
Public Consultation Survey - Summary Report

Carrick-on-Suir Riverside Regeneration - Goldcrop Site



Rialtas na hÉireann
Government of Ireland



Arna chomhchistiú ag
an Aontas Eorpach
Co-funded by the
European Union



Tionól Réigiúnach an
Oirthir agus Lár Tíre
Eastern and Midland
Regional Assembly



Fáilte
Ireland



Comhairle Contae Thiobraid Árann
Tipperary County Council



MWP

Carrick-on-Suir Riverside Regeneration Project is co-funded by the Government of Ireland and the European Union through the EU Just Transition Fund.

May 2026

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1 Summary

A Public Consultation Survey was published by Tipperary County Council regarding the commissioning of a Feasibility and Concept Design for the 2.7 acre Goldcrop Site as part of the Carrick-on-Suir Riverside Regeneration. As part of the design process Tipperary County Council are seeking the views of the people of Carrick-on-Suir on the future development potential of the long derelict Goldcrop site in Carrick-on-Suir.

This site is positioned close to Dillon Bridge and is adjacent to North Quay and Castle Lane. It is located between Ormond Castle and Main Street and is directly behind Brewery Lane Theatre, Strand Theatre, Tudor Artisan Hub and the new Digital & Enterprise hub currently under construction.

This regeneration project is co funded by the Government of Ireland and the European Union through the EU Just Transition Fund. Fáilte Ireland's Regenerative Tourism and Placemaking Scheme under the Just Transition Fund aims to transform tourism across 8 counties in Ireland's Hidden Heartlands and Ireland's Ancient East by diversifying the local economy and providing new employment opportunities for workers and communities.

There was a total of 2060 respondents to the survey published on 20 June 2025 consisting of 84 hard copy submissions which closed on 30th June 2025 and 1976 online submissions which closed 3rd July 2025.

In addition to the survey there have been 3 submissions from interested stakeholders received from the following:

- Brewery Lane Theatre and Arts Centre
- Main Street Business Initiative (MBI)
- Strand Theatre

2 The Survey

The survey comprised of 11 questions as follows:

1. What is your age group?

- Under 18
- 18-24
- 25-39
- 40-59
- 60+

2. What is your connection to Carrick-on-Suir?

- I live here
- I work here
- Business Owner
- Landowner
- Local Authority Representative
- Other (please specify): _____

3. How long have you lived in the area?

- Less than 1 year
- 1-5 years
- 6-10 years
- 10+ years

- I don't live in the area

4. How would you rate the current Tourism infrastructure in Carrick-on-Suir?

- Poor
- Fair
- Good
- Excellent

5. What would you think is most needed in Carrick-on-Suir? (Select all that apply)

- Housing
- Public Transport
- Green/Recreational Spaces
- Retail and Services
- Road and Traffic Improvements
- Employment Opportunities
- Other (please specify): _____

6. Do you support the idea of development on the proposed site?

- Strongly Oppose
- Oppose
- Neutral
- Support
- Strongly support

7. What type of development would you like to see?

- Residential
- Tourism Based Activity
- Commercial / Retail
- Community Facilities (Youth Centres / Libraries)
- Healthcare Facilities
- Green Spaces / Parks
- Mixed-use Development
- Public Plaza
- Leisure Activity (Watersports)
- Other (please specify): _____

8. What concerns, if any, would you have about any development of the site?

- Increased Traffic
- Environmental Impact
- Disruption During Construction
- None
- Other (please specify): _____

9. How important is sustainable / green development to you?

In the context of architecture and construction, sustainable development means designing and building structures in a way that

*minimizes environmental impact and
conserve resources*

- not important at all
- not very important
- neutral
- somewhat important
- Very important

**10. What do you think would
make the development most
beneficial to the people, and
visitors in Carrick-on-Suir?**

Insert text box here for comments

**11. Do you have any other
comments, ideas, or concerns
regarding the possible
development of the site?**

Insert text box here for comments

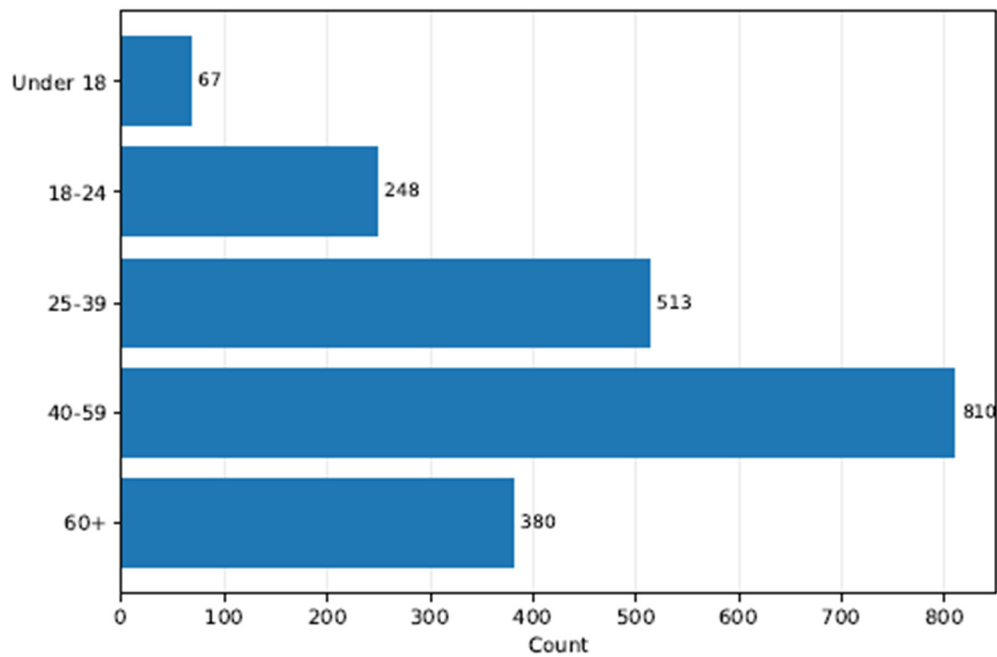
3 Survey Assessment

The results of the Public Consultation Survey were assessed and summarised as follow:

- Respondents are mainly local and long-term residents.
- The current tourism offer is rated weakly.
- There is strong support for developing the Goldcrop site.
- Parking/access is the dominant recurring issue across write-in responses.
- The preferred direction is a practical mixed-use scheme that also strengthens tourism, public realm and the river/Blueway link.

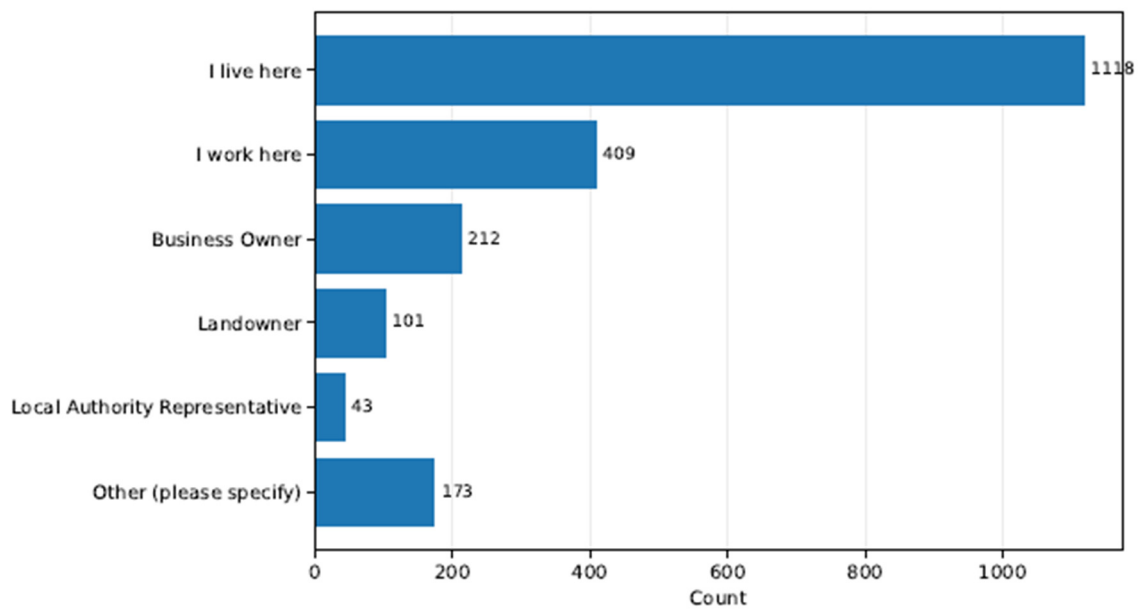
The breakdown and assessment of the results are as follows:

1. What is your age group?



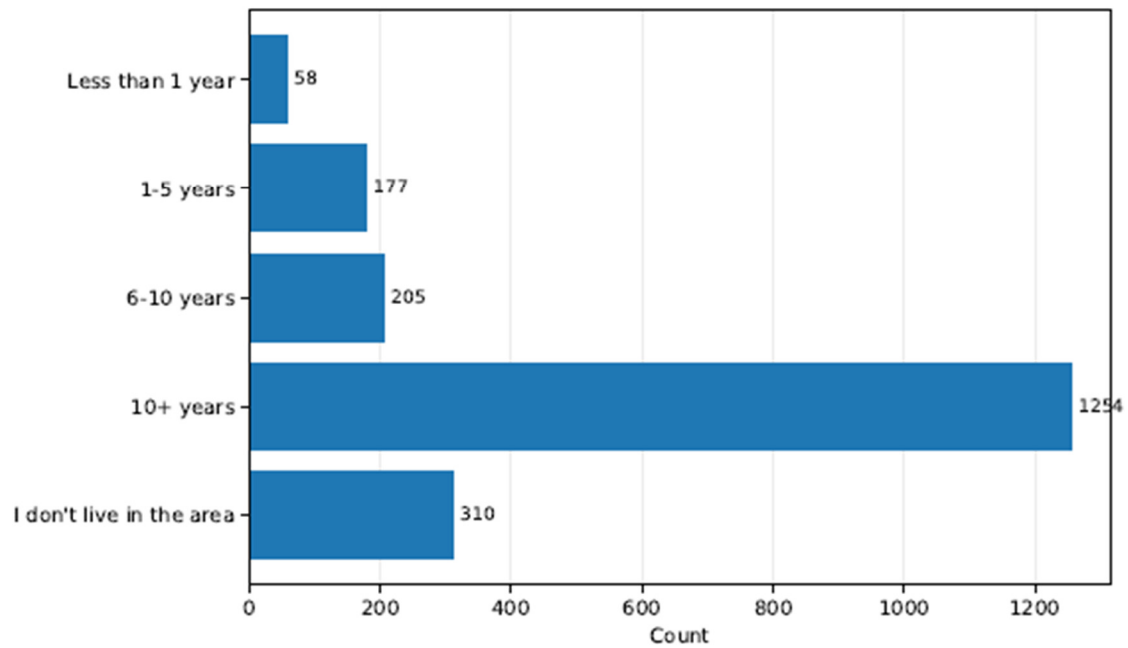
The combined age profile is weighted towards middle-aged and older adults. The largest group is 40-59 (810, 40.1%), followed by 25-39 (513, 25.4%). Younger respondents are represented, but the survey primarily reflects established adult views.

2. What is your connection to Carrick-on-Suir?



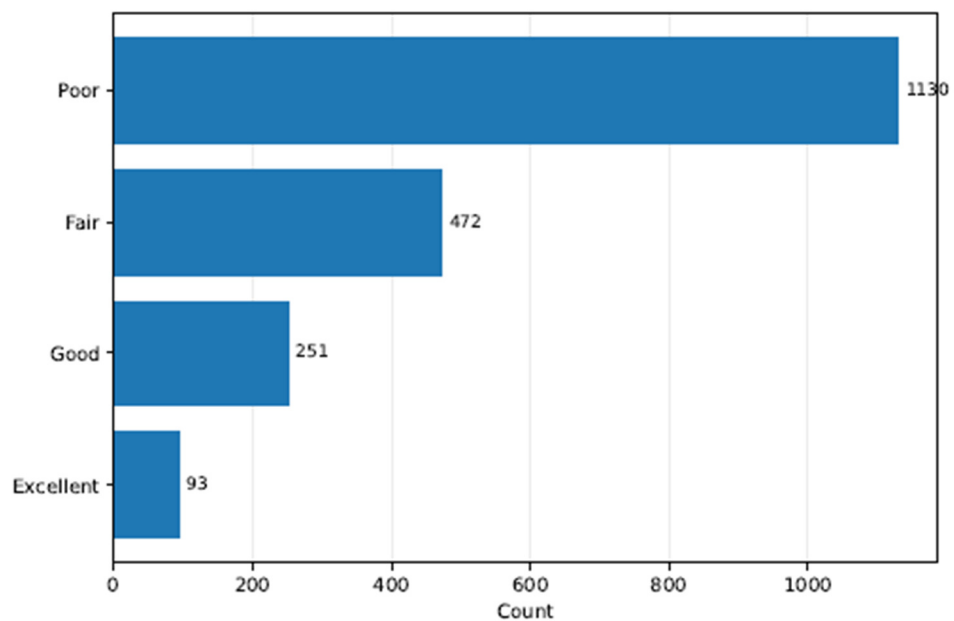
The strongest connection to Carrick-on-Suir is local residency: I live here accounts for 1118 selections, followed by I work here with 409. Business owners and workers are also well represented, so the findings combine community, employment and town-centre perspectives.

3. How long have you lived in the area?



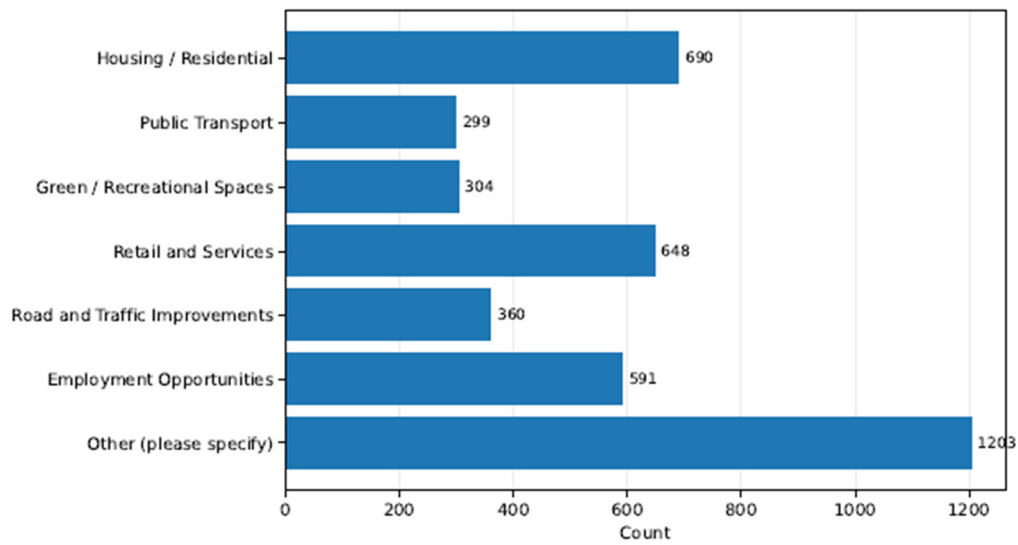
Long-term local experience dominates the dataset. The 10+ years category accounts for 1254 responses (62.6%). This gives weight to the findings as views from people who know the town over time.

4. How would you rate the current Tourism infrastructure in Carrick-on-Suir?



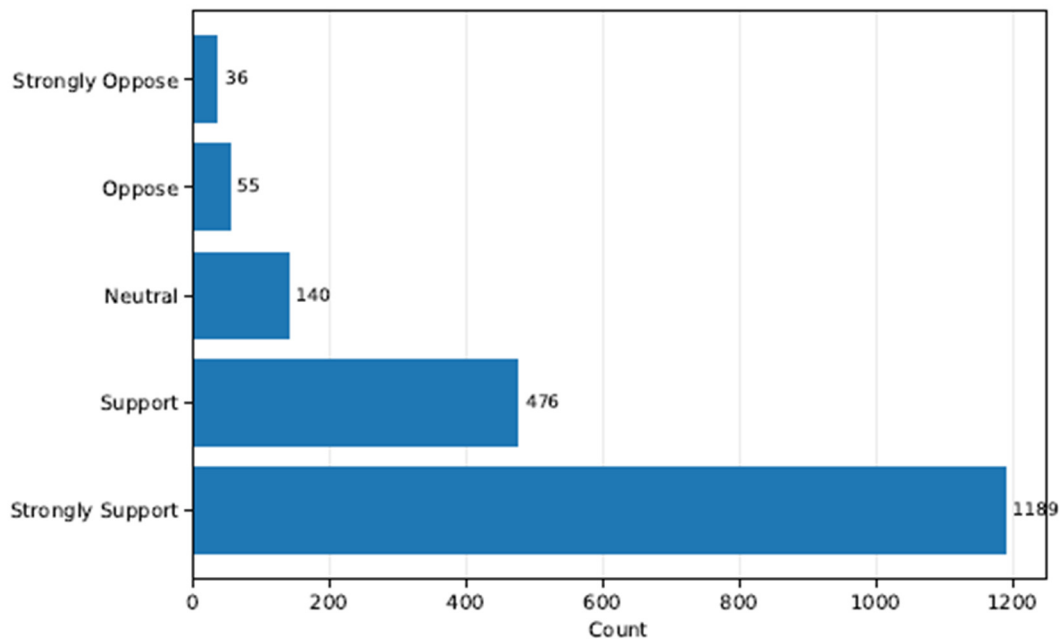
The current tourism offer is viewed critically. Poor and Fair together account for 1602 responses (82.3%), compared with 344 Good or Excellent responses (17.7%). This shows a strong need for improvement.

5. What would you think is most needed in Carrig-on-Suir? (Select all that apply)



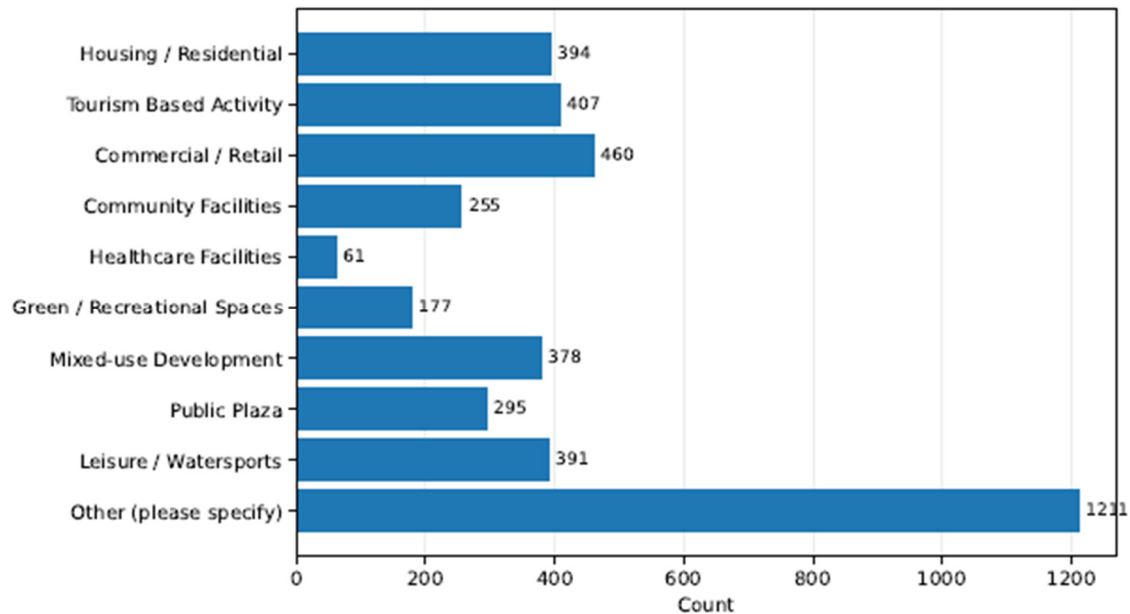
The leading category is Other (please specify) (1203 selections), and the write-in responses are dominated by parking. Among listed options, the strongest themes are Housing / Residential (690), Retail and Services (648) and Employment Opportunities (591). The key message is practical town need, especially parking, alongside housing/residential, retail/services and employment.

6. Do you support the idea of development on the proposed site?



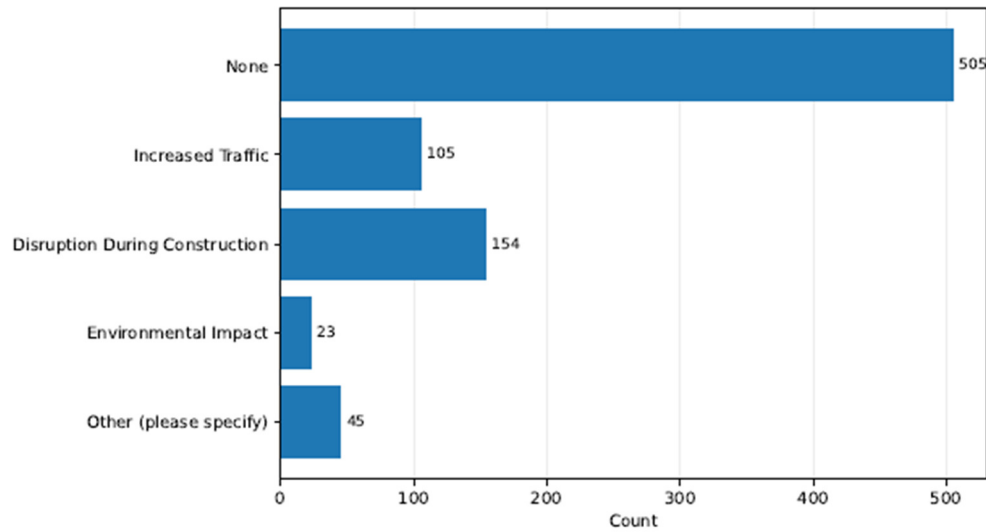
Support for developing the site is strong. Support and Strongly Support together account for 1665 responses (87.8%), compared with 91 opposed responses (4.8%). The survey is therefore not showing resistance to development itself; the key issue is the type and design of development.

7. What type of development would you like to see?



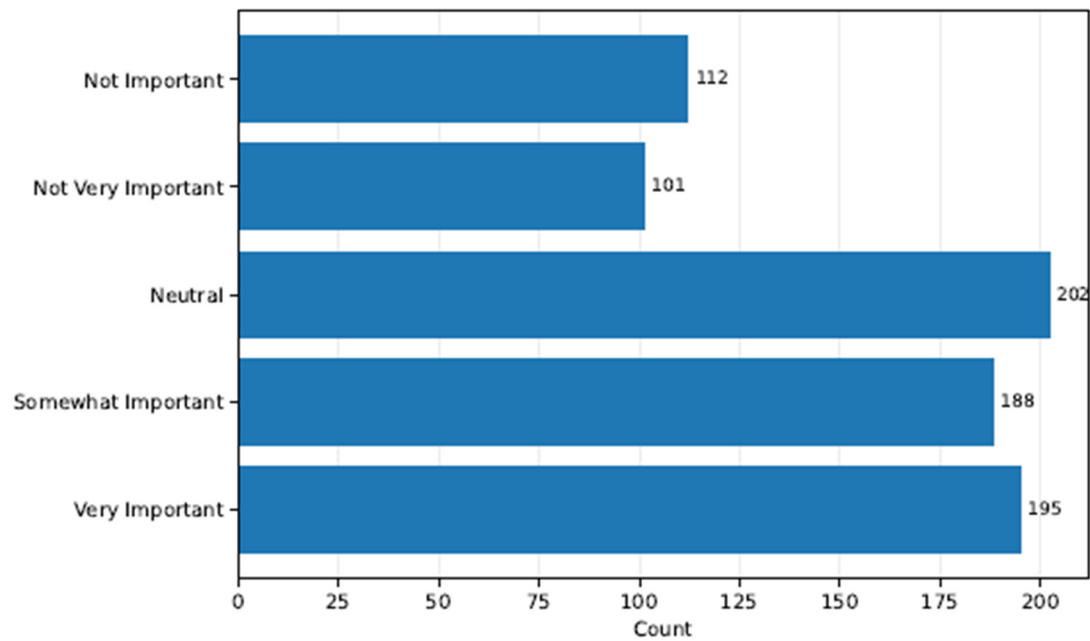
Again, Other (please specify) is the largest category (1211), with parking/car park suggestions driving many of the comments. Listed preferences also show interest in Commercial / Retail (460), Tourism Based Activity (407) and Housing / Residential (394). Respondents appear to favour a practical mixed outcome rather than a single-purpose scheme.

8. What concerns, if any, would you have about any development of the site?



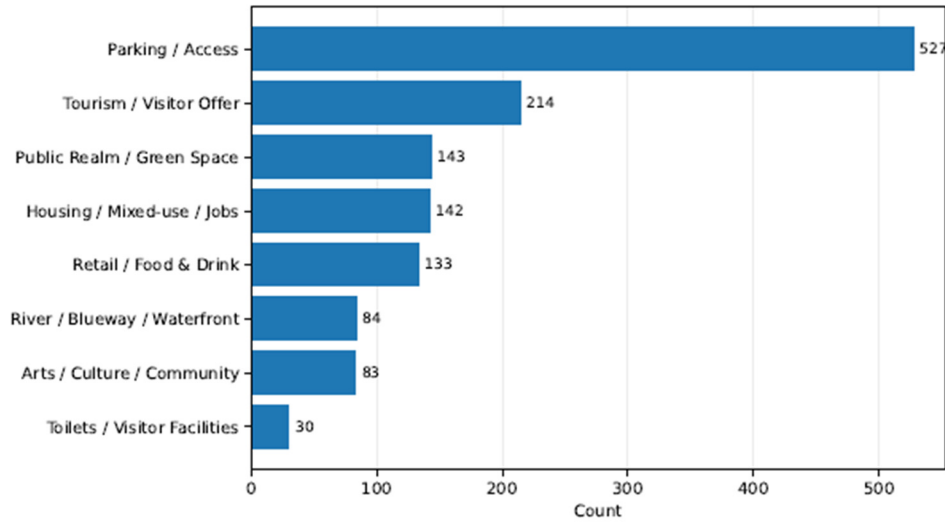
Most respondents reported no major concern, with None accounting for 505 selections. Where concerns were raised, the main issues were disruption during construction (154) and increased traffic (105). This points to the need for careful construction management, traffic planning and access design.

9. How important is sustainable / green development to you?



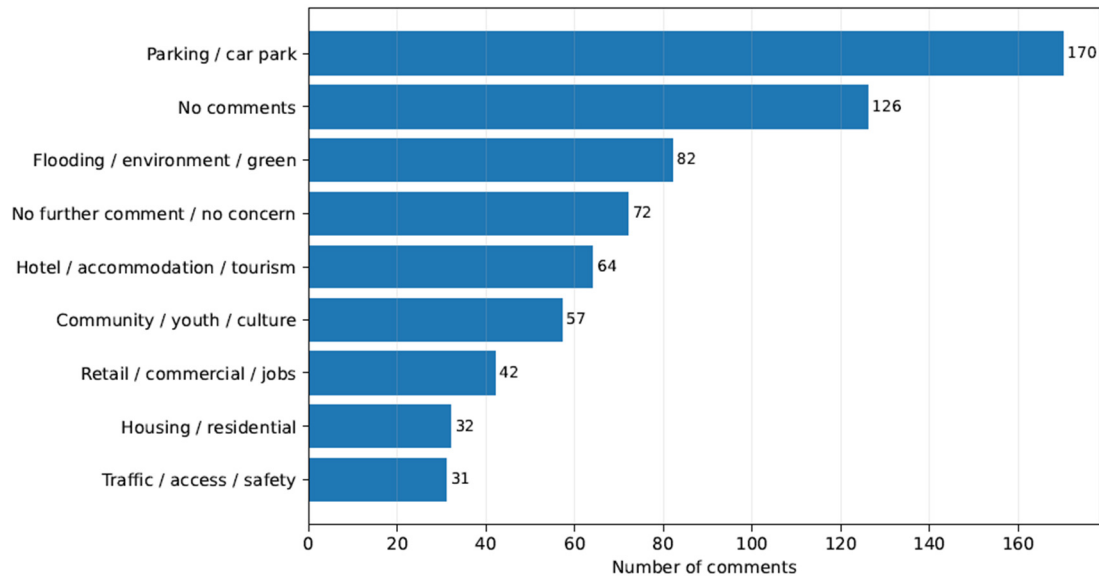
Sustainability matters, but the distribution is balanced. Somewhat Important and Very Important together account for 383 responses (48.0%), compared with 213 lower-importance responses (26.7%), with 202 neutral responses. Sustainability should be built into the brief, alongside practical needs such as access and parking.

10. What do you think would make the development most beneficial to the people, and visitors in Carrick-on-Suir?



The open comments make the main message very clear. The strongest theme is Parking / Access (527 comments), followed by Tourism / Visitor Offer (214), Public Realm / Green Space (143), Housing / Mixed-use / Jobs (142) and Retail / Food & Drink (133). Respondents want the site to solve everyday town problems while also improving the visitor experience and connection to the river/Blueway.

11. Do you have any other comments, ideas, or concerns regarding the possible development of the site?



Question 11 asks: 'Do you have any other comments, ideas, or concerns regarding the possible development of the site?' The combined data contains 507 Q11 comments. The strongest coded theme is Parking / car park (170 comments). Parking remains the clearest specific issue, with 170 comments referring to parking, car parks, or spaces. A further 72 comments indicate no additional comment or no concern. The remaining responses are spread across tourism / accommodation, community and cultural uses, flooding / environmental matters, retail / commercial activity, traffic / access / safety, and housing / residential ideas. Overall, Q11 reinforces the main message from the survey: there is support for developing the Goldcrop site, but respondents want the scheme to deal with practical town-centre needs while also improving the visitor and community offering.

4 Stakeholder Submission Assessment

An assessment of the Stakeholder Submissions is summarised as follows:

1. Brewery Lane Theatre and Arts Centre

Brewery Lane Theatre and Arts Centre have submitted a formal request to Carrick-on-Suir Municipal Council for the allocation of a small portion of land from the Goldcrop Site, The Quay. The request includes a 12-metre area behind the theatre and a 6-metre section along the laneway to improve access and operational flexibility.

The theatre, which has served the town's cultural life for over 70 years, outlines several key reasons for the request: enabling proper maintenance access, providing disabled parking near the entrance, improving backstage circulation through a new "rat run," and allowing for possible future stage expansion.

The submission highlights the theatre's strong community role, including youth drama, music, plays by Irish writers, poetry groups, and cultural events such as Robert Burns Night and the Clancy Festival. With an annual footfall of approximately 3,910 people in 2024, the centre contributes significantly to local cultural life and tourism.

The committee argues that allocating the land would strengthen Carrick-on-Suir's cultural heritage, improve accessibility, support local economic activity, and ensure the long-term sustainability of the theatre. They conclude by inviting further discussion and referencing an attached drawing showing the requested area.

2. Main Street Business Initiative (MBI)

Main Street Business Initiative presented a proposal for a future-focused, community-centred car park that addresses immediate parking needs while advancing long-term sustainability, accessibility, and economic vitality for Carrick-on-Suir.

The submission proposes developing a 200–250 space, sustainable car park on the 2.7-acre Goldcrop Site in Carrick-on-Suir, positioned near Dillon Bridge, North Quay and key cultural and commercial destinations, to support town-centre regeneration and economic activity.

The project emphasises high-quality urban design and sustainability, including 20% landscaped green space, permeable paving, EV charging points, bicycle parking, energy-efficient LED lighting, and potential solar panels, aligning with EU Green Deal, mobility, biodiversity and water management objectives.

It prioritises safety, accessibility and inclusivity through clear pedestrian routes, universal design standards, and larger parking spaces, while integrating with public transport and offering potential park-and-ride functionality.

Overall, the proposal presents the car park as a catalyst for economic growth, job creation and community wellbeing, supporting the broader Carrick-on-Suir Riverside Regeneration and long-term sustainable development goals.

3. Strand Theatre

Strand Theatre – Goldcrop Site: Considerations for Future Development

The Strand Theatre owns the laneway to the rear of the Theatre adjoining Dillon Bridge. This laneway currently serves two essential functions:

- An emergency exit from the Theatre, and
- A vehicle access route for loading and unloading directly to the stage area.

Should this land be of benefit to the future development of the Goldcrop site, the Strand Theatre may be willing to consider transferring or integrating the laneway into the development, subject to the following matters being satisfactorily addressed:

1. **Pedestrian Access to the Theatre (Rear Entrance)**

The Theatre would welcome the opportunity to create a new pedestrian entrance

from the rear. However, this would require associated civil and construction works (levels, paving, access treatment, etc.).

It is proposed that the development would assist with or contribute to the costs of these works as part of the overall scheme.

2. Continued Vehicle Access for Theatre Operations

The Theatre must retain reliable vehicle access to the right-hand rear of the building to facilitate loading and unloading of equipment, sets, and other materials directly onto the Theatre stage.

Any development proposal would need to clearly demonstrate how this access will be maintained or replaced to an equivalent or better standard.

3. Use of Proposed Car Parking

If a car park is proposed as part of the Goldcrop site development, the Strand Theatre would seek access to a portion of this parking during evening and night-time performance hours, when public demand associated with Theatre events is highest.

The Strand Theatre is open to constructive engagement to explore how these requirements could be accommodated in a manner that supports both the Theatre's operational needs and the successful development of the site.