



**April
2014**

THE ORMOND CASTLE QUARTER IMPROVEMENT SCHEME



**Carrick on Suir
Town Council**

**Comhairle Bhaile
Carraig na Suire**



Foreword

The history and heritage of Carrick on Suir is worth talking about! Carrick on Suir has the dual honours of being both a historic walled town and home to one of the finest Elizabethan unfortified dwellings in the country; Ormond Castle is a Tudor Manor House built by the famous Black Tom Butler, 10th Earl of Ormond in the 1560's. In addition to these talking points, Carrick on Suir can claim a wealth of historic places and people and a picturesque location in the fertile River Suir valley, and the coming years promise to bring about positive changes to the way the tourism and heritage potential of the town is improved and promoted to both visitors and locals alike.

In 2014 Carrick on Suir will be a member of the Irish Walled Towns Network for the first time with the associated benefits of membership of this national heritage group and in 2014 the 'Butler Trail' tourism initiative will further improve its status through the erection of signage in the key Butler towns. The 'Ormond Castle Quarter' is the historic heart of Carrick on Suir and there is now scope for a co-ordinated focus on this area and the development of a vision for its improvement. Works will commence shortly on the new Greenway along the tow path from Carrick on Suir to Clonmel, and this investment in the county will bring opportunity to the town of Carrick and the Ormond Castle Quarter.

This ***Ormond Castle Quarter Improvement Scheme*** has been developed by Carrick on Suir Town Council and is now for the consideration of everyone who has an interest putting Carrick on Suir firmly on the tourism and heritage map of Ireland. This Scheme revolves around the Ormond Castle Quarter and the development of pride of place in the town. The measures set out are long term goals and will be achievable if all stakeholders in the development of the town support and strive towards the implementation of this agreed vision.

Ollr Kieran Burke.

Cathaoirleach, Carrick on Suir Town Council

ELECTED MEMBERS OF CARRICK ON SUIR TOWN COUNCIL

Cllr Liam Walsh

Cllr Patsy Fitzgerald

Cllr Sylvia Cooney – Sheehan

Cllr Kieran Bourke (Chairman)

Cllr Margaret Croke

Cllr Richie O’Neill

Cllr Martin Henzey

Cllr Pierce O’Loughlin,

Cllr Sarah Dunne

ADKNOWLEDGEMENTS

Carrick on Suir Town Council would like to acknowledge the input and hard work of the following, Pat Slattery, Town Manager, Micheal O’Brien, Town Clerk, Clare Lee, Executive Planner, Jenn Dynan, Graduate Planner, all the stakeholders and contributors who assisted in the preparation of the Scheme.

TABLE OF CONTENTS

1.0	The Ormond Castle Quarter	4
1.1	The Ormond Castle Quarter Improvement Scheme	4
1.2	Site Description	4
1.3	‘Pride of Place’	6
1.4	Stakeholders and Consultation.....	7
1.5	Environmental Assessment	9
2.0	Related Plans and Strategies	11
2.1	South Tipperary County Development Plan 2009-2015.....	11
2.2	Carrick on Suir Town Development Plan 2013	11
2.3	South Tipperary County Heritage Plan 2012-2016	11
2.4	Carrick on Suir Town Walls Conservation, Management and Interpretation Plan 2013.....	11
2.5	The Butler Trail	12
2.6	Green and Blue Futures	12
2.7	Ongoing maintenance of Ormond Castle.....	12
2.8	Plans for the improvement of the River Suir Towpath/greenway 2014	13
2.9	South Tipperary Tourism Review and Development Strategy 2008 – 2014.....	13
3.0	Background Information	14
3.1	Archaeological Heritage	14
3.1.1	Ormond Castle 16th Century Tudor Castle	15
3.1.2	Medieval Town Defenses - including up-standing remains of the Town Wall	16
3.1.3	14 th Century Bridge (‘the Old Bridge’).....	16
3.1.4	West Gate - Early defensive gate at Town Walls.....	17
3.1.5	Other important historical features	17
3.2	History and Folklore.....	17
3.3	Planning Vision and Zoning	18

3.4	Existing Public Realm in Carrick on Suir	20
3.4.1	Castle Street	20
3.4.2	Main Street	21
3.4.3	New Street	22
3.5	Tourism Attractions of the Town	23
3.5.1	Historical Features	23
3.5.2	Fishing and Boating on the River Suir	23
3.5.3	Walking	23
3.5.4	Famous Personalities	24
4.0	The Ormond Castle Quarter ‘Close-Up’	25
4.1	Accessibility and Legibility – in the context of the Town Centre	25
4.1.1	Accessibility	26
4.1.2	Legibility	29
4.2	Riverside and Parkland Amenity	29
5.0	Vision for the Ormond Castle Quarter	31
5.1	Bringing the Vision to life	31
5.1.1	Objectives for Physical Works	32
5.1.2	Promotion and Interpretative Objectives	32
5.2	Achieving the Objectives	34
5.2.2	Physical Works	34
5.2.3	Promotional and Implementation Initiatives	43
5.2.4	Phasing	47
5.2.5	Funding	48
6.0	Conclusion	49

Appendices	50
Appendix A	51
Strategic Environmental Assessment Screening Report.....	51
Appendix B.....	61
Appropriate Assessment Screening Report	61
Appendix C.....	69
Stage 1 Flood Risk Assessment	69
Appendix D	74
Sample Materials and Finishes for Improved Public Realm	74

1.0 THE ORMOND CASTLE QUARTER

This is the Ormond Castle Quarter Improvement Scheme for Ormond Castle and the surrounding area, hereafter referred to as the 'Scheme'. The Scheme aims to deliver public realm and access improvements in the vicinity of Ormond Castle and to promote the Ormond Castle Quarter as a unique attraction in Carrick on Suir and South Tipperary.

The area is called the 'Ormond Castle Quarter' having regard to its location, the historical importance of the area and its tourist potential for the town. The site encompasses a significant portion of the town and the branding of the area will help promote and market the 'Quarter' as a tourist destination within the context of the town and further afield, facilitating links with the various heritage and tourist initiatives ongoing in South Tipperary.

The Scheme was realised through a combination of analysis, investigation and information sharing which led to the creation of specific design aims and objectives. The design process involved analysis of both pedestrian and vehicular access to the site, the public realm on the site, the individual streets and cultural and historical amenities that are available within the site boundary.

1.1 THE ORMOND CASTLE QUARTER IMPROVEMENT SCHEME

It is the purpose of this Scheme to increase awareness of the cultural assets of the town through the promotion of the Ormond Castle Quarter whilst also enhancing the various other historical elements present in the town such as the medieval bridge and the historical laneways.

Currently there is disconnect between Ormond Castle and the town centre and it is essential that a link between these two elements is developed to create a sense of unity between the Castle and the Main Street generating vibrancy and vitality within the town.

The Scheme also focuses on the River Suir and the multiple opportunities presented by the presence of the waterway. There is scope to improve the riverside amenity and to enrich the outdoor recreational offering of the town with the Ormond Castle at its core.

1.2 SITE DESCRIPTION

The Ormond Castle Quarter is located 230 metres to the east of the town centre and is considered to be an edge of centre location off the Main Street. The site is defined by the

presence of the River Suir to the south, the N24 to the North and the Town Centre to the west with the eastern boundary defined by St. Brigid’s Hospital.

The area accommodates a number of uses including residential neighbourhoods, car parking, tennis courts, parkland, a theatre and the Castle. Ormond Castle, the most important Tudor House of its kind in Ireland and the namesake of this project, is located strategically in the centre of the site with an upstanding section of the Town Walls situated nearby within the Townpark.

The parkland associated with the Castle is bounded by a two metre high stone wall acting as the boundary of the park. There is a path on the external edge of the park next to this wall which is used for walking and jogging, yet its amenity value is undermined by the presence of invasive species, such as Japanese Knotweed and poor management of land at the rivers’ edge.



Figure 1: Images of Ormond Castle

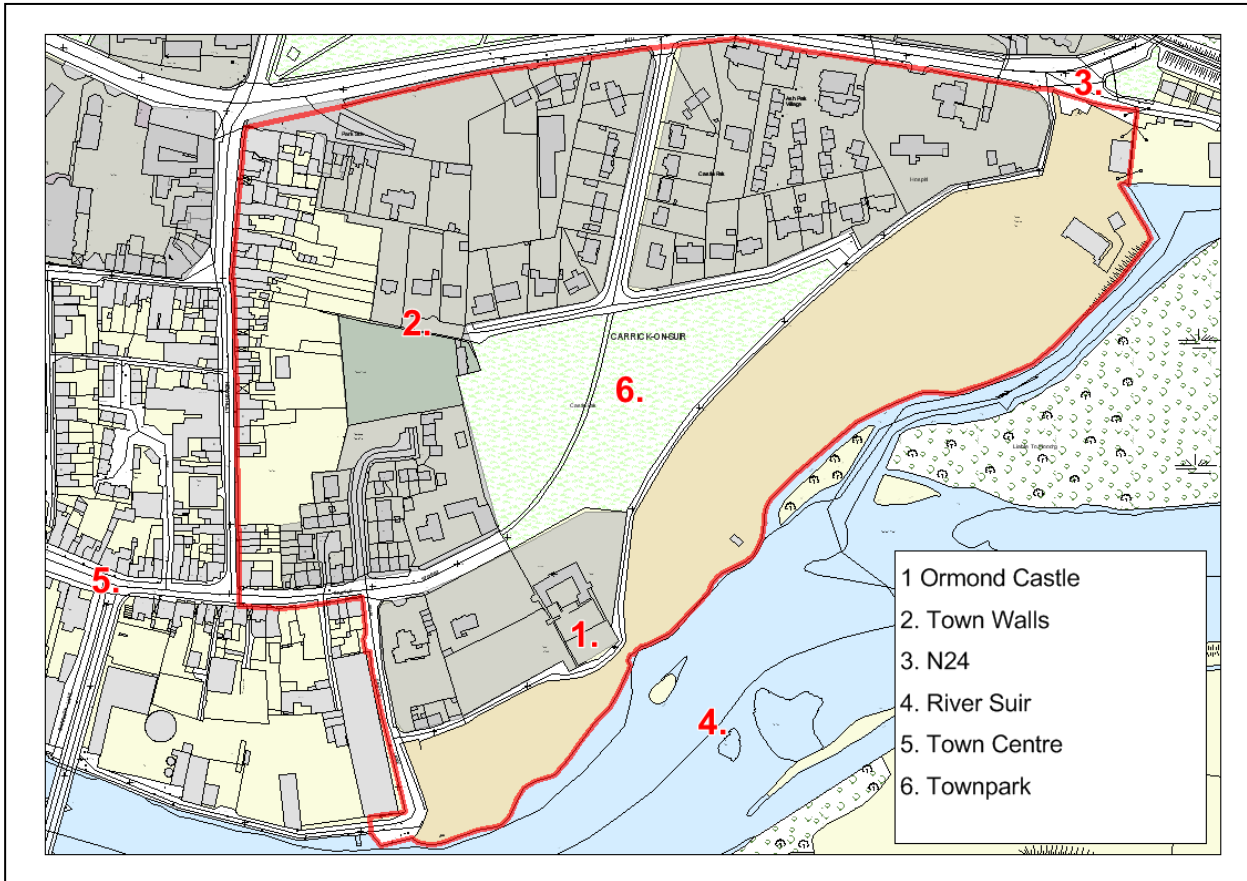


Figure 2: The Ormond Castle Quarter

1.3 'PRIDE OF PLACE'

Despite its variety of heritage features, and cultural and historical assets, Carrick on Suir is not known as a visitor destination. Ormond Castle has very low visitor numbers and does not hold its own in comparison with the Rock of Cashel and Cahir Castle.

The numbers visiting the Rock of Cashel and Cahir Castle in 2012 were 240,406 and 62,818 respectively, yet Ormond Castle only attracted 9,240 persons. In addition, there has been a decrease in the numbers visiting Ormond Castle from 2011 to 2012. However, the difference in visitor numbers may be partially due to the seasonal opening hours of Ormond Castle from March/April – September/October. Table 1 below outlines visitor numbers from 2008 to 2012.

Table 1: Tourism Visitor Numbers (Source: Failte Ireland)					
Attraction	2008	2009	2010	2011	2012
Rock of Cashel	237,732	221,481	204,270	233,038	240,406
Cahir Castle	57,208	54,976	52,037	59,822	62,818
Ormond Castle	3,339	8,218	8,108	9,539	9,240

The implementation of the vision set out in this Scheme is important to allow the potential of the site to be realised, to increase visitor numbers and to foster a sense of ownership within the town. Throughout the development of this Scheme, and thereafter in its marketing and promotion, the input of residents and business owners alike will be vital.



Figure 3: Images of both the exterior and interior of Ormond Castle

1.4 STAKEHOLDERS AND CONSULTATION

The following stakeholders will be consulted during the preparation of this Scheme to ensure that effective participation is achieved and that the views and opinions of these interest groups are represented and considered.

CARRICK ON SUIR TOWN COUNCIL AND TIPPERARY COUNTY COUNCIL

The Carrick on Suir Town Development Plan 2013¹ is the existing development and planning framework to guide the development of Carrick on Suir. This was adopted in October 2013 by the Elected Members of the Town Council. The support and ownership of Elected Members is also considered vital for the implementation of the Scheme.

NATIONAL PARKS AND WILDLIFE SERVICE (NPWS)

The role of the NPWS is to secure the conservation of ecosystems and maintain and enhance populations of flora and fauna in Ireland to implement the EU Habitats and Birds Directives and to designate and advise on the protection of Special Areas of Conservation (SACs). The NPWS were consulted to give advice on the impact of the Scheme on the parklands surrounding the Castle.

¹ Refer to www.southtippcoco.ie

IRISH WALLED TOWN NETWORK (IWTN)

The IWTN was established by The Heritage Council in April 2005. The network works with local authorities in the management and conservation of historic walled towns. The preparation of the 'Conservation, Management and Interpretation Plan 2013' for the Carrick on Suir Town Walls will help preserve and promote Carrick on Suir's Town Walls and their setting into the future. Carrick on Suir is now a member of the IWTN along with the walled towns of Clonmel, Fethard and Cashel and has received funding for conservation works to the Walls in 2014.

INLAND FISHERIES BOARD/BORD IASCAIGH MHARA

Inland Fisheries Ireland is the agency responsible for the conservation, management, protection, marketing, development and improvement of the inland fisheries network and was consulted during the Scheme in view of the proximity of the River Suir.

LANDOWNERS AND RESIDENTS OF THE AREA

Landowners in the area include the OPW, the County Council, the HSE and private landowners and residents. A joint approach and approval of an agreed vision for the development and improvement of the Ormond Castle Quarter among landowners and residents will be vital in securing the realisation of the Scheme.

OFFICE OF PUBLIC WORKS (OPW)

The OPW is responsible for the day-to-day management of Ormond Castle and the OPW and offer support and advice on any matters affecting the Castle or its grounds.

THE CARRICK ON SUIR BUSINESS ASSOCIATION (COSBA)

COSBA was formed in 2008 and represents all sectors of business in the town and aims to promote and market Carrick on Suir. The support of COSBA is vital to the achievement of the objectives outlined in the Scheme.

THE CARRICK ON SUIR DEVELOPMENT ASSOCIATION (COSDA)

COSDA is focused on the promotion of local heritage and culture in Carrick on Suir in line with supporting local enterprise initiatives in the town. The support of COSDA is vital to the achievement of the objectives outlined in the Scheme.

LOCAL TOURIST OFFICE/HERITAGE CENTRE

The Local Tourist Office and Heritage Centre located on the Main Street will play an important role in the implementation and promotion of the area including the promotion and marketing of Ormond Castle and other features of the town.

HEALTH SERVICE EXECUTIVE (HSE)

St. Brigid's Hospital is located on the N24 at Lower Ballylynch and the hospital is currently proposing to extend their facility. A joint approach to development will offer the best opportunities for all stakeholders in the Scheme area.

FAILTE IRELAND

The role of Fáilte Ireland is to support the tourism industry and work to sustain Ireland as a high-quality and competitive tourism destination. Fáilte Ireland will be instrumental in guiding the appropriate development and marketing of the Castle, the Town Walls, the Heritage Centre and the River Suir.

COMMUNITY AND VOLUNTARY FORUM

The South Tipperary Voluntary Community Group Forum is an amalgamation of approximately 100 community groups, coming from a variety of backgrounds and involved in a variety of activities.

HERITAGE OFFICER

The role of the Heritage Officer will be to guide and advise on the specific objectives of the Scheme regarding the natural and built heritage and the manner in which these objectives may be implemented effectively.

SOUTH TIPPERARY TOURISM COMPANY

The South Tipperary Tourism Company has an important role in the promotion and support of the tourism objectives of the Scheme and in providing guidance and advice on the implementation of these objectives.

1.5 ENVIRONMENTAL ASSESSMENT

The River Suir and its surrounds are designated as a Special Area of Conservation (SAC) and a Natura 2000 site meaning this scheme is subject to an ecological assessment to ensure that the proposed works would not have an adverse impact on the SAC and, if required, appropriate mitigation measures are included in the Scheme. This Scheme has

also been subject to a Stage 1 Flood Risk Assessment due to the location of the southerly portion of the site in Flood Zone A & B.

The Scheme has been subject to formal Strategic Environmental Assessment (SEA) Screening and Appropriate Assessment (AA) Screening during its preparation to determine if there would be any significant adverse impacts on the environment or any Natura 2000 sites as a result of the implementation of the Scheme. During this process the following Environmental Authorities were consulted:

1. The Minister for Environment, Community and Local Government
2. The Minister for Communications, Energy and Natural Resources
3. The Environmental Protection Agency
4. National Parks and Wildlife Service
5. The Minister for Agriculture, Marine and Food
6. The Minister for Arts, Heritage and Gealtacht Affairs

It was found that significant impacts on the environment were not likely to occur as a result of the implementation of the Scheme. However, consideration will be given to protection of the environment during the implementation of any of the measures outlined in the Scheme and any project that is likely to have an impact on the environment will be subject to SEA and AA Screening before the project commences. Particular consideration will be given to:

- The protection of national and international designated sites,
- Incorporation and enhancement of existing green infrastructure,
- The protection and management of ecological corridors and linkages,
- The control and management of invasive species.

2.0 RELATED PLANS AND STRATEGIES

The following documents, guidelines and strategies were considered during the preparation of this Scheme.

2.1 SOUTH TIPPERARY COUNTY DEVELOPMENT PLAN 2009-2015

The South Tipperary County Development Plan 2009-2015 sets out the framework for the future development of the county. The purpose of the County Development Plan is to guide future growth within the county, to plan for future economic investment and to ensure public amenity and culture is enhanced and promoted. Carrick on Suir is designated as a secondary service centre in the network of settlements within South Tipperary and acts as a service centre for the surrounding hinterland and a driver for development within the catchment area. The Plan can be viewed at www.tipperarycoco.ie.

2.2 CARRICK ON SUIR TOWN DEVELOPMENT PLAN 2013

The Town Development Plan is the main public statement of planning policies for the local community and is the blueprint for the planning and development of Carrick on Suir for the next six years. The Plan sets out the land use, amenity and development objectives and policies of the planning authority for the lifetime of the Plan and has specific objectives in relation to recreation and amenity, in particular Ormond Castle, and in relation to public realm improvements and promotion. The Plan may also be viewed at www.tipperarycoco.ie.

2.3 SOUTH TIPPERARY COUNTY HERITAGE PLAN 2012-2016

The aim of the Heritage Plan is to develop and enhance awareness and appreciation of the heritage of South Tipperary through the joint participation and work of both the Heritage forum and local community, to highlight and promote heritage and conservation, and to protect and conserve the unique heritage of Tipperary. The Heritage Plan may be viewed at www.tipperaryheritage.ie.

2.4 CARRICK ON SUIR TOWN WALLS CONSERVATION, MANAGEMENT AND INTERPRETATION PLAN 2013

The 'Conservation, Management and Interpretation Plan 2013' for the medieval Town Walls of Carrick on Suir provide for the conservation, protection and promotion of the Town Walls and supports the bid by the town to join the existing network of Irish

Walled Towns along with Clonmel, Fethard and Cashel. It may be viewed at www.tipperarycoco.ie.

2.5 THE BUTLER TRAIL

The Butler Trail is a heritage tourism initiative driven by the South Tipperary Tourism Company and Fáilte Ireland. The car-based trail currently stretches 38km through the River Suir valley from Carrick on Suir through Clonmel to Cahir. Each town has a strong connection with the river and with the Butler family who greatly influenced the development of the area. This is the beginning of a tourism product that will invite visitors to follow the 'Butler Trail – a Tour of Tipperary's Medieval Towns'. In 2014 new signage will be erected to promote the trail and the 400th year commemoration of the death of Black Tom Butler will be celebrated in Carrick on Suir. Please refer to www.discoverireland.ie/butlertrail for further details.

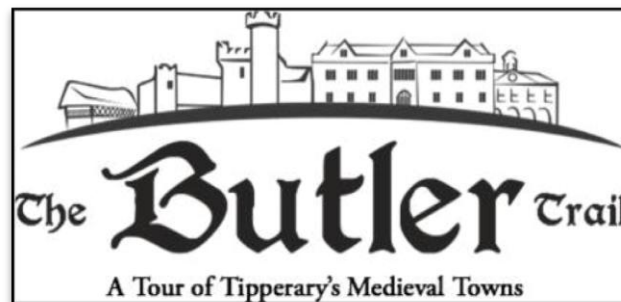


Figure 4: Logo of the Butler trail

2.6 GREEN AND BLUE FUTURES

South Tipperary County Council is a partner of this European Project that is focused on the River Suir. The project brings together partners from several European countries to look at using social enterprises to manage green and blue spaces. It recognises that the quality of places and environmental and cultural assets is important for creating strong and prosperous communities. For information please visit www.tipperarycoco.ie.

2.7 ONGOING MAINTENANCE OF ORMOND CASTLE

The OPW takes great care in maintaining and improving Ormond Castle. It is intended to carry out conservation works to the Castle including the upgrading of the electrical and mechanical performance of the Castle to help reduce damp problems within the structure. There are also plans to externally render the Castle to prevent rising damp from external sources.

2.8 PLANS FOR THE IMPROVEMENT OF THE RIVER SUIR TOWPATH/GREENWAY 2014

A 20km towpath was laid along the north bank of the River Suir between Carrick and Clonmel in the 1750s. Its purpose was to facilitate the hauling by horse, of yawls laden with goods, between the two towns. The local authority has subsequently taken over its maintenance the towpath is now managed by Tipperary County Council. It is proposed to develop the towpath along a similar style to existing greenways in Ireland such as the Westport Cycle way. In May 2014, funding of 1.9 million euro was received from the Department of Transport, Tourism and Sport for the redevelopment of the greenway along the River Suir and its promotion within the tourist network. It is envisaged that the towpath will be open in 2015 and will greatly enhance the tourism potential of both Clonmel and Carrick on Suir. The close links of the Ormond Castle Quarter to the new green way is a significant opportunity for Carrick on Suir.

2.9 SOUTH TIPPERARY TOURISM REVIEW AND DEVELOPMENT STRATEGY 2008 – 2014

The South Tipperary Tourism Company was set up in 2009 and identified the County Council, the South Tipperary Development Company & Fáilte Ireland as the key drivers of tourism in the county, supported by a network of product & accommodation providers including the OPW, accommodation providers, walking, community, golf, horse racing and other tourism interests. A dedicated website for tourism in the county may be view at www.discoverireland.ie/tipperary.



Figure 5: Logo of the South Tipperary Tourism Company

3.0 BACKGROUND INFORMATION

3.1 ARCHAEOLOGICAL HERITAGE

There are a number of recorded monuments² located within the Ormond Castle Quarter as identified by the National Monuments Service.

- Tudor House dating from the 16th Century Anglo-Norman Castle built in the 15th century.
- Town Defenses within the Townparks.
- Bawn within Ormond Castle.
- Religious house containing an order of Franciscan nuns dating from the 14th century.
- House dating from the 17th century.

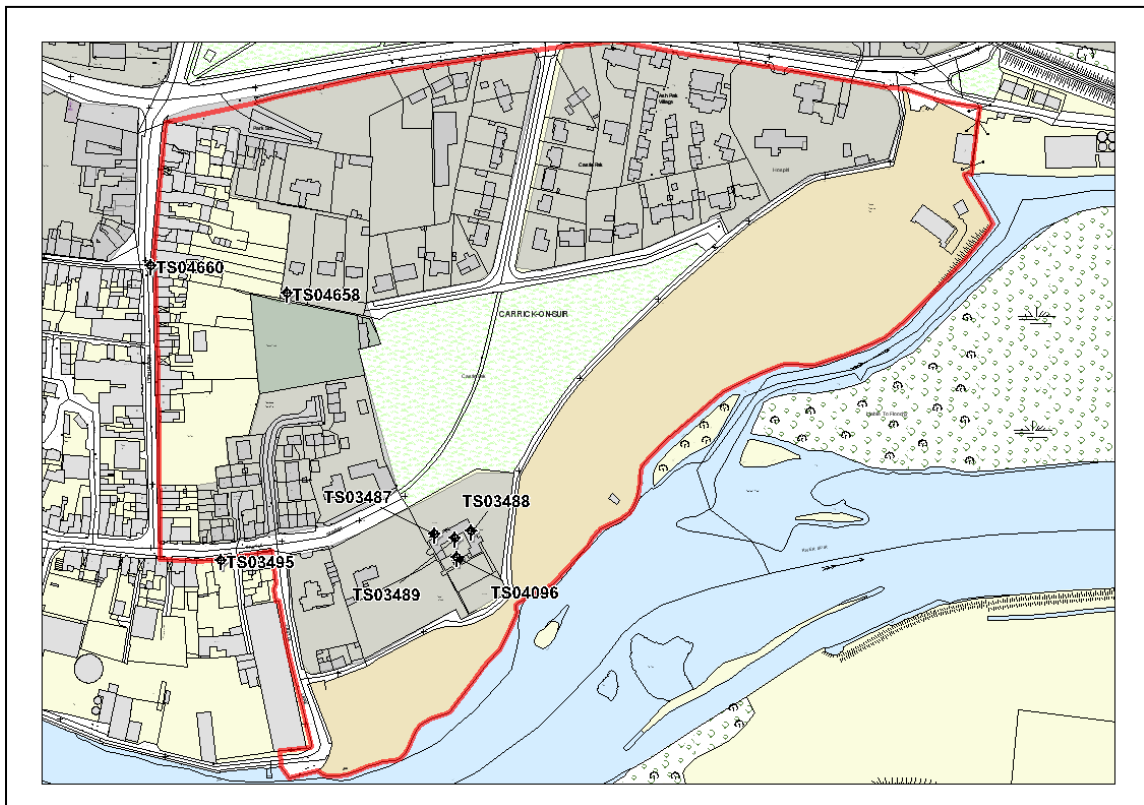


Figure 6: Map of National Monuments within the context of the site

A Zone of Archaeological Potential (ZAP) has also been identified by the National Monuments Service of the Department of Arts, Heritage and the Gaeltacht in Carrick on

Suir. Works or excavations within the ZAP or close to recorded monuments are subject to statutory protection under the Sites and Monuments Act 1930 (as amended) and will require the prior consent of the National Monuments Service³.

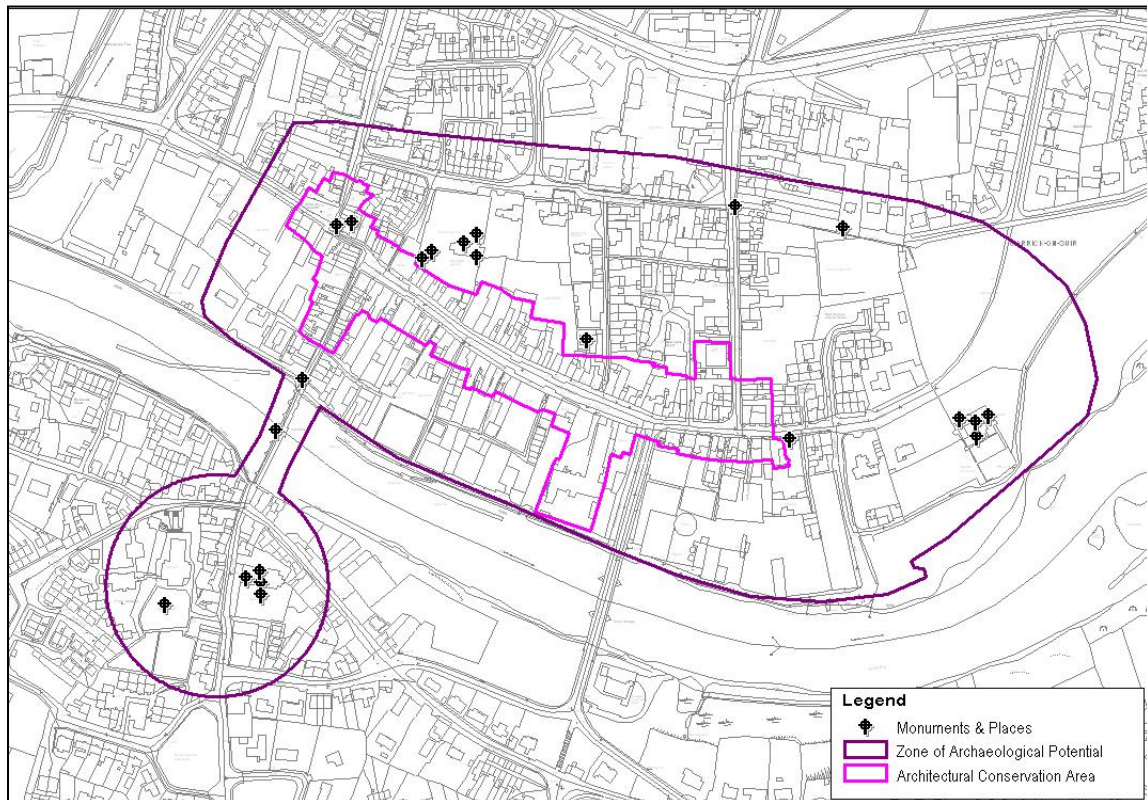


Figure 7: Zone of Archaeological Potential, Architectural Conservation Area and Recorded Monuments

3.1.1 ORMOND CASTLE 16TH CENTURY TUDOR CASTLE

The unique Ormond Castle, which was largely built between the 14th and mid 16th centuries, is strategically positioned on the River Suir and historically commanded vital access to Clonmel and Waterford. It is Ireland's only major Elizabethan unfortified dwelling from that period. The former owners were the Anglo-Norman Butler family, who were the Earls of Carrick and Ormond.

Ormond Castle is a National Monument and is in the care of the Office of Public Works, on behalf of the State. The existing Castle was built on the remains of a 14th century Anglo-Norman Castle with the two towers erected in the 15th century. The building of the Tudor Manor House is recorded as having taken place almost 100 years later when Thomas Butler (also known as 'Black Tom' Butler), 10th Earl of Ormond, commenced the works during the 1560's.

³ Refer to www.archeology.ie for details of process of Ministerial Notification.

Thomas Butler's descendants lived at Ormond Castle until the last quarter of the 17th century. Over the years the Castle was leased to various tenants; however, it remained in the ownership of the Butler family until the 20th century.

3.1.2 MEDIEVAL TOWN DEFENSES - INCLUDING UP-STANDING REMAINS OF THE TOWN WALL

The original course of the Town Wall can be traced relatively accurately in the modern town by looking at the street pattern and the surviving remains. On the east and west sides the wall lay at right angles to the River and on the north its course is marked by Town Wall Street, William Street and by the remaining existing section of wall at Townparks. It is likely that there were four gatehouses at the east and west ends of Main Street, beside the bridge, and at the north end of New Street.

A Town Walls Management, Conservation and Interpretation Plan has been prepared for the Town Walls in Carrick on Suir and this plan outlines the scope of future development, management and initiatives for the town walls. A grant of €30,000 was received from the Irish Walled Towns Network in 2014 for conservation works to the wall.



Figure 8: Upstanding section of Historic Town Walls

3.1.3 14TH CENTURY BRIDGE ('THE OLD BRIDGE')

This 14th century bridge was constructed between the year 1343 and 1356 and has a strong physical and architectural presence defining access to the town. It is a protected structure and is on the National Inventory of Architectural Heritage (NIAH). The present 8 arch structure is dated to 1447 and it is thought that this addition was to maintain the structural integrity of the bridge. The bridge was then widened in the late 18th to 19th century to double its width and facilitate access to the town.



Figure 9: Views of the Old Bridge from the banks of the River Suir

3.1.4 WEST GATE - EARLY DEFENSIVE GATE AT TOWN WALLS

The West Gate was the westerly entrance point into the medieval town and its former location is still evident in the streetscape today, where it marks the end of the Main Street adjoining Sean Kelly Square.

3.1.5 OTHER IMPORTANT HISTORICAL FEATURES

The various medieval lanes that have been filled in or are still active, for example, Brewery Lane, Stable Lane, Oven Lane and Callanan's Lane and are of importance within the town to define and represent the medieval heritage. The medieval church of St. Nicholas de Myra survived until 1813 when it was demolished and replaced by a Protestant Church which now houses the town Heritage Centre. St. Molleran's Church in Carrick-beg stands on the site of a 13th-century friary, fragments of which are incorporated into the present building. This has led to the designation of Carrick on Suir by Discover Ireland as a 'Historic Town'. Further details on the Historic Towns initiative may be found at www.discoverireland.ie.

3.2 HISTORY AND FOLKLORE

The origin of Carrick on Suir can be attributed to its position on the tidal reaches of the River Suir. The town was initially incorporated circa 1245 when royal assent was granted to Matthew Fitzgriffin to hold fairs in the town. The name Carraig mhac Griffin was given to the town for some time after this event. The first defensive walls were erected circa 1300 and today Lough Street, the Suir River and New Lane bound this defensive area. Later that century the town came under the ownership of the Butlers, the then Earls of Carrick and later, Earls of Ormond.

The settlement of Carrickbeg was formed with the establishment of the Franciscan Friary circa 1336 on the site of the present day parish church. The friary was originally linked to Carrick via a ferry, which was later replaced by a bridge. Self Government within the town was established with the granting of a charter in 1366, while the town was enlarged circa 1440 and the existing Old Bridge erected between the town and Carrickbeg.

3.3 PLANNING VISION AND ZONING

PLANNING VISION

The Carrick on Suir Town Development Plan 2013 has a specific planning vision for the town centre and this includes public realm improvements and traffic management improvements. It is stated that there is a need within the town to provide a welcoming and attractive place to do business and commerce as well as a need to improve traffic management along Main Street as currently there is congestion which has a negative impact on the quality, appearance and functionality of the street.

It is the vision of the Development Plan that interpretative measures should in the first instance concentrate on a number of the towns' assets such as the River Suir, Ormond Castle, the Town Wall, Old Bridge, the Famine Wall and the medieval lanes. Ormond Castle is located approximately 230 metres from the edge of the Primary Retail Area in the Main Street. Visitors to Ormond Castle could be enticed to visit the town centre through offers of food and beverages in the town's establishments and, as a short term measure, signposting, street furniture, improved pedestrian linkages and planting are required in order to encourage people to walk to the town centre.

As a medium–long term objective, access and parking for buses and coaches close to Ormond Castle and the town centre directly from the N24 would be beneficial and long with improved visitor parking in the central area. Any coach parking facility needs to allow easy access to Ormond Castle and the town centre along direct, inviting and attractive pedestrian routes.

The following land-zoning designations are found in the scheme area:

- town centre,
- existing residential,
- amenity and
- social and public uses.

The lands zoned as existing residential are to the north of the site near to the Pill Road and on Castle Street leading towards the Castle. The Town Centre zoning extends along New Street and also encompasses a large section of Castle Street and Castle Lane. The Castle, riverbank, parkland and tennis courts are zoned for amenity and there is a section of land to the extreme east of the development site which is zoned for social and public uses. The zonings set out will ensure that appropriate development occurs in the Scheme area and that the amenity of the Castle and park land as well as adjoining residential areas is protected. Please refer to the Town Development plan for further detail on land zoning etc.

RELEVANT PLANNING HISTORY

There is a current planning application (ref: 13/560022) by the Health Service Executive (HSE) located within the eastern boundary of the Scheme area. The application proposes the demolition of existing single storey health centre, mortuary and associated ancillary structures with the construction of a new two and three storey Primary Care Centre as well as construction of new car parks with access from Pill Road and the forming of new openings in boundary wall and all ancillary site works and associated external works on the grounds of the land adjacent to St. Brigid's Hospital. The opening of a new access onto the Pill Road could bring opportunity to the Ormond Castle Park by the delivery of a new shared vehicular access to the area from the N24.



Figure 10: Existing access to the Scheme area from the N24 and adjoining the HSE site

A previous planning application to demolish and redevelop the Shebeen pub on Castle Street was refused on appeal by An Bord Pleanála. It was found that the development materially contravened the Development Plan as it proposed the demolition of the

existing historic structure which is in an Architectural Conservation Area (ACA) and that this would be detrimental to the character and identity of the area.



Figure 11: Shebeen Bar and adjoining derelict structure

These planning applications and the decision making processes pertaining to them reflect the importance of careful planning and design in relation to the redevelopment of both the HSE site, due to its relation to the N24, and the Shebeen site due to its importance in the streetscape of Castle Street

3.4 EXISTING PUBLIC REALM IN CARRICK ON SUIR

The key streets relevant to establishing connectivity with the Town Centre in this Scheme are Castle Street, Main Street and New Street. These have been examined below:

3.4.1 CASTLE STREET

The Castle can be accessed from Main Street by walking along Castle Street to the entrance to the town park and subsequently the entrance to the Castle. Despite the ease of access using this route, there is a distinct lack of pedestrian activity on the street either by residents or tourists. The public realm has the following characteristics:

- The street is defined by a two-way carriageway bounded by footpaths on the both the north and south boundary.
- There is parking on both sides of the street.
- The footpath on the northern edge extends to the entrance to the Townparks.

- The footpath on the southern side terminates at the junction with Castle Lane to allow for car-parking and begins again close to the Townparks entrance.
- Railings define the threshold to some buildings on both sides of the street.
- There are mature trees marking the entrance to the Townparks.
- There is a standard lighting scheme in place.
- Only one tourist signpost is on the street at the junction with New Street and gives directions to various attractions in the town.
- The footpaths are narrow and crowded due to unauthorised parking in some locations.
- The derelict Sheebeen an adjoining building and hoarding to the front have a negative visual impact on the street.



Figure 12: Images of the public realm on Castle Street

3.4.2 MAIN STREET

- The layout of the Main Street in Carrick on Suir is defined by a one-way carriageway bounded on north and south by a foot path.
- This footpath is split level on the northern side of the street to accommodate services and to account for the difference in levels between the road and the path.
- The lighting on the street is imitation Georgian lamps and there is parking on both sides of the street.
- There is a small amount of planting on the street in the form of trees and some individual shop owners have hanging baskets outside their premises.
- There is a limited amount of advertising and signage in the form of sandwich boards and shop signs.

- At the western boundary of the street there are bollards to prevent parking.
- There are guardrails on the corner of Main Street leading to the West Gate to increase safety and restrict parking.
- There is one-way traffic calming on the street at its western end which narrows the carriageway and slows the movement of traffic on the street.



Figure 13: Views of Main Street

3.4.3 NEW STREET

- The public realm on New Street is divided into two separate entities.
- At the northern boundary, the street is two-way and presents an entry point to the town centre with attractive lighting and wide footpaths.
- Halfway along the street reduces in size and becomes one way up to the junction with Main Street.
- The public realm of the street changes as it becomes narrower with less of an emphasis on lighting and paving
- The lighting scheme is standard and the footpaths are in need of repair.
- There is also some tree planting in evidence on the northern portion of the street.
- There is parking along the street in its entirety yet when the street becomes narrower it is confined to the right side of the road.
- At the junction of this street and William Street there is a small open space which is paved and landscaped with trees and flowerboxes.

The analysis of each of these streets, especially from the perspective of the visitor, is crucial to inform any improvement works proposed to the public realm.

3.5 TOURISM ATTRACTIONS OF THE TOWN

3.5.1 HISTORICAL FEATURES

As mentioned previously Ormond Castle, the Town Walls and the Townparks are the main tourist attractions in the town yet there are alternative attractions on offer including fishing and boating, an examination of the full potential of the town is important in packaging the tourism potential of the area.

3.5.2 FISHING AND BOATING ON THE RIVER SUIR

- Recreational fishing is the main sporting and recreational activity on the river, as seen in the numerous fishing huts and hardstands which line its banks.
- As the river drains large areas of limestone it makes it an ideal habitat for Atlantic salmon and native brown trout.
- Carrick on Suir has a boat club which focuses on cruising and fishing. It is based at the marina downstream from the Old Bridge, which is operated by the Carrick on Suir Development Association.
- Public slipways have been incorporated into the flood defense walls on both the North and South Quays, and a new slip way is planned to be constructed in 2014 with aid of funding received from the 'Green and Blue Futures' project.

3.5.3 WALKING

- There are several riverside public parks within walking distance including Sean Healy Park situated on the north bank of the Suir at the western outskirts of Carrick on Suir.
- The River Suir towpath (from Carrick on Suir to Clonmel) is one of the best public amenities and walking facilities within Carrick on Suir, and it is intended that this will be developed in 2014/2015 into a quality Greenway for the county.
- The East Munster Way is a 70km linear walking route consisting of riverside paths, woodland, open mountain moorland and country roads. It starts in the town of Carrick-on-Suir and follows the River Suir upstream to Kilsheelan (along the towpath) where the route crosses into County Waterford and ascends into the foothills of the Comeragh Mountains.

3.5.4 FAMOUS PERSONALITIES

A number of famous persons are associated with Carrick on Suir, and they confer prestige and renown to the town. The best known include:

- Maurice Davin – Co-Founder of the GAA.
- Sean Kelly - International Cycling Sensation.
- The Clancy Brother's - World Renowned Irish Musicians.
- Thomas Butler, 7th Earl of Ormond - grandfather to Anne Boleyn, second wife of Henry VIII and mother of Queen Elizabeth 1st.
- Black Tom Butler, 10th Earl of Ormond. Black Tom was responsible for the construction of the Tudor Manor House in anticipation of a visit from his cousin Queen Elizabeth 1st.

4.0 THE ORMOND CASTLE QUARTER ‘CLOSE-UP’

This chapter examines the various elements that contribute to the character and potential of the Ormond Castle Quarter, including the historic features present such as Ormond Castle, the up-standing section of the Town Walls, the medieval laneways and protected structures. Also important are the residential neighbourhoods in the area varying from terraced housing to large serviced sites, and scenic parkland associated with the Castle and the reclaimed and semi-wild habitats that form the River Suir banks.



Figure 14: Access to and from Ormond Castle on Castle Street

The success of the area as a neighbourhood, a public space and nature reserve and as a tourism asset for the town depends on how the area performs in these roles; the following key issues are examined below:

1. Accessibly and connectivity with the town centre.
2. Legibility or how people feel welcomed through the space.
3. Quality Amenity both of the Parkland and the Riverside area.

4.1 ACCESSIBILITY AND LEGIBILITY – IN THE CONTEXT OF THE TOWN CENTRE

The accessibility of the Castle and its connection with other attractions of the town and appeal to users is influenced by certain constraints and public realm issues present within the site.

4.1.1 ACCESSIBILITY

PEDESTRIANS

There are three key pedestrian accesses to and from the Ormond Castle Park.

FROM THE TOWN CENTRE VIA CASTLE STREET (WEST)

The Castle Quarter can be accessed from the Main Street by walking along Castle Street to the park entrance and subsequently the entrance to the Castle, which is approximately 160m. Despite the proximity of the Castle to the town centre there is a distinct lack of pedestrian activity on this street either by residents or tourists. There are a number of contributory factors which discourage pedestrians and make the street uninviting, as follows:

- Missing sections of footpaths, and poorly maintained and narrow footpaths
- Unauthorised car-parking on the footpaths and disorderly parking in general.
- Lack of co-ordination in materials and finishes to draw the eye along the street.
- No footpaths or designated areas for pedestrians at the entrance to the Townparks,
- Hoarding in front of the former Shebeen pub forces pedestrians onto the street and makes the area look uninviting.
- Poor directional signage
- Focus is on the vehicle rather than the pedestrian in this area.



Figure 15: Narrow footpaths and unauthorized parking on Castle Street

FROM LOWER BALLYLYNCH VIA THE N24 (EAST)

As a pedestrian the level of accessibility from the N24 is sufficient yet the facilities upon arrival are underdeveloped. The issues include:

- The public walkway from Lower Ballylynch is unlit,
- The footpath is overgrown,
- There is little to no passive surveillance.
- The area is uninviting to pedestrians
- Passing visitors on the N24 cannot access the area by car (thereafter walking to the Castle) as there is no car-parking, signage or vehicular access at the N24.

FROM N24 (NORTH)

There is a lack of pedestrian activity from this part of the site as it is mostly confined behind the boundary wall of the Townpark through the sole entrance at Ballylynch. A number of other prohibitive factors are also present including:

- The pedestrian access through the residential area is not suitable for a large amount of pedestrians and encroaches on the residents' privacy.
- No signage
- No direct links with the town centre.

CYCLISTS

There is a strategy in place in the Town Development Plan to increase cycling yet it is an underutilized mode of transport within Carrick on Suir. Cycling through the park would offer a safe route for cyclists to the town centre whilst avoiding the N24, and it could significantly facilitate cyclists from the schools in this area to and from the town centre. The same level of accessibility is open to cyclists as it is to pedestrians however there are specific issues which hinder cycling on the site:

- There is no evidence of bicycle parking within the site boundary.
- Reduced visibility and lack of awareness of cyclists.
- Under-used public path due to lack of signage and the existing public realm.
- Steps prevent cyclists entering the site.

VEHICULAR ACCESS AND PARKING

Ormond Castle is accessible by car from the town centre along Castle Street and some car-parking exists at this location, car-parking is also available in the New Street Public car-park. There is no direct access from the N24 and this is a constraining factor for passing motorists. It is a key vision of the Development Plan that motorists may access the site from the N24. The constraining factors for vehicular access from the town centre/Castle Street is outlined below:

- The lack of signage to the Castle Quarter from the Main Street and New Street car-park.
- The lack of directional signage throughout the town and on the approach roads.
- The perception that there is very little parking at the Castle despite the availability of parking next to the Castle entrance.
- Lack of access and car-parking at the N24 (adjacent to the HSE premises), east of the site.



Figure 16: Parking allocation next to the Townparks on Castle Street

ACCESSIBILITY TO COACHES AND COACH PARKING

An important element of the tourist industry in Ireland is bus tours and it is important that these can access the main attractions with ease. Currently, larger coaches can only park in a residential area which is unsuitable for both residents and visitors. The issues concerning coach facilities are:

- The lack of coach parking and larger parking spaces for buses.
- Narrow roads with unsuitable corner radii.
- The lack of turning circles.
- No designated arrival point.

4.1.2 LEGIBILITY

Legibility is the manner in which people find their way through a space and this is determined by the existing public realm, viewpoints, access and connections between specific locations.

- There is an inadequate network of legible routes within the urban fabric of the development site and this plays a factor in the low numbers of tourists visiting the Castle.
- The Castle is visible along the entire length of Castle Street; this is a significant asset and will draw visitors to the Castle from the town centre and vice versa, however, it is obstructed by unnecessary street furniture, car-parking, hoarding and associated obstructions in the public realm.
- Little to no signage for Ormond Castle.
- Only one sign at the junction of New Street and Castle Street which is part of a larger signage scheme.

4.2 RIVERSIDE AND PARKLAND AMENITY

The Ormond Castle Park is one of the best kept secrets in the County. The public park acts to showcase Ormond Castle and ensures that the Castle can be admired in a natural and open setting. The park is open to the public at all times and is a quality amenity for the town. The River Suir runs along the southern boundary of the site; however there is little opportunity to view or access the river. Much of the area is reclaimed from the River Suir and is protected by an earthen berm to prevent flood ingress into the site.

The following are the key issues that impact on the enjoyment of the area as a public and natural amenity:

- Lack of views of the river from the Castle Park due to over growth.
- Lack of access to the River in the form of picnic area or similar managed access point.
- Little evidence of appropriate management of the natural areas along the River Bank.
- Extensive growth of invasive plant species, especially Japanese Knotweed.

- Lack of awareness of the existence of upstanding remains of the medieval town walls.
- Pedestrian access from the N24 and from the Quays is poorly lit and uninviting.
- Footpaths south of the Castle along the River are poorly lit, unappealing and there is evidence of anti-social behavior along this route.

Despite these issues there is potential to open improve the park and create an area in which tourists and residents can use to enjoy views of the River Suir and the surrounding mountains, whilst improving and managing the natural ecology along the river bank (noting that the River Suir and its river bank areas are a Special Area of Conservation).



Figure 17: Pedestrian access from the N24 towards Ormond Castle

5.0 VISION FOR THE ORMOND CASTLE QUARTER

The vision of this Scheme is to promote awareness of and local pride in the ‘Ormond Castle Quarter’, to develop and package Carrick on Suir as a thriving tourist centre and to develop the area for local people to live in, use and enjoy. The Scheme is focused on developing connections between Ormond Castle and the Town Centre, on improving the public realm of the streets contained within the Quarter and on enhancing and promoting the cultural and historical assets present on the site.



Figure 18: Views of Ormond Castle from the Townpark

5.1 BRINGING THE VISION TO LIFE

The vision set out above is informed by the assessment of the historical, cultural and architectural elements set out in previous chapters. It is proposed to set out measures and objectives for the improvement of the public realm and protection of the amenity and environment of the area. As funding allows and over time, this vision will form an agreed framework for change, towards which all stakeholders will work.

As has been identified previously there are a number of public realm, accessibility and awareness issues which need to be resolved through the implementation of this Scheme. The objectives to be achieved can be divided into two distinct sections, Physical Works and Promotional Initiatives.

5.1.1 OBJECTIVES FOR PHYSICAL WORKS

The objectives concerned with the **physical works** include:

1. Improve pedestrian access to the Ormond Castle Quarter between the town centre and the Castle by enriching, managing and improving the existing built fabric along Castle Street to attract visitors to and from the Castle grounds and the town centre.
2. Redevelopment of the Shebeen site and adjoining dilapidated building site and the presentation of this site to act as a gateway into the Ormond Castle Quarter from the Town Centre.
3. Improve the relationship of the parkland and the River Suir to allow managed access to the banks of the River Suir with remaining riverside areas managed as wildlife areas and a nature reserve.
4. Enhanced landscaping of the Townpark with emphasis on the creation of views towards the Castle and the River.
5. Improve the safety and attractiveness of existing footpaths in the park, especially the footpath south of the Castle to the quay and the footpath from the N24 into the Park (near HSE).
6. Seek funding to conserve up-standing remains of the Town Walls and designate a pathway to the Town Walls to facilitate visitors.
7. Create a vehicular access from the N24 with parking for cars and coaches and improving pedestrian links from the N24 east of the site area into the Castle Park.
8. Ensure that any public realm improvements including signage that are to be undertaken in other locations in the town such as Sean Kelly Square use a similar format and design as that proposed for the Ormond Castle Quarter.

5.1.2 PROMOTION AND INTERPRETATIVE OBJECTIVES

The **promotional and interpretation** initiatives include:

1. Creating an awareness of the unique identity of the town and its associations with the Castle through the creation and promotion of the 'Ormond Castle Quarter' as a brand name.
2. Develop synergies with 'The Butler Trail'. The vision of this Scheme directly supports the objectives of the Butler Trail, and the Ormond Castle Quarter will

directly benefit by promotion, advertising and signage associated with the Butler Trail.

- 3.** Develop synergies with other tourist initiatives in the town and area such as the Heritage Centre, the Heritage trail, the East Munster Way and the development of the River Suir Towpath-Greenway.
- 4.** Carrick on Suir is now a Member of the Irish Walled Town Network in 2014 and will to benefit from its membership by improving its national profile and seeking funding for conservation works.
- 5.** The achievement of the objectives of this Scheme are to become priorities for the key stakeholders (see Section 1.4 above) in enterprise and development in the area and they will seek to secure funding and agreement for the successful implementation of the Scheme.

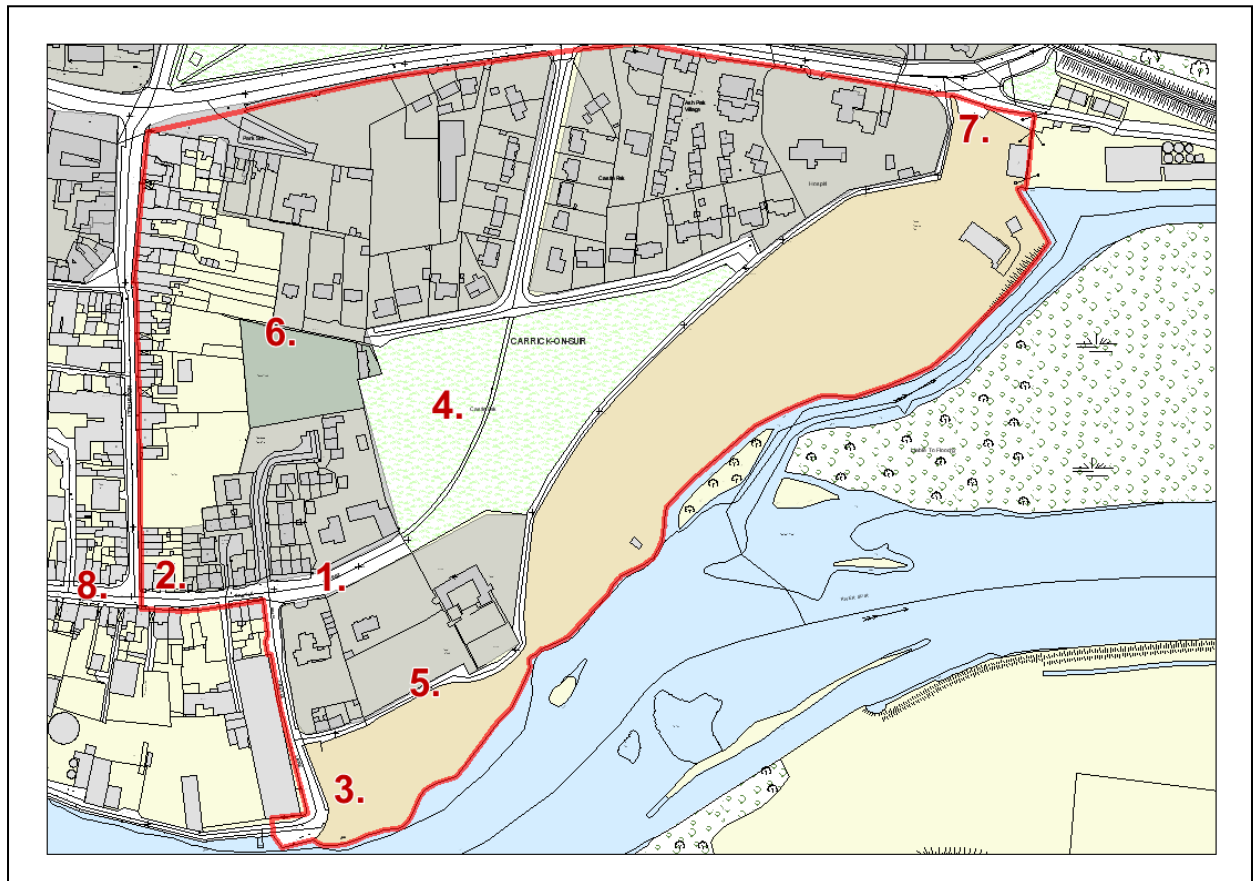


Figure 19: Location of the Key Physical Objectives

5.2 ACHIEVING THE OBJECTIVES

The achievement of the objectives outlined above will be dependent on the receipt of funding and should be phased to ensure maximum effectiveness.

5.2.2 PHYSICAL WORKS

OBJECTIVE 1: CASTLE STREET/TOWN CENTRE LINK

Through a process of analysis and examination it is evident that Castle Street is the most important street within the framework of this Scheme as it is the main access route between the Main Street and the Castle. It is crucial that the public realm on this street is of a high standard to encourage its use as the main route to and from the Ormond Castle Quarter and onwards into the town centre to locations such as the Heritage Centre. The street needs to act as a tributary for the movement of locals and tourists alike and needs to be a welcoming, open and attractive space in which people want to spend time.

Improvement of the public realm for Castle Street is centred on:

- Creating enhanced pedestrian access for visitors whilst facilitating the existing residents and businesses which use the Street.
- Increasing the width of the footpaths on the street allowing for the easy flow of people.
- Accommodating parking on the southern side of the street to increase space on the northern edge taking advantage of the southerly aspect.
- Developing a shared pedestrian and vehicular zone within the Ormond Castle Quarter.
- Careful positioning of signage to inform visitors of the location of the Castle and the amenities of the town centre.
- Management and protection of existing trees and planting of new trees as required.
- Maintain parking for visiting cars and buses adjacent to the entrance to the Park.
- Seek to improve direct views of the Castle from the Town Centre.

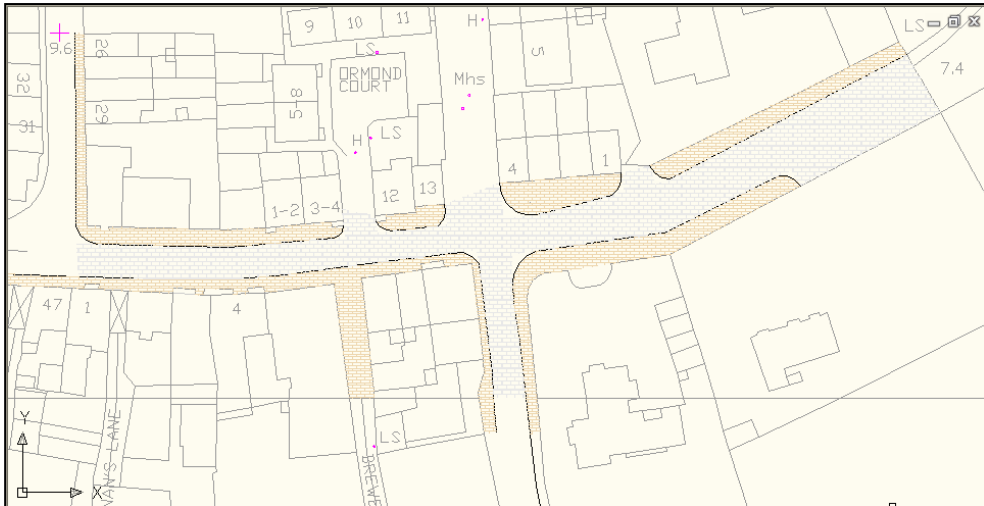


Figure 20: Example of Possible Public Realm Improvements for Castle Street

The lighting, paving and landscaping on Castle Street is to be in line with that proposed for the entire Ormond Castle Quarter and be of a contemporary design to highlight the architectural heritage of the street and the Castle.

OBJECTIVE 2: GATEWAY DEVELOPMENT SITE AT SHEBEEN PUB

This privately owned site has the potential to act as a gateway to the Ormond Castle Quarter from the town centre and also as a civic space within the urban fabric of Carrick on Suir. The proposal for this site is to retain the original structure (if structurally possible) yet redevelop the structures with imaginative design at this important junction in the Ormond Castle Quarter. Ideal uses at ground floor level could include:

- A cafe,
- Gallery/Exhibition space and/or,
- Retailing
- Craft workshop

The immediate external surrounds for this space is to mirror that proposed for Castle Street yet with elements that elevate the importance of the new development. These could include:

- Quality external design treatment including materials and finishes
- Innovative design measures such as wide steps which could double as seating.
- Creating a plaza effect increasing the importance and prevalence of the area.



Figure 21: Shebeen development site

It is recommended that works carried out are contemporary in nature to complement the existing nature of the ACA and the Castle, allowing the space to be welcoming and open attracting tourists and townspeople into the Ormond Castle Quarter.

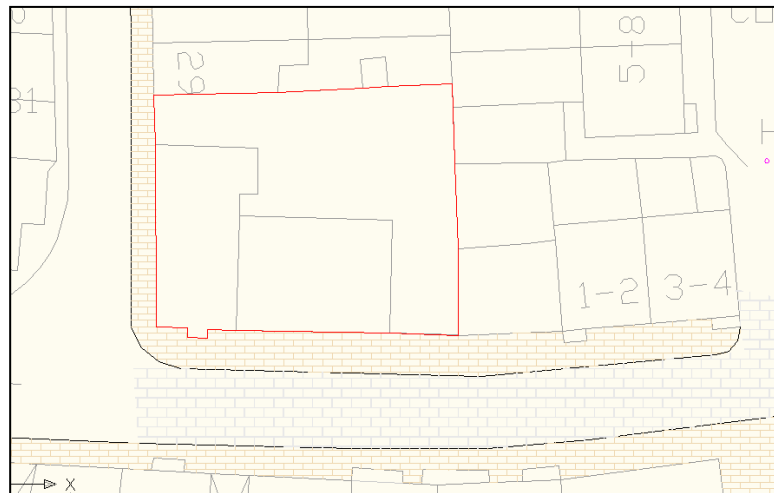


Figure 22: Existing layout of buildings with proposed public realm improvements on Castle Street

OBJECTIVE 3: PARKLAND AND RIVERSIDE AMENITY IMPROVEMENTS

The ecology value of the riverside amenity is significant. Formal access to the river is unavailable from the Ormond Castle Quarter and this should generally remain the case. The presence of earthen berms along the riverside highlight the risk of flooding in the area and the need to preserve the river side area free from development and general access.

However, there is scope for the development of a section of managed Riverside Park on a brownfield site located close to the quayside access to the park. This new park could be landscaped with wooden pathways to allow increased accessibility and ecological protection. The remainder of the site will remain as a wildlife area with limited and specialised ecological management to include for the removal of the Japanese

Knotweed which has propagated on much of the site. Consultation and engagement with the Interreg ‘Green and Blue Futures’ project regarding the creation of a canoe trail along the banks of the Suir could open up the possibility of having a small berth next to or near the riverside park further improving the riverside amenity in the Quarter.’

OBJECTIVE 4: ENHANCED LANDSCAPING OF THE TOWNPARKS WITH EMPHASIS ON THE CREATION OF VIEWS TOWARDS THE CASTLE AND THE RIVER.

The parkland surrounding the Castle is in general well maintained in a functional style. Mature trees line the boundary wall of the park and younger trees are planted next to the residential estate. It is however, recommended that the overall amenity of the park be examined with a view to improving general planting and amenity in the area. Minor improvements to improve the appearance and usability of the Park include:

- An increased amount of seating,
- Signage & Public bins,
- Improved surfaces on some of the pathways.
- Archaeo-botanical planting of species as discovered from archaeological digs in the park reflecting former planting that may have existed on site.

The achievement of Objective 3 above with respect the management of the riverside will act to improve views of the river from the park area.



Figure 23: Existing landscaping in the Townpark

OBJECTIVE 5: IMPROVE THE SAFETY AND ATTRACTIVENESS OF EXISTING FOOTPATHS IN THE PARK.

Pedestrian safety (both perceived and real) is vital to ensuring that both locals and visitors use the pathways in the park regularly. The paths across the main body of the

park are open and overlooked feeling safe and secure, however, the footpath south of the Castle to the quay and the footpath from the N24 into the Park (near HSE), does not feel overlooked and safe.



Figure 24: Current access into footpath to the rear of Ormond Castle

The following measures are to be considered to improve the usability of these footpaths:

- The same materials and finishes are to be employed throughout all footpaths in the Park.
- Clear signage is to be used to ensure that visitors feel comfortable walking in all areas.
- Information leaflets for the park and for the town Heritage trail should indicate all footpaths and walkway. Circuitous routes should be shown.
- Regular monitoring is to be carried out with repair works and rubbish collection carried out on a regular basis. If required surveillance cameras should be used to discourage anti-social behavior.
- Regular landscaping and maintenance is to be employed to ensure that the footpaths are as open and bright as possible. Consider the removal of trees and vegetation in places.
- Consideration should be given to the extension of the new greenway along the towpath into and through the Ormond Castle Park.

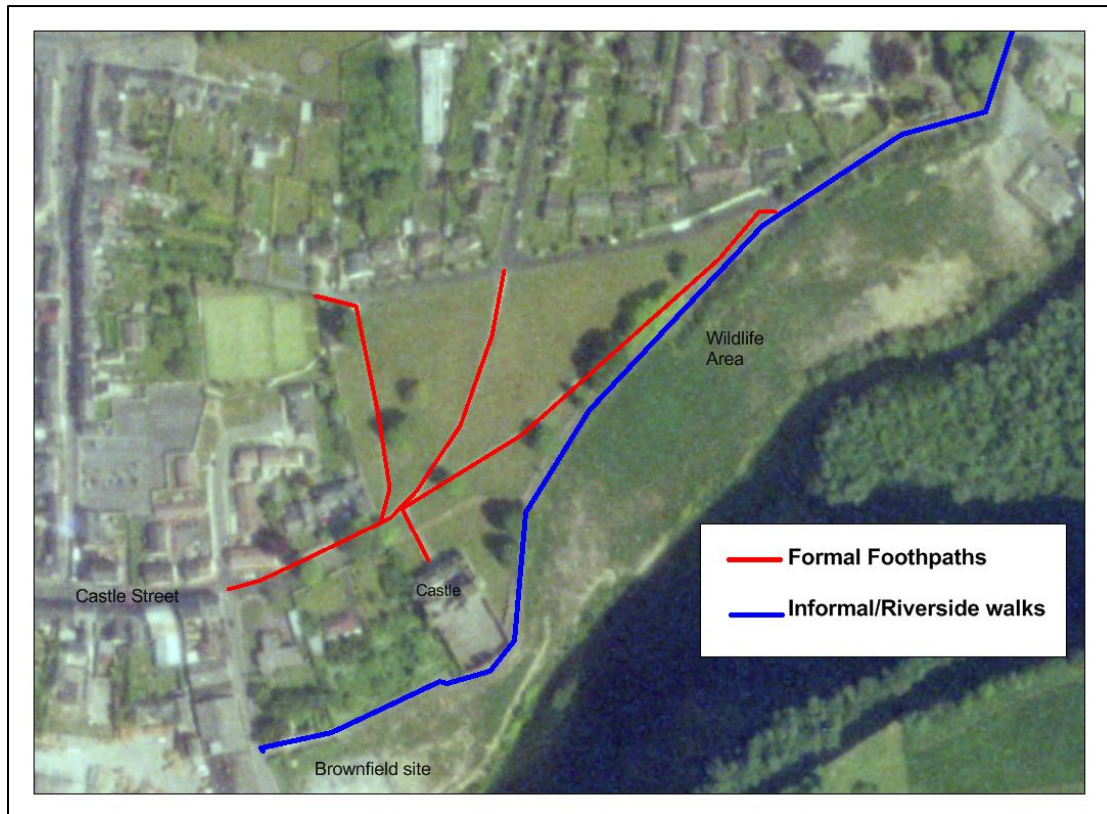


Figure 25: Footpaths in the Park

OBJECTIVE 6: SEEK FUNDING TO CONSERVE UP-STANDING REMAINS OF THE TOWN WALLS AND DESIGNATE A PATHWAY TO THE TOWN WALLS TO FACILITATE VISITORS.

The Conservation, Management and Interpretation Plan 2013 for the Town Walls outlines the manner in which the Walls may be protected, conserved and promoted in future years. The key plans for the Walls in the Park include:

- Local support and participation in the promotion of the Walls, i.e. local historians, tour guides.
- The creation of signage to indicate the presence of the walls in the Ormond Castle Park.
- Membership of the Irish Walled Town Network and annual conservation and maintenance programme.
- Archaeological digs to discover the route of the eastern and southern sub-surface sections of the wall where it traversed the park.
- The planting of hedging signifying the line of the eastern section of the Walls through the park.

Membership of the Irish Walled Town Network will offer a range of benefits to the Ormond Castle Quarter and, in a wider context, to the town. The benefits range from:

- Access to the capital grants funding the conservation of medieval town walls.
- Access to the festival grants scheme that provides funding for medieval themed festivals.
- The IWTN is in the process of accessing EU funding for our walled towns. The four South Tipperary towns would be part of this.
- A page on the new tourist/consumer website which is near completion www.irishwalledtownsnetwork.ie .
- A new heritage interpretation scheme is planned to be launched next year. The scheme provides funds to conduct a plan and carry out actions on how to best show off a town's medieval heritage.
- Training courses. In the last three years the IWTN have run 22 conferences and training days covering: festival marketing, heritage tourism, building conservation, managing archaeological remains, festival fundraising, planning, community group management and economic development.
- Networking. Discussing common problems with other towns of similar size.

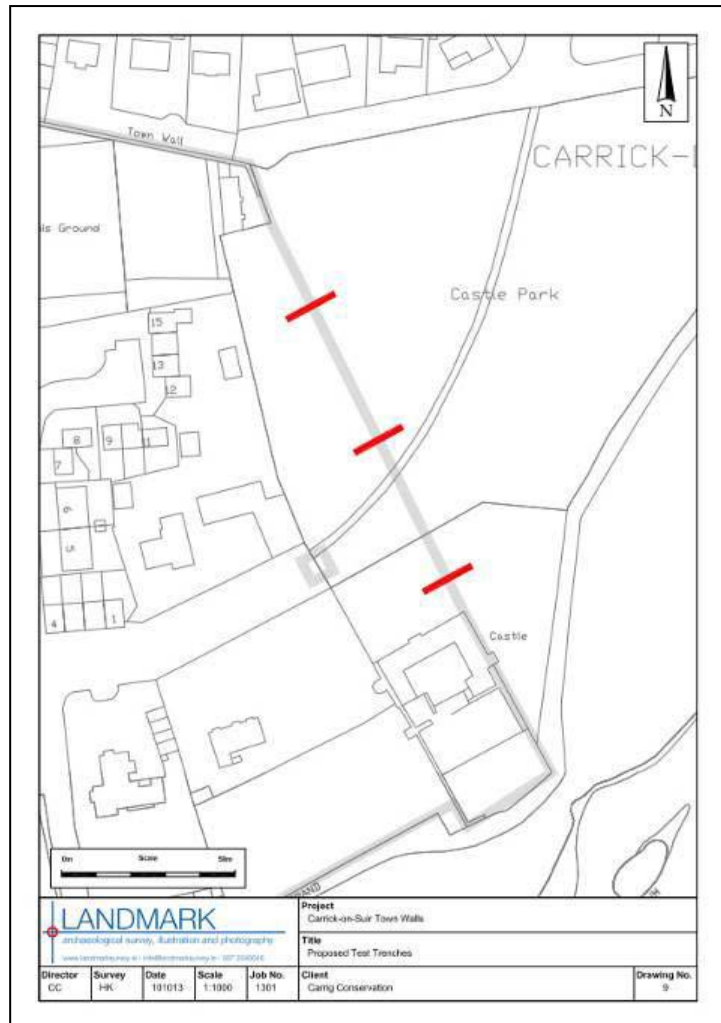


Fig 26: Proposed excavation works within the Townparks in order to define the route of sub-surface remains of the walls.

Source: Carrick on Suir Town Walls Conservation, Management and Interpretation Plan.

OBJECTIVE 7: ACCESS FROM THE N24 EAST OF THE SITE AREA INTO THE CASTLE PARK.

Direct access to the site from passing motorists on the N24 may be delivered through shared access arrangement between the different landowners on the site. Improved accessibility at this location would assist in the use of the HSE site, the Ormond Castle Park and lands in other ownerships.

It is the requirement of the Development Plan that any access proposed at this location will of a layout and capacity that would cater for visitor access to the Castle in the future. It is envisaged that eventually, direct access to the site from passing motorists on the N24 may be delivered through a shared access arrangement between landowners on the site, (See Figure 19, point number 7 for proposed location of new access).

OBJECTIVE 8: ENSURE THAT ANY PUBLIC REALM IMPROVEMENTS INCLUDING SIGNAGE TO BE UNDERTAKEN IN OTHER LOCATIONS IN THE TOWN TO USE A SIMILAR FORMAT AND DESIGN.

It is a key recommendation of this Scheme that all new works in the town and especially in its historical and commercial core consider the use of a similar design scheme using materials and finishes of a similar design. This scheme sets out useful examples of materials and finishes that could be considered in any future works.

5.2.3 PROMOTIONAL AND IMPLEMENTATION INITIATIVES

OBJECTIVE 1: THE 'ORMOND CASTLE QUARTER' AS A BRAND NAME.

The success of this scheme will rest on the adoption, promotion and marketing of the 'Ormond Castle Quarter'. It is important that the tourism and community stakeholders active in the town are made aware of and endorse the potential of the Castle Quarter. All signage, publications, advertising, web-presences etc should promote the brand name and if possible consideration should be given to the design of a logo for the Ormond Castle Quarter. It is suggested that discussions could be had with the OPW requesting them to more openly consider the facilitation of photography i.e. for weddings and events in the grounds of the Castle. A signage and interpretation strategy for the Ormond Castle Quarter needs to:

- Encourage tourists to stay longer and linger within the Castle environs and the town centre equally.
- Motivate visitors to explore the town as well as the Castle and the Walls.
- Give visitors an understanding of the varied history of Ormond Castle and Carrick town.
- Increase the sense of pride in the townspeople and within the local community.
- Integrate with the various tourism initiatives already in place.

There is a need to now consider the signage for the Butler trail and existing signage in the town. It has already been identified that the areas where signage is most required is:

- Approach roads
- Castle Street and New Street Car-parking
- Pedestrian access from N24 (east)

Signage is not limited to physical signs only. The use of promotion on relevant websites including Failte Ireland, The Butler Trail and The Irish Walled Towns Network could also assist in the promotion of the Ormond Castle Quarter.

OBJECTIVE 2: DEVELOP SYNERGIES WITH 'THE BUTLER TRAIL'.

The vision of this Scheme directly supports the objectives of the Butler Trail, and the Ormond Castle Quarter will directly benefit by the promotion, advertising and signage associated with the Butler Trail. The development of links between the trail and the

Ormond Castle Quarter will be vital in promoting this new tourist venture. Inclusion of the Castle Quarter as an asset will assist in attracting visitors to the town.

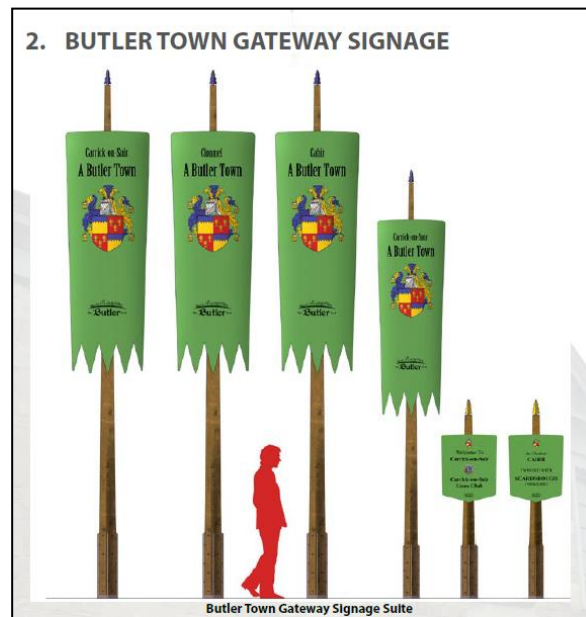


Figure 27: Signage for the Butler Trail

The signage scheme proposed for Phase 1 of The Butler Trail is due to be implemented across the towns of Carrick on Suir, Clonmel and Cahir in 2014. This signage will be placed at strategic locations within the towns. The aim of Phase 2 is to install directional signage on the approach roads into the main towns and to expand the Trail into the counties of North Tipperary and Kilkenny.

OBJECTIVE 3: DEVELOP SYNERGIES WITH OTHER TOURIST INITIATIVES

The bundling of a number of tourism assets is proven to be the most effective way of attracting visitors, therefore, other assets such as the Heritage trail, the East Munster Way and the redevelopment of the River Suir Towpath – Greenway should be jointly promoted along with the Ormond Castle Quarter in county tourism publications. Movement of people between the Castle Quarter and the new Greenway should be a priority of new promotional initiatives in the area.

The Carrick on Suir Town Development Plan 2013 has identified a proposed Heritage Trail taking in all the elements of heritage, history and culture present within the Town. This Heritage Trail can link with the marketing plans for the Ormond Castle Quarter and will ensure that the Quarter is integrated into the overall tourism product of the town. There is also the Historic Town Walk developed by Discover Ireland which takes in ten stops over a 1.8km (40 minute) route which is also an important asset to the town.

The movement of tourists through the town is vital for the success of the Scheme and thus, a connection can be made with the Heritage Centre located in the centre of the town which also has links to the Butler family. Tourists can be encouraged to visit the Heritage Centre upon arrival at Ormond Castle, or vice versa, those visiting the Heritage Centre can be directed towards the Ormond Castle Quarter. This will provide a rounded and complete visiting experience within Carrick on Suir.

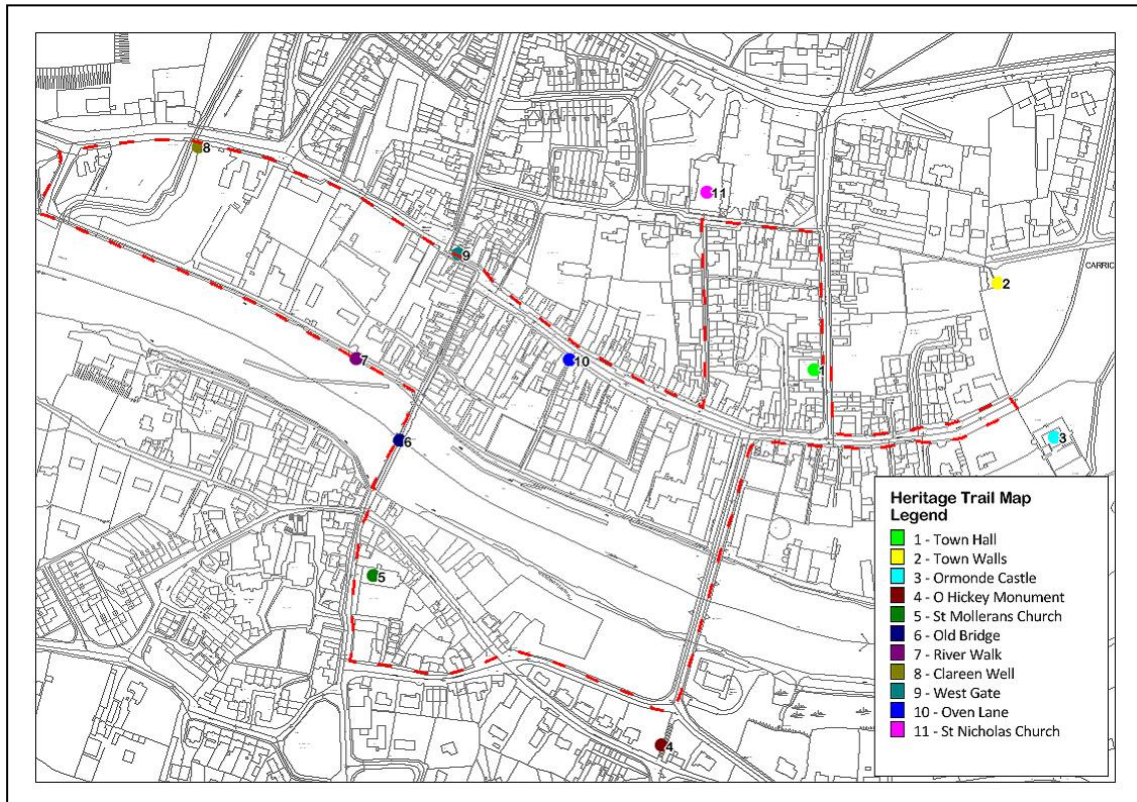


Figure 28: Proposed Heritage Trail for Carrick on Suir

The cross promotion of the Rock of Cashel, Cahir Castle, The Main Guard, and Ormond Castle along with the Butler Trail through a universal ticketing system would promote all of the above sites in the County and should be actively considered.

OBJECTIVE 4: CARRICK ON SUIR IS TO BECOME A MEMBER OF THE IRISH WALLED TOWN NETWORK IN 2014

As a member of the IWTN along with the towns of Fethard, Clonmel, and Cashel; Carrick on Suir will benefit by improving its national profile and seeking funding for conservation works.

OBJECTIVE 5: ACHIEVE CONSENSUS ON AN AGREED VISION

The achievement of the objectives of this Scheme are to become priorities for the key stakeholders (see Section 1.4 above) in enterprise and development in the area and they will seek to secure funding and agreement for the successful implementation of the Scheme. Through the improvement measures proposed by this Scheme, an amenity will be provided in Carrick on Suir acting to draw visitors to the county in conjunction with towns such as Cashel and Cahir.

5.2.4 PHASING

It is recommended that a phased approach to the achievement of the objectives of this Scheme be carried out in order to ensure the best use of resources. A phasing approach is outlined below. The objectives for promotion and interpretation should be implemented immediately as they are not specific to any timescale.

Objective	Phasing recommendation
Objective 1: Castle Street/Town Centre Link	Recommend that this is prioritised and carried out in the short term. Fund should be sought immediately for improvement measures.
Objective 2: Gateway Development Site at Shebeen pub	Tied into Objective 1 and again is an immediate priority. A decision is to be made on the future of the site and this should be pursued in the short term. As this is a privately owned site a timeframe for its redevelopment cannot be given.
Objective 3: Parkland and Riverside Amenity Improvements	Tied into Objective 1 and dependant on public realm improvements and the removal of invasive species. Also dependant on Objective 7 as regards layout and routing.
Objective 4: Enhanced landscaping of the Townpark	Tied into Objective 3 and Objective 6 and can be undertaken in line with works proposed for the Town Walls.
Objective 5: Improve the safety and attractiveness of existing footpaths in the park, etc.	Tied into Objectives 3, 4 and 7 and dependant on decision made regarding routing of distributor road and final plans for riverside amenity areas.
Objective 6: Seek funding to conserve up-standing remains of the Town walls and designate a pathway to the Town Walls to facilitate visitors.	Recommend that this is prioritised to unify the Scheme and linked to Objectives 4 and 5. Tied into objectives outlined in the Conservation, Management and Interpretation Plan 2013 and dependant on excavations and funding from the IWTN.
Objective 7: Access from the N24 east of the site area into the Castle Park.	Dependant on decision reached between the landowners and the objectives of the Development Plan regarding final design and layouts. As this is a privately owned site a timeframe for its redevelopment cannot be given.
Objective 8: Ensure that any public realm improvements are similar in design & finish.	Long-term objective and dependant on future planning and delivery of public realm schemes in the town.

5.2.5 FUNDING

It is important to note that this Scheme does not come with an associated budget and that the objectives outlined will not be achieved within any specific timeframe. However, the very existence of this Scheme will help stimulate investment and development and will act as a blueprint for both public and private sector investment.

Depending on the objective outlined, funding may be available from private sector investment or public sector sources. Funding may become available through the OPW, who are responsible for the day-to-day maintenance and management of Ormond Castle. Funds may also be drawn from the Department of Arts, Heritage and the Gealtacht, the Council and the Heritage Council in respect of the maintenance of the public realm and the preservation of protected structures.

The Town Walls Conservation, Management and Implementation Plan outlined the intention to join the Irish Walled Town Network. This has been achieved for 2014 and has already been received for conservation works to the Town Walls.

It is now recommended that as funding becomes available that the phasing scheme set out above should guide investment in the site. The Council and all stakeholders in the area will seek to gain support for investment in the Ormond Castle Park as part of the overall development strategy for Carrick on Suir and the County as set out in this Scheme.

6.0 CONCLUSION

Throughout the process of preparation of this Scheme, it is clear that Ormond Castle and its environs have a great deal to offer as a tourist attraction in Carrick on Suir. The delivery of the public realm plan for Castle Street will be essential in ensuring the longevity of the Scheme as this is the main route to and from the Castle and its implementation will allow connections to be made between the Castle and the town centre.

The naming/branding of the site the 'Ormond Castle Quarter' is vital in ensuring the success of the Scheme as this it will be promoted as a new tourist entity within Carrick on Suir which can be marketed on a larger scale both in South Tipperary and nationally. Links can be made with Cahir Castle and the Rock of Cashel establishing a network of attractions which locals and tourists can visit. The Scheme is designed to give a sense of pride to the residents of Carrick on Suir and will showcase the various other assets present in the town such as the up-standing section of Town Walls, the proposed greenway along the River Suir, the medieval laneways, the historic churches and the Old Bridge as well as highlighting Ormond Castle as a unique attraction in Carrick on Suir and Tipperary.

APPENDICES

APPENDIX A
STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING REPORT

This is the Strategic Environmental Assessment (SEA) Screening Report for:

The Ormond Castle Quarter Improvement Scheme (the ‘Scheme’).

The decision to prepare the proposed Scheme has resulted in the need to consider whether or not it could result in significant effects on the environment and therefore whether or not a SEA is required as set out under EU Directive 2001/42/EC1, (hereafter known as the SEA Directive). The planning authority must decide whether the proposed Scheme would or would not be likely to have significant effects on the environment and in doing so must take account of the relevant criteria set out in the SEA Directive as transposed into Irish Legislation in S.I. 435 of 2004, S.I. 436 of 2004 and S.I. 200 of 2011.

The Planning Authority must make a determination as to whether a SEA is required in respect of all plans and programmes. The proposed Scheme may be identified as a plan or programme, as follows:

Tick as appropriate	Description
	A planning scheme in respect of all or part of a Strategic Development Zone
	Development Plan
	A Variation of a Development Plan
	Local Area Plan
	A Variation of a Local Area Plan
X	All other plans or programmes which are prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism and town and country planning or landuse, and which set the framework for future development consent of projects listed in Annexes 1 and 11 to the Environmental Impacts Assessment Directive, or
	Which are not directly connected with or necessary to the management of a European Site but, either individually or in combination with other plans, are likely to have a significant effect on any such site.

This SEA Screening Report is for the comment of the following statutory authorities:

Tick as appropriate	Description
✓	The Minister for Environment, Community and Local Government
✓	The Minister for Communications, Energy and Natural Resources
✓	The Minister for Agriculture, Marine and Food
✓	The Minister for Arts, Heritage and Gealtacht Affairs
✓	The Environmental Protection Agency

This SEA Screening Report is set out in three Sections:

- Plan Context and Key Facts.
- Assessment of Environmental Effects with screening matrix.
- Consideration of response from environmental authorities, summary and recommendation.

Section 1: Plan context and Key Facts

Geographic area covered by the proposed Plan.	The proposed Scheme is situated in Carrick on Suir. The site is located 230 metres to the east of the Main Street in the environs of Ormond Castle and is bounded by the River Suir to the south and the N24 to the north.
What is the purpose of the proposed Plan?	The purpose of this Scheme is to promote Carrick on Suir as a thriving tourist centre through investment in the Ormond Castle Quarter and to develop the area for local people to use and enjoy. The Scheme founded on the principles of: <ul style="list-style-type: none"> • Improved accessibility • Improved legibility through the public realm • Improved amenity in both parkland (public amenity) and riverside (natural amenity)
Lifespan of the proposed Plan.	The Scheme will be completed in 2014 and remain until it is reviewed.
Summary of the key objectives of the proposed Plan.	
<p>The key objectives of this scheme are:</p> <ul style="list-style-type: none"> • Improved access to the Ormond Castle Quarter by enhancing the connections between the town centre and the Castle • Implement public realm improvements which enrich the existing built fabric along Castle Street leading to the Castle bringing visitors to and from the Castle grounds • Redevelopment of the Shebeen site and adjoining dilapidated building site and the presentation of this site to act as a gateway into the Ormond Castle Quarter • Enhanced landscaping and public amenity of the Town Park with emphasis on the creation of views towards the Castle and the River. • Better management of wildlife areas along the river bank and removal of invasive species. The creation of an limited area of parkland on brown field land adjacent to the river bank for public access. • Designate a pathway to the up-standing remains of the Town Walls • Creating a vehicular access from the N24 with parking for cars and coaches and improved pedestrian links from the N24 east of the site area • Creating an awareness of the unique identity of the castle through the creation and promotion of the Ormond Castle Quarter. • Create a local Heritage Trail which takes into account the many historical, archaeological and cultural features on offer within the town and its surroundings. • Generate an awareness of the medieval laneways within the site boundary either by making use of the existing laneways or creating an awareness of their existence by placing metal plaques into the footpaths. • Develop synergies with other tourist initiatives in the town such as the Butler Trail and the East Munster Way, and attractions at a county level including the Rock of Cashel and Cahir Castle. • Membership of the Irish Walled Town Network. 	

Section 2 - Assessment of Environmental Effects

An assessment with respect the likely significance of effects on the environment, using the assessment criteria set out in Schedule 2A of SI 436 and Schedule 1 of S.I. 435, are set out in Table 1.

Table 1	
Criteria for determining whether the proposed Plan is likely to have significant effects on the environment	The characteristics of the proposed Plan having regard, in particular to:
1.1 Degree to which the proposed plan sets a framework for projects and other activities with regard to the location, nature, size and operating conditions or by allocating resources.	This Scheme will support the existing objectives and policies of the Town Development Plan with respect to plans for the Ormond Castle, tourism initiatives and public realm schemes. It will set a framework for small-scale projects i.e. improving paving, removal of invasive species and the implementation of a heritage trail.
1.2 The degree to which the proposed Plan influences other Plans or Programmes including those in a hierarchy.	The proposed Scheme will not directly influence any plans or programs at a lower level in the hierarchy. The proposed Scheme may give rise directly to individual projects i.e. public realm schemes, tree planting and signage initiatives. Such projects are likely to be small scale and these may be subject to planning consent, environmental assessment etc as appropriate depending on their scale.
1.3 The relevance of the proposed Plan for the integration of environmental considerations in particular with a view to promoting sustainable development.	The Scheme is relevant for the integration of environmental considerations i.e. the removal of Japanese Knotweed on the banks of the River Suir and better management of wildlife areas.
1.4 Environmental problems relevant to the proposed Plan.	<ul style="list-style-type: none"> • Prevalence of Japanese knotweed (see image below) • Flood Risk in riparian zone • Antisocial behavior along riverbank



1.5 The relevance of the proposed Plan for the implementation of Community legislation on the environment.	Scheme aligns with guidelines for community involvement outlined in the Town Development Plan.
--	--

Table 2	
Characteristics of the effects and if the area likely to be affected, having regard, in particular to:	
2.1 The probability, duration, frequency and reversibility of the effects.	It is not likely that this Scheme will have a negative impact on the environment. It is considered that the overall scope of this Scheme will give rise to positive benefits to the environment over the long-term and any projects that may arise as a result of this Scheme will be small scale and subject to the appropriate environmental consents and assessments at project stage.
2.2 The cumulative nature of the effects.	The preparation of this Scheme will not have a direct effect on the environment and therefore, there shall be no cumulative effects.
2.3 Transboundary nature of the effects (i.e. effects on other EU Member States).	The preparation of this Scheme will not result in Transboundary effects.
2.4 The risks to human health or the environment (for example, due to accidents).	It is considered that the preparation of this Scheme will not result in risks to human health.
2.5 The magnitude and spatial extent of the effects (geographical area/size of the population affected).	There is no direct effect of a significant scale of magnitude envisaged as a result of the preparation of this Scheme.
2.6 The value and vulnerability of the area likely to be affected due to: a) natural characteristics or cultural heritage. (b) exceeded environmental quality standards or limit values. (c) intensive land-use.	The environmental policy and objectives of the relevant Town Plan will remain fully applicable to any proposal for works that may impact on the environment.
2.7 The effects on areas or landscapes which have a recognised national, community or international protection status.	Any projects that may arise will remain fully subject to the overriding policy of the relevant Town Development Plan, which set out policy for the protection of the amenity and environment of the town.

Assessment of the potential negative, neutral and positive impacts of the proposed Plan on the Environmental Protection Objectives (EPOs) of the County Development Plan 2009 SEA.	Number of negative Impacts	Number of neutral Impacts	Number of positive impacts
--	----------------------------	---------------------------	----------------------------

Apply Findings of Matrix	NONE	SIXTEEN	SEVEN
(see below)			
Comment	The Plan will not result in a negative impact on any of the EPOs, however a positive impact can be assumed on at least 7 of the EPOs.		

Matrix to assess the characteristics of the proposed plan having regard to the Environmental Protection Objectives (EPO) of the South Tipperary County Development Plan 2009 - Strategic Environmental Assessment (SEA)

EPO	Assessment of potential effects of proposed Plan on Environmental Protection Objectives for County Tipperary, tick as appropriate and give detail as necessary.	
	X Negative O Neutral ✓ Positive	COMMENT
B1 - To conserve and protect the diversity of habitats both terrestrial and aquatic, and protected species within the county.	✓	A new focus of better management of wildlife areas and especially the Riparian zone will enhance the ecological diversity in the Scheme area
B2 - To provide for the conservation of natural resources, within the County.	O	No impact envisaged
H1 To provide and promote a safe, healthy and high quality environment in which to live and work, and to promote the provision of suitable housing to accommodate a growing population.	✓	The Scheme will assist in the development of sustainable urban areas for the community of the town.
S1 To ensure that the soil/geology environment is not unduly impacted upon through contamination and that preference is given to brownfield sites.	O	The Scheme respects natural, semi-natural and managed areas. It is proposed that natural areas be retained as natural, with a brown field riparian area identified as semi-wild.
W1 To protect and enhance the status of aquatic ecosystems with regard to their water needs.	✓	The Scheme will assist in the enhancement of the status of relevant water bodies.
W2 To protect from contamination water sources such as ground and surface water bodies.	O	No contamination will arise. Mitigation measures will be employed during any construction phase of projects to prevent contaminated run-off to the river.
W3 To avoid flooding of developed areas while maintaining natural flood plains.	O	The flood risk zones are to be respected as part of any development.

Ormond Castle Quarter Improvement Scheme

W4 Avoid unnatural alterations to drainage systems which affects rivers flows	O	No impact envisaged.
W5 To provide for the conservation of water within the county	O	No impact envisaged
A1 Air quality: To maintain and where possible improve air quality.	O	No impact envisaged
A2 Climate Change: To promote the use of sustainable modes of transport and energy usage.	O	No impact envisaged
A3 GHG: To minimise greenhouse gas emissions and promote energy conservation and the development of renewable energy resources.	O	No impact envisaged. The Scheme may have a positive impact on this EPO.
A4 To ensure effective use of energy within the county and promote development which addresses and combats the factors affecting climate change.	O	No impact envisaged
M1 Traffic: To promote sustainable modes of transport and provide for ease of movement for all road users and to promote development patterns that protect and enhance road safety.	O	No impact envisaged. The Scheme may have a positive impact on this EPO.
M2 Waste: To encourage reuse/recycling of material wherever possible in accordance with the principles of the waste hierarchy pyramid and the Joint South Eastern Waste Management Plan.	O	No impact envisaged.
WS1 Wastewater: To ensure that all zoned lands are connected to the public sewer network ensuring treatment of wastewater prior to discharge.	O	No impact envisaged.
WS2 Water Supplies: To promote long-term protection of available water resources	O	No impact envisaged.

through sustainable water use.		
CH1 To promote the protection and conservation of the cultural heritage, including architectural and archaeological heritage.	√	The promotion of Ormond Castle will protect and conserve cultural heritage.
CH2 Maintain viable use of protected structures	√	The Scheme will protect and maintain protected structures within its boundary
CH3 Promote the conservation of the cultural heritage of the County as identified in the County Heritage Plan.	√	The cultural heritage present on the site will be maintained and promoted.
L1 To conserve and enhance valued natural landscapes and features within them.	0	No impact envisaged. The Scheme may have a positive impact on this EPO.
L2 Protect and enhance the sustainable amenity value of water bodies, rivers, canals and wetlands in the County.	√	The Scheme will directly enhance the amenity value of rivers and water bodies.
L3 Prevent unacceptable alterations to landscape character through the preservation of valued natural and historic landscapes. Need to explain how these are relevant.	0	The Scheme respects the natural landscape evident in the area and works proposed are set out to be extremely sensitive to the character of the area. It is preferable that this Scheme be in place in order to provide a framework for works.

Section 3 Consultation with Environmental Authorities (Response to the publication of the Draft Scheme)

Authority	Response received
The Minister for Environment, Community and Local Government	No
The Minister for Communications, Energy and Natural Resources	No
The Minister for Agriculture, Marine and Food	No
The Environmental Protection Agency	Yes, 04/04/14
The Minister for Arts, Heritage and Gealtacht affairs	No
<p>Reference is made to the merit of preparing an environmental management plan (EMP) for the Scheme in the context of ensuring the protection of the Lower River Suir SAC. This EMP could also take into account of the appropriate control and management of invasive species identified in the area.</p> <p>The need to protect, maintain and where possible enhance water quality in accordance with the South Eastern River Basin Management Plan and associated Programmes of Measures should also be taken into consideration.</p> <p>It should also be ensured that the Flood Risk Management Guidelines are fully integrated as appropriate and relevant in implementing the Scheme. Under the SEA Regulations notice</p>	

should be given to listed environmental authorities.

Response

The Scheme area has a very high quality environment in general and is well maintained by the stakeholders in the area. However, the area in the vicinity of the River Bank presents significant challenges with respect to annual maintenance of the area and reduction in the spread of invasive species. There is scope for better management of waterside habitats in this location. This is not an easy undertaking due to the land being in private ownership in parts. The matter of control of invasive species and management of riparian habitats will be brought to the attention of the Environment Section and Heritage Officer of the Council by Carrick on Suir Town Council with a view to putting in place a methodology for better management of riparian areas.

Section 4: A summary of the findings of the screening assessment of the proposed Plan is given below.

Note: Give particular consideration the following	Tick Y/N as appropriate
Will the proposed Plan provide a framework for development consent for projects listed in the EIA Directive?	No
Is the proposed Plan likely to have a significant effect on a Natura 2000 site which leads to a requirement for Article 6 or 7 assessments?	No
Consideration	
<p>The Scheme was developed to set out a vision for the future development of the Ormond Castle Quarter in Carrick on Suir, Co. Tipperary. It will identify objectives that will improve access within the site, enhance the existing public realm and enhance the natural and public amenity of the area. The Council is satisfied that the Scheme is not likely to set a framework for future development consent of projects listed in Annexes 1 and 11 of the Environmental Impacts Assessment Directive. Its purpose is to support and inform the current policy and objective basis of the relevant Town Development Plan (already subject to SEA).</p> <p>The statutory planning framework will remain applicable to any development proposal in the site area including EIA, AA etc as appropriate at the project level. In view of the above and having special regard to the non-statutory status of the Scheme as currently proposed and in view of the works proposed which are likely to be minor in nature and with resulting positive implications for the environment, it is considered that significant negative impacts on the environment as a result of the preparation and implementation of the proposed Scheme are not likely to arise.</p>	
Proposed Screening Recommendation	Tick as appropriate

It is the recommendation of South Tipperary County Council that the proposed Plan is likely to have significant effects on the environment, therefore SEA is required.

It is the recommendation of South Tipperary County Council X that the proposed Plan is not likely to have significant effects on the environment, therefore SEA is not required.

APPENDIX B

APPROPRIATE ASSESSMENT SCREENING REPORT

Introduction

This is the Appropriate Assessment (AA) Screening Report prepared for the Ormond Castle Quarter Improvement Scheme (Hereafter referred to as the proposed Scheme).

AA is required under Article 6 (3) and (4) of *European Union (EU) Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora*, commonly known as the 'Habitats Directive', which is implemented in Ireland through the European Communities (Natural Habitats) Regulations of 1997. Competent authorities are required to consider the possible nature conservation implications of any **plan or project** in (combination with other plans and projects) on the Natura 2000 site network before any decision is made to allow that plan or project to proceed.

The purpose of AA screening is to establish whether, in relation to a particular plan or programme, appropriate assessment is required. This is termed **AA screening**. Its purpose is to determine, on the basis of a preliminary assessment and objective criteria, whether a plan or programme, alone and in combination with other plans, programmes or projects, could have significant effects on a Natura 2000 site in view of the site's conservation objectives. This AA Screening Report is prepared for the consideration of the following statutory authorities:

Tick as appropriate	Description
✓	The Minister for Environment, Community and Local Government
✓	The Minister for Communications, Energy and Natural Resources
✓	The Minister for Agriculture, Marine and Food
✓	The Environmental Protection Agency
✓	National Parks and Wildlife Service (NPWS)
✓	The Minister for Arts, Heritage and Gealtacht Affairs.

The Planning Authority must make a determination as to whether AA is required in respect of all plans and programmes. The proposed Plan may be identified as a plan or programme, as follows:

Tick as appropriate	Description
	A planning scheme in respect of all or part of a Strategic Development Zone
	Development Plan
	A Variation of a Development Plan
	Local Area Plan
	A Variation of a Local Area Plan
X	All other plans or programmes which are prepared for agriculture, forestry, fisheries,

energy, industry, transport, waste management, water management, telecommunications, tourism and town and country planning or landuse and tourism, and which set the framework for future development consent of projects listed in Annexes 1 and 11 to the Environmental Impacts Assessment Directive, or
Which are not directly connected with or necessary to the management of a European Site but, either individually or in combination with other plans, are likely to have a significant effect on any such site.

This AA Screening Assessment involves the following stages:

- Examination of the key elements of the proposed Plan and its interactions with Natura 2000 sites.
- Assessment of the significance of any effects on Natura 2000 sites.
- Recommendation (having considered the input of the NPWS) as to whether or not it is likely that the proposed Plan will have significant effects on any Natura 2000 Site, and therefore whether AA is or is not required.

Section 1 Plan Context and Key Facts

Geographic area covered by the proposed Plan	The proposed Scheme is situated in Carrick on Suir. The site is located 230 metres to the east of the Main Street in the environs of Ormond Castle and is bounded by the River Suir to the south and the N24 to the north.
What is the purpose of the proposed Plan?	The purpose of this Scheme is to promote Carrick on Suir as a tourist centre through investment in the Ormond Castle Quarter. The Scheme also aims to improve access within the site, enhance the existing public realm and enhance the natural and public amenity of the area.
Lifespan of the proposed Plan	The Scheme will be completed in 2014 and remain in place until it is reviewed.
Summary of the key objectives of the proposed Plan.	
<p>The key objectives of this scheme are:</p> <ul style="list-style-type: none"> • Improved access to the Ormond Castle Quarter by enhancing the connections between the town centre and the Castle • Implement public realm improvements which enrich the existing built fabric along Castle Street leading to the Castle bringing visitors to and from the Castle grounds • Redevelopment of the Shebeen site and adjoining dilapidated building site and the presentation of this site to act as a gateway into the Ormond Castle Quarter • Enhanced landscaping and public amenity of the Town Park with emphasis on the creation of views towards the Castle and the River. • Better management of wildlife areas along the river bank and removal of invasive species. The creation of a limited area of parkland on brown field land adjacent to the river bank for public access. • Designate a pathway to the up-standing remains of the Town Walls • Creating a vehicular access from the N24 with parking for cars and coaches and improved pedestrian links from the N24 east of the site area • Creating an awareness of the unique identity of the castle through the creation and 	

promotion of the Ormond Castle Quarter.

- Create a local Heritage Trail which takes into account the many historical, archaeological and cultural features on offer within the town and its surroundings.
- Generate an awareness of the medieval laneways within the site boundary either by making use of the existing laneways or creating an awareness of their existence by placing metal plaques into the footpaths.
- Develop synergies with other tourist initiatives in the town such as the Butler Trail and the East Munster Way, and attractions at a county level including the Rock of Cashel and Cahir Castle.
- Membership of the Irish Walled Town Network.

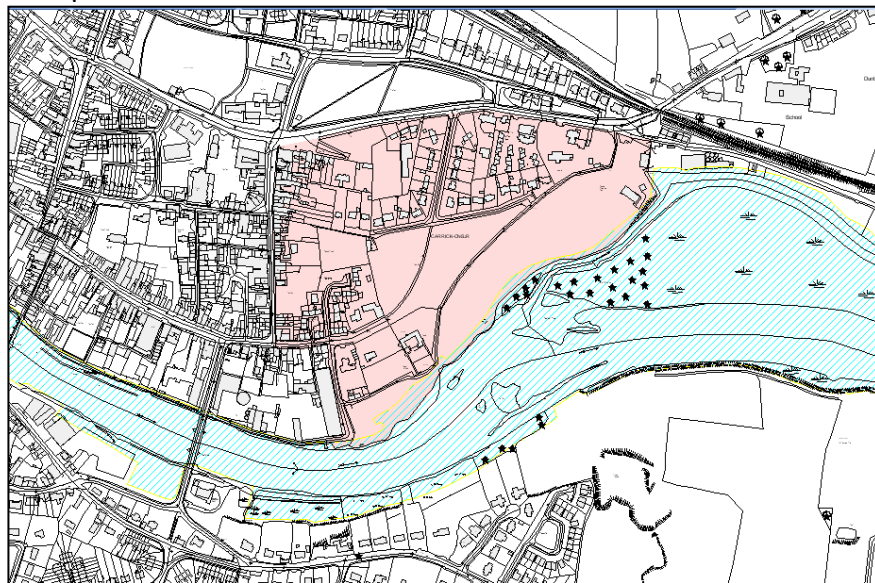
Description of the Interaction of the project with relevant Natura 2000 sites (Refer to Appendix 2 for detailed description of each site)

Describe the locational context of the proposed Plan and its nature with respect to its proximity to/potential impact on any Site. Consider *in-situ* impacts⁴ and *ex-situ* impacts.

Site Name: Lower River Suir SAC (002137)

The scheme area includes the Ormond Castle grounds extending westwards to include the Main Street of Carrick-on-Suir, the land to the south of the Castle extending to the northern bank of the River Suir, and the strategic development site bounded by the North Quays and Castle Lane.

The site area forms part of the Lower River Suir SAC, and the scheme incorporates the northern banks of the River Suir.



The Lower River Suir SAC in the context of the site

The habitats for which the Lower River Suir has been designated as an SAC include:

⁴ On-site impacts and off-site impacts, i.e. a proposal upstream of a Natura 2000 site may have an ex-situ impact on the Natura 2000 site, even though it is not within the Natura 2000 site.

- Alluvial wet woodlands and Yew wood, both of which are priority habitats on Annex I of the Habitats Directive
- Floating river vegetation
- Atlantic salt meadows
- Mediterranean salt meadows
- Old oak woodlands and
- Eutrophic tall herb communities, all of which are listed on Annex I of the same Directive.
- In addition, a number of species which are listed on Annex II of the same Directive are also present within this SAC. These include:
 - Sea, River and Brook Lamprey
 - Freshwater Pearl Mussel
 - Crayfish
 - Twaite Shad
 - Atlantic Salmon and
 - Otter

Section 2: Assessment of the significance of any effects on the Natura 2000 site

Appropriate Assessment Screening Matrix

Individual elements of the project (either alone or in combination with other plans or projects) likely to give rise to impacts on the Natura 2000 site

This Scheme will support the existing objectives and policies of the Carrick on Suir Town Development Plan 2013 with respect to plans for the Ormond Castle, tourism initiatives and public realm schemes. It will set a framework for small-scale projects i.e. improving paving, removal of invasive species and the implementation of a heritage trail and will not give rise to impacts on Natura 2000 sites. The improvement of the riverside park and removal of invasive species will require careful methodology to ensure no impact on the SAC.

Describe any likely direct, indirect or secondary impacts of the Plan (either alone or in combination with other plans or projects) on the Natura 2000 site by virtue of:

Size and scale	It is considered that there will be no direct, indirect or secondary impacts as a result of the implementation of Scheme by virtue of the likely size and scale of projects that may arise.
Land-take	It is considered that there will not be direct, indirect or secondary impacts as a result of the implementation of the Scheme by virtue of land-take.
Distance from the Natura 2000 site or key features of the site	The Scheme sets out design proposals for the improvement and enhancement of the Ormond Castle Quarter through public realm improvements, signage and interpretation initiatives and access improvements. In the event that it is considered that any individual project would be of a sufficient scale or of a nature that would impact on the SAC, a Natura Impact Statement will be required by the planning

	authority to facilitate AA at project stage.
Resource requirements (water abstraction etc.)	The implementation of the Scheme will not give rise to any significant requirements for resources in the Scheme area.
Emissions (disposal to land, water or air)	The implementation of the Scheme will not result in the production of any significant emissions in the Scheme area.
Excavation requirements	There shall be none or only minor requirements for excavations as a result of the implementation of the Scheme.
Transportation requirements	The implementation of the Scheme will not give rise to any significant requirement for transportation of materials or goods.
Duration of construction, operation, decommissioning, etc.	It is envisaged that any construction or works will be minor and be carried out on an intermittent basis over the lifetime of the Scheme and beyond.
Other	N/a

Describe any likely changes to the site arising as a result of:

Reduction of habitat area:	The proposed Scheme will not directly result in any proposal that will reduce the habitat area of any Natura 2000 site.
Disturbance to key species;	The proposed Scheme will not directly result in any proposal that will result in the disturbance of species in any Natura 2000 site.
Habitat or species fragmentation;	The proposed Scheme will not directly result in any proposal that will result in species or habitat fragmentation in any Natura 2000 site.
Reduction in species density;	The proposed Scheme will not directly result in any proposal that will result in the reduction of species density in any Natura 2000 site.
Changes in key indicators of conservation value (water quality etc.);	It is not considered likely that the proposed Scheme will influence or cause changes in key indicators of conservation value.
Climate change	It is not considered likely that the proposed scheme will influence or cause any changes to the climate.

Describe any likely impacts on the Natura 2000 site as a whole in terms of:

Interference with the key relationships that define the structure of the site;	It is not considered likely that the proposed Scheme will Interfere with the key relationships that define the structure of any Natura 2000 site.
Interference with key relationships that define the function of the site.	It is not considered likely that the proposed Scheme will Interfere with the key relationships that define the function of any Natura 2000 site.

Provide indicators of significance as a result of the identification of effects set out above in terms of:

Loss	No loss envisaged.
Fragmentation	No fragmentation envisaged.
Disruption	No disruption envisaged.

Disturbance	No disturbance envisaged.
Change to key elements of the site	No changes to key elements of Natura 2000 sites envisaged.

Describe from the above, those elements of the project or plan, or combination of elements, where the above impacts are likely to be or where the scale or magnitude of elements is not known.

It is considered that no work or project proposed in the Scheme will be significant in its magnitude in the context of the SAC. The following minor project work will require the preparation of a Natura Impact Statement and subsequent AA prior to the commencement of works:

Design and installation of public pocket park on Brownfield site to the south of the Scheme are and adjacent to the river.

The preparation and implementation of a management scheme for the remaining riparian zone will not require AA, as it is being prepared in the interest of the management of the Natura 2000 site.

Section 3 Consultation with Environmental Authorities

Environmental Authority	Response
The Minister for Environment, Community and Local Government.	n/a
The Minister for Communications, Energy and Natural Resources.	n/a
The Minister for Agriculture, Marine and Food.	n/a
The Minister for Arts, Heritage and Gealtacht Affairs	n/a
The Environmental Protection Agency.	Yes, 04/04/14
National Parks and Wildlife Service (NPWS)	n/a

A summary of the findings of the screening assessment of the proposed Plan is given below.

Consideration	
<p>The Scheme has been subject to formal Appropriate Assessment (AA) Screening during its preparation to determine if there would be any significant adverse impacts on any Natura 2000 sites as a result of the implementation of the Scheme. During this process the following Environmental Authorities were consulted:</p> <ol style="list-style-type: none"> 1. The Minister for Environment, Community and Local Government 2. The Minister for Communications, Energy and Natural Resources 3. The Environmental Protection Agency 4. National Parks and Wildlife Service 5. The Minister for Agriculture, Marine and Food 6. The Minister for Arts, Heritage and Gealtacht Affairs <p>It was found that significant impacts on the Natura 2000 site were not likely to occur as a result of the implementation of the Scheme. However, any project that is likely to have an impact on AA Screening before the project commences and if necessary a Natura Impact Statement will be required to inform a AA process. Particular consideration will be given to:</p> <ul style="list-style-type: none"> • The protection of national and international designated sites, • Incorporation and enhancement of existing green infrastructure, • The protection and management of ecological corridors and linkages, • The control and management of invasive species. <p>A copy of the AA and SEA Screening Decisions in respect of this Scheme will be available to view online at www.southtippcoco.ie.</p>	
Proposed Screening Recommendation	Tick as appropriate
It is the recommendation of South Tipperary County Council that the proposed Plan is likely to have significant effects on the Natura 2000 sites, therefore AA is required.	
It is the recommendation of South Tipperary County Council that the proposed Plan is not likely to have significant effects on any Natura 2000 site, therefore AA is not required.	X

APPENDIX C

STAGE 1 FLOOD RISK ASSESSMENT

INTRODUCTION

This is the Stage 1 Flood Risk Identification for the Ormond Castle Quarter Improvement Scheme (the Scheme), prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities' published by the Department of the Environment, Heritage and Local Government and the OPW in November 2009.

The purpose of this process is to identify whether there may be any flooding or surface water management issues related to the scheme area that may warrant further investigation. This report should be read in conjunction with the SEA and AA Screening Report prepared for the Scheme.

FLOOD RISK IDENTIFICATION (STAGE 1)

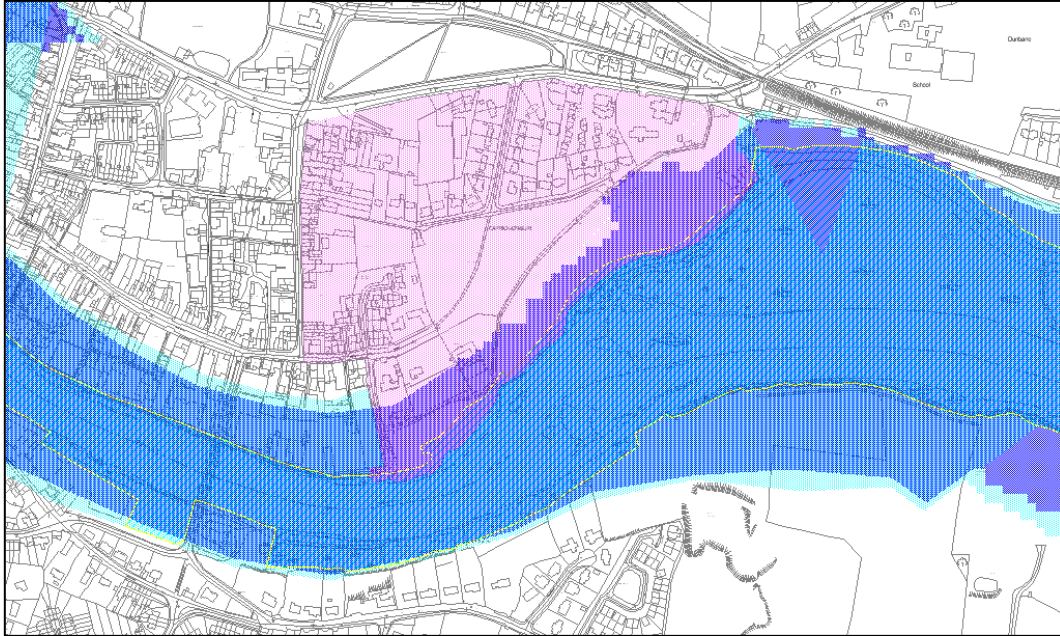
The following sources of information have been investigated in order to determine flood risk potential;

- OPW preliminary Flood Risk Assessment indicative fluvial flood maps.
- Predictive and historic flood maps, and benefiting land maps, such as those at www.floodmaps.ie.
- Predictive flood maps produced under the CFRAM.
- River Basin Management Plans and reports.
- Indicative assessment of existing flood risk under preliminary flood risk assessment.
- Expert advice from OPW
- Consultation with local authority
- Topographical maps.
- GSI Alluvial deposit map.
- Liable to flood markings on the old 6 inch maps.
- Newspaper reports.
- Consultation with Local Community
- Walkover survey

Each of these sources is addressed individually below:

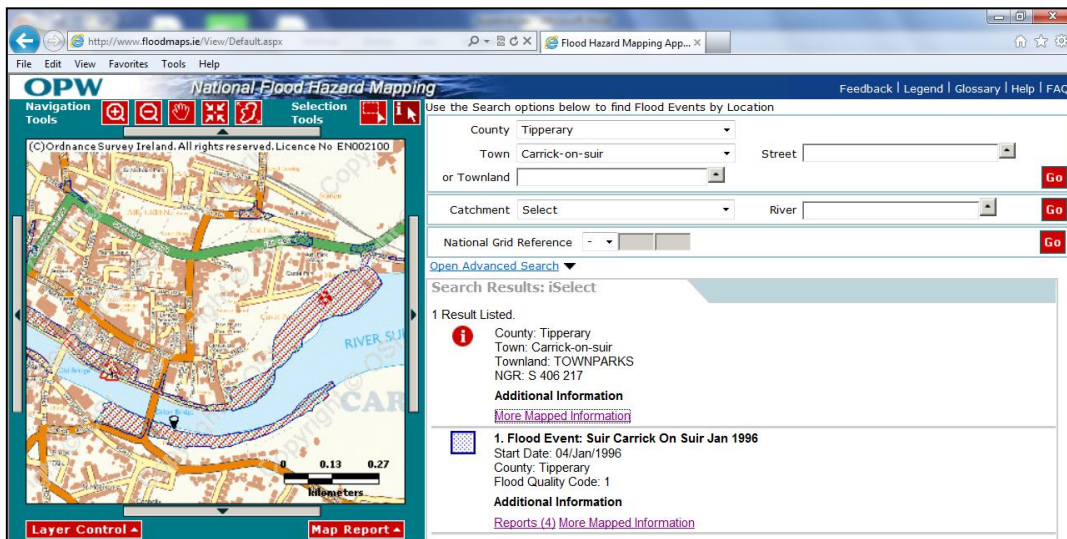
1. [OPW Preliminary Flood Risk Assessment indicative fluvial flood maps and Flood Risk Maps prepared by JBA Consultants.](#)

The OPW is currently preparing a Catchment Flood Risk Assessment and Management Study for the River Suir Catchment. Draft maps are due to be published in September 2014. Please refer to indicate mapping below.



Zones of Flood Risk in the Scheme area

2. Predictive and historic flood maps, and benefiting land maps, such as those at www.floodmaps.ie



Extract from www.floodmaps.ie

The map above is extracted from the OPW website. It illustrates the extent of most severe recorded flood event in the town (1996). It can be seen that the riparian zone (now defined by flood defense berms) flooded extensively in the past. It is clear that there has been significant land reclamation from the river.

3. Predicative flood maps produced under the CFRAM.

The Suir Catchment Flood Risk and Management Study (CFRAM) being prepared and draft flood risk maps for the Areas for Further Assessment including Carrick-on-Suir will be published in September 2014.

4. River Basin Management Plans and reports.

The SEA Scoping Report for the River Suir Flood Risk Management Plan was consulted. Section 2.4 deals with flood events. It is clear that there is flood risk in the southern portion of the Scheme area. However, the remaining of the site is now protected by flood berms (part of the Carrick Flood defense Scheme), this area includes the Castle and the public park and footpaths.

5. Indicative assessment of existing flood risk

The Lower River Suir runs in a north to south direction through Cahir. It is noted that the OPW has recorded flood events in and around the town. The River is generally unrestricted and benefits from a substantial buffer/amenity area along its banks.

6. Expert advice from OPW

None sought as no works are proposed in areas at flood risk.

7. Consultation with local authority

This Scheme and SEA will be for the consideration of the staff of Carrick on Suir Town Council.

8. Topographical maps.

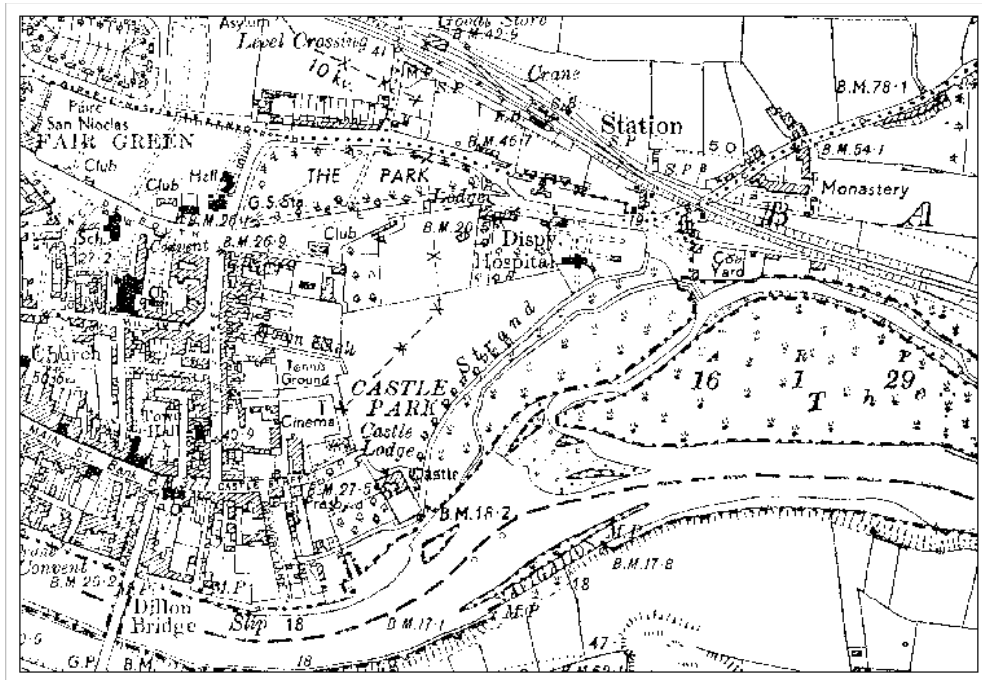
County Topographical maps do not adequately address the local Scheme area as they are based on the topography of the county.

9. GSI Alluvial deposit map.

This are based on a county scale and are not of useful for the Scheme area.

10. Liable to flood markings on the old 6 inch maps.

The 6 inch aping of the area is outlined below. It can be seen that the southern portion of the site has been historically subject to flood event (defined by the marsh symbols). It is notable that the southern footpath located to the south of the castle, whist previously subject to flooding is now protected by the flood risk berms.



Extract from OS 6 inch maps

11. Newspaper reports

The Newspaper Reports available at www.floodmaps.ie were consulted as part of this Stage 1 Flood Risk Assessment.

12. Consultation with local people.

Consideration was given to any comments received during the draft public consultation phase that relate to flooding in the area.

13. Walkover survey to assess potential sources of flooding.

A number of inspections were carried out on site by the Planning during the preparation of the Scheme. It was noted during a site inspection that damage has occurred to the berms in places due to members of the public climbing them to access the River.

CONCLUSION

Flood relief defenses have been constructed along the northern banks of the River Suir within the Scheme area. These extend the full length of the scheme area and protect the entire site. It is clear that areas outside of the flood defenses are subject to flood risk. Areas at flood risk inside of the berms are not proposed for development and therefore there is no flood risk associated with the Scheme. It is clear that all redevelopment works in the park should respect the flood defenses and not undermine them in any way. The berms should be inspected regularly to ensure that they have not become damaged.

APPENDIX D

SAMPLE MATERIALS AND FINISHES FOR IMPROVED PUBLIC REALM

PUBLIC REALM IMPROVEMENTS

Examples are set out below demonstrate materials and finishes that may be appropriate to the Scheme area and help to showcase the high quality finish which can be achieved through the proper planning and use of materials. It is recommended that care is given to signage, street furniture and public realm improvements to ensure that a co-ordinated approach be taken among the Tipperary towns that partake in the Butler Trail and the Irish walled Towns Network. It is also recommended that the River Suir Greenway proposed for the tow-path consider co-ordination of materials and finishes with the above.

SHARED STREETSCAPE

There is potential to much improve the amenity and visual quality of Castle Street by increasing the focus on its use by both traffic and pedestrians and by increasing the focus on landscaping and public realm. Central to this is the opening up of views along the road to the Castle.

The image below shows a narrow street which appears wider due to clever use of a shared surface across the footpath and the road. The light colour of the paving also makes the street appear wider and more inviting. This shared surface arrangement is ideal for Castle Street and will require the better management of parking and footpaths. The resultant improvements in the appearance of the street have ensured the space is used and frequented not just as route to a destination but also a quality place to live, play and walk in.

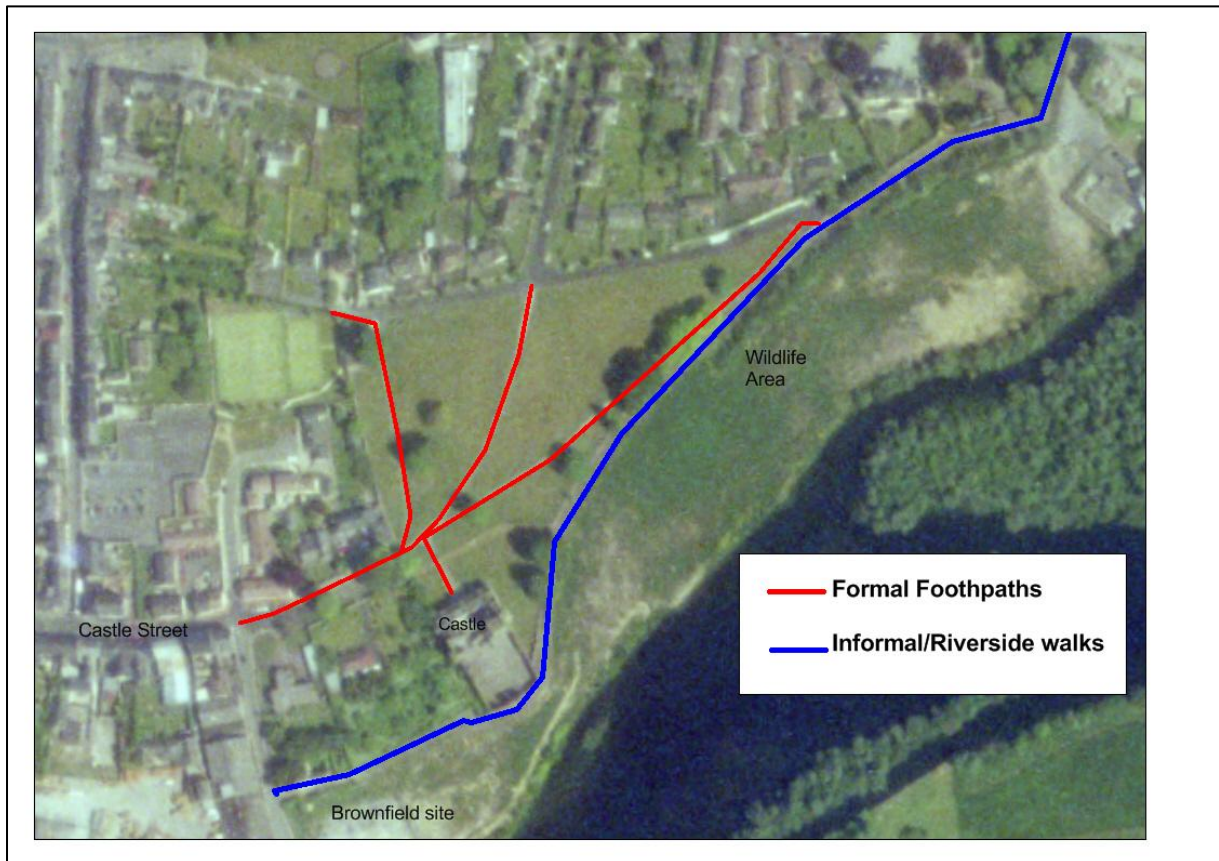


Shared surface public realm improvements

FOOTPATHS

There are two types of footpaths evident the Park and these will require a different approach to improvement and maintenance.

- Formal Footpaths through the park, finished with durable and hard surface
- Riverside and secondary paths - finished with loose aggregate and low maintenance



Footpath arrangement in the Park area

FORMAL FOOTPATHS THROUGH THE PARK, FINISHED WITH DURABLE AND HARD SURFACE

It is recommended that a high quality finish be applied to formal footpaths with consideration to use of kerbing to define (see below). A bonded resin is preferable to concrete from a visual perspective in these locations. Building a path in several layers of differing grades of aggregate will significantly increase the path durability, firmness and stability, compared to using ungraded material in one, single layer.



Example of paving in a parkland

RIVERSIDE AND SECONDARY PATHS - FINISHED WITH LOOSE AGGREGATE AND LOW MAINTENANCE

The informal park footpaths are required to be easily maintained and a loose gravel finish would be appropriate in these locations. Care should be taken to use the same gravel throughout the park and, consideration should be given to use of the same finish as is proposed for the River Suir Tow Path.

LIGHTING

It is the aim of the Scheme to ensure feature lighting is in place to take full advantage of the architecture of Ormond Castle and the heritage of the Town Walls. Feature lighting can also be used to highlight the entrance to the Ormond Castle Quarter. Other more informal areas may have low-lighting or solar powered lighting depending on the level of nighttime use envisaged.



Ormond Castle at night

SEATING

The images below give an indication of the types of seating that could be used in the Ormond Castle Quarter. Seating using a combination of natural materials would fit well into the public realm plan for the scheme and would complement the architecture present on the site. This seating would also be suitable next to the River and would be durable and capable of withstanding use over a number of years.



Proposed seating

PLANTING

There is a need for some planting within the Ormond Castle Quarter, specifically on Castle Street and Castle Lane. This form of planting highlights the root and trunk of the tree whilst also protecting it from damage. Setting the street in this manner also adds to the design and overall appearance of the street.





Proposed seating

OTHER FORMS OF STREET FURNITURE

Bollards: The existing bollard and overhead barrier at the entrance to the lower footpath from the Quay needs to be replaced with a quality bollard and barrier system. Elsewhere use of quality bollards will prevent car-entry however, permit pedestrians.



Proposed bollards