

Clones Marina County Monaghan, Ireland  **Prospectus** A Vision for Waterside Development

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Key Information for Potential Operators

While the overall canal network will take some years to fully connect to the Erne and Shannon, in the short term the new body of water and short section of water at Clones provides a range of leisure and recreational opportunities for enjoyment by both visitors and the local community. It is important to note that no mooring jetties will be installed until Phase 3 is complete and the development is open to navigation.

The Phase 2 investment at the Ulster Canal at Clones provides an opportunity for an operator to create a high-quality recreation and leisure experience with a focus on destination development, sustainability and community benefits.

We believe the site offers a range of recreation, leisure and amenity opportunities for use by both visitors and the local community, particularly with improved links to the town centre. At this stage, we don't want to be too prescriptive as to the type of use. We are keen to encourage innovative and creative activities at the site, which could include:

- On-water products and uses
- Land-based recreation, e.g. bike hire
- Extending the catering offer
- Performance space and events

A range of background information is provided in this Prospectus, which sets the context and articulates the opportunity for a new operator. Procurement arrangements are summarised opposite:

Stage 1: Market Soundings

Waterways Ireland proposes to enter into a Market Soundings process with potential providers, who are interested in delivering a high-quality visitor experience(s) and community resource, with a focus on both on-water and land-based activities. Waterways Ireland is keen to encourage innovative and creative activities at and around the canal basin, which will contribute to the overall vision for the site.

The Market Soundings will provide an opportunity to engage with interested parties who may have ideas on potential uses, and this will inform the next stage of the process. Through discussions, partners will be able to be more definite about activities that can be delivered by the market - as well as helping to define the sort of activities that are not appropriate at the facility.

Stage 2: Competitive Tendering

Following the *Market Soundings* and subsequent conversations with interested parties, the project partners will produce a specification with parameters clearly defined relating to the provision of destination services and facilities within the Phase 2 waterside development site.

The specification produced will form the basis of a competitive public concession tender which will be published by Waterways Ireland on the procurement portal www.etenders.gov.ie on behalf of the project partners.

A Vision for the Marina and Region

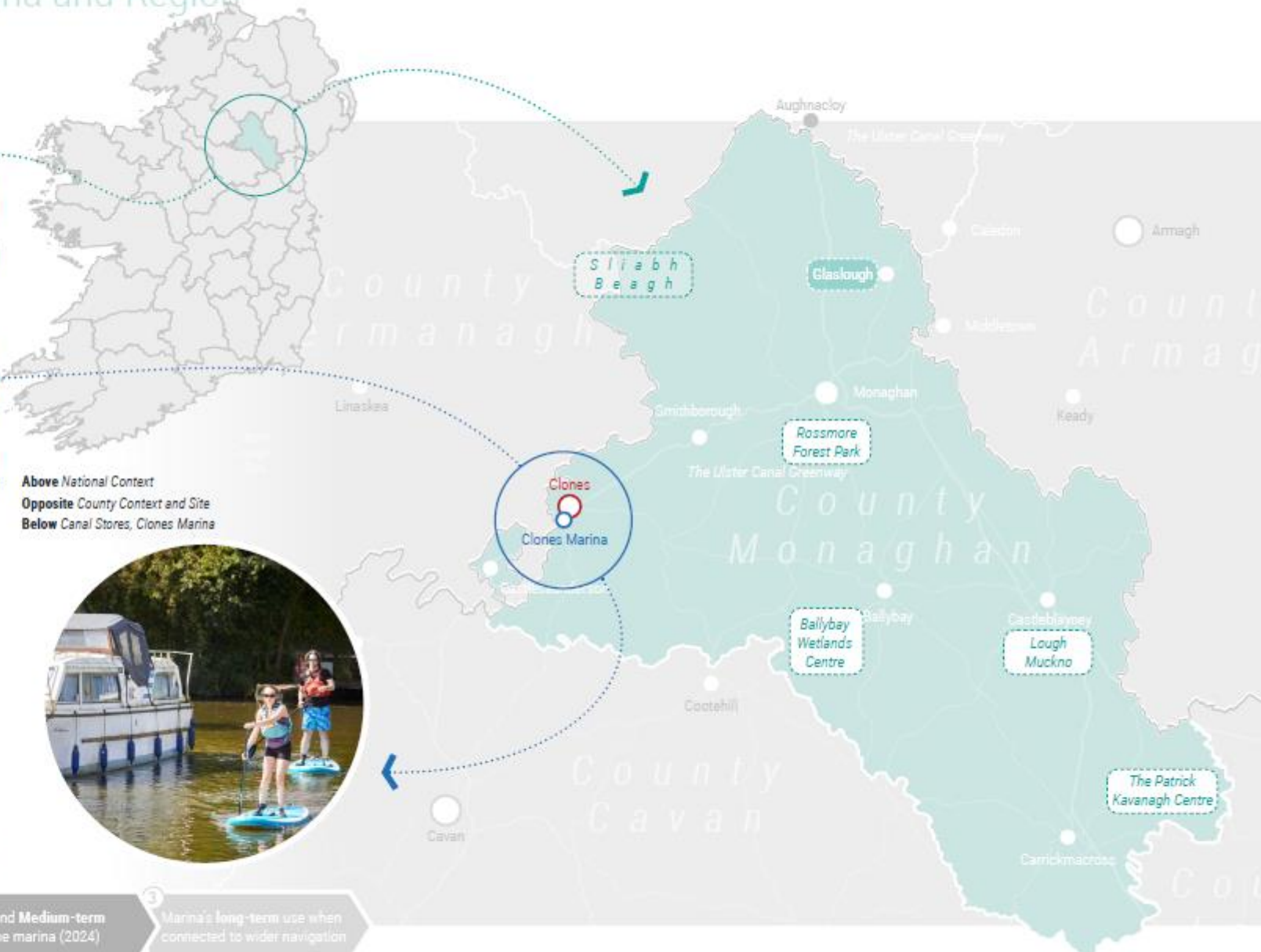
Introduction

Located adjacent to the historic town centre of Clones in **County Monaghan**, Clones Marina and the associated 1km of canal that is due to open in 2024 will be a new water-based asset along the Ulster Canal which is being restored and rediscovered on a phased basis.

While the overall canal network will take some years to fully connect to the Erne and Shannon, this new **Marina** and short section of **canal** in Clones provide opportunity for the town to enjoy, test and develop its connection to the water and confirm its place as a hub within the wider region.

Initial conversations between **Fáilte Ireland**, **Monaghan County Council** and **Waterways Ireland** propose that Clones has the opportunity to build on its heritage, community and industry assets to become a memorable and unique visitor hub.

This document outlines this exciting opportunity and proposes a **vision** to be developed alongside the local community, businesses and industry to help decide the future of Clones Marina.



- 1 Developing a shared vision for the Marina with local stakeholders
- 2 Short- and Medium-term use of the marina (2024)
- 3 Marina's long-term use when connected to wider navigation



A Vision for the Marina and Region

Aims and Roles

To deliver on this vision the Marina must do a number of important things. These are outlined below and will be used to assess and compare ideas that come forward for the Marina area's use. These aims will also be used for considering the benefits of complementary activities across the wider town and region:

- 1 To better connect the **Town** to the **Marina** ...and the Marina to the **Town**
- 2 To encourage complimentary **local activities, business** and **sustainable enterprise**
- 3 To contribute towards a **regional cluster** by **disrupting** current visitor flows
- 4 To **test** and **develop** water-based **ideas** and exciting visitor **activities**
- 5 To create a uniquely **borderland hub** along the wider waterways network

To develop a marina that **seamlessly links** the wider waterway and greenway network into the **heart** of Clones Town, providing a **memorable and unique** way to County Monaghan and the border region: a place to engage with the water, landscape, ecology and the celebrated heritage of Clones.



Waterways Ireland
Uiscebhán Éireann Waterways Alliance



Fáilte Ireland
National Tourism Development Authority



Comhairle Contae Mhuineacháin
Monaghan County Council

Waterways Ireland is the cross-border navigational authority responsible for the **management, development, maintenance & promotion** of over 1000 kilometres of inland navigable waterways - principally for recreational purposes - across Ireland.

Waterways Ireland is keen to enable and maximise the **connectivity, navigation** and use of **water-based** and **water-themed attractions** between the River Shannon, Lough Erne, the emerging Ulster Canal, and adjacent facilities such as greenways and nearby town centres.

As the National Tourism Development Authority, the role of **Fáilte Ireland** is to support the long-term **sustainable growth** in the economic, social, cultural and environmental contribution of tourism to Ireland.

Fáilte Ireland is excited to realise the full **potential** that Clones Marina and the surrounding region offer: as part of **Ireland's Ancient East**, this water-based destination aims to become a truly unique attraction across the eastern and midlands region of Ireland.

Monaghan County Council is the authority responsible for local government in County Monaghan - working to enhance the **economic, environmental** and **cultural wellbeing** of the county, its communities, people and landscape.

Key to the County Council's **responsibilities** are urban planning and development, housing and communities, amenity and culture, and environment: as such the emerging **economic opportunities** presented for Clones Marina are a key focus and a high priority.



Industry & Community

In developing this vision, three key stakeholders have been initially engaged due to their position as landowners, public authority and tourism development authority. This has provided an emerging understanding of the potential that exists for the new marina to play a positive role in the development of Clones and the wider region.

Local community, businesses and wider **industry** will play a key role in developing this potential into reality.

A Vision for the Marina and Region

Where We Are

This vision has been tested through very well-attended public consultation, and is now undergoing an expression of interest process. This process aims to ensure that it is open to - and benefits from - local interest while welcoming inspiration from further afield.

Having invited the local community to have their say, this next stage will work towards an Expression of Interest on this future potential for Clones Marina.



A very strong turn out of 287 responses were recorded and analysed through the consultation process in **October 2023**.

Alongside this online questionnaire, an in-person information day was held in Clones Town centre - and advertised widely through each of the three partners' channels and networks - so as to garner as much local interest and responses as possible. Below are a number of key themes from this successful response:



Belief and Support of the project vision

A very **strong support** has been received for the draft Vision Statement as issued as part of the consultation. Out of a total of 270 responses to this question, over **91% of respondents** liked this vision statement. With additional comments now received, this Vision has now been further refined to reflect additional ideas.

Safe Connectivity to the town centre

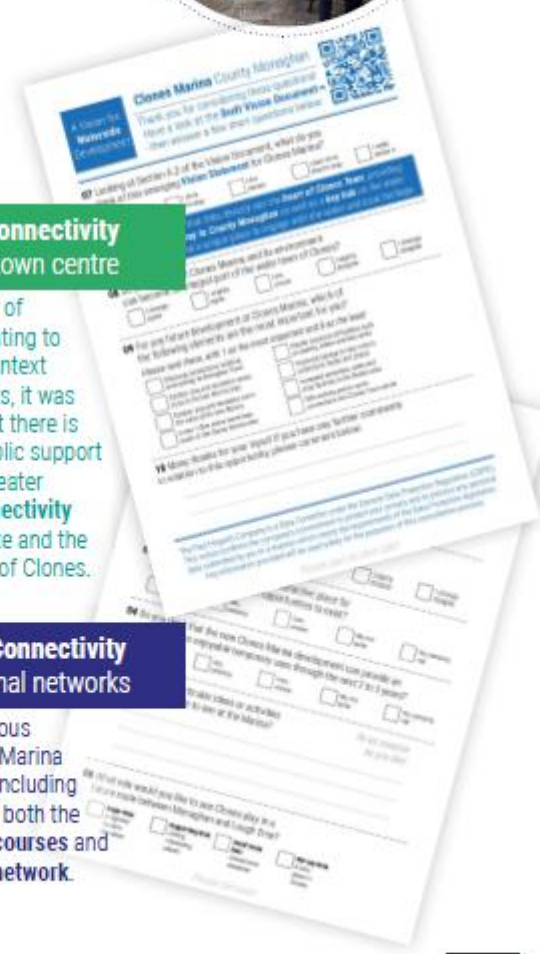
Across a range of questions relating to the Marina's context and adjacencies, it was recognised that there is very strong public support for ensuring greater and **safer connectivity** between the site and the historic centre of Clones.

Outdoor Activities for visitors and locals

Across a wide variety of written responses received, there was a strong interest from the public in providing for **outdoor activities** and **active infrastructure** at the future Clones Marina site.

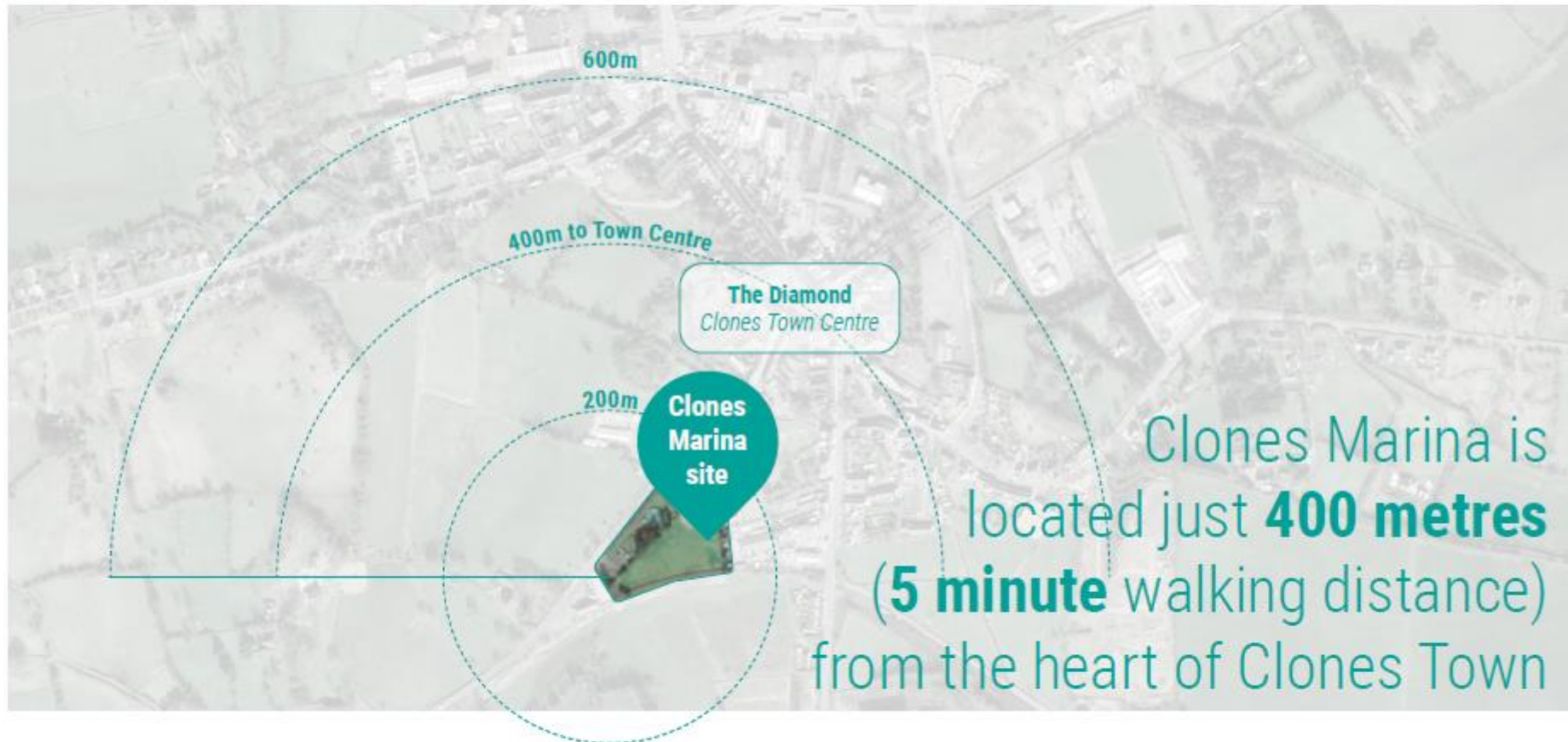
Wider Connectivity to regional networks

The advantageous location of the Marina is recognised, including greater links to both the regional **watercourses** and the **greenway network**.



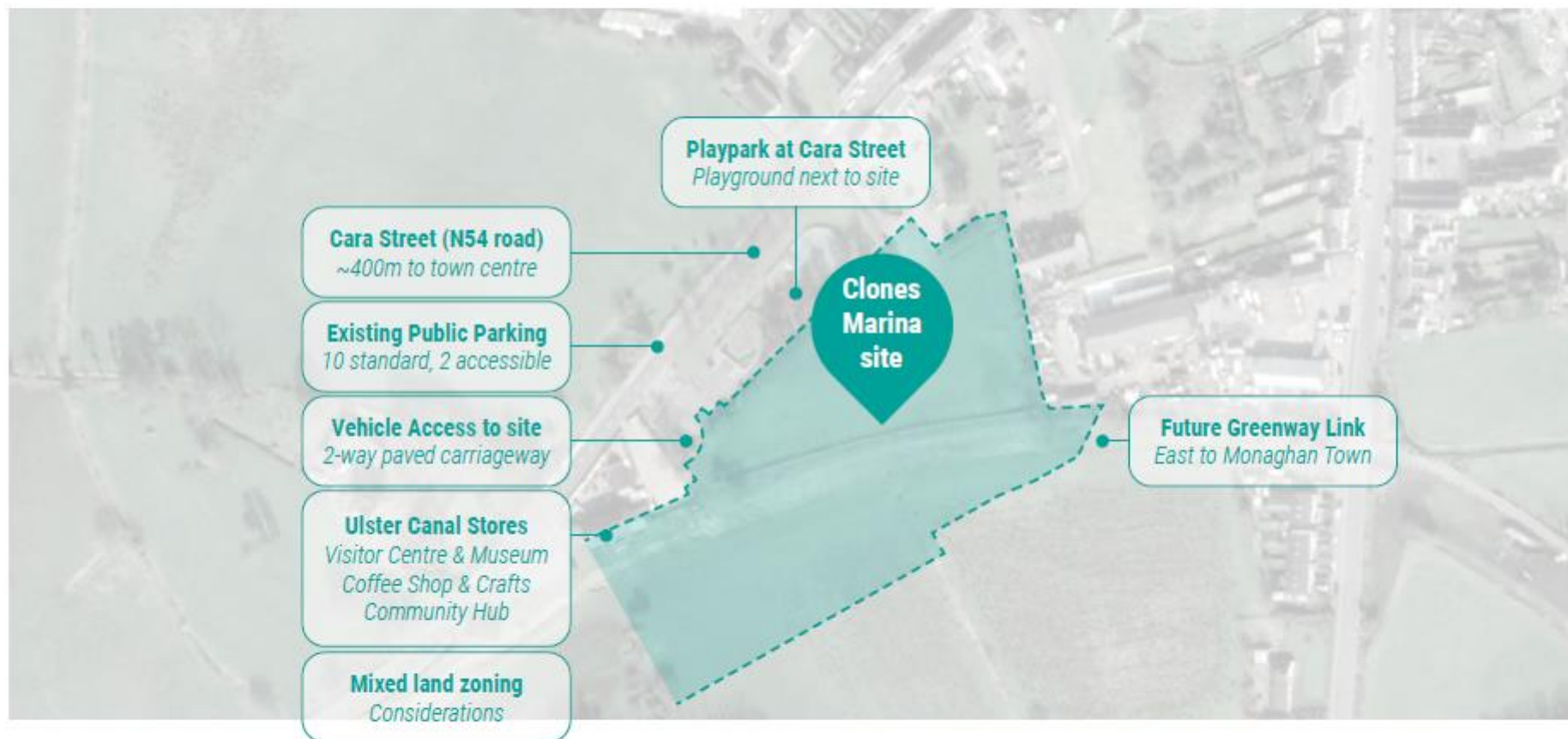
Drawings: Context, Space and Site

Where is the site within the town of Clones?



Drawings: Context, Space and Site

and **What** are the site's key adjacencies?



Drawings: Facilities and Opportunities

Scale of spaces available:



Marina Waterbody

- 45m x 120m area (~6,000m² Marina)

Local Canal Area

- ~750m in length (to the County border)

Local Loop Walk

- ~650m loop + 800m length (1 mile loop)

Drawings: Facilities and Opportunities

Immediate facilities available:

Toilet and Shower Facilities

- 2 Toilets + 2 Showers + Laundry Facility

3,880m² Parking and Vehicle Circulation

- 32 car parking + 4 accessible + 2 EV
- 6 boat trailer spaces + 1 long bus bay

Picnic Area and Performance Space

Disposal Area

Slipway to Water

Provision of further facilities (e.g. - bicycle parking) can be considered subject to requirements.



Operational Considerations

Operational Considerations

We are keen to ensure that any uses complement facilities at the Ulster Canal Stores, enhances destination appeal and contributes to the regeneration of Clones town.

Any future operation will need to adhere to the local plan and land-use zoning designation. The area is designated as a recreation and amenity zone, where the provision of tourist facilities is open for consideration. Any permanent or semi-permanent structure is likely to require planning consent from the Council.

Next Steps: Market Soundings



As part of a public procurement process we welcome responses to the information contained in this *prospectus* via the email address **procurement@waterwaysireland.org** (referencing *Ulster Canal at Clones*) alongside the *Market Soundings* Questionnaire contained over the following pages of this document.

The final date for submissions is **Wednesday 20th December 2023**

Clones Marina County Monaghan, Ireland ○..... **Prospectus** A Vision for Waterside Development



Comhairle Contae Mhuineacháin
Monaghan County Council



thepaul hogarth company



Planning Solutions Consulting
Experts in visitor experiences