



**Comhairle Contae Thiobraid Árann**  
Tipperary County Council

# **Chief Executive Officer's Report**

**Part VIII Development,  
Tipperary Hills Regeneration Project,  
Murgasty,  
Tipperary Town,**

**16<sup>th</sup> May 2023**

## **1. Nature and extent of the proposed development and the principle features thereof:**

The proposed Part 8 Development includes;

General development throughout the site includes the upgrading of all existing tarmac pathways to a minimum width of 2 metres, upgrading existing gravel paths to bound gravel paths, development of new seating areas, development of a Peace Path, upgrade of all existing seating, installation of information and wayfinding signage, construction of a dog exercise area, introduction of native woodland planting and specimen trees along with native wildflower meadows in selected locations throughout the amenity area and reorganisation of the existing carpark area.

Localised developments include:

### **Access Lane – St Patrick’s Avenue to St John’s Famine Graveyard**

- a) Widening to 2.75m and refurbishment of tarmac pathway between St Patrick’s Avenue entrance and entrance to St John’s Famine Graveyard to facilitate hearse access.
- b) Introduction of safety guard rail to north edge of pathway
- c) Introduction of bicycle parking at St Patrick’s Avenue entrance
- d) Introduction of an information sign at St Patrick’s Avenue entrance

### **Clanwilliam Rugby Club**

- e) Upgrading of existing pathway to bound gravel pathway, 1.2m wide along east and north boundary of Clanwilliam Rugby Club

### **Pitch and Putt Clubhouse**

- f) Realign existing pathway to improve width and gradient to facilitate accessibility
- g) Construction of new steps with safety handrail
- h) Introduction of timber knee rail to south-western edge of pathway to limit access to pitch and putt greens
- i) Relocation of existing signage
- j) Introduction of seating
- k) Landscaping and planting on both sides of pathway

### **Flat Hollow Playing Pitch**

- l) Levelling and reseeding of the playing pitch
- m) Introduction of natural seating area with bound gravel surface
- n) Realignment of existing pathway to improve width and gradient to facilitate accessibility
- o) Construction of new concrete steps with handrail
- p) Landscaping, specimen tree planting and perennial planting

### **Bohercrow/Monastery Road**

- q) Improved pedestrian access to The Hills including new style entrance, new concrete steps, safety handrails and resurfacing to pathway
- r) Demolition and reconstruction of boundary stone wall from the Mass Path to the car park entrance to facilitate the introduction of new 2m wide footpath.

### **'The Hollow' Area of Tipperary Hills**

- s) Introduction of timber knee rail edge at western and northern edge of pathway
- t) Introduction of information sign

### **'Cup and Saucer' Area of Tipperary Hills**

- u) Introduction of timber steps with handrails to provide safe access to the top of 'Cup and Saucer'
- v) Introduction of bound gravel path to circumference on top of 'Cup and Saucer'
- w) Installation of 2 log seats

### **Telecoms Mast**

- x) Introduction of localised network of bound gravel paths and seating to the south of the mast
- y) Introduction of areas of native woodland planting

### **Dog Exercise Area**

- z) Development of fenced dog exercise area with 2 gates and bound gravel surface to the west of 'The Hollow'.

## 2. Site Location & Description

The site subject to the proposed Part 8 development is circa 7 ha, is irregular in configuration and is located approx. 0.3km to the north west of Tipperary Town Centre.

The site is occupied by the Tipperary Hills Recreational Area, the Pitch and Putt Club and associated car parking and vehicular entrance off Old Monastery Road. For the purposes of the Part 8 the site also includes the L-42137-1 local road.

The L8212 Local Road (Monastery/Bohercrow Road) travels along the western site boundary. Existing adjoining uses include residential development (St. Michael's Terrace and St. Patricks Avenue) and the Clanwilliam Rugby Football Club to the east. There is an existing quarry abutting the boundary to the north east and there are three residential properties adjacent to St. John's Famine Graveyard located on the western boundary. The lands to the north are under agricultural use.

Please see attached Site Notice Overview Drawing No. P528-108.

## 3. Public Consultation

Plans and particulars of the proposed development were available for inspection and purchase from 9:30 am to 4.30 pm., Monday to Friday from 23<sup>rd</sup> February to the 27<sup>th</sup> March at the following locations:

- Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary (inspection and purchase).
- Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary (inspection and purchase).
- Tipperary – Cahir – Cashel Municipal District Offices, Rosanna Road, Tipperary Town, Co. Tipperary
- Online at [www.tipperarycoco.ie](http://www.tipperarycoco.ie)

Submissions and observations with respect to the proposed development could be made in writing to Tipperary County Council no later than 4.30 pm on 11<sup>th</sup> April 2023.

18 submissions were received during the public consultation period. These are listed;

Submission Ref. No.	Name and Address	Date received
1	Damien Meade, 131 St. Michael's Avenue, Tipperary Town, Co. Tipperary	24/02/2023
2	Repeat of submission No. 1	n/a
3	Gerard O' Dwyer, 3 Roselawn, Rosanna Road, Tipperary Town E34RV12	24/02/2023
4	Lisa McGrath, 91 An Duiche, Scallagheen, Tipperary E34D761	27/02/2023
5	Tim Ryan, Kickham Place, Tipperary, Co. Tipperary E34KF65	02/03/2023
6	Leon L'Herron, The Oaks, Cordangan, Tipperary Town, Co. Tipperary	27/03/2023

7	Seamus Linehan, Senior Executive Engineer, Mid West National Road Design, Limerick City and County Council	04/04/2023
8	Liam Maher, 55A St. Patrick's Avenue, Tipperary Town, Co. Tipperary	05/04/2023
9	Cristina Garani, 3 Murgasty Cottages, St. Michael's Road, Tipperary Town E34KV58	31/03/2023
10	Katrina Quinlan, Arravale Road, Tipperary Town, Co. Tipperary E34TC91	31/03/2023
11	Paul O' Callaghan, Maryville, Murgasty Road, Tipperary Town E34R923	25/03/2023
12	Patricia McHale, Lisheen, Donohill, Tipperary E34WV81	25/03/2023
13	David Coleman, Murgasty, Tipperary Town, Co. Tipperary E34HH63	09/04/2023
14	Paul O' Callaghan, Tipperary Tidy Towns, Maryville, Murgasty Road, Tipperary Town, County Tipperary	11/04/2023
15	Morgan Mooney, Taobh Cnoic, Garnacanty, Tipperary Town E34YY76	11/04/2023
16	Michael Begley, 1 Bridge Street, Tipperary Town	11/04/2023
17	Catherine Fogarty, Nelson Place, St. Michael's Street, Tipperary Town	11/04/2023
18	Paul White, Glebelands, Murgasty, Tipperary Town, Co. Tipperary	11/04/2023

#### 4. Consideration of Submissions

A summary of each submission received in addition to the Chief Executive's Consideration and Recommendation is set out below.

Ref. No.	Date received	Submission Name and Address
1 & 2	24/02/2023	Damien Meade, 131 St. Michael's Avenue, Tipperary Town, Co. Tipperary
<p><b>Summary</b></p> <ol style="list-style-type: none"> <li>1. Inclusion of dog exercise area welcomed.</li> <li>2. Current area identified to the west of the hollow is by far too small for a dog exercise area, it is also too close to the main walkway of the cup and saucer area as some walkers may be fearful of dogs. After some research most countries have a "doggy park" off to the side of a public park where as it doesn't interfere with everyday walkers, the areas are normally square in size as some dogs like to maintain their own space, the current plan makes this impossible as it is so narrow.</li> <li>3. Submission requests that the dog recreation area is placed on the south side of the south wall of the graveyard, this area is already flat with some dead trees which can be easily removed, it's a very open area and off to the side of the hills away from everyone else, there are no homes located here so it will not interfere with home owners in the area, current plan is quite close to a home. The submission suggests that a pathway with steps can be constructed on the south side of the graveyard down to the proposed area. Requested that a gate be provided at the top of this path, handrails for the entire length, and gateway as an entrance to the exercise area.</li> <li>4. Suggested that steel benches be provided within any dog park.</li> </ol>		

**Chief Executive's Consideration**

1. Noted.
2. The location of the proposed dog exercise area south of the motte has been considered carefully. It is 410 sq m in size, is universally accessible, and is seen as an add on to the dog walking facilities that the Tipperary Hills already provide to local dog owners. It is an area where dogs can be released from their harness and lead for a short time, to wander and socialise with other dogs safely, and separate from other users of the site. It is envisaged that dogs and their owners could use this secure area for 10-20mins, as a stopping off point on their usual route. It is a relatively level area that does not require extensive levelling, grading or preparation to make it suitable for this use. An appropriate gravel surface is being installed to reduce the prevalence of dirt and muck in the wet. Planting can be provided on the outside of the proposed fence to prevent children putting their hands through same.
3. The famine graveyard and adjacent site has historic and cultural sensitivities that do not allow for the development of a dog exercise area at the location.
4. Handrails are not being included in the proposals at this time as they are not required.

**Chief Executive's Recommendation**

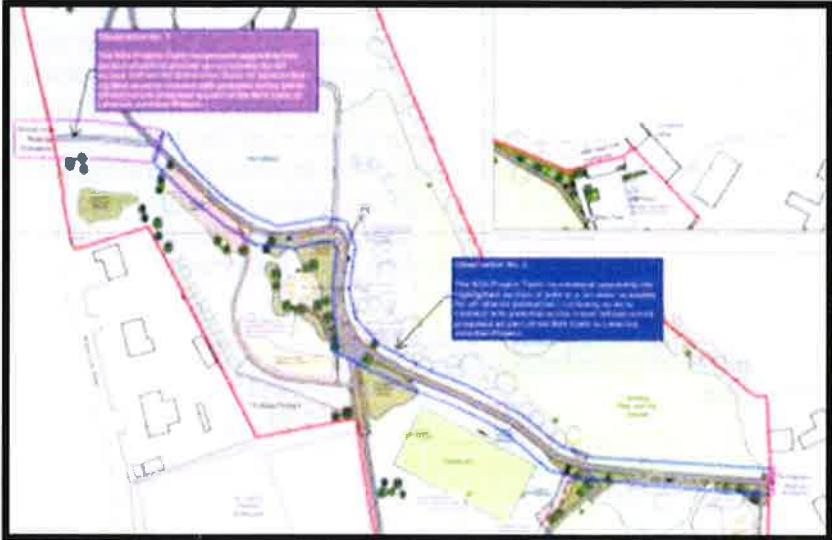
Planting to be included for on the outside of the fence surrounding the dog park.  
One seat will be provided at this location.

<b>Ref. No.</b>	<b>Date received</b>	<b>Submission Name and Address</b>
3	24/02/2023	Gerard O' Dwyer, 3 Roselawn Road, Tipperary Town E34RV12
<b>Summary</b> 1. Requested that an outdoor gym equipment area be included for.		
<b>Chief Executive's Consideration</b> 1. Adult exercise equipment could be incorporated onto the site in the future, however placement requires careful consideration to avoid potential vandalism. The current budget for site works does not allow for the development of this facility at the Tipperary Hills site at this time.		
<b>Chief Executive's Recommendation</b> No change proposed.		

<b>Ref. No.</b> 4	<b>Date received</b> 27/02/2023	<b>Submission Name and Address</b> Lisa McGrath, 91 An Duiche, Scallagheen, Tipperary E34D761
<b>Summary</b> 1. This is a long overdue enhancement of the hills and will be a fantastic resource for the community. It will also add to the tourism value of the town.		
<b>Chief Executive's Consideration</b> 1. Submission noted.		
<b>Chief Executive's Recommendation</b> No change proposed.		

<b>Ref. No.</b> 5	<b>Date received</b> 02/03/2023	<b>Submission Name and Address</b> Tim Ryan, Kickham Place, Tipperary, Co. Tipperary E34KF65
<b>Summary</b> 1. Considering the Tipperary Town Revitalisation Task Force Action Plan has recently been published and has an objective (B4.11) to establish an Aire / motorhome stopover in Tipperary Town, I believe that this should be incorporated into the design as it would be the ideal location for such a facility and will boost local economic activity and add to the visitor/tourist offering. 2. Suggested that the proposed steps at the Cup & Sauces be constructed of some other material other than wood as wood will rot and is prone to become slippery underfoot in time.		
<b>Chief Executive's Consideration</b> 1. This Part 8 project is being delivered with the benefit of funding derived from the Town and Village Renewal Scheme, this funding has to be used for specific purposes and could not be used to deliver a motorhome stopover. Furthermore, the services required to facilitate a motorhome stopping point are substantial and include access to waste disposal, potable water and electricity, at a minimum. There are security and maintenance aspects that would need to be addressed for a motorhome stopping point. Having regard to the above it is not proposed to include for a motorhome stopover within this project. 2. The timber steps proposed to provide improved access to the top of the Motte 'Cup and Saucer' are specified to be constructed of pre-treated softwood (Larch or Douglas fir). This timber has a lifespan of 20 years in Ireland once treated and maintained correctly. The reason these steps must be constructed of timber is in respect of the archaeological sensitivity of the location and the requirement for them to be light weight, temporary in design and have no concrete footing to minimise disturbance to the existing ground surface. There will be a suitable GRP (glass reinforced plastic) slip surface applied to each tread on the steps to ensure good grip and safety.		
<b>Chief Executive's Recommendation</b> No Change proposed.		

<b>Ref. No.</b> 6	<b>Date received</b> 27/03/2023	<b>Submission Name and Address</b> Leon L'Herron, The Oaks, Cordangan, Tipperary Town, Co. Tipperary
<b>Summary</b>		
1. Submission refers to the hollow playing pitch and requests that new goals be provided and the pitch lined.		
<b>Chief Executive's Consideration</b>		
1. The existing goalposts will be renovated including new paint and netting back. This is the most sustainable approach to equipment for the site, which aims where feasible to reduce, reuse and recycle. The size of the field at the hollow playing pitch (54m long x 27m wide) is about half the size of an official standard football pitch and therefore correct line marking is not possible.		
<b>Chief Executive's Recommendation</b>		
No change recommended.		

<b>Ref. No.</b> 7	<b>Date received</b> 04/04/2023	<b>Submission Name and Address</b> Seamus Linehan, Senior Executive Engineer, Mid West National Road Design, Limerick City and County Council
<b>Summary</b>		
1. There is an opportunity for the Part 8 development at Tipperary Hills to incorporate some additional design elements that would complement the potential active travel infrastructure proposed as part of the N24 Cahir to Limerick Junction Project.		
<p><b>Observation No. 1:</b> The N24 Project Team recommend upgrading a section of path to provide an 'accessible for all' access to/from the Bohercrow Road to connect with potential active travel infrastructure proposed as part of the N24 Cahir to Limerick Junction Project. This connection would provide an active travel route between St. Patricks Avenue and the Bohercrow Road.</p>		
2. <b>Observation No. 2:</b> The N24 Project Team recommend upgrading the highlighted section of path to a 3m wide 'accessible for all' shared pedestrian / cycleway to connect with potential active travel infrastructure proposed as part of the N24 Cahir to Limerick Junction Project.		
		
Figure 1: Observation No. 1 and 2		



It would be beneficial to future proof the proposed Part 8 development now to avoid making amendments in the future as part of the N24 Project. The justification for such modifications is to avoid future re-work in this area and to demonstrate synergies and collaboration between both projects.

**Chief Executive's Consideration**

1. The stile entrance at Bohercrow Road is located on an existing bend in the road where there is currently no public footpath. The road is also narrow at this point. To allow for an accessible for all entrance and 3m wide path at this location would require substantial works including demolition of the existing wall, creation of a landing area, widening of the road and installation of a footpath that links in safely. These works are not considered part of the redevelopment of the Tipperary Hills at this time.
2. It is considered that the upgrade of the subject section of path to a 3m wide accessible for all pedestrian and cycle route would change the character of the Tipperary Hills which is a walking amenity.

**Chief Executive's Recommendation**

No change recommended.

<b>Ref. No.</b> 8	<b>Date received</b> 06/04/2023	<b>Submission Name and Address</b> Liam Maher, 55A St. Patrick's Avenue, Tipperary Town, Co. Tipperary
<b>Summary</b>		
<ol style="list-style-type: none"> <li>1. Welcome development.</li> <li>2. Author would recommend stone wall to clearly define boundary to his property and the Tipperary Hills</li> </ol>		
<b>Chief Executive's Consideration</b>		
<ol style="list-style-type: none"> <li>1. Noted.</li> <li>2. The existing stone wall at the St Patrick's Avenue entrance of the Tipperary Hills is a gateway feature for the park only and does not represent a universal approach to site boundaries for the park and same will not be extended along the mutual boundary referred to.</li> </ol>		
<b>Chief Executive's Recommendation</b>		
No change recommended.		

<b>Ref. No.</b> 9	<b>Date received</b> 31/03/2023	<b>Submission Name and Address</b> Cristina Garani, 3 Murgasty Cottages, St. Michael's Road, Tipperary Town E34KV58
<b>Summary</b>		
<ol style="list-style-type: none"> <li>1. The Ball Alley (located in the Pitch and Putt car park) is not mentioned and it is in a precarious state (lots of cracks on the walls, raising health and safety concerns). Will it be refurbished or not? If not, why was it excluded?</li> <li>2. Will there be litter bins in the park to prevent littering, and will the council ensure they are emptied regularly?</li> <li>3. There are timber structures (such as fencing) in the planning. Who will maintain them and replace when rotten?</li> <li>4. Who will look after the general maintenance of seats, signage and green areas?</li> </ol>		

<p>5. Is there any provision for CCTV cameras to monitor vandalism and antisocial behaviour?</p> <p>6. The steps/footpath going from Inver petrol station (Limerick Road) to the side of the Hills needs maintenance. Could this be included in the works?</p>
<p><b>Chief Executive's Consideration</b></p> <p>1. The handball alley does not form part of the Tipperary Hills project at this time and warrants its own project brief, development and specific design at a future date. The funding secured under the Town and Village Renewal Scheme for this Part 8 would not extend to the refurbishment of the Handball Alley and furthermore the subject funding cannot be expended on sporting facilities.</p> <p>2. There are some existing litter bins that have been provided for the disposal of dog excrement in the park. The existing bins that are currently not working will be repaired as part of the project. Litter bins for general rubbish have not been included in the project. They require ongoing maintenance and service provision and can encourage a less responsible attitude towards personal waste management. Visitors to The Hills are encouraged to take their rubbish home with them after visiting.</p> <p>3. Tipperary County Council will be responsible for the maintenance of the Tipperary Hills Amenity Area.</p> <p>4. As per item 3.</p> <p>5. CCTV installation would require the provision/installation of ducting and service cables throughout the site and ongoing monitoring and maintenance. The implementation of this type of facility would absorb large amounts of the budget and is not practical to implement at this time. Studies also show that it is questionable as to whether the presence of CCTV is a deterrent for offenders or not.</p> <p>6. The steps/path referred to are outside of the boundary of this Part 8 application.</p>
<p><b>Chief Executive's Recommendation</b></p> <p>No change recommended.</p>

<b>Ref. No.</b>	<b>Date received</b>	<b>Submission Name and Address</b>
10	31/03/2023	Katrina Quinlan, Arravale Road Tipperary Town Co Tipperary E34TC91
<p><b>Summary</b></p> <p>1. On behalf of March4Tipp we would like to have it noted that we welcome the planned enhancement of the Tipperary Hills: We recognise The Hills as a very important amenity in Tipperary Town. The planned works appear to us to be well thought out and sensitive to the bio diversity of the location. The Hills have always been a special place for people in Tipperary and we hope that the new plans will allow the next generation to continue to enjoy the area.</p>		
<p><b>Chief Executive's Consideration</b></p> <p>1. Noted.</p>		
<p><b>Chief Executive's Recommendation</b></p> <p>No change recommended.</p>		

<b>Ref. No.</b> 11	<b>Date received</b> 25/03/2023	<b>Submission Name and Address</b> Paul O' Callaghan, Maryville, Murgasty Road, Tipperary Town E34R923
<b>Summary</b> 1. Submission welcomes and supports the planning application as specified. It is an excellent proposal to enhance Tipperary Town.		
<b>Chief Executive's Consideration</b> 1. Noted.		
<b>Chief Executive's Recommendation</b> No change recommended.		

<b>Ref. No.</b> 12	<b>Date received</b> 25/03/2023	<b>Submission Name and Address</b> Patricia McHale, Lisheen, Donohill, Tipperary E34WV81
<b>Summary</b> 1. The submission welcomes the improved access to various parts of the Hills, including the widening of the pathways and the addition of handrails; the work to upgrade the playing pitch; the addition of a dog-exercise area. All of these, and the other planned works, appear conscious of and sensitive to the existing layout and to the biodiversity of this whole area.		
<b>Chief Executive's Consideration</b> 1. Noted.		
<b>Chief Executive's Recommendation</b> No change recommended.		

<b>Ref. No.</b> 13	<b>Date received</b> 09/04/2023	<b>Submission Name and Address</b> David Coleman, Murgasty, Tipperary Town, Co. Tipperary E34HH63 on behalf of the Murgasty Residents Association
<b>Summary</b> 1. Development is supported. 2. Query as to whether the road between the Ball Alley and the main Clanwilliam entrance, including the right of way between 7 St Michael's Terrace and 8 Murgasty Cottages, was to be upgraded. 3. Update re the Ball Alley renovation? 4. Can some of the old seats, when taken out, be reused? 5. Will bins be provided in the Hills? 6. Plans to renovate the Orchard wall?		
<b>Chief Executive's Consideration</b> 1. Noted. 2. The proposals for surface treatment between Clanwilliam Rugby Club and the Handball Alley include a self binding gravel footpath 1.2m width. This is intended as an improvement to the existing rough route that forms part of a circuit used habitually by walkers in The Hills. There is currently a rough track in this location, a vehicular access laneway to the rear of private properties, that has uneven surface and slope throughout. The self binding gravel surface will provide a more even surface for		

walkers using the route making it safer, and also represents good value for money considering the distance covered.

3. The handball alley does not form part of the Tipperary Hills project at this time and warrants its own project brief, development and specific design at a future date. The funding secured under the Town and Village Renewal Scheme for this Part 8 would not extend to the refurbishment of the Handball Alley and furthermore the subject funding cannot be expended on sporting facilities.
4. There are some existing litter bins that have been provided for the disposal of dog excrement in the park. The existing bins that are currently not working will be repaired as part of the project. Litter bins for general rubbish have not been included in the project. They require ongoing maintenance and service provision and can encourage a less responsible attitude towards personal waste management. Visitors to The Hills are encouraged to take their rubbish home with them after visiting.
5. The redevelopment of the Orchard Wall is an ongoing project in The Hills that is being undertaken by the local Tidy Towns Group. It provides an opportunity for a dry stone wall training course to be implemented on the site in the future.

**Chief Executive's Recommendation**

No change recommended.

Ref. No.	Date received	Submission Name and Address
14	11/4/2023	Paul O' Callaghan, Tipperary Tidy Towns, Maryville, Murgasty Road, Tipperary Town, County Tipperary
<b>Summary</b>		
<ol style="list-style-type: none"> <li>1. Development is supported.</li> <li>2. Query as to whether the road between the Ball Alley and the main Clanwilliam entrance, including the right of way between 7 St Michael's Terrace and 8 Murgasty Cottages, was to be upgraded.</li> <li>3. Update re the Ball Alley renovation?</li> <li>4. Can some of the old seats, when taken out, be reused?</li> <li>5. Will bins be provided in the Hills?</li> <li>6. Plans to renovate the Orchard wall?</li> </ol>		
<b>Chief Executive's Consideration</b>		
See Submission Ref. 13		
<b>Chief Executive's Recommendation</b>		
No change recommended.		

Ref. No.	Date received	Submission Name and Address
15	11/04/2023	Morgan Mooney, Taobh Cnoic, Garnacanty, Tipperary Town E34YY76 on behalf of the Clanwilliam FC.
<b>Summary</b>		
<ol style="list-style-type: none"> <li>1. Proposal is welcomed.</li> <li>2. Concerns expressed in relation to the fencing around the Clanwilliam Park grounds. The Hills walk way and access to the walk way includes all the circumference of the Clanwilliam Park. The boundary fencing is for the most part a joint responsibility between Tipperary County Council and Clanwilliam. Over the years Clanwilliam have done the majority of the maintenance works required on the fence. The proposed development of the walk way will bring increased pedestrian traffic onto the paths around Clanwilliam Park and the committee of Clanwilliam FC are concerned that the (a) the security element of the fencing needs to be examined by</li> </ol>		

Tipperary County Council in light of this new development to determine if its adequate to prevent trespassing onto Clanwilliam grounds and upgraded by Tipperary County Council where needed (b) the fencing in places will be a danger to passing pedestrians. Currently the pathway bordering Clanwilliam and St. Patricks Avenue is overgrown on the Clanwilliam side of the path. Once the path is widened and the fence is exposed, there are areas of wire in need of repair/replacement to make it a suitable safe boundary. Clanwilliam FC asks that these concerns on fencing be addressed by Tipperary County Council as part of the project.

**Chief Executive's Consideration**

1. Noted.
2. A new boundary fence for the Clanwilliam Rugby Club represents a substantial investment that is not being incorporated into the renovations of the site at this time. However the existing fence will be reviewed at the construction stage and same will be upgraded where required for security purposes.

**Chief Executive's Recommendation**

No change proposed.

Ref. No.	Date received	Submission Name and Address
16	11/04/2023	Michael Begley, 1 Bridge Street, Tipperary Town, Tipperary

**Summary**

1. The Tipperary town Revitalisation Task Force fully supports this application for the enhancement of Tipperary Hills. The project is one of a number of priority actions within the Tipperary Town Revitalisation Strategy & Action Plan to 2035, and the members are very pleased to see the project progress to this stage. The members also appreciate that the design team has taken account of the recommendations of numerous strategies developed by the Task Force and its stakeholders, namely the Tipperary Town Revitalisation Strategy and Action plan, the Tipperary Town Heritage Audit and the Tipperary Town Landscape and Biodiversity Plan produced in collaboration with Tipperary Tidy Towns.
2. The development will greatly improve usability and access at Tipperary Hills, while also enhancing the natural environment through the creation of new biodiverse planting areas. The project will also benefit other projects that are in the pipeline such as the Tipperary Town to Soloheadbeg linear walk. The Task Force would support further enhancement of the Tipperary Hills in the future, and plan to explore further biodiversity improvements that can be developed at the site with Tipperary Tidy Towns and other stakeholders. This could bring numerous benefits in the areas of Education, Tourism & Recreation and Carbon Sequestration, and has the potential to create a truly unique amenity for locals and visitors.

**Chief Executive's Consideration**

1. Noted.

**Chief Executive's Recommendation**

No change required.

Ref. No.	Date received	Submission Name and Address
17	11/04/2023	Catherine Fogarty, Nelson Place, St. Michael's Street, Tipperary Town
<p><b>Summary</b></p> <ol style="list-style-type: none"> <li>1. Author understands that the Peace Path is to be incorporated into the footpath on Old Monastery Road and that pedestrians will walk on the path that may feature the names of awardees of the Tipperary Peace Prize. Suggested that the path could be a nicer feature if added to the pathway at the St Patrick's Avenue entrance - no traffic and people should look at the plaques and not walk on them. Is it intended that the plaques bearing the winners names will be refurbished and relocated from the Municipal Offices on Rosanna Road to the Hills or new materials commissioned? If the plaques are clustered in groups of 10 it could accommodate a lot of names and not be overly intrusive to the space. See attached photo.</li> <li>2. If the aim is to bring more people to the area consideration should be given to providing toilets.</li> <li>3. The Hand ball alley does not seem to be included in the project - it should be refurbished and not left to deteriorate to a point where it will be removed on Health and Safety Grounds. It is one of our GAA sports and very accessible to the entire community regardless of socio economic background.</li> </ol>		
<p><b>Chief Executive's Consideration</b></p> <ol style="list-style-type: none"> <li>1. There are 36 new peace plaques for the Peace Walk being prepared as part of this project and there are no plans to reuse the plaques located at Rosanna Street for this purpose. The new plaques will be cast bronze/aluminium, depending on budget, and 30cm x 30cm in size. The proposed location of the peace walk and plaques has been influenced by the sunny south facing location and meandering nature of the path at this location. Planting will also be included for at this location to contribute to a sensory walk. The Peace Walk will allow for visitors to linger and reflect over the names and the good deeds that have been accomplished.</li> <li>2. Toilet provision in the Tipperary Hills would require the provision of services, maintenance and monitoring and same are not proposed under this Part 8.</li> <li>3. The handball alley does not form part of the Tipperary Hills project at this time and warrants its own project brief, development and specific design at a future date. The funding secured under the Town and Village Renewal Scheme for this Part 8 would not extend to the refurbishment of the Handball Alley and furthermore the subject funding cannot be expended on sporting facilities.</li> </ol>		
<p><b>Chief Executive's Recommendation</b> No change recommended.</p>		

Ref. No.	Date received	Submission Name and Address
18	11/04/2023	Paul White, Glebelands, Murgasty, Tipperary Town, Co. Tipperary
<p><b>Summary</b></p> <ol style="list-style-type: none"> <li>1. Bins – Existing bins are unsuitable and should be replaced with the bins used on main street (dog excrement versus normal waste)</li> <li>2. Directional post at the top of the cup and saucer towards local villages and areas of historical interest i.e. Solohead Beg</li> <li>3. Seats should not be constructed of steel but instead of strong composite vandal proof material</li> <li>4. Paths to have a kerb to prevent tarmac breaking away</li> <li>5. No littering signage</li> <li>6. Amenity for teenagers i.e. skateboarding</li> </ol>		

7. Include path between Pitch and Putt Car Park and Clanwilliam Grounds for tarmacking
8. Ball Alley to be renovated and to include for viewing area
9. Defibrillator
10. Gleeson Quarry to be acquired and converted into nature and amenity park

#### **Chief Executive's Consideration**

1. There are some existing litter bins that have been provided for the disposal of dog excrement. The existing bins that are currently not working will be repaired as part of the project. Litter bins for general rubbish have not been included in the project to date as they require ongoing maintenance and service provision and can encourage a less responsible attitude towards personal waste management. Visitors to The Hills are encouraged to take their rubbish home with them after visiting however bins will be included for at the entry/exit points.
2. Directional signage is being installed on the Motte 'Cup and Saucer' but not as a stand alone item. It is being incorporated into the timber seating that has been designed for the site. A finger post sign would require concrete foundations and be visually intrusive on this high point. The directional signage incorporated into the seating is in line with the archaeological requirements for this sensitive location.
3. The new seats proposed are treated timber and therefore comfortable to sit on.
4. A skateboard park, whilst an interesting idea, does require a large amount of space and also high level of investment. It is a feature that would have to be carefully considered with regard to an appropriate locations so as not to interfere with the existing activities already happening on the site.
5. The handball alley does not form part of the Tipperary Hills project at this time and warrants its own project brief, development and specific design at a future date. The funding secured under the Town and Village Renewal Scheme for this Part 8 would not extend to the refurbishment of the Handball Alley and furthermore the subject funding cannot be expended on sporting facilities.
6. There is an opportunity to install a defibrillator a part of community activities on the Tipperary Hills Site. It would be best placed in the responsibility of either the Tipperary Hills Pitch and Putt or Clanwilliam Rugby Club where a volunteer structure already existing and training for its use can be delivered accordingly.

#### **Chief Executive's Recommendation**

Bins to be located at exit and entry points, muff mitt bin to be located at dog park.

It is considered that the implementation of the requirements and conditions as set out under Section 9 of this report will address the issues raised in the submissions received.

## **5. Prescribed Bodies**

The Part VIII application was referred to the following prescribed bodies for comment;

- An Taisce
- Failte Ireland
- Department of Housing, Local Government and Heritage
- The Heritage Council
- Arts Council

No responses were received from the Prescribed Bodies.

## 6. Referrals

The Part VIII application was referred to the following internal sections for comment;

- Housing Section
- Environment and Climate Control
- Roads Capital
- Water Services
- Tipperary LEA
- Broadband Officer

No responses were received from the internal sections.

## 7. Planning Assessment

### Planning Policy Context

The **Tipperary Town and Environs Development Plan 2013, as varied**, is the relevant development plan for the area.

The application site (excluding the public road) is zoned for amenity land use the land use zoning objective of which is to “preserve and enhance recreation and amenity areas”.

Section 4.5 (Tourism) identifies the Tipperary Hills as a tourism attraction within the town.

### Policy ECON 3: Tourism Development

It is a policy of the Council to co-operate with appropriate agencies in promoting tourism and securing development of tourist-based enterprise and facilities in the town and to encourage the development of a range of quality tourism accommodation, facilities and attractions within the town.

### Section 7.1.3 National Monuments and Places

A Zone of Archaeological Potential (Map 9) has been identified by the National Monuments Section of the Department of Arts, Heritage and the Gaeltacht in Tipperary Town. This zone along with other sites and features of archaeological significance are listed by the National Monuments Section in the Record of Monuments and Places (RMP) and are protected by National Monument legislation.

The Motte and Bailey is identified as RMP Ref No TS-067-001 and 002.

The Council will require the preparation of archaeological assessment where a proposed development is located at or close to known archaeological monuments or sites, including site works that are extensive in terms of area (ground disturbance of half hectare or more) or length (1 kilometre or more) and developments that require an Environmental Impact Statement. In this regard the Council will consult with the DECLG and other statutory consultees when considering applications for planning permission for development on or in the vicinity of archaeological sites and/or monuments.



### **Policy AH 3: Archaeology**

It is the policy of the Council to safeguard sites, features and objects of archaeological interest generally and the Council will protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places and sites, features and objects of archaeological and historical interest generally

### **7.2 Amenity/Open Space**

Amenity areas within the Plan boundary include the Tipperary Hills (including the Famine Graveyard & Pitch and Putt Facility) to the north of the town centre and the amenity zoned lands flanking the Ara River and the Railway line at Collegeland to the south of the town centre. The Canon Hayes Complex is also an important amenity attraction within the area. There are a number of tennis courts located on the Donohill Road and St. Michael's Road. Greens at Davitt Street (Band Stand/The Plan), at the Three Drives (The Mound) and Multi-Use Games Area's at the Three Drives and Clanwilliam comprise the remainder of the amenity lands.

#### **7.2.1 Tipperary Hills Improvement Programme**

Brady Shipman Martin (BSM) produced an Improvement Programme for the Tipperary Hills which was endorsed by TTC in 2009. This Improvement Programme sets out the measures required for the Tipperary Hills to reach its true potential as a recreational and educational asset within the community. The measures set out under the Improvement Programme will be delivered on a phased basis as funding becomes available. An accessibility audit of the Tipperary Hills in 2007 recommended among other measures that improvements to signage and access be undertaken. A new entrance to the Tipperary Hills from St. Patricks Avenue was constructed in 2007, partially addressing the access issue. The Tipperary Hills Improvement Programme was awarded "Best Environmentally Friendly Initiative" award in the Local Authority Members Association (LAMA) Awards 2011. Following on from this success it was agreed that a programme of works identified in the adopted programme plan be brought forward to Council for adoption. A programme was agreed in February 2011 and works on improved lighting, car park surfacing, drainage etc commenced in late 2011. The remaining measures will be progressed during the lifetime of the Plans as funds permit.

### **Policy AH 4: Tipperary Hills**

It is the policy of the Council to implement the recommendations of the Improvement Programme for the Tipperary Hills subject to the availability of funding.

### **Policy DM 1: Development Standards**

It is the policy of the Council to require all development to comply with the relevant standards identified in the Development Management of the Tipperary Town and Environs Development Plan 2013-2019.

## **Section 9.8 Archaeological Heritage**

It is the policy of the Council to ensure that archaeological material is not disturbed so that an opportunity will be given to investigate and record any material of archaeological value that may be found or to protect them in-situ on sites. Developers are advised to consult the Heritage Council's Archaeology & Development: Guidelines for good practice for developers (2000) in this regard. Permitted developments located within the Zone of Archaeological Potential and/or within close proximity to Recorded Monuments may be required as part of the planning application process or by condition on a grant of permission to carry out archaeological assessment, monitoring, testing or excavation within the area covered by the application/permission, either prior to the planning decision or prior to any development works proceeding on the site following the grant of planning permission. The Council, as a condition on such developments, may also consider the preservation of all or part of the archaeological remains in the area covered by the permission. Each planning application for development within the Zone of Archaeological Potential and within close proximity to recorded archaeological sites shall be assessed on its own merits.

(a) An archaeological assessment shall establish the extent of archaeological material associated with the monument or site. This assessment shall also define the buffer area or area contiguous with the monument which will preserve the setting and visual amenity of the site.

(b) The area of the monument and buffer shall not be included as part of the open space requirement demanded of a specific development but shall be additional to the required open space.

(c) If a monument or place included in the Record of Monuments and Places (RMP) lies within the open space requirement of a development, a conservation plan for that monument is required as part of the landscape plan for that proposed open space.

(d) Shall a monument or site included in the RMP be incorporated into a development the monument and attendant buffer area shall be ceded to Local Authority ownership once the development and associated landscaping works are complete so that the future protection of the monument can be assured.

### **Principle of the Proposed Development**

As summarised at Section 1 this Part 8 application includes for the significant upgrading and enhancement of the Tipperary Hills and is therefore in accordance with the amenity land use zoning objective for the site, Policy ECON 3 (Tourism Development) and Policy AH 4 (Tipperary Hills). The principle of the proposed development is therefore acceptable.

### **Design & Layout**

The general development throughout the site includes the upgrading of all existing tarmac pathways to a minimum width of 2 metres, upgrading existing gravel paths to bound gravel paths, development of new seating areas, development of the Peace Path, upgrade of all existing seating, installation of information and wayfinding signage, construction of a dog exercise area, introduction of native woodland planting and specimen trees along with native wildflower meadows in selected locations throughout the amenity area and re organisation of the existing carpark area.

I am satisfied that the design and layout as proposed is acceptable and has been designed having regard to the archaeological sensitivities of the site.

### **Archaeology**

As set out above the application site includes a recorded monument Ref TS067-002, Castle-motte and the site is within 25m of the historic town and town defences.

The Part 8 application includes an Archaeological Impact Assessment (AIA) undertaken by AEGIS Archaeology Ltd. The report determines that without mitigation measures being implemented the groundworks associated with the development will have a negative impact on archaeology and cultural heritage. The visual impact of the development on the archaeological monument on the subject site is deemed to be neutral as development has already occurred on the site.

Section 6 of the AIA recommends mitigation measures in the form of archaeological monitoring at construction stage under licence from the National Monuments Service (NMS). A condition will be attached requiring archaeological monitoring as recommended.

Whilst a response has not been received from the National Monuments Service I note from discussion with the District Office that an application for Ministerial Consent for the proposed development is well advanced.

### **Services**

Roads: The Part 8 does not propose any works to the existing vehicular entrance.

Surface water: No works proposed to the existing surface water control measures within the site.

Water: N/A

Waste water: N/A

### **Flooding**

I have reviewed the most up to date flood risk mapping for the county and note that the subject site is not shown to be at risk of flooding.

### **Appropriate Assessment (AA) and Environmental Impact Assessment (EIA)**

The Planning Authority has had regard to the document 'Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities' published by the DoEHLG in December 2009. This document provides a guide to the requirements of Articles 6(3) and 6(4) of the Habitats Directive.

The Part 8 application includes a Report for Appropriate Assessment (AA) Screening prepared by Moore Group Environmental Services on behalf of Tipperary County Council which concludes that it can be excluded, on the basis of objective information, that the proposed development, individually or in combination with other projects, will have a significant effect on a European site.

Utilising the information set out in the Report for AA Screening the Lead Section has undertaken an AA screening exercise which appraises the potential impact of the development on the Lower River Suir Special Area of Conservation (SAC) and other Natura 2000 sites. The exercise identified that the development site is within 15km of the following Natura 2000 sites;

- Lower River Suir SAC (Site Code 002137), approximately 5.8km to the south.
- Galtee Mountains SAC (Site Code 000646), approximately 10.3km to the south.
- Moanour Mountain SAC (Site Code 002257), approximately 7.6km to the south west.
- Philipstown Marsh SAC (Site Code 001847), approximately 8km to the northeast
- Lower River Shannon SAC (Site Code 002125), approximately 12km to the northwest

It was identified that the site was within the zone of influence of the Lower River Suir SAC however there are no direct hydrological linkages between the development site and the SAC.

It is considered that the proposed project poses no potential negative effects on the Lower River Suir SAC or any Natura 2000 site and AA is not required.

I concur with the conclusions of the AA Screening undertaken by the lead section.

Schedule 5 (Development for the purposes of Part 10), Part 2, Category 10 (Infrastructural Projects) of the Planning and Development Regulations 2001, as amended, includes for the following;

(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

The development site is 7 ha whilst the works area is significantly less. Therefore, the project is well below the 20 ha threshold.

An examination of the nature, size and location of the development has been undertaken by the Lead Section and it has been determined that there is no real likelihood of significant effects on the environment arising from the proposed development, and accordingly an EIA is not required. I concur with the conclusion of the preliminary examination report undertaken by the lead section.

## **8. Conclusions and Recommendations**

The Planning Authority is satisfied that the proposal, subject to the following considerations being implemented, is in accordance with the Tipperary Town and Environs Development Plan 2013, as varied, will not impact on the visual amenity or built heritage of this area, is acceptable in terms of access, is acceptable in terms of drainage, presents no significant impacts on the conservation objectives of the Lower River Suir SAC and presents no flood risk issues.

The development as set out on the plans and particulars is considered acceptable and is consistent with the principle of the proper planning and sustainable development of the area. Therefore, it is recommended that the proposed development should proceed subject to the following recommended requirements and conditions.

## 9. Requirements and Conditions

The development should be subject to the following:

1. Archaeological monitoring of groundworks shall be undertaken under licence from the National Monuments Service, or under Ministerial Consent (this will be decided in consultation with the National monuments Service).

The extent of the area monitored shall be agreed with the National Monuments service.

All works to the motte (including resurfacing/widening of paths) shall be archaeologically monitored, as well as all works in the vicinity of the St. John's famine graveyard (i.e., the access lane, kickabout area and dog park).

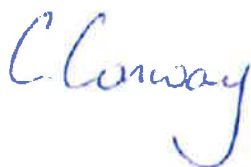
**Reason: Archaeological material may be encountered due to the presence of archaeological monuments on and adjacent to the subject site.**

2. Rubbish bins to be provided at exit and entry points to the site. A muff mitt bin to be located at dog park.

**Reason: In the interest of orderly development.**

3. Landscaping to be provided on outside of the fence to dog park and seating to be provided within the dog park.

**Reason: In the interest of orderly development.**



Signed: Caroline Conway  
Senior Executive Planner

Date: 16.05.23

Signed:   
Anne-Marie Devaney  
A/Senior Planner

Date 17/05/2023

Signed:   
Dave Carroll  
A/Director of Services

Date: 17/05/23

