

# THE YARD HUB, ABBEYSHRULE HARBOUR



The Yard Hub Abbeyshrule Fit-Out and Management:

Regenerating and Intergenerating, Next-Generation Abbeyshrule

## Overview of the project (JTF Project Reference MRTT049)

- Creating a sustainable community is an absolute priority for us all, for those in authority and those living and working in our area. We want to enhance and optimise the quality of life of the community and attract more people to our community with an ergonomically designed, NZ ecological remote working centre of excellence powered by next generation technology .
- The Yard Hub is part of an ambitious plan for the village of Abbeyshrule, Co Longford. We have 5 strategic strands underpinned by 3 core themes to enhance our community:

STRATEGIC STAND	PRIORITY PROJECTS
1. ENTERPRISING + SMART VILLAGE	The Yard Hub, a dynamic space of enterprise development and learning.
2. TALENT AND THE FUTURE OF WORK	The future of work is here. Establish a lifelong learning hub, focus on digital skills for all, learning for enterprise and employment, skills of tomorrow and a European focus.
3. HEALTHY AND SUSTAINABLE COMMUNITY	A focus on community health and wellbeing projects, climate action, sustainable energy community, green upskilling, biodiversity and circular economy.
4. TOURISM , HERTIAGE + RECREATION	Build on eco/slow tourism product development, Greenway2Bog trail, focus on the potential of digitisation, connect with Center Parcs
5. PLACEMAKING	Places only truly succeed when they work for everyone, and when everyone is included.

DIGITISATION

CLIMATE ACTION - Just Transition

LIFELONG LEARNING

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## Overview of the project

- The Yard Hub project involves the redevelopment of a derelict site within the village of Abbeyshrule, Co Longford to create a new village hub, with space for economic and enterprise development
- Abbeyshrule is situated in the southeast of Co Longford, with the Royal Canal and River Inny running through it, the ruins of a Cistercian Abbey, an active airfield and only a few km from Pallas the birthplace of Oliver Goldsmith, site of the ancient Clonbrin Bog Shield exhibited in the National Museum of Ireland and accessible to Center Parks.
- The village has won numerous awards and gold medals and won the overall national Tidy Towns award in 2012 along with Entente Florale in the same year and Pride of Place accolade. The village has won gold medal status in the county year-on-year
- This project is a number of years in the making. Detailed analysis of needs and scoping projects were completed with Longford Co Co Regeneration Team and initial funding was received in November 2019 from the Governments Rural Regeneration and Development Fund
- A community group have established The Yard Hub CLG in order to work with the community and the funding groups to bring the project to completion and manage the hub services when it is completed

# THE YARD HUB, ABBEYSHRULE HARBOUR IN COLLABORATION WITH



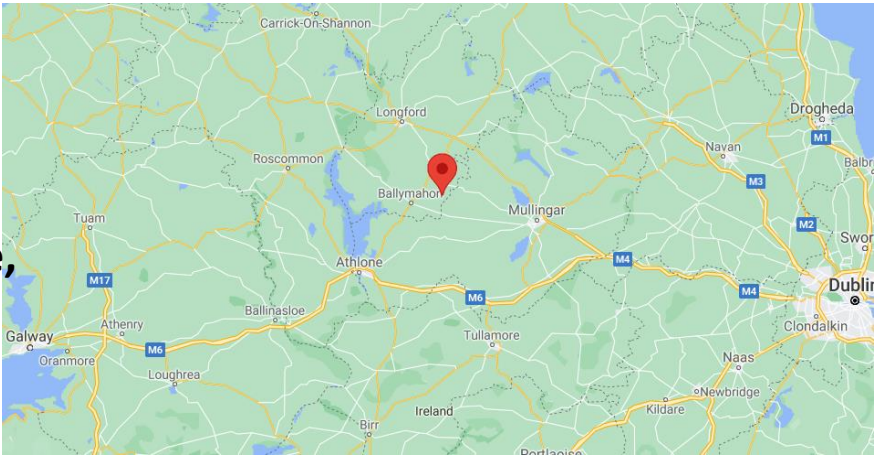
ABBEYSHRULE TIDY  
VILLAGES



DE BLACAM AND MEAGHER



# THE YARD HUB, ABBEYSHRULE HARBOUR



**Figure 1.**  
Location of  
Abbeyshrule,  
Co Longford



**Figure 2.**  
Aerial view of  
Abbeyshrule.  
Hub location in  
blue



**Figure 3.**  
Derelict  
sheds to be  
renovated

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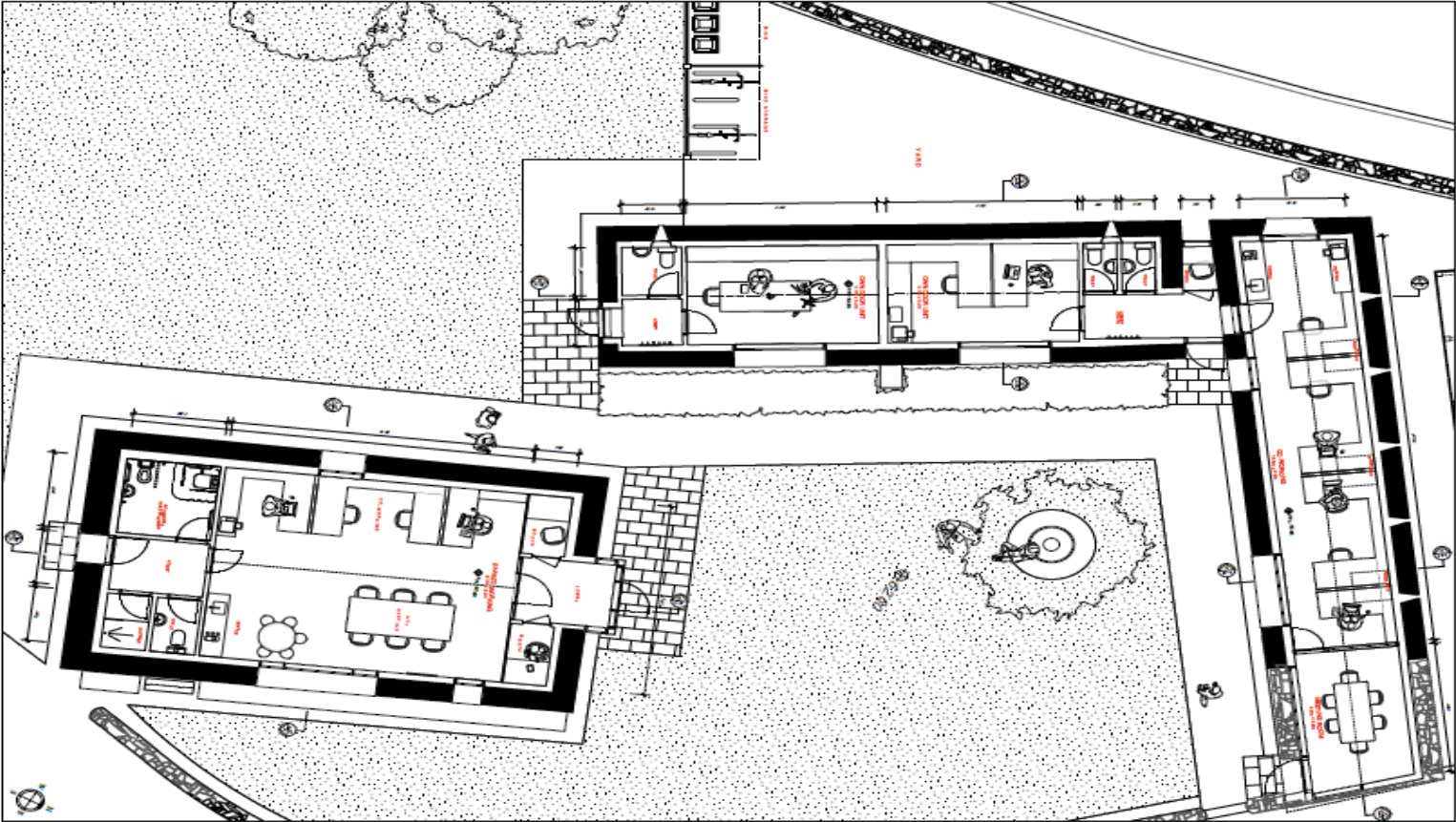


Architects drawing of The Yard Hub



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Architects drawing of The Yard Hub



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## Overview of the project

- The Yard Hub will provide an opportunity for people currently commuting to urban centres to work remotely and people working from home to have alternative innovative space to work close to home
- In addition to the remote workers and enterprise units, the Yard Hub will also have an education centre available for groups and colleges to use. This centre will provide a satellite online enterprise training and certification facility to upskill Peat economy employees & offer opportunity to transition and retrain local Bord na Móna employees into emerging energy sector roles
- The Yard Hub will facilitate start-up alternative employment opportunity for former Bord na Móna and peat workers with innovations. Specific categories have been identified e.g. biodiversity, bees and berries from local Berry Farm with the benefits of peat from Abbeyshrule Bog to organically grow health products
- Award-winning Abbeyshrule is located within Ireland's Hidden Heartlands which invites visitors to immerse themselves in nature and spend time exploring the outdoors and natural environment around them. The planned Abbeyshrule Greenway-to-Bog Trail which this Just Transitions Funding will provide will progress our ambition to develop a connection from the Royal Canal Greenway to Clonbrin bog 1.5km away

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## What the project seeks to achieve

- The Just Transitions Funding will form part of the overall funding package to deliver a fully functioning Hub in Abbeyshrule along with a Greenway-to-Bog tourism trail.
- It is anticipated that this project will impact the working community and those seeking employment within the region. The impact of creating a work hub to upskill and facilitate new enterprises will be significant in particular to the identified community groups, project stakeholders, former peat workers, local entrepreneurs and agronomists, Abbeyshrule beekeepers and crafters.
- Another target group who will benefit significantly from the project are individuals employed in urban organisations, currently commuting significant distances to their workplace and whose skills allow to perform their role remotely. With the emergence of Covid 19 and the focus on working from home, the availability of an innovative space such as The Yard Hub will be needed more than ever.
- Furthermore the Governments interest in regenerating rural areas will be met by this hub.
- Consequently employment opportunities within the local catchment area will increase significantly. Direct and indirect economic activities will be catalysed considerably enhancing the overall economic outlook for the locality.



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## Project delivery (include the project milestones, project stages & timeframes)

- A significant amount of work has been completed to date; including analysis of needs, scoping of project, securing funding for the overall project, appointment of architects and project managers for The Yard Hub build. tender for the works is currently open and expected to close in May 2021.
- It must be noted that Covid 19 related restrictions have delayed the project.
- The group are continuously working with all stakeholders (community, Longford Co Co, Waterways Ireland, Tidy Towns Kayak Club) to ensure that all stakeholders are satisfied with the progress and deliverables.
- As with any project the activities will be evolving and pivoting depending on which activities are determined to be successful.
- Success will be mainly measured by occupancy and level of satisfaction of the members. The group will continue to liaise with other national and international hubs and implement best practices from around the world in relation to remote working an enterprise creation and sustainability.

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## **Project delivery (include the project milestones, project stages & timeframes)**

- Q1 2022: Completion of renovations and fit out of the The Yard Hub; Hire 0.5 FTE for The Yard Hub operations and business development
- Q2 2022: Launch Opening of The Yard Hub;
- Q3 2022: Completion of Greenway to Bog trail signposting and associated educational resources at The Yard Hub
- Q4 2022: Increase The Yard Hub membership and education activity in the facility
- Q1 – Q4 2023 on wards: Continue to develop The Yard Hubs offering to members and increase membership

# THE YARD HUB, ABBEYSHRULE HARBOUR

## 1. ABBEYSHRULE ENTERPRISING SMART VILLAGE



**PRIORITY 1**  
Resource The Yard Hub  
through the employment of  
a part time Manager

A2: Recruit suitable  
candidate by December  
2021

Use the recruitment  
campaign to raise  
awareness of the project.

A dedicated person (part time) who will:

- Launch and Operate the Facility
- Collaborate with Strategic Partners
- Create and Implement a 3 year business plan (include communication, marketing materials and a user-tenant recruitment campaign to launch the key elements of The Yard Hub
- Incubate an entrepreneurial culture which celebrates innovation, life-long learning, inter-generational creativity and challenge, allowing room for development and new ways of doing things.
- Deliver on the [Abbeyshrule 2030 Plan](#) and the Just Transition funded project

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## 1. ENTERPRISING + SMART VILLAGE

### PRIORITY 2

#### Realisation of The Yard Hub

Dynamic space of enterprise development and learning

- Enterprise pods; new/existing enterprises, Creatives and small founder groups
- Remote working spaces for 20 remote workers
- Lifelong Multimedia Digital Learning Centre

#### A2: Project manager with team

Work with Longford County Council, Waterways Ireland, project architects to launch the project by Q1, 2022.

### PRIORITY 3

Develop two enterprise clusters in the community, accelerating the development of key enterprise

1. Knowledge economy
2. Sustainable Village of Natural food products

A3: Establish two network projects by the end of 2022 with engaging events programmes

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## Key Performance Indicators and Success

- These will include:
  - membership numbers
  - education courses numbers
  - visitors to Greenway-to-Bog trail
- Success will be mainly measured by occupancy and level of satisfaction of the members and stakeholders

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