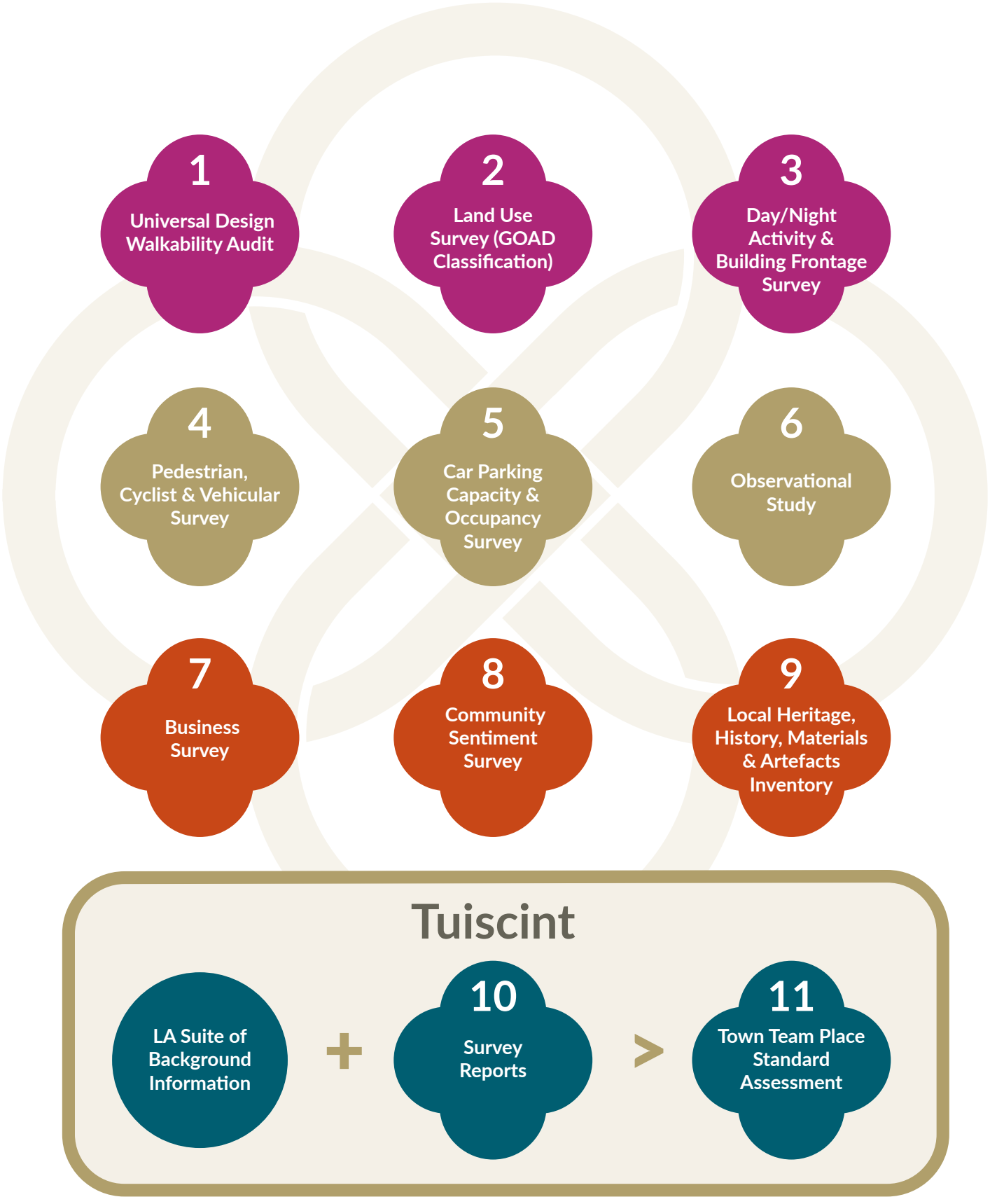
Tuiscint and the methodology set out in this document are intended for use by Town Regeneration Officers in collaboration with Town Teams, and local authority multi-disciplinary teams, supported by external expertise (as required) as part of the Town Centre First initiative.

Tuiscint is intended to help Town Teams and community groups to develop a comprehensive understanding of their place, identify projects, and support associated funding applications.

Tuiscint may also be used by placemaking practitioners in their work with local authorities, Town Teams, or indeed communities as part of the placemaking plan process, using Town Centre First principles.

It should be noted that **Tuiscint** will be subject to review and update as the implementation of Town Centre First progresses.

Tuiscint – Overview of the Process



Material to Inform Tuiscint

The first step in the Town Centre First process is the gathering of relevant background information by the Town Regeneration Officer. This information is usually held within the local authority.

The information listed below provides the background evidence base to support the Tuiscint process and should be compiled where available. The following is typical information to be compiled, where available, to inform and support the overall Tuiscint process:

Maps & Drawings:

1. Map showing Town Centre First Plan boundary.
2. Historical maps showing the town's layout (morphology) and changes over time, with details of the town's cultural and physical heritage and history.
3. Map of town centre car parking locations and number of spaces including e-charging points (both in local authority and private ownership).
4. Map or drawing showing the location of bus stops, public transport routes and any planned public transport or road improvements, including new bus stops, active travel schemes, traffic-calming measures and road realignment.
5. Map showing any other projects under way or planned for the town centre, e.g. housing, public realm or community projects.
6. Drawing showing Architectural Conservation Areas (ACAs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), protected structures, buildings on the National Inventory of Architectural Heritage (NIAH) and landmark buildings, where applicable.
7. Drawing showing location of sporting facilities, play areas, recreation and parks, green and blue infrastructure, existing street greening and trees in the town centre, along with arts and culture facilities.
8. Mapping of existing public open spaces and places to sit and dwell in the town centre.
9. Catchment Flood Risk Assessment and Management (CFRAM) flood extent maps and flood alleviation work drawings for proposed projects within the town centre.
10. Details or drawing showing location of major employers and industry in the town centre relative to residential areas. Details on the types of jobs locally and opportunities for upskilling, education, training, starting a business, childcare etc.
11. Mapping and analysis of housing types, tenure mix etc. in the TCF study boundary area.

Plans:

1. The relevant city or county development plan and any applicable statutory area plans in force, together with associated AA and SEA documentation.

Please note all statutory plans take precedence over Town Centre First plans (non-statutory).
All projects identified in a TCF plan must comply with the objectives of the relevant city or county development plan and any applicable statutory area plans in force.

Reports:

1. Noise and air-quality surveys or assessments, if available.
2. Biodiversity Action Plans, habitat mapping, and any relevant local biodiversity and pollinator plans.
3. Socio-economic data and analysis, if available, along with census data.
4. Digital Blueprint Report.

Other:

1. Details of local festivals, sporting and arts events, and markets.
2. Any previously carried out Vacancy Survey.
3. Any other relevant surveys previously carried out within the town centre, such as a Town Centre Health Check, vehicular, cyclist and pedestrian counts, backland surveys, car parking analyses and Walkability Audits.
4. Socio-Economic Profile (Census 2022). This information is also captured in the TCF Data set produced by Didobi.

This information gathering exercise may be carried out in parallel to an initial Town Centre First public information event, and subsequent creation of a Town Team (or enhancement if one already exists).

Once a Town Team has been formed and the relevant background information listed above has been gathered, the 11-Step Tuiscint process may commence.

The Tuiscint 11-Step Process

Within the Town Centre First Plan boundary area, the tasks and surveys set out in the table below may be carried out by any combination of the following: Town Team, Town Regeneration Officer, local authority multidisciplinary team, other relevant local authority staff, community volunteers, placemaking practitioners, or other external experts as appropriate.

Town Teams are encouraged to complete the Tuiscint surveys and tasks set out below, which inform completion of the TCF Place Standard. Following discussion with the Town Regeneration Officer, it may be appropriate to complete a smaller number of steps having regard to the characteristics of the town or urban area and the resources available.

Details of how to complete each step are provided in the following sections, allowing those undertaking Tuiscint to determine how the tasks should be divided.

Please note that Steps 2–6 may be carried out on the same days where sufficient resources and volunteers are available.

Step	Task	Resource	LA Support
1	**Universal Design Walkability Audit**	**Step 1**	• Town Regeneration Officer • Multidisciplinary team • Age Friendly Programme Manager • Accessibility Officer • Healthy Ireland Co-ordinator
2	**Land Use Survey (GOAD Classification)**	**Steps 2 & 3**	• Town Regeneration Officer • Vacant Homes Officer • Multidisciplinary team
3	**Day/Night Activity & Building Frontage Survey**	**Steps 2 & 3**	• Town Regeneration Officer • Night-time Economy Advisor (where available) • Multidisciplinary team
4	**Pedestrian, Cyclist & Vehicular Survey**	**Step 4**	• Town Regeneration Officer • Area Engineer • Multidisciplinary team
5	**Car Parking Capacity & Occupancy Survey**	**Step 5**	• Town Regeneration Officer • Area Engineer • Multidisciplinary team

6	**Observational Study**	**Step 6**	• Town Regeneration Officer • Area Engineer • Multidisciplinary team
7	**Business Survey**	**Step 7**	• Town Regeneration Officer • Chamber of Commerce • Multidisciplinary team
8	**Community Sentiment Survey**	**Step 8**	• Town Regeneration Officer • Multidisciplinary team
9	**Local Heritage, History, Materials & Artefacts Inventory**	**Step 9**	• Heritage Officer • Conservation Officer • Local Librarian
10	**Survey Reports**	**Step 10**	• Town Regeneration Officer • Multidisciplinary team
11	**Town Team Place Standard Assessment**	**Step 11**	• Town Regeneration Officer • Multidisciplinary team

Where recent and reliable information already exists, it can and should be used where appropriate to inform the Tuiscint process and avoid unnecessary duplication of work. Existing information gathered through previous surveys, studies or local authority processes may be drawn upon where suitable. The steps above should be applied proportionately, having regard to the characteristics of the town, available resources and the quality of existing information.

Step 1

Universal Design Walkability Audit

The Universal Design Walkability Audit Tool was prepared as a collaboration between the National Transport Authority, Age Friendly Ireland, Green-Schools and the National Disability Authority's Centre for Excellence in Universal Design. This Audit can be used to assess the walkability of routes within a town for all age groups and abilities.

The Town Team with the assistance of the Town Regeneration Officer, local access group (if one exists), the Local Authority Accessibility Officer, Age Friendly Co-ordinator, Healthy Ireland Co-ordinator, Area Engineer, multidisciplinary team etc. carry out a universal design walkability audit in the Town Centre First Plan area using the methodology and toolkit provided at the link below:

The Universal Design Walkability Audit Tool



Step 2
&
Step 3

Land Use Survey (GOAD Classification) Day/Night Activity & Building Frontage Survey

In addition to the Town Regeneration Officer, Town Team and any other community volunteers, consider seeking the involvement of 3rd level students. Internal or external multidisciplinary teams may also assist in this survey.

Using a map of the Town Centre First Plan area, the town is surveyed on foot noting the use of each building, including whether ground and upper floors are vacant or in use.

A fully vacant unit is to be denoted by a black cross hatch over the GOAD Classification of its previous use (e.g. Yellow, with black cross hatch for a now fully vacant residential unit).

Where there is first floor vacancy, this is denoted as **V1,** second floor vacancy as **V2,** third floor vacancy as **V3 etc.**

This survey is repeated during the evening to establish night-time use and active building frontage within the TCF plan area, using the letter **N** to indicate those buildings with night-time activities or night-time active building frontage.

The survey data is then mapped onto the Local Authority's GIS system using the GOAD Land Use classification system set out below, which categorises the different users of buildings and land within the town centre. This survey will establish the range of commercial use types, location and distribution of land uses, together with overall commercial and residential vacancy rates within the TCF Plan area.

Tuiscint - Understanding the Place Town Centre First

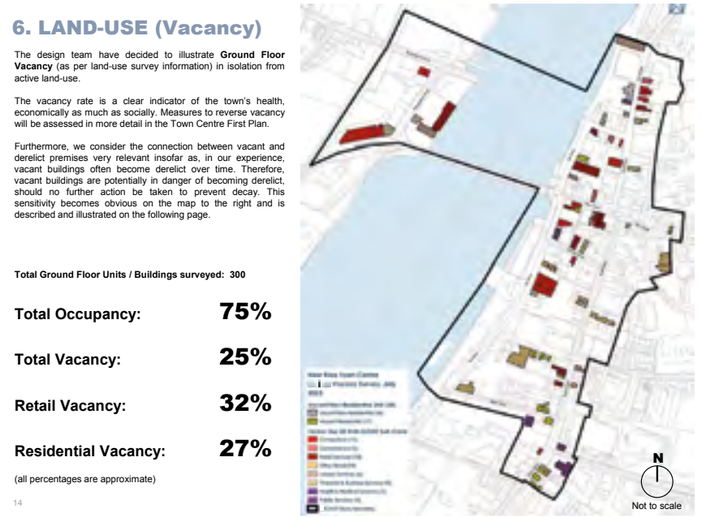
Tuiscint – GOAD Classification for use in Land Use Surveys

Town Centre Boundary - TCF Plan Area	3 pts	Solid Black Line		

GOAD Classification	Code	Fill RGB	Fill (on GIS Land Use map	Description of use
Comparison	RS1 - RS13	255-0-0		Non-food/non-perishable items where customers compare prices e.g. Clothes, jewellery, footwear, furniture etc.
Convenience	COM 1 - COM26	255-127-127		Food Items (perishable) which people do not normally travel far to purchase e.g. Convenience stores, deli, bakers, CTN (confectionery, tobacconist, newsagent)
Retail Service	CNV 1 - CNV 11	168-0-0		Services' including hairdressers, post offices, dry cleaner, clothes hire shops, beauty salon etc.
Other Retail	OR1	255-211-127		None of the above or listed - uses not listed in COM1 - COM36, CNV1 - CNV11, RS1 - RS13
Leisure Services	LS1 - LS11	215-176-158		Bars, restaurants, cinemas, fast food takeaways, cafés, hotels and guest houses, concert halls, theatres etc.
Financial and Business Services	FBS1 - FBS10	215-215-158		Building society, banks, legal services, financial services etc.
Health and Medical Services	HMS1 - HMS9	197-0-255		Dental surgery, health centre, nursing home, doctors surgery, veterinary surgery, etc.
Public Service	PS1 - PS11	135-68-137		Council offices, advice centre, library, tourist information, community centre, emergency services, educational establishments
Religious Service	REL1	230-152-0		Place of worship, churches, church halls, religious meeting rooms, etc.
Vacant Unit	VAC1	255-0-0 GRID	Select Black Cross Hatch	Vacant premises - black hatch with previous or perceived use as an underlay, wherever possible
Upper Floor Vacancy	VAC2		V1, V2, V3	Insert V1 where ground floor is in use, but first floor is vacant, V2 for second floor vacancy, V3 for third floor vacancy etc.
Storage and Warehousing	STW1	207-207-128		Storage/Warehouse (excluding retail warehouse - see COM 4, 11, 12, etc.)
Residential	RES1	255-255-0		Residential - for vacant residential please use black hatch overlay
Open Space	OS1	211-255-190		Open space, park
Walkways/cycleways / bridle paths		163-255-155		Walkway, cycleway, bridle path
Other Buildings		152-152-152		For buildings generally outside the study area
Car Park - Surface		0-0-255	Parking Symbol	Surface car park
Car Park - Multi-Storey		0-0-0	Parking Symbol	Multi-storey car Park
Night-time activity/active frontage.			N	Insert N on buildings where there is Night-time activity/active frontage.

Credit to The Heritage Council, UCD, Kerry County Council, Tipperary County Council, Louth County Council and DoHPCLG, January 2019

The above is a sample of a completed Land Use Survey using GOAD Classification from a Pilot Town Centre First Location:



Source: Town Centre First – New Ross

Step 4

Pedestrian, Cyclist & Vehicular Survey

In addition to the Town Regeneration Officer, Town Team and any other community volunteers, consider seeking the involvement of interested 3rd level students. Internal or external multidisciplinary teams may also assist in these surveys.

Pedestrian, Cyclist & Vehicular Surveys should be undertaken at selected locations, days and times within the town centre over the course of two weekdays and one weekend.

Depending on the size of the town, between 2 and 6 locations are recommended. Please note that each location may require 2 people to survey (one person at either side of a street if it is a busy two-way route). In addition, to fully survey the level of pedestrian, cyclist and vehicular movement, an additional person may be required to capture vehicular movement separate to that of pedestrian and cyclist movement.

When choosing which days to carry out these surveys, consider remote working patterns, school calendar/timetable (e.g. half day), mart or market day which may increase or decrease the normal level of activity in the town centre.

Once the locations and survey days are chosen, the number of pedestrians, cyclists, and vehicles passing each location should be recorded by category in table form at 15-minute intervals, in the morning, afternoon, and evening.

The survey results are then collated into one table showing days, locations, and times of both the highest and lowest pedestrian movement, cyclist movement, and vehicular movement.

The table below is a suggested template for conducting these surveys:

Location:	
Day & Date:	

Time	Pedestrian	Cyclist	Vehicle
9.15am -9.30am			
1.15pm – 1.30pm			
5.15pm to 5.30pm			

Step 5

Car Parking Capacity & Occupancy Survey

Using the map of town centre car parking locations and number of spaces incl. e-charging points (both in local authority and private ownership) provided by the Local Authority, the Town Team with the support of the Town Regeneration Officer, walk the Town Centre First Plan area noting those car parking spaces that are occupied. Internal or external multidisciplinary teams may also assist in this survey.

When choosing a day to carry out this survey, try to select a “typical” day rather than one where there is unusually high demand on car parking in the town.

To assess car parking turnover rates, select 3–4 occupied parking spaces in a high-demand parking area and revisit them every 15 minutes over a one-hour period. Note whether each space remains occupied by the same vehicle, contains a different vehicle or is vacant. Record only the parking-space reference, observation time and occupancy or turnover status.

Create a spreadsheet to capture the data collected and analyse total car parking capacity within the Town Centre First Plan area, car parking occupancy rates, and car parking turnover rates, if applicable.

Step 6

Observational Study

An observational study helps to understand how people use and engage with their town centre.

Within the core of the town centre, such as a market square or the main street itself, two observers note how people are using the area over the course of an hour. Please note that the time of year and the weather will have a bearing on this study.

Suggested things to observe and take note of during the study:

- Is the area busy with people or quiet?
- What are the sounds that you hear?
- Are people walking through the area you are observing or is the area their destination?
- Are there people sitting? Do they stay a while? Are people connecting socially in the space?
- If people are crossing the street, are they using nearby pedestrian crossings (if present) or are they crossing at various other points? Is there a pattern as to where people cross the street, or traverse the space that you are observing?

Jan Gehl's 12 Quality Criteria provide a framework for considering how public spaces work for the people who use them. The criteria are grouped around protection, comfort and enjoyment, covering matters such as safety, ease of movement, opportunities to sit and meet others, and the experience of spending time in a place. They may be used to help identify strengths and opportunities for improvement as part of an observational study. An illustrated example is provided in Appendix A.

Step 7

Business Survey

The Business Survey captures the views and experiences of businesses operating in the town centre, including their main challenges and suggestions for improvement. It may be undertaken through conversation, in hard copy or online. A range of business types should be included. The suggested questionnaire is provided in Appendix B.

Step 8

Community Sentiment Survey

The Community Sentiment Survey captures the experiences and priorities of people who live in, work in or visit the town centre. It may be carried out in person, in hard copy or online and should seek views across age groups and communities. Particular consideration should be given to the participation of children and young people through appropriate and creative engagement methods. The suggested questionnaire is provided in Appendix B.

Step 9

Local Heritage, History, Materials & Artefacts Inventory

In addition to the information provided by the Heritage Officer, Conservation Officer, and Librarian, any local knowledge of the town's history, local stories, record of local heroes, famous people, materials, and artefacts should be captured through conversation and recorded. This inventory will assist in the development of the town's strengths and opportunities in a SWOT/SCOT Analysis.

Step 10

Survey Reports

Following completion of the relevant surveys, the findings should be analysed and documented in a report, with supporting maps and illustrations where appropriate. The report should summarise the key findings, issues, opportunities and any emerging trends.

The survey findings, together with relevant background information held by the local authority, will inform the Town Team's Place Standard Assessment (Step 11).

All relevant reports, analysis and supporting information should be documented and incorporated into the Understanding the Place stage of the Town Centre First plan-making process.

Step 11

Town Team Place Standard Assessment

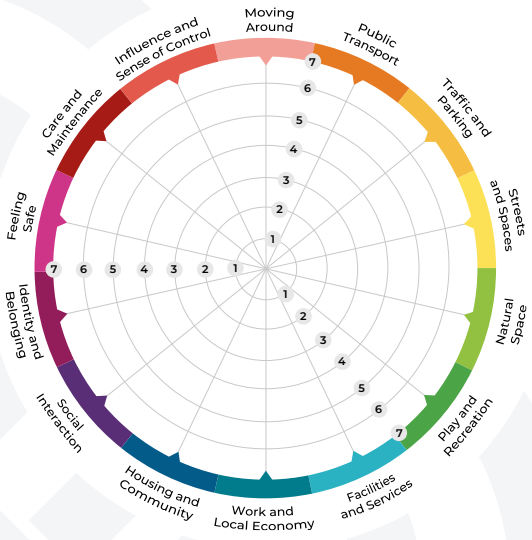
The final step in Tuiscint brings together the evidence gathered through the preceding steps and relevant information held by the local authority. The Town Team, supported by the Town Regeneration Officer, uses this evidence to assess the town or village through the 14 themes of **Our Place, Our Future: A Place Standard Tool for Ireland**, developed by Healthy Ireland Local Government.

The tool provides a structured way to discuss the physical and social aspects of a place, identify what is working well and consider what could be improved. Each theme is scored from 1 to 7, where 1 indicates significant room for improvement and 7 indicates very little room for improvement. The Town Team should record the reasons for its assessment, including relevant evidence and any differences of opinion.

The 14 scores are plotted on the Place Standard compass diagram to provide a visual summary of the assessment. The diagram should be read alongside the supporting findings and should not be treated as a substitute for the wider evidence. The results help the Town Team identify strengths, challenges and opportunities and inform priorities for the next stage of the Town Centre First process, Defining the Place.

The assessment questions and supporting Tuiscint evidence lists are provided in Appendix C. The Irish Place Standard booklet, provided at the link below, provides additional prompts and guidance on completing the assessment.

Our Place, Our Future: A Place Standard Tool for Ireland.



Tuiscint Outputs and Next Steps

The Tuiscint process concludes with the Town Team Place Standard Assessment, informed by the survey findings, reports and background information gathered through the preceding steps. The Town Regeneration Officer supports the Town Team to bring the findings together, record scores and comments across the 14 Place Standard themes, and produce the completed compass diagram.

The diagram provides a visual summary of the assessment, while the supporting evidence and discussion explain what is working well, what could improve and why. These findings may be considered alongside a SWOT/SCOT analysis, maps and drawings to identify the town's principal strengths, challenges, opportunities and emerging priorities. They provide the evidence base for moving to Defining the Place, where the Town Team and wider community develop a shared vision and identify realistic, achievable actions.

Appraisal

The information gathered should be appraised and interpreted in context so that clear findings can be identified. The appraisal process should explain how these findings may influence the future vision for the town. An example of an appraisal technique is the SCOT analysis below.

1. SCOT Analysis

Strengths
The features of the town that are successful and set it apart from others.

Challenges
The aspects of a town that put it at a disadvantage and could be improved.

Opportunities
What can we change and how can the strengths of the town be built upon.

Threats
What external factors could impede the success of the town?

2. Appraisal using drawings and maps to explore and illustrate findings under headings such as Built Form, Landscape etc.

Possible Issues to Explore



Movement and Connections

- Accessibility
- Ease of movement
- Traffic and parking



Nature and Landscape

- Climate
- Public realm and landscaping
- Scenery and setting
- Civic spaces



Land Use and Economy

- Mix of uses and housing
- Variety of shops
- Employment services
- Capacity for growth



Social Community and Culture

- Events and attractions
- Tourism
- Community spirit
- Safety



Built Form

- Quality
- Streetscapes
- Heritage
- Vacancy and dereliction

Having completed the **Understanding the Place (Tuiscint)** pillar, the Town Team and wider community can move to the next stage of the TCF process: **Defining the place**. This phase focuses on developing a shared vision, identifying priorities and shaping a series of realistic and achievable actions that respond to the challenges identified and build on the town's opportunities.

Glossary of Terms

TRO	Town Regeneration Officer
TCF	Town Centre First
LA	Local Authority
LAP	Local Area Plan
CDP	County Development Plan
SCOT	Strengths, Challenges, Opportunities, Threats

Appendix A

Jan Gehl's 12 Quality Criteria Assessment

PUBLIC OPEN SPACE

CASTLE STREET

Castle Street is a key street within the town centre, and provides access to Roscrea Castle, a key visitor attraction for the town, benefitting from the historic frontage and and hosting a wealth of high quality historic buildings and architecture. Roscrea Castle provides an impressive frontage to the street, with the Gatehouse and drawbridge together providing a distinctive and imposing feature on the street.

However, Castle Street performs poorly for people walking, visitors to the town and as the setting for several high value and sensitive historic assets.

Despite the generous proportions of the street, a vast amount of space is given over to vehicle movement and parking, leaving little space for pedestrians and public life. The dominance of parking within the street also detracts from the views and enjoyment of Roscrea Castle and the attractive built heritage along the street. Pedestrian space is often compromised by car bonnets from parked vehicles reducing the usable footway width, and there are a lack of formal and informal crossing points. The street lacks trees and greenery and the streetscape and materials are of low quality considering the conservation and heritage qualities and importance of the street.

Castle Street has much potential to be a key public space in Roscrea and an anchor space to help celebrate local heritage, boost tourism and support community and town centre life and activity.





Source: Town Centre First – Roscrea

PUBLIC OPEN SPACE

CASTLE STREET - 12 QUALITY CRITERIA ASSESSMENT

PROTECTION AGAINST TRAFFIC + ACCIDENTS
The space has high volumes of traffic including vehicles parking. There are no formal or informal crossing points.

PROTECTION AGAINST CRIME + VIOLENCE (FEELING OF SAFETY)
The space feels open and is well lit, however there is a lack of activity at certain times of the day.

PROTECTION AGAINST UNPLEASANT SENSORY EXPERIENCES
There are a lack of places to gather to shelter from the weather or find shade on sunny days. The dominance of vehicles within the street creates an unpleasant experience.

POSSIBILITIES FOR WALKING
The space allocation favours vehicles over people walking, with vast amount of carriageway and parking space. Parked vehicles encroach over the footway further narrowing pedestrian space. There are no formal or informal crossing points, and a lack of breaks in parked vehicles to cross.

POSSIBILITIES FOR STANDING/ STAYING
There are few opportunities to stand and stay within the public space of the street. Views of Roscrea Castle could provide an opportunity however these are hindered by parked vehicles. Some businesses provide private outdoor space overlooking the street.

POSSIBILITIES FOR SITTING
Public seating is not provided within the space, with no formal benches or places to perch. Some businesses may choose to place private seating/dining areas on the footway.

POSSIBILITIES TO SEE
Roscrea Castle is a key visitor attraction and fronts onto the Castle Street providing a unique and interesting sight. However parked vehicles dominate views along the street, and of the Castle and hinder the historic and architectural qualities of the street.

POSSIBILITIES FOR HEARING/ TALKING
Noise levels are generally low and hearing/talking is possible, however there are a lack of comfortable spaces for conversing, and footways are often pinched around parked vehicles, limiting side-by-side walking.

POSSIBILITIES FOR PLAY/ UNFOLDING ACTIVITIES
There are no spaces or opportunities for play provided within the street and the dominance of traffic and large amount of carriageway space limits opportunities for organised or spontaneous activities.

SCALE
The space is well-proportioned with attractive historic building frontage along both sides and with potential for views of Roscrea Castle. However, the space does suffer from a vast amount of vehicle/carriageway space, with little space for pedestrians.

POSSIBILITIES FOR ENJOYING POSITIVE ASPECTS OF CLIMATE
There are limited possibilities for enjoying the space due to a lack of seating and gathering spaces and opportunities. There are potential opportunities to enjoy sitting in the sun on the south facing side of the street, enjoying views of Roscrea Castle.

AESTHETIC QUALITY/ POSITIVE SENSORY EXPERIENCES
The architecture and heritage of the street creates a positive experience however this is severely compromised by the lack of quality in the streetscape and vast amount of space for vehicles.

PROTECTION AGAINST TRAFFIC + ACCIDENTS
The street is dominated by traffic and parked vehicles which can make it difficult to cross in places, though formal crossings are provided in places.

PROTECTION AGAINST CRIME + VIOLENCE (FEELING OF SAFETY)
The street is overlooked by buildings on both sides, however lacks the natural surveillance provided by human activity and public life within the street and can be very quiet at some times of the day.

PROTECTION AGAINST UNPLEASANT SENSORY EXPERIENCES
There are a lack of places to gather, to shelter from the weather or find shade on sunny days. The dominance of vehicles within the street creates an unpleasant experience.

POSSIBILITIES FOR WALKING
The space allocation favours vehicles over people walking, with vast amount of carriageway and parking space. Parked vehicles encroach over the footway, further narrowing pedestrian space. Formal crossing points are provided though parked vehicles make informal crossing difficult.

POSSIBILITIES FOR STANDING/STAYING
There are few places to stand and stay, despite the street's function as a high street.

POSSIBILITIES FOR SITTING
There are no seating opportunities provided – the closest public seats being at Market Square.

POSSIBILITIES TO SEE
Although the architecture and building facades provide some interest, views of these are hindered by parked vehicles and narrow footways. There is a lack of public life to see and enjoy.

POSSIBILITIES FOR HEARING/TALKING
Noise levels are generally low and hearing/talking is possible, however there are few comfortable spaces for conversing, with cluttered and narrow footways hindering side-by-side walking and talking.

POSSIBILITIES FOR PLAY/UNFOLDING ACTIVITIES
There are no spaces or opportunities for play provided within the street and the dominance of traffic and large amount of carriageway space limit opportunities for organised or spontaneous activities.

SCALE
The space is well-proportioned with attractive historic building frontage along both sides. However, the space given over to vehicles is much greater than that given to people walking and public life.

POSSIBILITIES FOR ENJOYING POSITIVE ASPECTS OF CLIMATE
The street lacks the pedestrian space, seating and other public infrastructure and interesting things and activities to enable people to enjoy the positive aspects of climate.

AESTHETIC QUALITY/POSITIVE SENSORY EXPERIENCES
The architecture of the buildings positively contributes to the experience, however the street is dominated by vehicles that reduces enjoyment of the environment.

Appendix B

Business Survey and Community Sentiment Survey Templates

Tuiscint Business Survey (Insert Location)

Type of Business _____

1. How long have you been in business?

2. How many employees do you have?

Full time ☐ Part time ☐ Seasonal ☐

3. How do you feel your business is doing?

4. What are the main challenges or issues you face as a business?

5. What actions do you feel would be useful to solving the challenges/issues highlighted?

Tuiscint Community Survey

Your voice will make _____ better.

1. What brought you to the town today?

Shopping ☐ Leisure/Socialising ☐ Work ☐ Resident ☐

Study ☐ Travel ☐ Other ☐

2. How far do you live from the town centre?

5 – 10 min walk ☐ Over a 10 min walk ☐ Live in town centre ☐

Live elsewhere in the town but walked in ☐ 5 – 10 min drive ☐

Over a 10 min drive ☐ Live elsewhere ☐

3. How did you travel today?

Walk ☐ Cycle ☐ Public Transport ☐

Car/Motorbike/Scooter ☐

4. What is your opinion of car parking in the town centre?

Good ☐ Adequate ☐ Poor ☐

5. Why?

6. What are the best three things about your town centre?

- Amenities (e.g. park, play area, seating) ☐
- Appearance (how my town looks) ☐
- Community (sense of belonging and unique town identity) ☐
- Landscape (the visual features of the town) ☐
- Infrastructure (how my town functions) ☐
- Facilities (essential services & amenities for leisure etc.) ☐
- Accessibility (is my town age and disability friendly) ☐
- Heritage (does my town have a rich history) ☐
- Vibrancy (is my town full of life and energy) ☐
- Social Connection (is my town a good place to meet people) ☐

7. What three things would you like to see improved?

- Amenities (e.g. park, play area, seating) ☐
- Appearance (how my town looks) ☐
- Community (sense of belonging and unique town identity) ☐
- Landscape (the visual features of the town) ☐
- Infrastructure (how my town functions) ☐
- Facilities (essential services & amenities for leisure etc.) ☐
- Accessibility (is my town age and disability friendly) ☐
- Heritage (does my town have a rich history) ☐
- Vibrancy (is my town full of life and energy) ☐
- Social Connection (is my town a good place to meet people) ☐

8. How often do you visit the town centre?

Daily ☐ Weekly ☐ Monthly ☐ Yearly ☐ Seasonal ☐ Never ☐

9. What ideas do you have for the future of your town centre?

- Entertainment (e.g. more music, theatre, activities) ☐
- Business (more new businesses in the town) ☐
- Public Spaces (more & better equipped public spaces) ☐
- Community (greater sense of community) ☐
- Youth Services (more services & activities for young people) ☐
- Road Infrastructure (better & safer roads) ☐
- Transport (better public transport & frequency of service) ☐
- Accessibility (make the town age and disability friendly) ☐
- Appearance (how the town looks) ☐
- Housing (type of housing) ☐
- Infrastructure (how the town functions) ☐
- Environment (how the town makes adaptations for climate change) ☐

10. How do you find the town centre during the day?

Good ☐ Comfortable ☐ Unsure ☐ Uncomfortable ☐

Where?

11. How do you find the town centre at night?

Good ☐ Comfortable ☐ Unsure ☐ Uncomfortable ☐

Where?

So that our Town Centre First Plan may respond to the needs of all in the community, please indicate your age range.

This question may be left blank, but in answering it, you will help make the town better for all people of all ages.

Age range?

☐ 0-18	☐ 19-29	☐ 30-39	☐ 40-49
☐ 50-59	☐ 60-69	☐ 70-79	☐ 80+

Appendix C

Place Standard Assessment Questions and Supporting Tuiscint Evidence

The following 14 assessment themes and questions are aligned with Our Place, Our Future: A Place Standard Tool for Ireland, developed by Healthy Ireland Local Government. The questions support the Town Team in completing Step 11 of Tuiscint.

The evidence listed under each theme identifies relevant information gathered through Tuiscint Steps 1–10, together with existing local authority information. The lists are guides to the evidence that may be considered; they are not additional mandatory surveys or requirements. The Town Team should consider the available evidence, discuss each theme and record both the agreed assessment and relevant differences of opinion.

1 Moving Around

How easy is it to walk or cycle around and get to where I want to go?

Please rate the place on a scale of 1 to 7



1 = Lots of room for improvement 7 = Very little room for improvement

What is good now? (optional)

How could we make it better in the future? (optional)

Tuiscint information to be considered:	✓
Universal Design Walkability Audit (Step 1)	
Observational Study (Step 6) (including desire lines), examining how people move through and use public spaces in the town centre	
Pedestrian, Cyclist & Vehicular Survey (Step 4)	
Car Parking Capacity & Occupancy Survey (Step 5)	
Business Survey (Step 7)	
Community Sentiment Survey (Step 8)	

2 Public Transport

What is public transport like in my place?

Please rate the place on a scale of 1 to 7



1 = Lots of room for improvement 7 = Very little room for improvement

What is good now? (optional)

How could we make it better in the future? (optional)

Tuiscint information to be considered:	✓
Land Use Survey (GOAD Classification) (Step 2)	
Map or drawing showing the location of bus stops, public transport routes and any planned public transport or road improvements, including new bus stops, active travel schemes, traffic-calming measures and road realignment	
Business Survey (Step 7)	
Community Sentiment Survey (Step 8)	
Car Parking Capacity & Occupancy Survey (Step 5)	

3 Traffic and Parking

How do traffic and parking affect how I move around my place?

Please rate the place on a scale of 1 to 7



1 = Lots of room for improvement 7 = Very little room for improvement

What is good now? (optional)

How could we make it better in the future? (optional)

Tuiscint information to be considered:	✓
Universal Design Walkability Audit (Step 1)	
Pedestrian, Cyclist & Vehicular Survey (Step 4)	
Land Use Survey (GOAD Classification) (Step 2)	
Map or drawing showing the location of bus stops, public transport routes and any planned public transport or road improvements, including new bus stops, active travel schemes, traffic-calming measures and road realignment	
Business Survey (Step 7)	
Community Sentiment Survey (Step 8)	
Car Parking Capacity & Occupancy Survey (Step 5)	
Noise and air-quality assessments	

4 Streets and Spaces

What are the buildings, streets and public spaces like in my place?

Please rate the place on a scale of 1 to 7



1 = Lots of room for improvement 7 = Very little room for improvement

What is good now? (optional)

How could we make it better in the future? (optional)

Tuiscint information to be considered:	✓
Drawing showing Architectural Conservation Areas (ACAs), Special Areas of Conservation (SACs), Special Protection Areas (SPAs), protected structures, buildings on the National Inventory of Architectural Heritage (NIAH) and landmark buildings, where applicable	
Land Use Survey (GOAD Classification) (Step 2), including associated mapping	
Vacancy mapping for ground and upper floors	
Drawing showing the location of sporting facilities, play areas, recreation and parks, green and blue infrastructure, existing street greening and trees in the town centre, along with arts and culture facilities	
Mapping of existing public open spaces and places to sit and dwell in the town centre	
CFRAM flood extent maps and flood alleviation work drawings for proposed projects within the town centre	
Drawings of proposed active travel schemes, road realignment and reallocation projects, and any other proposed projects within the TCF boundary area for analysis	
Noise and air-quality assessments	
Historical maps showing the town's layout (morphology) and changes over time, with details of the town's cultural and physical heritage and history	
Observational Survey (including desire lines) looking at how people move through and use existing public spaces	
Business Survey (Step 7)	
Community Sentiment Survey (Step 8)	

5 Natural Space

How easy is it for me to regularly enjoy natural space?

Please rate the place on a scale of 1 to 7



1 = Lots of room for improvement 7 = Very little room for improvement

What is good now? (optional)

How could we make it better in the future? (optional)

Tuiscint information to be considered:	✓
Drawing showing the location of sporting facilities, play areas, recreation and parks, green and blue infrastructure, existing street greening and trees in the town centre, along with arts and culture facilities	
Drawing showing Special Areas of Conservation (SACs) and Special Protection Areas (SPAs)	
CFRAM flood extent maps and flood alleviation work drawings for proposed projects within the town centre	
Biodiversity Action Plans, habitat mapping, and any relevant local biodiversity and pollinator plans	
Mapping of existing public open spaces and places to sit and dwell in the town centre	
Noise and air-quality assessments	
Observational Survey (including desire lines) looking at how people move through and use existing public spaces.	
Projects under way or planned for the town centre that incorporate nature-based solutions (NBS), such as rain gardens and tree planting, and opportunities to incorporate NBS into future town centre projects	
Business Survey (Step 7)	
Community Sentiment Survey (Step 8)	

6 Play and Recreation

How good are the spaces and opportunities for play and recreation in my place?

Please rate the place on a scale of 1 to 7



1 = Lots of room for improvement 7 = Very little room for improvement

What is good now? (optional)

How could we make it better in the future? (optional)

Tuiscint information to be considered:	✓
Drawing showing the location of sporting facilities, play areas, recreation and parks, green and blue infrastructure, existing street greening and trees in the town centre, along with arts and culture facilities	
Land Use Survey (GOAD Classification) (Step 2), including associated mapping	
CFRAM flood extent maps and flood alleviation work drawings for proposed projects within the town centre	
Noise and air-quality assessments	
Business Survey (Step 7)	
Community Sentiment Survey (Step 8)	

7 Facilities and Services

How well do services in my place meet my needs?

Please rate the place on a scale of 1 to 7



1 = Lots of room for improvement 7 = Very little room for improvement

What is good now? (optional)

How could we make it better in the future? (optional)

Tuiscint information to be considered:	✓
Universal Design Walkability Audit (Step 1)	
Land Use Survey (GOAD Classification) (Step 2)	
Socio-economic data and analysis, including census data	
Digital Blueprint Report	
Business Survey (Step 7)	
Community Sentiment Survey (Step 8)	

8 Work and Local Economy

How active is the local economy in my place and are there good opportunities for work, volunteering and training?

Please rate the place on a scale of 1 to 7



1 = Lots of room for improvement 7 = Very little room for improvement

What is good now? (optional)

How could we make it better in the future? (optional)

Tuiscint information to be considered:	✓
Land Use Survey (GOAD Classification) (Step 2)	
Details or drawing showing the location of major employers and industry in the town centre relative to residential areas, including local job types and opportunities for upskilling, education, training, starting a business, childcare etc.	
Socio-economic data and analysis, including census data	
Vacancy mapping for ground and upper floors	
Noise and air-quality assessments	
Business Survey (Step 7)	
Community Sentiment Survey (Step 8)	
Map of town centre car parking locations and number of spaces including e-charging points (both in local authority and private ownership)	
Map or drawing showing the location of bus stops, public transport routes and any planned public transport or road improvements, including new bus stops, active travel schemes, traffic-calming measures and road realignment	
Mapping and analysis of housing types, tenure mix etc. in the TCF study boundary area	
Details of local festivals, sporting and arts events, and markets	

9 Housing and Community

How well do the homes in my place meet the needs of my community?

Please rate the place on a scale of 1 to 7



1 = Lots of room for improvement 7 = Very little room for improvement

What is good now? (optional)

How could we make it better in the future? (optional)

Tuiscint information to be considered:	✓
Land Use Survey (GOAD Classification) (Step 2)	
Mapping and analysis of housing types, tenure mix etc. in the TCF study boundary area.	
Vacancy mapping for ground and upper floors	
CFRAM flood extent maps and flood alleviation work drawings for proposed projects within the town centre	
Socio-economic data and analysis, including census data	
The relevant city or county development plan and any applicable statutory area plans in force, together with associated AA and SEA documentation	
Business Survey (Step 7)	
Community Sentiment Survey (Step 8)	
Digital Blueprint Report and findings	

10 Social Interaction

How good is the range of opportunities which allow me to meet and spend time with other people?

Please rate the place on a scale of 1 to 7



1 = Lots of room for improvement 7 = Very little room for improvement

What is good now? (optional)

How could we make it better in the future? (optional)

Tuiscint information to be considered:	✓
Land Use Survey (GOAD Classification) (Step 2)	
Drawing showing the location of sporting facilities, play areas, recreation and parks, green and blue infrastructure, existing street greening and trees in the town centre, along with arts and culture facilities	
Socio-economic data and analysis, including census data	
Digital Blueprint Report and findings	
Mapping of existing public open spaces and places to sit and dwell in the town centre	
Business Survey (Step 7)	
Community Sentiment Survey (Step 8)	
The relevant city or county development plan and any applicable statutory area plans in force, together with associated AA and SEA documentation	

11 Identity and Belonging

To what extent does my place have a positive identity that supports a strong sense of belonging?

Please rate the place on a scale of 1 to 7



1 = Lots of room for improvement 7 = Very little room for improvement

What is good now? (optional)

How could we make it better in the future? (optional)

Tuiscint information to be considered:	✓
Local Heritage, History, Materials & Artefacts Inventory (Step 9), including the town's history, local stories and records of local heroes and famous people	
Drawing showing night-time use and active street frontage	
Historical maps showing the town's layout (morphology) and changes over time, with details of the town's cultural and physical heritage and history	
Land Use Survey (GOAD Classification) (Step 2)	
Details of local festivals, sporting and arts events, markets	
Drawing showing the location of sporting facilities, play areas, recreation and parks, green and blue infrastructure, existing street greening and trees in the town centre, along with arts and culture facilities	
Universal Design Walkability Audit (Step 1)	
Socio-economic data and analysis, including census data	
Digital Blueprint Report	
Mapping of existing public open spaces and places to sit and dwell in the town centre	
Business Survey (Step 7)	
Community Sentiment Survey (Step 8)	

12 Feeling Safe

How safe does my place make me feel?

Please rate the place on a scale of 1 to 7



1 = Lots of room for improvement 7 = Very little room for improvement

What is good now? (optional)

How could we make it better in the future? (optional)

Tuiscint information to be considered:	✓
Land Use Survey (GOAD Classification) (Step 2)	
Drawing showing the location of sporting facilities, play areas, recreation and parks, green and blue infrastructure, existing street greening and trees in the town centre, along with arts and culture facilities	
Mapping of existing public open spaces and places to sit and dwell in the town centre	
Drawing showing night-time use and active street frontage	
Vacancy mapping for ground and upper floors	
Pedestrian, Cyclist & Vehicular Survey (Step 4)	
Environmental data, including noise and air-quality assessments and CFRAM flood extent maps	
Business Survey (Step 7)	
Community Sentiment Survey (Step 8)	

13 Care and Maintenance

How well is my place looked after and cared for?

Please rate the place on a scale of 1 to 7



1 = Lots of room for improvement 7 = Very little room for improvement

What is good now? (optional)

How could we make it better in the future? (optional)

Tuiscint information to be considered:	✓
Land Use Survey (GOAD Classification) (Step 2)	
Vacancy mapping for ground and upper floors	
Universal Design Walkability Audit (Step 1)	
Map or drawing showing the location of bus stops, public transport routes and any planned public transport or road improvements, including new bus stops, active travel schemes, traffic-calming measures and road realignment	
Map showing any other projects under way or planned for the town centre, e.g. housing, public realm or community projects	
Drawing showing the location of sporting facilities, play areas, recreation and parks, green and blue infrastructure, existing street greening and trees in the town centre, along with arts and culture facilities	
Mapping of existing public open spaces and places to sit and dwell in the town centre	
Business Survey (Step 7)	
Community Sentiment Survey (Step 8)	

14 Influence and Sense of Control

When things happen in my place how well am I listened to and included in decision-making?

Please rate the place on a scale of 1 to 7



1 = Lots of room for improvement 7 = Very little room for improvement

What is good now? (optional)

How could we make it better in the future? (optional)

Tuiscint information to be considered:	✓
Socio-economic data and analysis, including census data	
Digital Blueprint Report	
Business Survey (Step 7)	
Community Sentiment Survey (Step 8)	

