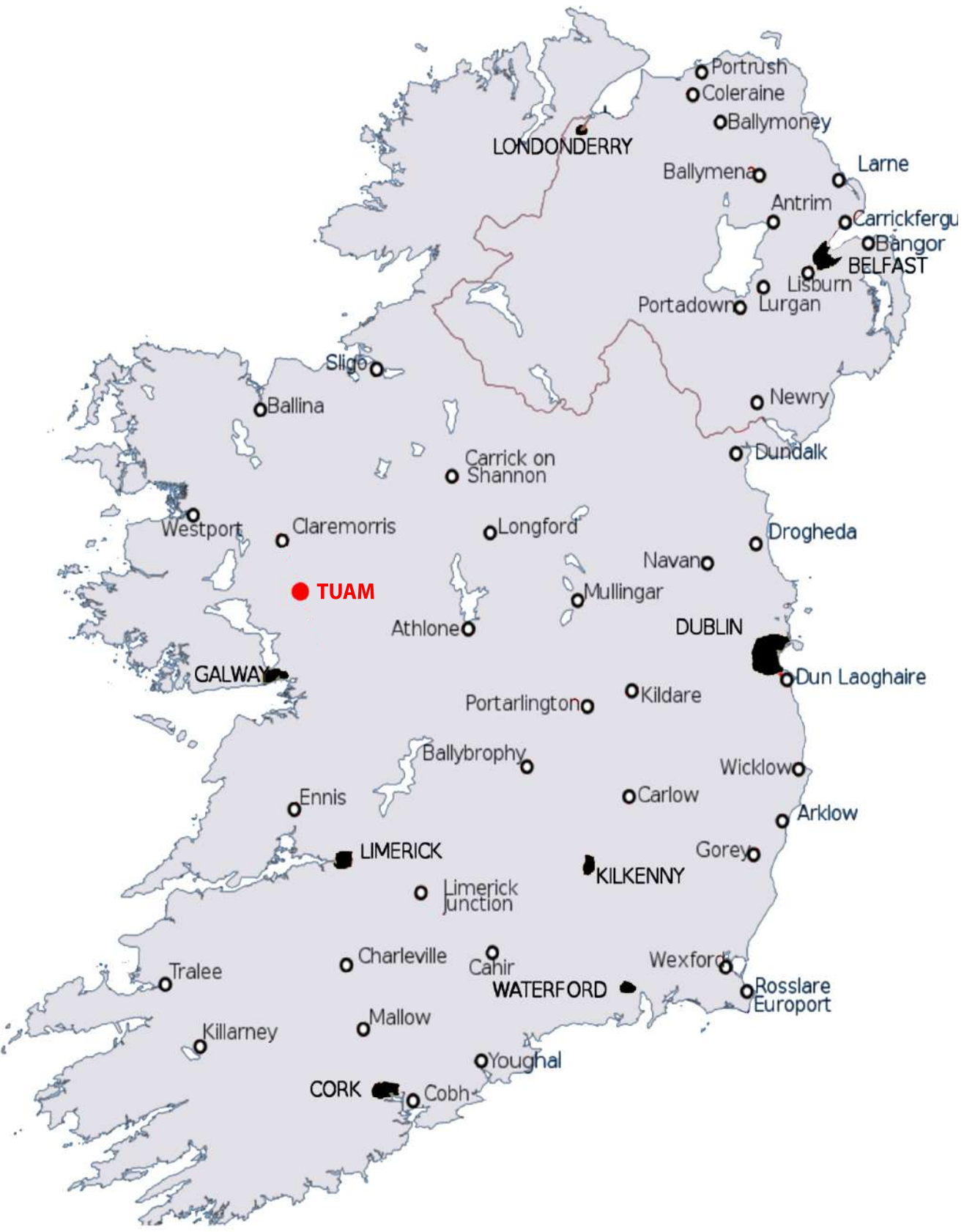
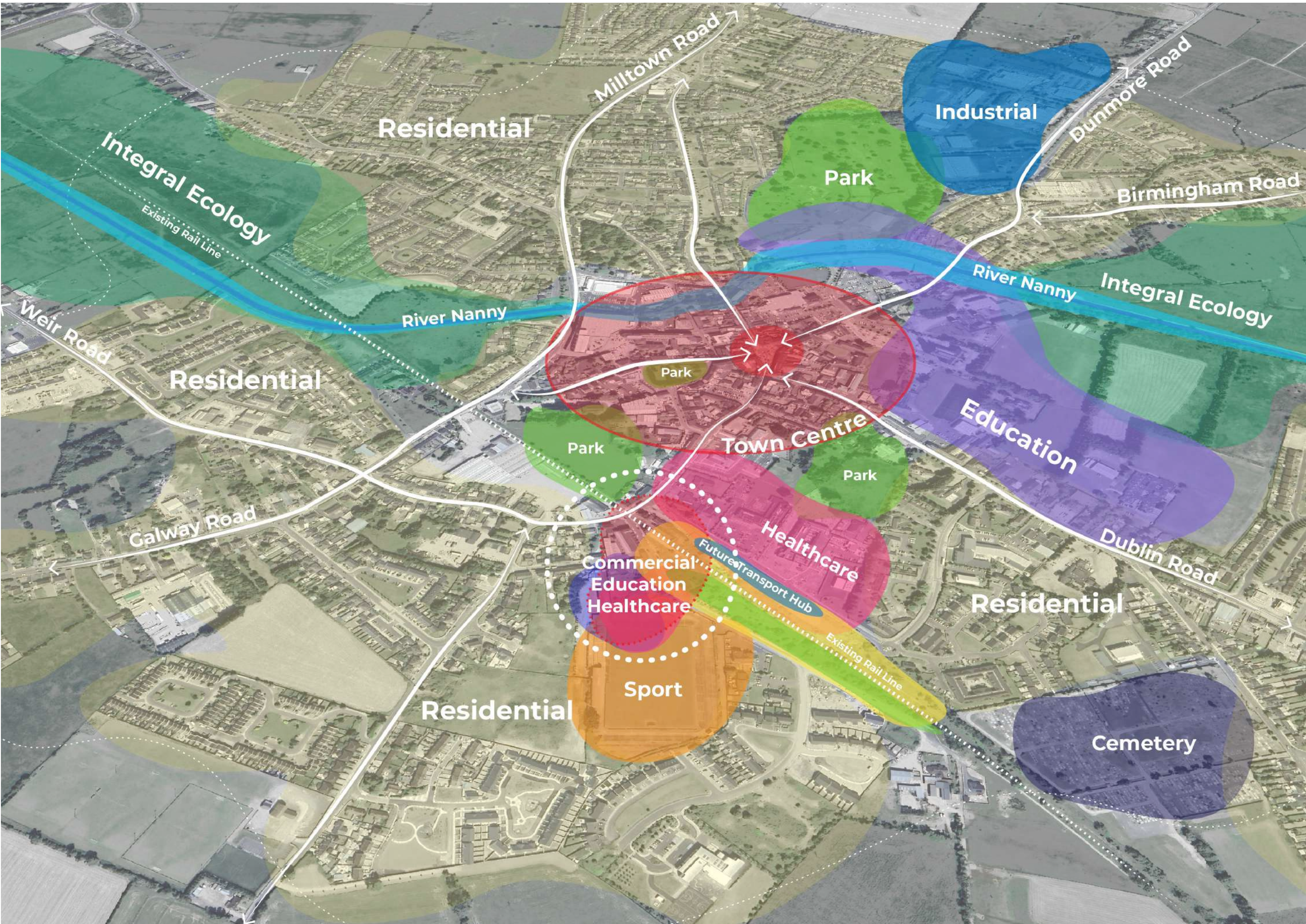




Ireland Railway Network: Connectivity & Spatial Integration



Tuam Bubble Diagram - Spatial Organisation & Functional Zoning



Cathedral of the Assumption



St Mary's Cathedral



Temple Jarlath



Former Railway Line



Market Square



St Joseph's Park

UNITING TUAM, NORTH & SOUTH

Symbolically the return of the Station Quarter to the Town is of significant benefit. The transformation and return of this delict site to the town could have a knock-on effect in terms of commercial investment.

The increase in footfall would generate greater potential for commercial activity within the Station Quarter as well as on the surrounding streets. Greater connectivity would also relieve peak activity events such as match days in the Gaelic Grounds. Such peak activity periods could bring more benefit to this part of Town than is currently experienced.

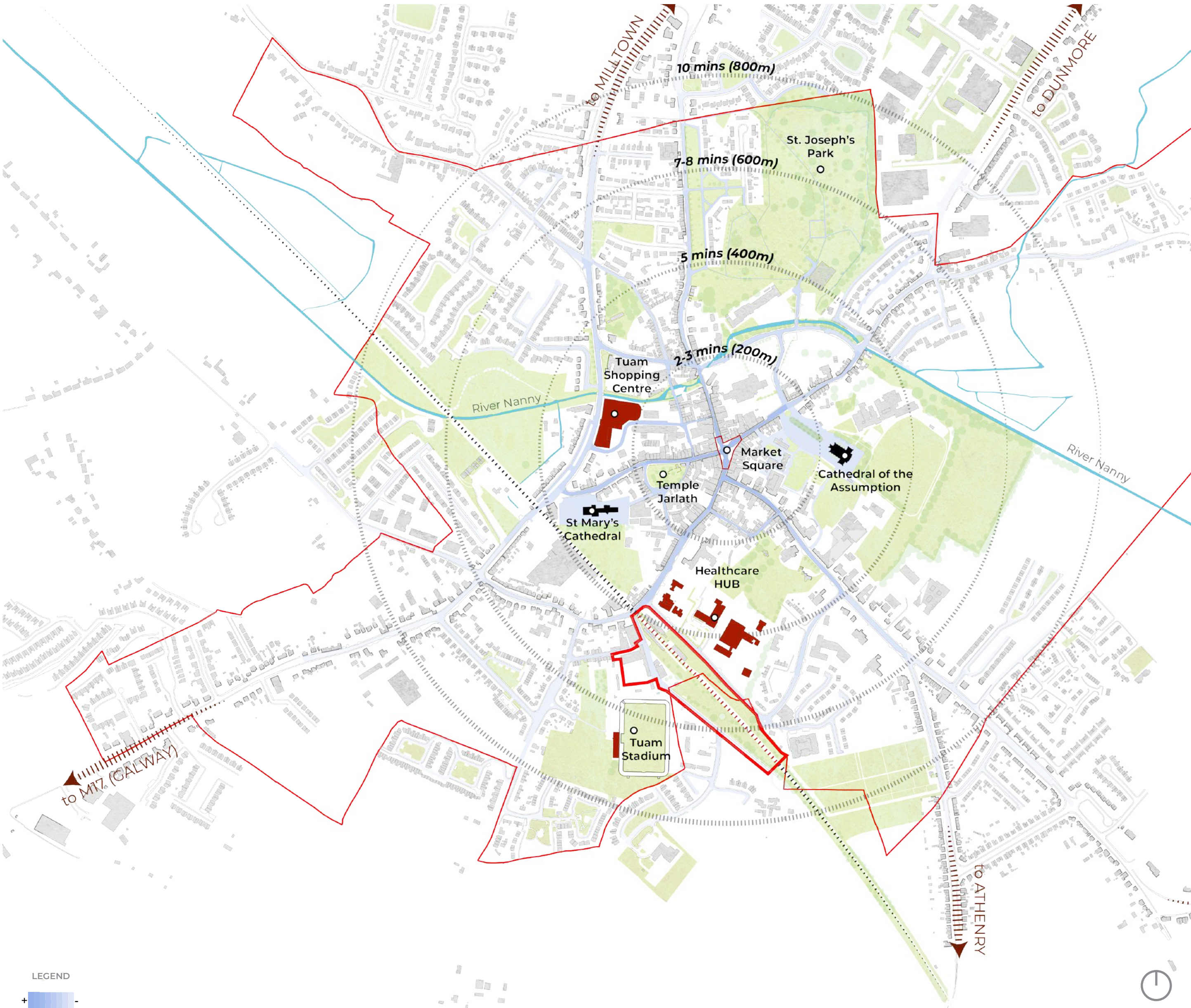
The Masterplan should seek to bridge both sides of the existing rail tracks, the commercial, educational, and healthcare centres to the north and the GAA stadium to the south. A mixed-use Station Quarter would bridge both halves of Tuam, reinforcing urban cohesion, active frontages, and vibrant public spaces.

IMPACT OF DEVELOPMENT ON THE HISTORIC TOWN CENTRE

The Tuam Railway Quarter Development Plan offers a chance to reconnect the town through a multi-modal transport hub integrating:

- Bus, coach, and taxi facilities
- Cycle parking & park-and-ride services
- Possible Future Rail services

A possible future railway and a possible future greenway would greatly enhance Tuam's connectivity to the surrounding area and beyond. A successful Station Quarter Masterplan could also facilitate a reduction in congestion in the Tuam's public spaces and streetscapes.



Walking Catchment Analysis: Accessibility & Urban Mobility

GREEN AND BLUE SPACES

Tuam, Galway's second-largest urban centre, has a population of approximately 10,000, reflecting a 10% increase from 2016 to 2022. Despite this growth, it retains a distinct rural character, shaped by narrow streets and a historic medieval layout that provides its unique identity.

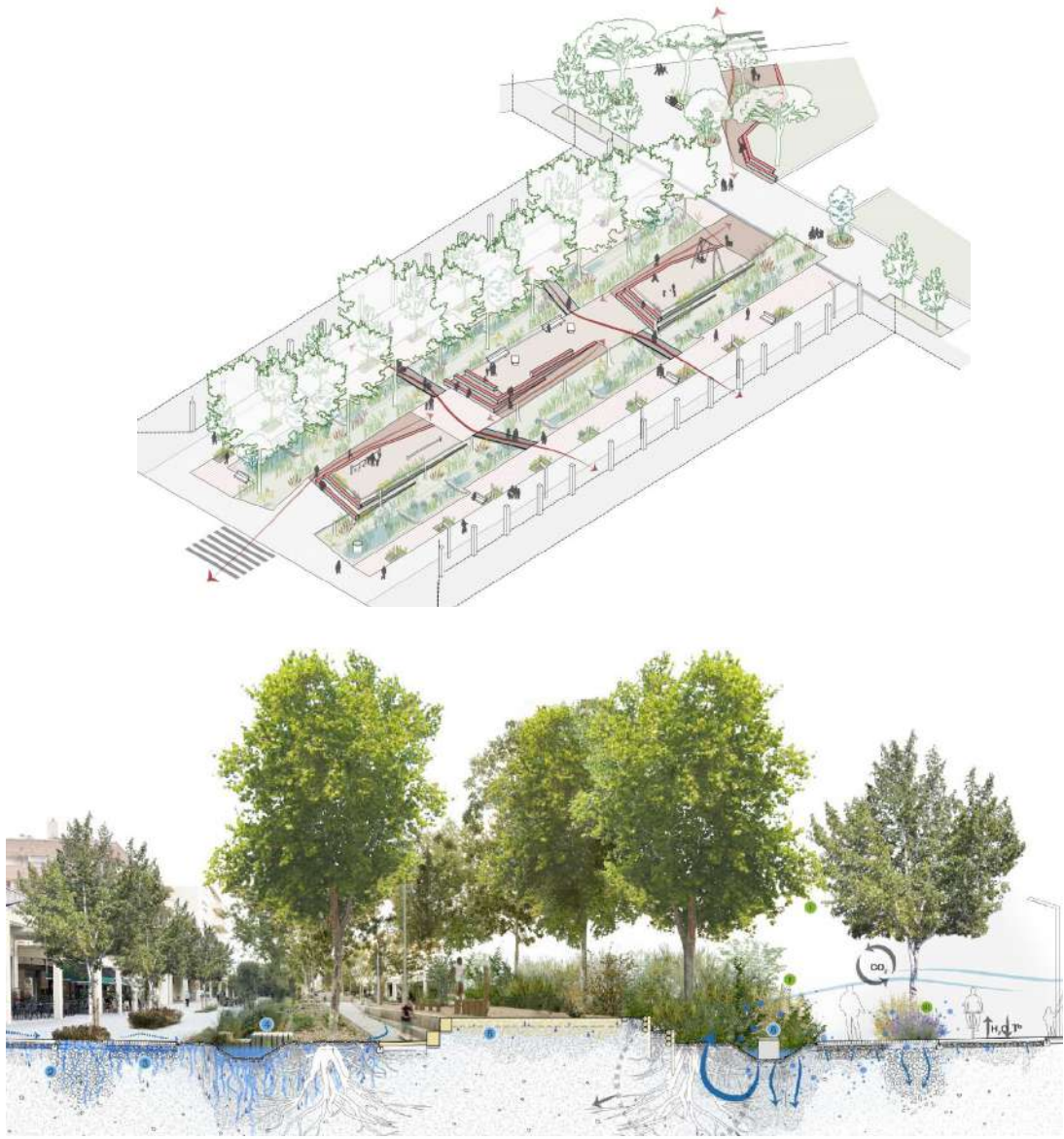
The town's natural landscape plays a fundamental role in its urban fabric, with green and blue spaces integrated throughout the built environment. The River Nanny, a significant watercourse, weaves through Tuam, linking several low-lying green spaces, creating a network of natural and recreational areas.

With climate change and increasing flood risks, careful water management strategies are essential. Where possible, solutions should prioritise landscape-driven approaches, minimising hard surfaces and enhancing natural rainwater percolation to reduce runoff and improve resilience.

A tributary of the River Clare, the River Nanny flows beneath several bridges and passes under the disused railway line, a possible future greenway. Both the river and railway line could function as ecological connectors, possible supporting biodiversity despite interruptions. These possible corridors could reinforce Tuam's relationship between urban development and natural landscape, ensuring a more sustainable and connected townscape.



Tuam Green & Blue Infrastructure: Ecological Networks & Urban Connectivity



Rambla de la Girada in Vilafranca del Penedès / Battle I Roig



Tuam Green & Blue Infrastructure: Ecological Networks & Urban Connectivity



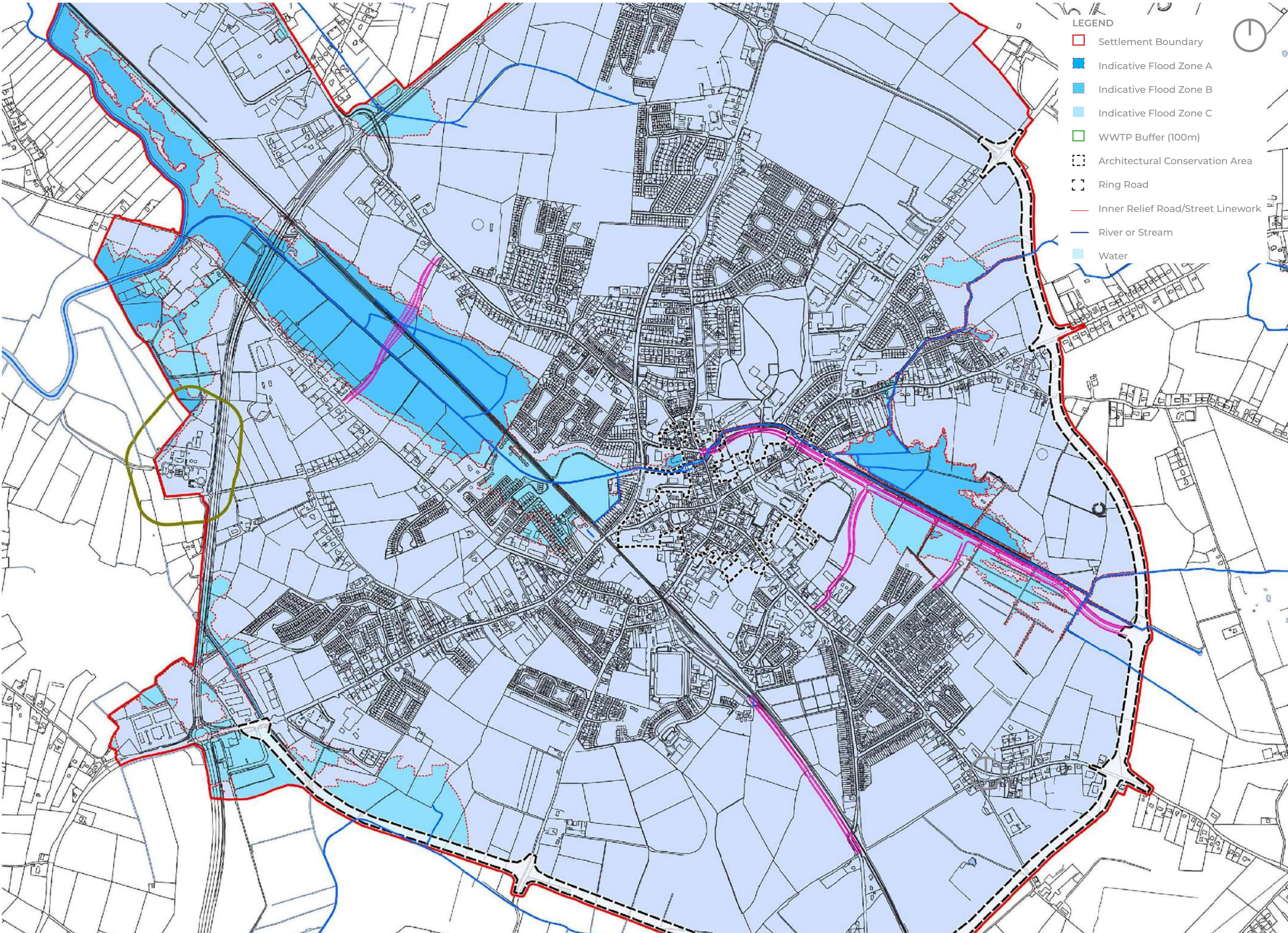
THE LANDSCAPE APPROACH

Tuam's compact scale and abundant green spaces are integral to its urban fabric. Protecting and enhancing these areas is crucial for both ecology and recreation.

Opportunities to link and unify green spaces should focus on two key assets: the River Nanny and the disused railway corridor, both offering potential for linear green networks. A key challenge in developing the Railway Quarter as a transport hub is ensuring habitat preservation. Thoughtful design can facilitate and integrate transport and ecological needs and aspirations.



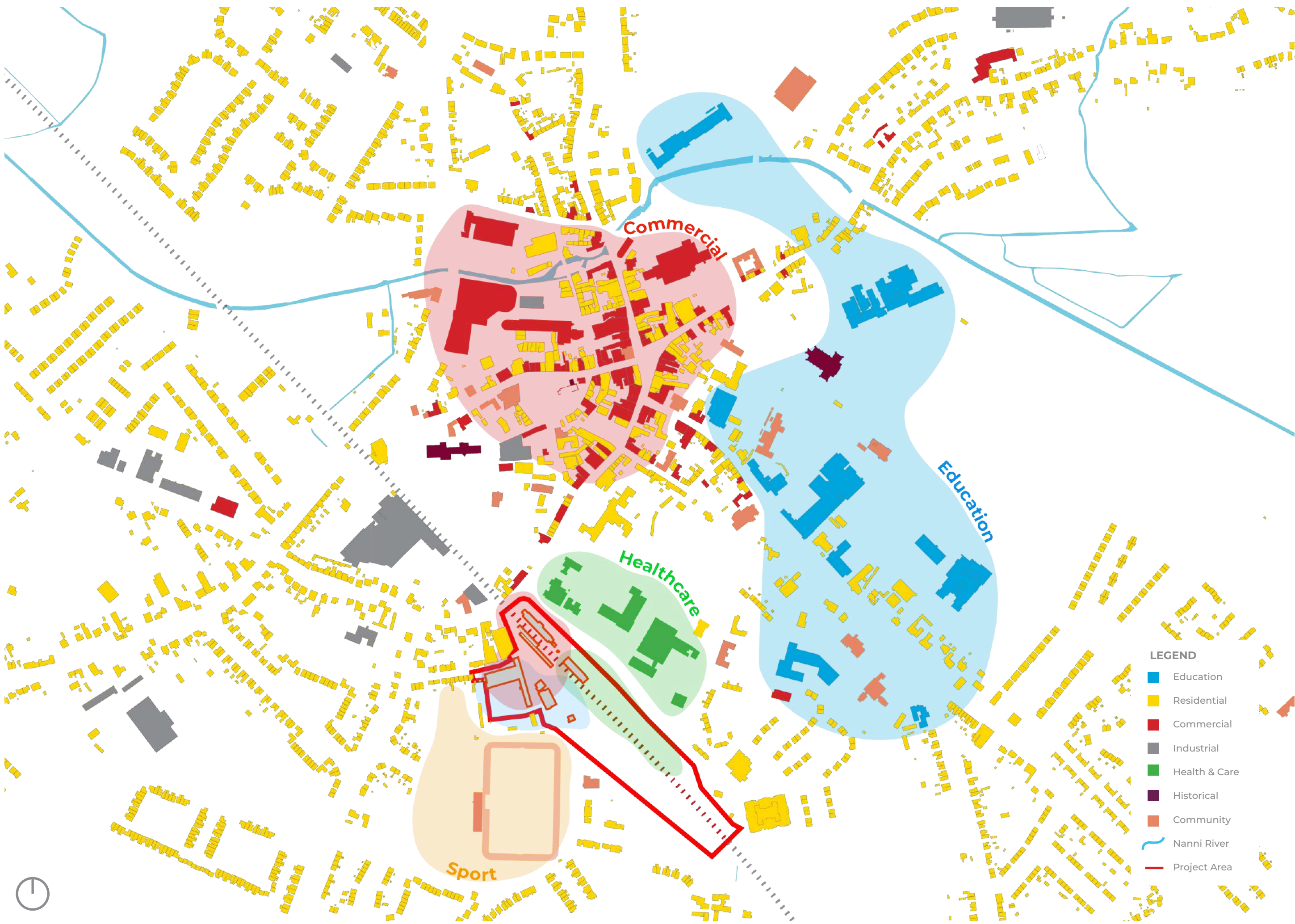
Linear Park Precedents: Urban Connectivity & Green Infrastructure



Tuam Flood Risk Map: Assessment & Management



Tuam Aerial Town View



Analisis of existing Land Uses.

10 Design Principles

Our approach to creating a sustainable place to live & work comes from people-focused design solutions which ensures that issues such as Health, Wellness, Universal Design and Sustainability are at the core of our methodology at all times.

01 - A Town of Neighbourhoods
Balance with local communities, liveability, sociability, safety

02 - Walkability
A liveable town framework, better connections, cycle paths and active mobility

03 - Resilient Placemaking
Strong emphasis on healthy accessible places

04 - Green, Blue Infrastructure
Biodiverse, sustainable, climate resilient neighbourhoods

05 - Good Street design
Access and linkages, public transport and accessibility

06 - Mix-diversity of uses and activities
New development areas

07 - Sequential growth
Long term connectedness and considered phased growth over time

08 - Identity
Gateways, scale, landmark buildings and feature large species trees

09 - Future proofing
High quality, universal and age-friendly design for people of all ages and mobility needs

10 - Integrated
Clear spatial plan and wayfinding

S

Strengths

- S1 - Transport & Mobility**
- Proximity to town centre - approximately a 7-minute walk to Market Square.
 - The Tuam Transport Strategy, including possible future return of Athenry-Claremorris rail line.
 - Adjacent to Tuam GAA Stadium.
 - Accessible from existing Bus & traffic routes.
- S2 - Planning**
- Policy Support for regeneration of derelict site and buildings, integrated with other urban regeneration efforts Development Plan.
- S3 - Green & Blue infrastructure**
- Creation of greenway along the former railway line, described as the 'Quiet Man Greenway'.
 - Creation of pedestrian linkages to connect greenway to the Town.
 - Intersection of possible future Greenway to the River Nanny biodiverse Corridor.
- S4 - Character & Identity**
- Town is an attractive medieval and historic Town 35 minutes from Galway with a commercial educative and sporting centres.
- S5 - Early Engagement**
- Ability to engage early and develop a considered Stakeholder Engagement and Public Consultation approach.
- S6 - Sustainable Living**
- A walking environment.
 - A work/ live/ play community.

W

Weaknesses

- W1 - Traffic & Movement**
- Site bisected by the railway line.
 - Site and surrounding buildings are derelict.
 - Major traffic congestion in the area during match days at the GAA stadium.
 - Low pedestrian & cycle use and facilities.
 - Poor permeability.
- W2 - Planning**
- Land Use Zoning suitable for mixed use development.
- W3 - Green & Blue infrastructure**
- Fragility of possible future greenway.
- W4 - "Edge of City" Character**
- The site needs a new identity and activation
 - Has lost its significant historical importance in the area.
- W5 - Existing Uses on Site**
- Relocation of existing uses and several land ownerships .
 - Care to be taken in the renovation of the existing railway buildings.
 - Circular Economy and Embodied energy – demolition vs retrofitting.

O

Opportunities

- O1 - Transport & Mobility**
- Proximity to town centre.
 - Awareness of the possible future return of the Athenry-Claremorris rail line.
 - Create a multi-modal transport hub, possible future reinstatement of rail services Improve connectivity with the town centre and surrounding areas through enhanced pedestrian and cycle links.
 - Develop new pedestrian/cycle linkages.
- O2 - Planning**
- The project is integrated with other urban regeneration efforts.
 - Acquisition of vacant and derelict town centre properties for future development.
- O3 - Green & Blue infrastructure**
- Creation of greenway along the former railway line.
 - Creation of pedestrian linkages to return greenway to the Town.
- O4 Infrastructure and Services**
- Maximise the implementation of SUDS.
 - Mitigating design measures for Flood Risk to other parts of Tuam.
- O5 - Enterprise opportunities**
- Training and employment opportunities, particularly for disadvantaged communities.
 - Collaboration with Galway Rural Development to support social enterprise initiatives.
- O6 - A New Sustainable Neighbourhood**
- Adaptive reuse of vacant and derelict buildings, reducing commercial vacancy rates.
 - Encouragement of private sector investment to enhance economic sustainability.

T

Threats

- T1 - Traffic & Movement**
- Potential for the railway to divide the town in half.
- T2 - Planning**
- Potential conflict of interests to be resolved, risk in trying to 'provide all things for all people'.
- T3 - Land**
- Establish ground conditions – e.g., contamination, invasive species.
- T4 - Reliance on third parties**
- Engagement with multiple stakeholders, landowners - gain consensus.
 - Programme for decanting existing uses & stakeholders from site.
- T5 - Utilities**
- Unforeseen underground services.
 - Irish Water connection.
 - ESB connection and capacity.
 - Gas connection.
- T6 - Environmental Factors**
- Climate change adaptation and designing for extreme weather events.
 - Daylight / Sunlight / Over shadowing.
- T7 - Commercial Balance**
- Economies of scale / efficiency.
 - Cost of build and affordability.

The **Tuam Station Quarter Masterplan** is a transformative regeneration initiative aimed at revitalising a derelict area into a **vibrant, mixed-use urban quarter**. The project integrates **sustainable transport, heritage conservation, and economic revitalisation**, fostering stronger connections between the town centre and surrounding areas. **A multi-modal transport hub**, improved pedestrian and cycle links, and high-quality public spaces will enhance Tuam's accessibility and liveability. The Tuam Station Quarter should acknowledge the potential future return of rail services.

The masterplan envisions a **balanced mix of residential, commercial, and community uses**, incorporating **climate-resilient design and biodiversity enhancements**. Heritage-led redevelopment will preserve **protected structures**, while adaptive reuse of vacant buildings will stimulate **investment and job creation**. This initiative aligns with Tuam's broader regeneration strategy, ensuring a more **sustainable, connected, and economically resilient urban environment**.

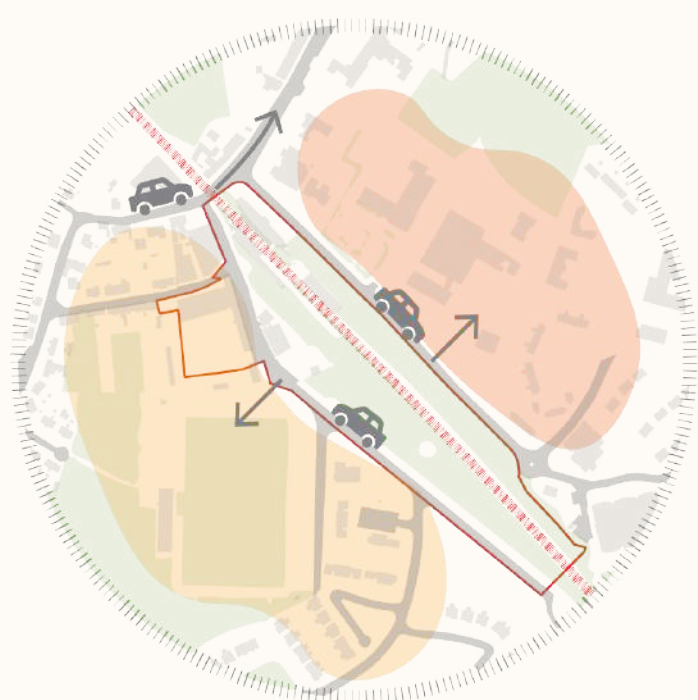


Possible future Land Uses.

OPPORTUNITIES

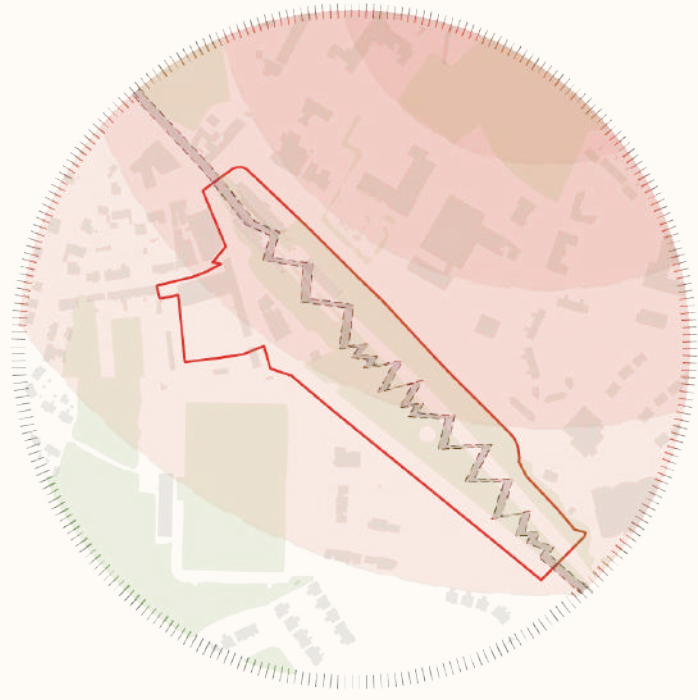
01 MOBILITY

Traffic congested roads bisect the site
Poor permeability, low pedestrian and cycle use
Environment



03 "EDGE OF CITY" CHARACTER

The Railway Quarter is an opportunity to heal a division oth Tuam, North & South



02

IMPACT OF RIVER NANNY

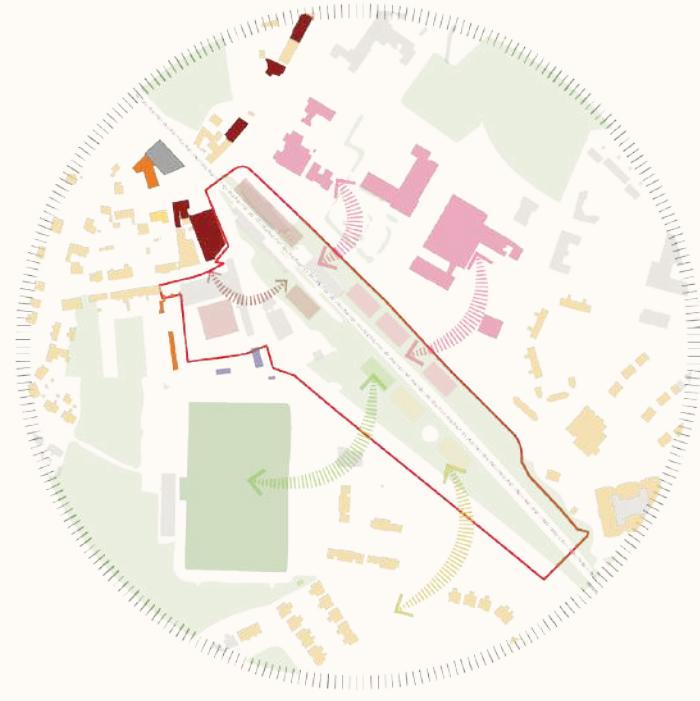
Limiting the amount of hard surfacing and water run-off minimise the impact of water levels and local flooding



04

DENSIFICATION

Balancing the objectives of Project Ireland 2040 in providing density and compact growth streets. Tuam has a shortage of Housing close to the town centre

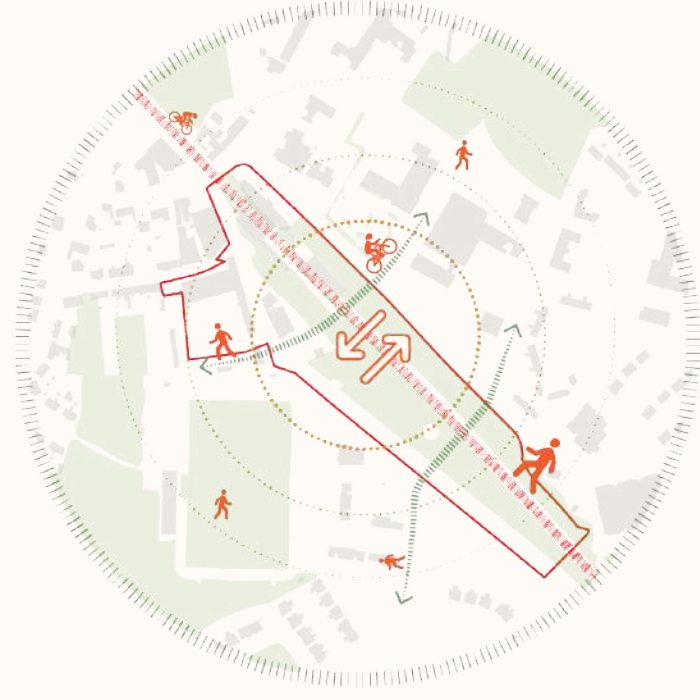


CHALLENGES

01

LINKAGES + CONNECTIONS

Creating safe, well-lit, car free, walking, and cycling connections to the town centre



03

MIXED-USE NEIGHBOURHOOD

Provision of employment opportunities together with community amenities will create a vibrant community for living, working and visiting



02

GREEN + BLUE INFRASTRUCTURE

Creation of a new rail greenway, establishing green links and corridors
River Nanny Biodiverse corridor



04

CATALYST FOR CHANGE

Redevelopment of underutilised brownfield land can kickstart regeneration in the adjacent areas to Tuam



Precedent Studies: Urban Regeneration & Mobility Solutions



Railway Linear Park Masterplan (Gaeta-Springall Architects)



Social Housing and Public Park / MAB Architecture