

SUPERB TOWN CENTRE REGENERATION OPPORTUNITY

**Lisney**  
COMMERCIAL REAL ESTATE

# BARROW TRACK

CARLOW TOWN CENTRE  
CO. CARLOW

FOR SALE



The approx. 3.0 ha (7.4 acre) site is 500m north of Carlow town centre, bordered by the River Barrow, Cox's Lane, Athy Road and Andy Murphy Road, with access to the N80 and M9



The land is mostly level, grass-covered and undeveloped, with hedgerow boundaries



Title:  
Freehold.



Surrounding occupiers include Carlow County Council, local commercial businesses, hotels, schools and shopping centres all within a 1.3km radius.



Zoned "Town Centre" under the 2022-2028 plan.



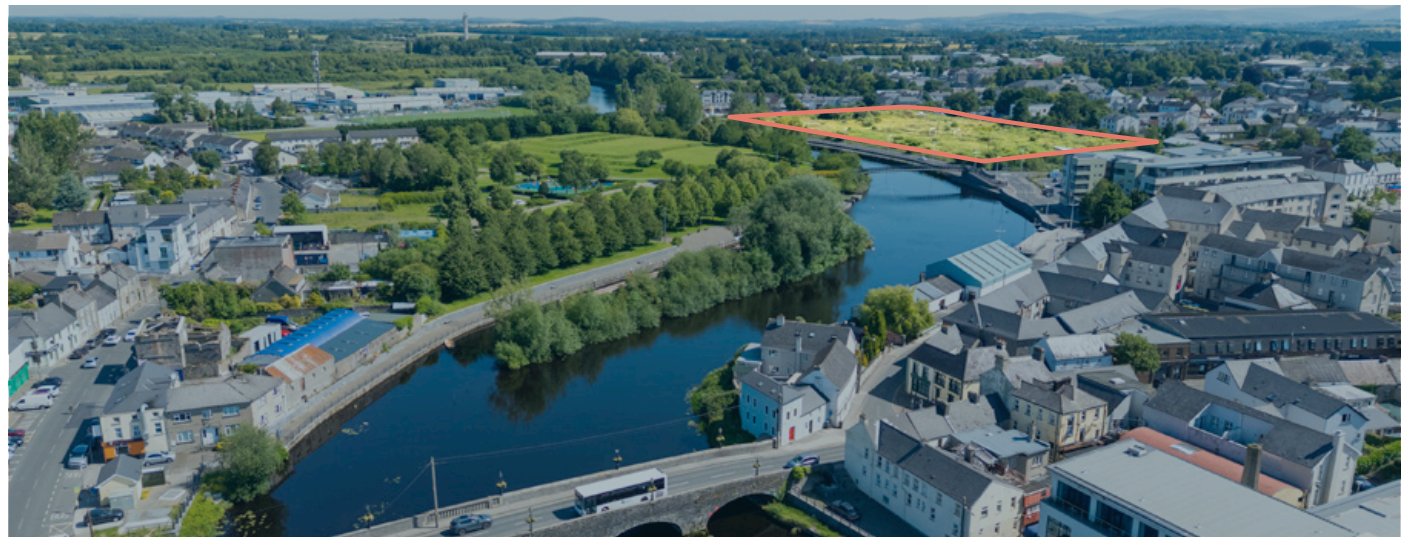


COX'S LANE

# LOCATION

- Situated approx. 500m north of Carlow town centre, bounded by the River Barrow, Cox's Lane, and adjacent The Athy Road (R417) and Andy Murphy Road.
- Site is accessed via Andy Murphy Road and Cox's Lane, which link to the N80 and M9 (via junction 5).
- Surrounding occupiers include Carlow County Council, Motor Tax Office, a number of legal advisors, recruitment firms, hotels and schools.

- Nearby retail options include Carlow Shopping Centre (700m), Fairgreen Shopping Centre (1km) and Carlow Retail Park (1.3km).
- South-East Technological University (SETU Carlow Campus), a key economic driver in the area, is located south of the town centre with 19,000+ students and 1,800 staff.





## SITE PLANNING HISTORY

There are several lapsed planning applications relating to this site, they are as follows.

- In 2004 (Ref No. 045470), planning permission was granted for a large mixed-use development totalling 36,816 sqm, including retail/commercial units, a 153-bedroom hotel, 86 apartments, own-door offices, and a 1,210-space underground car park.
- In 2010 (Ref No. 106326), permission was granted for an extension of duration for the previously approved scheme, including a 6,454 sqm anchor store, retail units, offices, hotel, apartments, and parking facilities.
- In 2012 (Ref No. 126499), another extension of duration was conditionally approved, maintaining the scale and design of the original 2004 development, including retail, residential, hospitality, and extensive car parking.

The planning history reflects consistent approval and support for a significant mixed-use development on the site, with key elements retained across all applications.



# POTENTIAL DEVELOPMENT

The site is zoned "Town Centre" under the Carlow County Development Plan 2022 to 2028.

Permitted in Principle uses under the zoning include: Dwelling, Guest House/Hotel/Hostel, Restaurant, Public House, Shop (convenience), Shop (comparison), Coffee Shop/Tea Room, Bank/Financial Institution, School, Medical and Related Consultant, Health Centre/Health Care Facility, Nursing Home, Doctor/Dentist etc., Community Facility, Recreational Facility, Civic Use, Cultural Uses, Library, Offices, Live/Work Unit, Car Parks, Cinema, Dancehall, Disco, Place of Worship, Park/Playground, Tourist related facilities, Utility Structures, Funeral Home, Childcare Facilities, Education Facility (Primary, Secondary or Third Level or Training Centre), Neighbourhood Centre, Public Transport Infrastructure.

Open for consideration uses include: Servicing/maintenance garage, Workshop, Petrol Service Station, Car Sales Outlet, Builders Provider, Plant and Tool Hire, Warehouse/Store/Depot, Industry (light), Playing Fields, Takeaway/Fast Food Outlet, Third Level Student Accommodation.

The property is situated in an area where flooding has previously occurred.















Whilst the current 2022 – 2028 Development Plan has parts of the site positioned in Flood Zone A (dark blue) & B (light blue), the area is classified as 'Defended Area'.

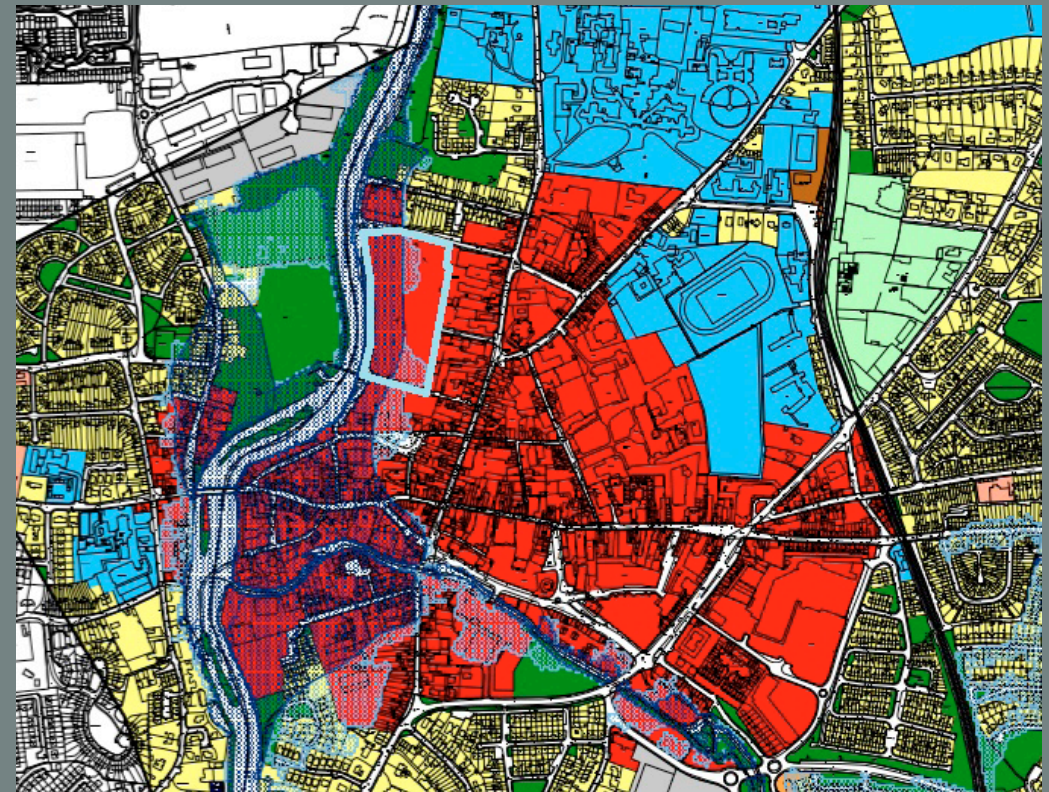
Under Section A.4.1 of the Strategic Flood Risk Assessment within the Plan, it states that the site is now protected to the 1% AEP standard by the Carlow Flood Relief Scheme. Protection is provided by the high level of the Barrow Track (road), rather than a discreet wall or embankment. That assessment states that the ground levels of a development can be raised appropriately to achieve the design FFL for the type of development proposed, without the need for compensatory storage.

## TITLE

The site is held freehold under folios CW13395F, CW25303F, CW29045F, CW11166F, CW12685F, CW21571F, CW22030F, CW28872F and CW25071F.

### Legend

-  Town Centre
-  Existing / Infill Residential
-  New Residential
-  Commercial / Residential
-  Neighbourhood Facilities / Centre
-  Community / Education
-  Retail Warehousing
-  Enterprise and Employment
-  Business and Innovation
-  Tourism and Leisure
-  Open Space and Amenity
-  Transport and Utilities
-  Flood Zone A Chance of Flooding Once Every 100 Years
-  Flood Zone B Chance of Flooding Once Every 1000 Years
-  CSO Settlement Boundary
-  Carlow Town Council Boundary





## DEVELOPMENT PLAN

The site is identified in the Carlow Town Development Plan as a Key Urban redevelopment site where "Carlow's Riverfront provides the opportunity to shape the Town's future and deliver an exemplary model for sustainable compact growth in an urban environment."

Carlow 2040 sets out a vision of "A livable, inclusive and sustainable town with a robust economy. Healthier streets, enhanced public realm, Town Centre living and civic uses, improved connectivity and accessibility. Regeneration and quality of life for all"

It goes on to say the site is "located on the northern side of the Town Centre, opposite Carlow Town Park, the Barrow Track lands have approx. 300m of prime river frontage. The site presents the opportunity to deliver an innovative, mixed-use urban quarter, the integration of which with the River Barrow will be a defining feature of the area. It is envisaged that the site can support a significant level of high-quality development that will integrate innovative design solutions and a mix of uses."



# BER DETAILS

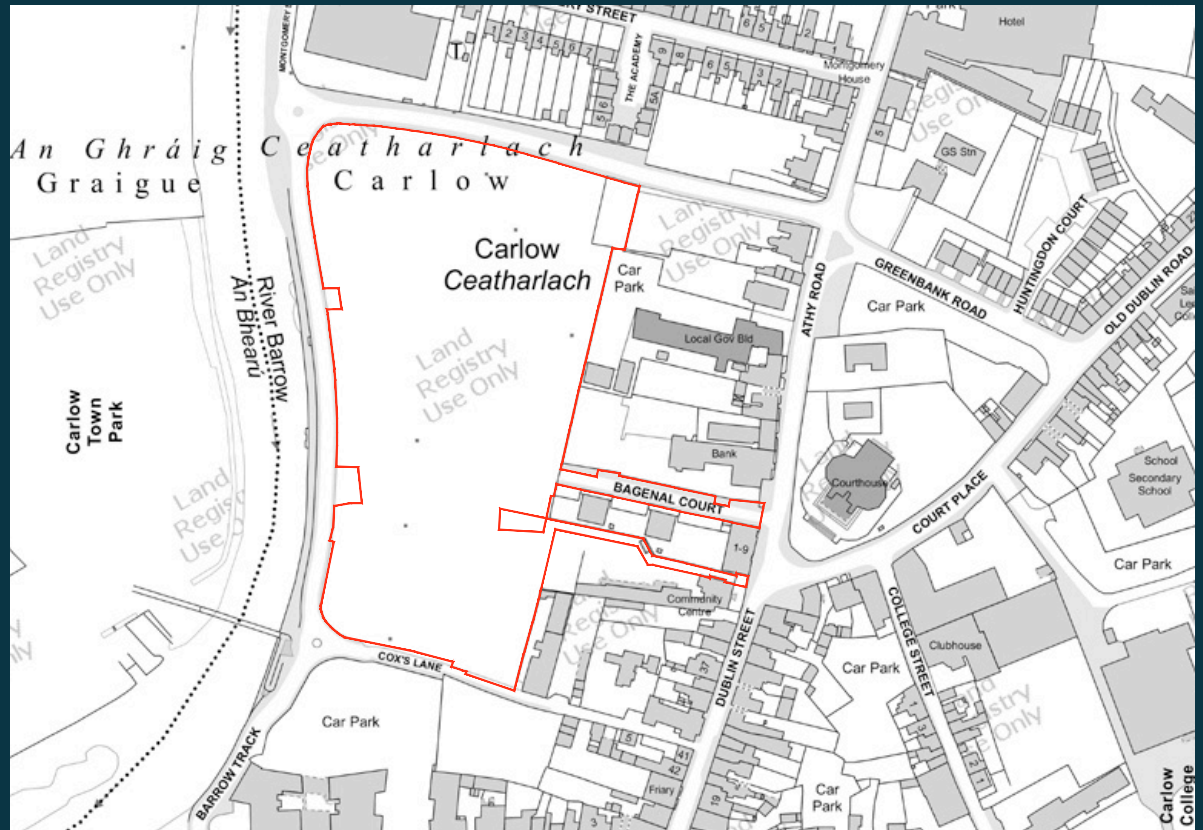
Exempt.

# SERVICES

We understand that all main services are available.

# PRICE

Price on Application.



## FURTHER INFORMATION / VIEWING

Viewings by appointment only. For further information please contact.

**Lisney**  
COMMERCIAL REAL ESTATE

**Cathal Daughton**  
T: +353 87 689 9907  
E: cdaughton@lisney.com

**Shane O' Connor**  
T: +353 87 3320212  
E: soconnor@lisney.com

**Troy Ryan**  
T: +353 87 3749128  
E: tryan@lisney.com

Lisney Commercial Real Estate, St. Stephen's Green House, Earlsfort Terrace, Dublin 2 | D02 PH42 | t: +353 1 638 2700 | e: dublin@lisney.com

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.