

CHAPTER 10

Land Use Zoning and Zoning Matrix



Chapter 10 : Land Use Zoning and Zoning Matrix

10.0 Introduction

This chapter provides the land use zoning objectives for the town, supported by a land use zoning matrix of uses which:

- (a) Lists the land use activities referred to under each zoning objective.
- (b) Indicates the acceptability or otherwise in principle of the specified land uses in each zone.

Land use zoning objectives seek to assist individuals in assessing the most appropriate locations for new development. Not all needs can be anticipated and therefore some flexibility is required, having regard to the strategic objectives of the Plan and the more detailed policies and objectives contained in the foregoing chapters.

10.1 Zoning Matrix

The land use zoning matrix set out in Table 10.1 details the most common forms of development land uses in accordance with the zoning objectives. This matrix classifies uses under three categories in terms of whether a proposed use is generally permitted in principle, open for consideration or not permitted.

Permitted in Principle (√): Proposed use will be generally accepted subject to normal planning practice, site suitability and compliance with the relevant policies and objectives, standards and the requirements set out in the Templemore Town and Environs Development Plan.

Open for Consideration(O): Proposed use may be permitted where the Council is satisfied that the use is in compliance with the zoning objective, other relevant policies and objectives, standards and requirements as set out in the Templemore and Environs Development Plan.

Generally Not Permitted (X): Proposed use will not be favourably considered, except in exceptional circumstances and in such instances, the development may represent a material contravention of this plan. This may be due to envisaged negative impact on existing and permitted uses, incompatibility with policies and objectives contained in the Plan.

10.2 Zoning Objectives

In the interest of ensuring the orderly and phased development of the town and to ensure the most efficient use of land within the Development Plan area, the zoning objectives as set out in Table 10.2 will apply, which correspond to the land use zoning map.

Policy ZO: Zoning

It is the policy of the Council to ensure that proposals for development conform to the appropriate land use zoning objectives identified in Plan.

Table 10.1 Matrix of Use Classes Related to Use Zones

Use Classes	A	AG	C	R	R1	R2	S	TC	BE	SS
Abattoir	x	o	o	x	x	x	x	x	x	x
Advertising Structures/Panels	x	x	o	x	x	x	x	o	o	x
Agricultural Buildings/Structures	x	√	o	x	x	x	x	x	x	x
Amusement Arcade	x	x	x	x	x	x	x	o	x	x
Bank/Financial Institution	x	x	x	x	x	x	x	√	o	x
Bed and Breakfast	x	o	x	o	o	o	x	√	x	o
Betting Office	x	x	x	x	x	x	x	√	x	x
Boarding Kennels	x	o	x	x	x	x	x	x	x	x
Bring Bank Facility	o	x	√	o	o	o	o	√	o	x
Car Park	o	x	√	x	o	o	o	√	√	o
Car Repair/Sales	x	x	o	x	x	x	x	x	o	x
Church/Religious Place of Worship	x	x	o	o	o	o	√	√	o	√
Cinema/Theatre	x	x	x	x	x	x	x	√	o	x
Community Facility	o	x	o	o	√	√	√	√	o	√
Crèche/Childcare Facility	x	x	o	o	√	√	o	√	o	√
Doctor/Dentist	x	x	x	o	x	x	o	√	o	x
Educational	x	x	x	x	o	o	√	√	o	o
Enterprise Centre	x	x	√	x	x	x	o	√	√	x
Funeral Home	x	x	o	x	x	x	x	√	o	x
Garden Centre	x	√	o	x	x	x	x	o	o	x
Hostel	x	x	x	x	o	o	x	√	x	o
Health Centre/Clinic	x	x	o	o	o	o	√	√	o	o
Home Based Economic Activities	x	o	o	√	√	√	x	√	o	o
Hotel/Motel	x	x	x	x	x	x	x	√	o	x

Use Classes	A	AG	C	R	R1	R2	S	TC	BE	SS
Industrial - General	x	x	√	x	x	x	x	x	o	X
Industrial - Light	x	x	√	x	x	x	x	x	o	x
Nightclub	x	x	x	x	x	x	x	o	x	x
Nursing Home/ Retirement Home	x	x	o	o	o	o	√	√	x	o
Offices less than 100 sq. m.	x	x	√	o	o	o	x	√	√	x
Offices above 100 sq. m.	x	x	√	x	x	x	x	√	√	x
Open Space	√	√	√	√	√	√	√	√	√	√
Petrol Station	x	x	o	x	x	x	x	o	o	x
Playing Pitches	o	o	o	o	o	o	√	o	o	o
Licensed Premises	x	x	x	x	x	x	x	√	x	x
Recreational Building(commercial)	o	x	o	x	x	x	x	√	o	x
Refuse Transfer Station	x	o	o	x	x	x	x	x	x	x
Residential Development	x	o	x	√	√	√	x	√	x	√
Restaurant	x	x	o	o	x	x	x	√	o	x
Retail Warehouse	x	x	o	x	x	x	x	o	o	x
Sheltered Housing	x	x	x	o	o	o	x	√	x	o
Shop – Convenience < 500sqm	x	x	x	o	o	o	x	√	o	o
Shop – Comparison	x	x	x	x	x	x	x	√	x	x
Shop – Supermarket	x	x	x	x	x	x	x	√	o	x
Take-Away	x	x	x	x	x	x	x	√	x	x
Transport Depot	x	x	√	x	x	x	x	x	o	x
Traveller Accommodation	x	x	x	o	o	o	x	o	x	o
Veterinary Surgery	x	o	x	o	o	o	x	√	x	x
Warehousing/Distribution	x	x	√	x	x	x	x	x	o	x
Workshops	x	x	√	x	x	x	x	o	√	x

Table 10.2 Zoning Objectives	
Zone	Objective
Town Centre - TC	To provide for town centre mixed use facilities.
Existing Residential - R	To protect and enhance existing residential amenity.
Residential - R1	To provide for new residential development.
Residential -R2	To provide for new residential (low-density) development.
Serviced Sites - SS	To provide for new residential development on serviced sites.
Commercial and Industrial - C	To provide for and protect commercial and industrial facilities.
Business and Employment - BE	To provide for business and employment facilities.
Social and Public - S	To provide and improve social and public facilities.
Amenity - A	To preserve and enhance amenity facilities.
Agricultural - AG	To provide for agricultural needs and to protect rural amenity.

Appendices

Appendix 1

SUSTAINABILITY MATRIX

TRANSPORT

Headings	Comments
1) Is the development near a transport node?	
2) Is the development supported by public transport, cycling, pedestrian, and environmentally friendly transport? (Public transport, cycle ways and footpaths should be identified on your plans)	
3) Does the development support pedestrian priority and sustainable living?	
4) Does the development have good accessibility and pedestrian permeability? (A pedestrian mobility plan should be submitted as part of the planning application)	

ENERGY

Headings	Comments
5) Has your development incorporated other sustainable design approaches/renewable energy technologies?	
6) Has your development used renewable materials: natural, ecological and locally produced? Please provide a detailed breakdown of materials proposed to be used.	
7) Has your development proposals to minimise waste and has it made provision for re-cycling in the collection of waste?	
8) What is the preliminary Building Energy Rating (BER) for the proposed building? Please submit copy of preliminary BER.	
9) How has your proposed building has been sited in order to maximise exposure to passive solar energy?	

ECOLOGY

Headings	Comments
10) Has your development retained and integrated into its design related features of the site such as trees, shrubs, water courses and topography?	
11) Will the proposed development protect bio-diversity and use native species? A full environmental analysis of all designations and other significant features should be submitted as part of the proposed development. A management scheme for on-going ecological conservation should be submitted as part of the planning application.	
12) Demonstrate in your application how the development will link urban and rural.	
13) Clearly demonstrate how green areas have been designed to provide maximum enjoyment and form an integrated part of the development.	
14) Demonstrate how water features within and adjoining the site and their existing integrity is protected and enhanced as part of the proposed development.	
15) Show how water quality will be protected during construction and after completion of the development.	
16) Your proposals to identify and reduce likely sources of noise pollution.	

LAND

Headings	Comments
17) Demonstrate how your design has maximised the efficient use of land for urban development.	
18) Demonstrate how the proposed development has followed the sequential approach so as to maximise its integration with the existing fabric of the settlement?	
19) Clearly justify, where existing buildings have not been incorporated into the development, why it is proposed to	

remove them. Where it is proposed to demolish existing buildings, you should submit detailed proposals for the reuse of materials from these building.	
20) Clearly show how your proposals complies with appropriate national, regional and local guidelines.	

SOCIAL QUALITY

Headings	Comments
21) Demonstrate how your development has provided a housing mix to cater for different household sizes and social integration, appropriate to the settlement.	
22) Show all existing services, workplaces and schools in the area and how the proposed development relates to each of them.	
23) Show that sufficient capacity exists within local school and crèches in the area, in line with appropriate guidelines.	
24) Demonstrate how your development caters for persons with disabilities, special needs and the elderly.	

Appendix 2

Opportunity Sites – Development Briefs

Introduction

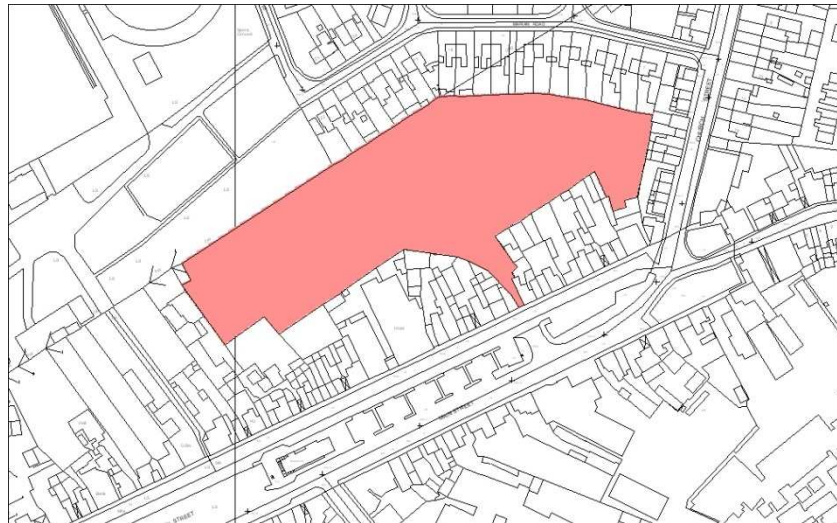
The following sites have been identified as opportunity sites appropriate for development within the town centre of Templemore. The first three sites are either greenfield or backland development sites of a substantial size, at least 1 hectare. These sites offer significant potential to enhance and expand on the existing town centre facilities in Templemore. The other three sites are buildings located in a prime pitch location which are in need of redevelopment/regeneration/renewal. These three sites front onto either Main Street or Patrick Street. The redevelopment of these three sites would make a valuable contribution towards the physical and economic regeneration of the town centre.

It should be noted that the Development Briefs set out below are not intended to be prescriptive. The purpose of the briefs is to present the land use advantages of each of the sites and to provide guidance to developers/designers as to the acceptability of land uses and design parameters/issues which should be considered in the preparation of detailed design schemes.

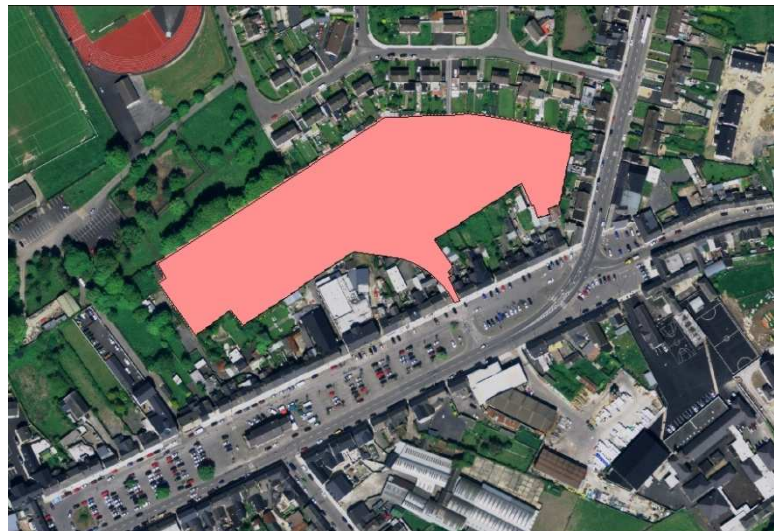
In setting out these briefs, the Council also recognises the difficulties that may arise in the realisation of the objectives outlined for each site. As with many rural towns in Ireland, the multitude of land ownerships within each of the sites identified may cause difficulties for development of the sites. While land assembly is the preferred development option, the brief recognises that the various opportunity sites may be developed in a phased manner, and at different time frames, such that each phase links with the subsequent phase in a sequential manner.

1 Lands to the Rear of North Main Street and South of Town Park

Site, Area and Description: This is a large site to the rear of Main Street, which would constitute backland development. The site is in multiple ownerships and is predominantly in use as rear garden/yard space associated with the properties on Main Street. The site is bounded to the north by the Town Park with some residential properties located to the north east. A mixture of Commercial and residential properties form Main Street to the south of the site. The site measures approximately 1.8ha. There are access difficulties associated with the site and appropriate access would need to be identified as part of any proposal to develop these lands. While it is possible that this opportunity site could be split into two smaller sites for development the potential for access should be considered in the context of the site as a whole and should ensure that Protected Structures and the integrity of Main Street ACA are not negatively impacted.



Site Location Map



Aerial Photo

Zoning: Town Centre

Acceptable Uses: The site should be developed with a mix of uses including residential, retail or other commercial uses and community or recreational uses. The creation of a new street that fronts onto the town park would aid the informal surveillance of the park ensuring it is safe and accessible to the public. The new street could provide additional access from Main Street to the town park. Consideration should be given to the creation of a one-way, vehicular system to access and egress this opportunity site via existing carriage archways in the established streetscape of Main Street. This substantial site offers the opportunity to create a new permeable neighbourhood within Templemore and should be focused on pedestrian prioritisation. Proposed uses on the site should ensure minimal reliance on vehicular traffic.

Guidance on Design and Layout: The overall layout for the land will provide for the following:

- Distinct Sense of Place – significant extension to the town centre through Main Street with a separate identity.
- Contemporary and/or modern design. Pastiche design would not be acceptable.
- Respect the scale and massing of the existing townscape and not overshadow existing properties in any way.
- Should not infringe upon the peoples’ enjoyment of the Town Park and other existing amenities.
- Provide a practical entrance/exit to the new development site which does not create a traffic hazard, harm residential amenity or negatively impact on Protected Structures or Main Street ACA.
- Ensure sufficient pedestrian linkages and permeability throughout the site



Examples of contemporary design

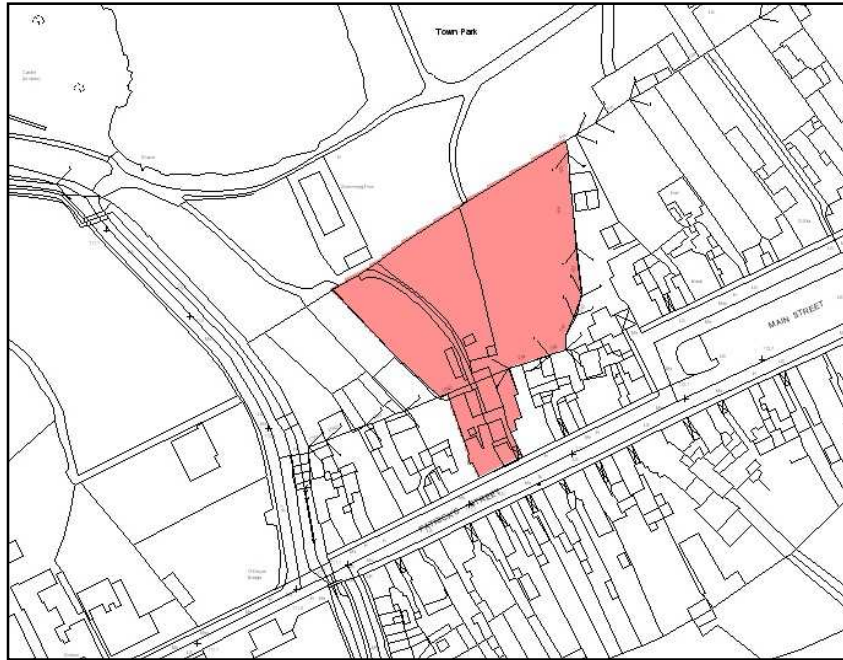


Example of new street frontage

2 Patrick Street, North

Site, Area and Description: This site is located on the north side of Patrick Street and backs onto the Town Park. The site currently consists of residential properties fronting onto Patrick Street, which are unoccupied. Behind these properties is undeveloped and under used backlands. The site measures 0.84ha in area. It is bounded to the west and east by other retail uses (tile supplier and public house). The north of the site is bounded by the Town Park and the disused swimming pool. Redevelopment of this site would provide the western approach to the town with much needed vitality. This site is located within Templemore Architectural Conservation Area and any proposals for redevelopment would need to take account of the impact on the streetscape and Architectural Heritage.

Planning History: Planning permission was granted in June 2011 for a mixed use development including a convenience shopping outlet and residential units, on part of the site by An Bord Pleanála.



Site Location Map



Aerial Photo

Zoning: Town Centre

Acceptable Uses: The site is zoned Town Centre. Permitted uses for this site would include retail units including a supermarket, offices and residential units. New development needs to be sensitive to the ACA along Patrick Street. Where possible, existing structures fronting onto Patrick Street should be retained and restored and additions should have regard to neighbouring properties.



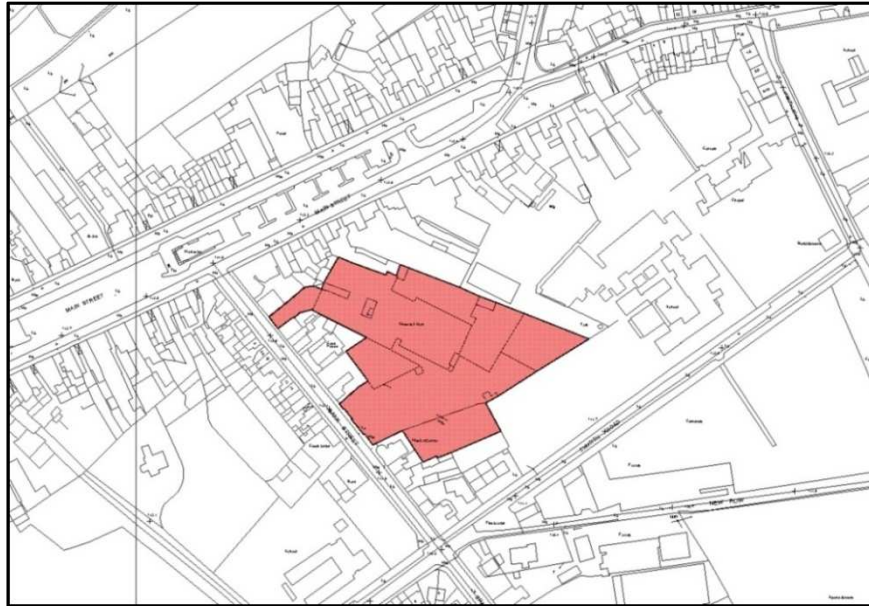
Patrick Street

Guidance on Design and Layout: The following points are specific guidance for the future development of this prime town centre site:

- Design of development proposals should seek to enhance and protect the streetscape of the Architectural Conservation Area. The design, height, and scale of materials should be in keeping with properties along the streetscape.
- Proposals should ensure that the design and layout of any development creates strong, supervised pedestrian linkages to the Town Park from Patrick Street.
- The design and layout of the development should have regard to proposals under the LEADER Village Enhancement Scheme for the development of a sanctuary garden and the redevelopment of the former swimming pool located within Templemore Town Park.
- The northern boundary of the site will require landscaping to safeguard the natural setting of the Town Park and the built form of any development proposal.

3 Templemore Co-Op Mart Site

Site, Area and Description: Located within the centre of Templemore. This site represents a major development opportunity, due to its central location. The site is currently occupied by an active livestock mart, and contains a significant number of poor quality buildings associated with the operations on the site. The site has a total area of 1.26ha. It is bounded to the north and west by residential and retail uses. There are two vehicular accesses to the west of the site from Bank Street.



Site Location Map



Aerial Photo

Zoning: Town Centre

Acceptable Uses: The land use zoning objective allows for a range of uses to be open for consideration. Due to the central location of this site and its size, it is considered that the site presents an opportunity for a new 'urban quarter': i.e. pedestrian plaza shopping area with residential units overhead. The two access points onto Bank Street could allow for the site to be subdivided for two separate planning proposals; although it would be better to develop the site simultaneously to ensure for connectivity within the site.



Access to Bank Street and Site

Guidance on Design and Layout: The overall layout of the site will provide for the following:

- High standard of design creating a distinct sense of place which is in keeping with the character of Templemore.
- Provision of a civic square with commercial units at ground level such as retail units, cafes etc and with high quality soft and hard landscaping.
- Distinct Sense of Place – significant extension to the town centre with separate identity;
- Creation of pedestrian street/streets with building design enclosing the space.
- Pedestrian permeability from the public roads and through the site.
- High quality design respecting the scale and form of the town centre buildings.
- Car parking provision which provides for traffic calming measures which ensure pedestrian priority.

Examples of Civic Square/ Pedestrian Plaza



4 Main Street,

South - Building

Site, Area and Description: This site is located on the southern side of the Main Street of Templemore. The site is approximately .029ha in area and is centrally located on the Main Street. The structure is sub divided and consists of a 3 storey end of terrace vacant shop and Meagher's, a 3 storey mid terrace vacant shop. The upper floors of the entire building are vacant residential dwellings. Both structures are included in the Record of Protected Structures (Vacant Shop Ref: TMS12, Meagher's Ref: TMS12a) and located within an Architectural Conservation Area (ACA). The structure is bounded to the west by a vacant retail unit. The premises are currently in a poor state of repair and its central location within the town negatively impacts the aesthetic of the streetscape.



Site Location Map



Aerial Photo

Zoning: TC – Town Centre

Acceptable Uses: This site is ideally located and zoned for Town Centre uses and lies within Templemore's Primary Retail Area. Therefore, retail units at ground floor are the most appropriate form of development for this site including uses such as cafes or restaurants which would increase pedestrian footfall. Residential or office uses above ground floor to ensure maximum use of the building is also encouraged.



Main Street

Guidance on Design and Layout

- Restoration of the character and design of the protected structure to enhance the quality of the existing streetscape. An Architectural Impact Statement should be prepared and should inform development proposals.
- Shop-front restoration should relate to the existing materials and architectural character of the building.
- Proposals should have regard to the Public Realm Plan in Appendix 3

5 Main Street, North – Building

Site, Area and Description: This site is located on the northern side of the Main Street of Templemore. The site is approximately .029ha in area and is centrally located on the Main Street which is a designated Architectural Conservation Area (ACA1). The mid terrace structure adjoins the newly refurbished Credit Union to the East and a private residence to the west. The building is listed in the Record of Protected Structures (Ref.TMS32). The building is a 3 storey, 5 bay dwelling comprised of ground floor access to residential upper floors and a ground floor shop front. Although the structure is in a state of disrepair, the decorative details of the traditional shop-front contribute significantly to architectural merit of the streetscape. The building is in most need of restoration.



Main Street

Guidance on Design and Layout:

- Sensitive restoration of the character and design of the protected structure to enhance the quality of the existing streetscape.
- Compatible town centre uses for the ground floor include retail, restaurants and cafes.
- Residential or office development in upper floors with access to street level.
- Shop-front restoration should relate to the existing materials and architectural character of the building.
- Proposals should have regard to the Public Realm Plan in Appendix 3.

Appendix 3

Public Realm Plan

1.1 What is the public realm?

The public realm is all the areas in between buildings that make up a townscape. The public realm consists of streets, pathways, landscaping, street furniture, public lighting and the way in which these different elements interact with each other to create a place that is functional as well as attractive to live in and visit.

1.2 Purpose of Public Realm Plan

The overall purpose of this Public Realm Plan is to provide a framework for the preservation and enhancement of the built and natural environment in Templemore. The proposal to prepare a Public Realm Plan for Templemore has been identified as an action initiative in the County Retail Strategy 2011.

The plan is set out in three main sections:

1. The first section of this plan has set out an overview of Templemore to illustrate the town's context geographically, historically and architecturally. This contextual analysis is necessary to create a backdrop against which the public realm plan for Templemore has been developed. This will form a basis from which the assessment, analysis and improvement initiatives are made.
2. The second section examines and appraises the strengths, weaknesses, opportunities and threats which currently exist within the public realm of Templemore Town to determine how these can be improved.
3. The final section aims to identify key public realm improvement initiatives which would be beneficial for the development of the Town. Improvement initiatives form a conceptual plan that addresses the challenges and opportunities of the existing public realm in Templemore

2.0 Setting the Context

2.1 Geographical Context

The town of Templemore is situated in the North of County Tipperary on a plain beneath the eastern slope of the striking Devil's bit mountain range (478m).

Templemore is located within the Suir river valley in a rich pastoral area known as 'The Golden Vale'. The agricultural land surrounding the Town is famed for its rich agricultural soil. Barnalisheen and Baunmore bogs lie to the east of the town.

A church was later built (c. 1200) the ruins of which stand in the Town Park of Templemore. This large church was thought to have been the origins of the towns present name 'An Teampall Mor'(large or Grand Temple) Templemore.

The Main Street, a late 18th Century Market Square, forms a spine of Templemore town, the relatively flat topography of the town making it pleasant to explore on foot.



Devils Bit Mountain Range



'An Teampall Mor'

2.2 Historical Context

The physical fabric of Templemore is characteristic of the late 18th and early 19th centuries during which the town's development was predominantly undertaken.

The distinctive layout of the town's built form can be attributed to the Carden's, an English landowning family who settled in Templemore around 1695. The wide market square, a defining feature of the town, was founded in 1701 by Carden to hold livestock fairs. Carden sold sites on the perimeter of the broad market square making stipulations in the leases for specific building forms.

The town's streetscape subsequently emerged during the late 18th and early 19th centuries, the physical character thus reflecting the economic and cultural functions of the town centre during this period. The Main Street and Patrick Street are designated Architectural Conservation Areas due to the predominantly Victorian streetscape, traditional building forms and features.



Patrick Street, July 1905



Main Street, 1930

2.3 Townscape Character

The Town Square, from its entry points has an expansive, open character which is emphasized by the comparatively narrow and enclosed approach roads which lead into it. The Main Street market square is defined by traditionally scaled 2-3 storey buildings. The facades follow a continuous building line which is punctuated by carriage archways. This feature typically leads to a yard of outbuildings at the rear of the dwelling. A variety of styles of shop facades contribute significantly to the overall character of the townscape - notably the 19th century shop fronts which are a significant heritage feature of the town.

Building heights are irregular; however pitched roof lines do not go beyond 3 storeys. Erratic building heights reinforce the horizontal rhythm of the urban form in Templemore. Building widths generally vary between one and four bays depending on the use. The terrace as a traditional building form lends itself easily to conversion; the variety of building widths in Templemore demonstrates this kind of plot width modification.

Building materials used in the construction of Templemore's built form are predominantly traditional and include brick, stone, slate and timber. The road and car park is surfaced with tar macadam and footpaths are primarily concrete. Some landscaping including block paving and tree planting has been undertaken at the eastern end of the market square, however this does not extend to the more vibrant western end of the square. The existing public



Streetscape Features

realm details including planting, street furniture, lighting and public art are a pastiche of styles and the overall impression displays general lack of unity.

The topography of the streetscape is flat and therefore views and prospects beyond the town centre are limited.

2.4 Architectural Context

Templemore has many distinct architectural features throughout its townscape. Collectively they make up the character of the town and are a triumph to Templemore's historic past. This section identifies specific architectural details which are characteristic of the area and period in which they were built. The section also examines buildings which have unique architectural features that add variety and interest to the streetscape.

- **Windows**

There are two predominant styles of sash windows in Templemore town centre. Firstly, there are two-over-two pane windows, which are dated to the Late Georgian/Early Victorian period. These windows have a broad timber frame with a horn detail at the end of the top sash. There is also a variation of this style of window in the town, which dates back to the Victorian period; this is the one-over-one pane sash windows. These are also made with a broad timber frame and have horns.



The second dominant style of sash window within the town centre is the tripartite timber sash one-over-one pane windows, which date back to the Late Georgian period. These tripartite sash windows are an unusual style of window and therefore an important part of the historic character of the town and contribute positively to the overall streetscape.



There are a significant number of windows in the streetscape with moulded surrounds. The mouldings, made of painted render, are generally a simple uniform frame around the window opening. There are however some properties with more decorative moulded surrounds, which are situated in prominent locations. The moulded window surrounds are another feature that adds interest to the overall streetscape. Properties which do not have windows with a moulded surround tend to have limestone sills instead. A few properties have a keystone centred above the windows. This creates variety within the streetscape.



- **Wall Finishes**

There are four types of external wall finishes in the town centre. The most reoccurring style is lined and ruled rendered walls, which has a smooth finish. The lining-out of the walls creates the illusion of finely jointed stone ashlar. All properties with this type of finish are painted, which can make the lined and ruled effect less visible. Another type of external wall finish is smooth render walls, which are also painted. This type of finish is less fine than the lined and ruled style. Some properties have a roughcast render that are either left unpainted or painted a neutral tone; these are mainly grouped together between the library and Bank of Ireland. There is one property with a red brick exterior - Jameson Racing on Patrick Street. This property has retained many of its original features and its contrasting finish adds variety to the streetscape.

- **Wall Details**

There are several types of decorative wall features in Templemore. One of the more distinct features is the rendered quoins. These are rendered to look like block work at either end of a building's façade and are usually painted a contrasting colour to the rest of the exterior. Another common feature in Templemore is string courses, which run above the ground floor windows and doors. The string courses are a thin continuous projecting course of brickwork which defines two different floors in a building. There are a few properties with render dentils around the eaves. The dentils are very ornate and add further variety to the streetscape. The decorative wall features are mainly located on shop fronts or the larger, more prominent buildings in the streetscape.



- **Roofs**

There is one style of roofing in Templemore, which is a pitched slate roof. The roof pitches are mostly 35⁰- 45⁰ - typical of vernacular architecture of its time. Some properties have replaced the slate roof with an artificial one, however over half the properties have a slate roof, either original or a replacement one. The slate roof is very much a distinctive feature within Templemore's skyline. Most properties just have a simple over hang at the eaves with a gutter for rainwater collection.



- **Chimneystacks**

Rendered chimneystacks are the most prevalent type of chimney in the town. The Bank of Ireland building is one of the few to have a brick chimneystack. Usually two chimneys sit on either end of the roof's ridge. Chimneystacks are a large rectangular shape with a narrow profile; some have a little ledge surrounding the upper part of the stack.



- **Doors**

Square-headed timber panelled doors were the most dominant type of door in Templemore. Some properties have retained the original timber panelled door, while others have replacement doors in a modern style. The timber panelled door is a significant element that gives the streetscape consistence. Similarly the vast majority of properties have an over-light in the doorcase. Most properties have retained this feature.



- **Carriage Arches**

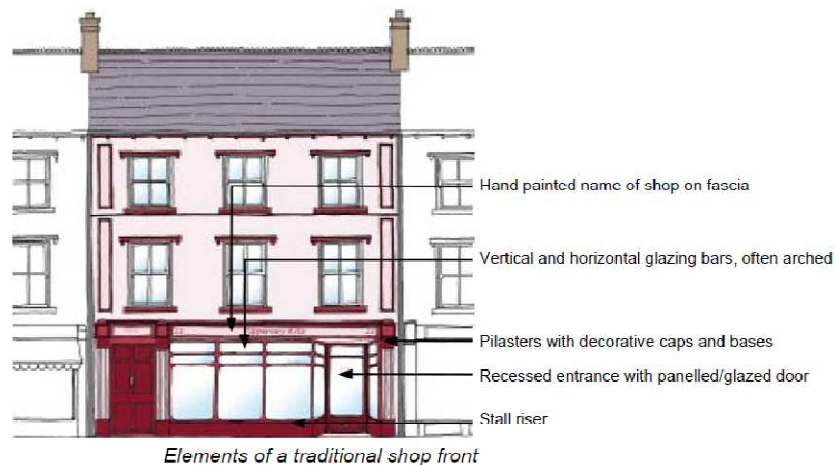
The carriage arch is a very distinct feature in Templemore and a reveal to the town's trading and agricultural past. The carriage arches would allow horse-drawn carriage into the yard to the rear of the property. There are twenty-two carriage arches in the town centre, with twenty of these having a segmental arch and two with a square-headed arch. Twelve of the carriage arches have timber panelled gates, while the rest either have a cast-iron gate or are open. Two carriage arches have carriage stones.



- **Shop Frontages**

Templemore has many interesting traditional shop front, which are a vital part of the character of the town. While every shop front is unique there are architectural details that repeat in different materials or altered forms. The basic facade of all shop frontages is the same - a fascia displaying the shop's name and then framing of the windows by pilasters. However there are many variations of this basic form.

In terms of the fascia about half of the traditional shop fronts are render and the other half are timber. Both styles make a positive contribution to the streetscape. The lettering for the shop would be consistent with the fascia material. Raised lettering is found on rendered fascias, while hand-painted lettering is found on timber fascias.



The style of pilasters does vary throughout the town. Some have plain rendered pilasters as seen in Tom Maher's Inn. Others have decorative pilasters shaped like 'Ionic' columns which are either fluted or flared. Some have consoles positioned on top of the pilasters with cornice running above the fascia. The variety of the pilaster detail truly adds to the overall appearance of the townscape.

In relation to the display window, there are a few styles present in the town, which range from a simple symmetrical window to full-height expansive window. The majority of windows are fixed without any moveable sections. Some noteworthy display windows include a four-light pointed window with timber mullions (Kennedy's) and a square-headed window with perpendicular tracery to upper sections (Mullallys). Most doors for shop fronts are timber panelled, although some have been replaced to meet modern requirements.



3.0 Assessment and Analysis

3.1 Built Form

Currently there are a total of 22 vacant properties within the town centre, 15 of these are commercial premises. These vacant properties detract from the overall appearance, vitality and viability of the town centre. However, the vacant properties offer an opportunity for redevelopment of prime retail units in town centre locations. The sites in particular are identified for redevelopment and as opportunity sites in the Plan.

Templemore has an extensive amount of 19th Century properties in the town centre, many of which retain their original features. However the facades of a proportion appear neglected. The town centre has been designated an Architectural Conservation Area (ACA) and as such there is an onus on the property owners to ensure their properties are maintained. The removal of traditional architectural features should be avoided, as it cumulatively detracts from the historic character of Templemore and the setting of the ACA.

There are a variety of traditional shop fronts in the town centre. These add to the overall character of the town and should be retained and restored as necessary. New shop fronts should be of a similar style to the existing fronts to ensure for continuity.

There are several sites located behind the primary retail area in Templemore which are under used and as such suitable for development. These sites offer valuable development land in a town centre location. Sites which do not have a direct access onto the main thoroughfares present a greater challenge to develop, especially as Main Street and Patrick Street are within an ACA.

3.2 Access & Circulation

Templemore's Main Street has become a vehicular dominated area with the historic Market Square acting as a large car park, on street parking obscuring shop fronts in addition to high volumes of traffic on both sides of the Main Street.

Vehicular circulation and access within Templemore is an important consideration due to its location within the surrounding infrastructural networks. Main Street is situated on the N62, and as a result there is significant traffic flow in the town. The town centre would benefit from greater priority should be given to pedestrians. This will improve the place function of the town centre, creating a safer environment for pedestrians.



Derelict Properties



19th Century Shop Facade



Footpath obstructions

The width of existing footpaths is sufficient for Templemore; however shop owners should avoid placing unnecessary advertising outside their premises as it causes an obstruction for pedestrians.

Footpaths and drop kerbs within the Town are restricted to the perimeter of the Main Street with the exception of pedestrian crossings located at the western end of the square and alongside the Town Hall in the centre of the Square.



Vehicular Dominated Environment

Templemore Town Park is unquestionably one of the communities' most significant asset. The Town Park can be accessed via a pedestrian entrance located on the Blackcastle Road and a narrow, shared pedestrian and vehicular alley located on the northern side of Main Street. The centrally positioned Town Centre access point is ideally located for pedestrians to move between the prime retail area and the sanctuary of the Town Park. The entrance, however, is concealed within the streetscape with minimal signage, therefore visitors and tourists may overlook this valuable and unique amenity.

However, despite this area being a shared space the current paving scheme indicates that the route between the Town and the Park is a vehicular priority area. Thus, such priority mitigates against the usability for pedestrians, the disabled and those pushing buggies.



*Town Park Entrance,
Main Street*

3.3 Public Realm

The Town Council building is a key landmark building for the town centre. Its prominence and setting could be improved by the expansion of the paved area surrounding the building; this would create a greater sense of place.

The majority of street lighting in Templemore are large overhead and conventional style lights. There are a few Victorian style lampposts in the town centre, notably at Carey's Butcher, Eurospar and Templemore Arms Hotel. While these features may not be original they add to the character of the town and further similar lighting is encouraged.

The public realm would benefit from a coherent palette of surface finishes. The majority of footpaths are concrete and the roads are tarmac. The area surrounding Town Hall has good quality paving blocks, which could be continued on either side of Main Street. To the east of Town Hall further paving is located around the parking bays, but in different material of a lesser quality.

There is insufficient public seating in the town centre. Two benches exist at the eastern end of Main Street, which are in need of maintenance. Additional seating around Town Hall would be beneficial. Informal seating exists in the form of raised planters. Overall a more uniform approach to materials, lighting and seating should be adhered to, as this will reinforce the historic character of the town.



Town Hall



Victorian Style Lighting Fixtures



Current Surface Treatment



Street Furniture

Tree rows



Figure 1: Significant Trees

There are several mature tree lined roads located along some of the approach roads to Templemore and along Main Street. The tree rows add to the overall landscape character of the town and enhance the built environment. The tree rows should be retained and where there are gaps additional planting should be considered. The roads with significant tree rows are set out in this plan. There are some unsightly pipes extending from two of the trees on Main Street, these detract from the streetscape.

Landmark Buildings



- | | |
|------------------------|----------------------|
| 1. Garda College | 5. Town Hall |
| 2. Train Station | 6. Templemore Church |
| 3. Sacred Heart Church | 7. Blackcastle |
| 4. St. Mary's Church | 8. Priory Demesne |

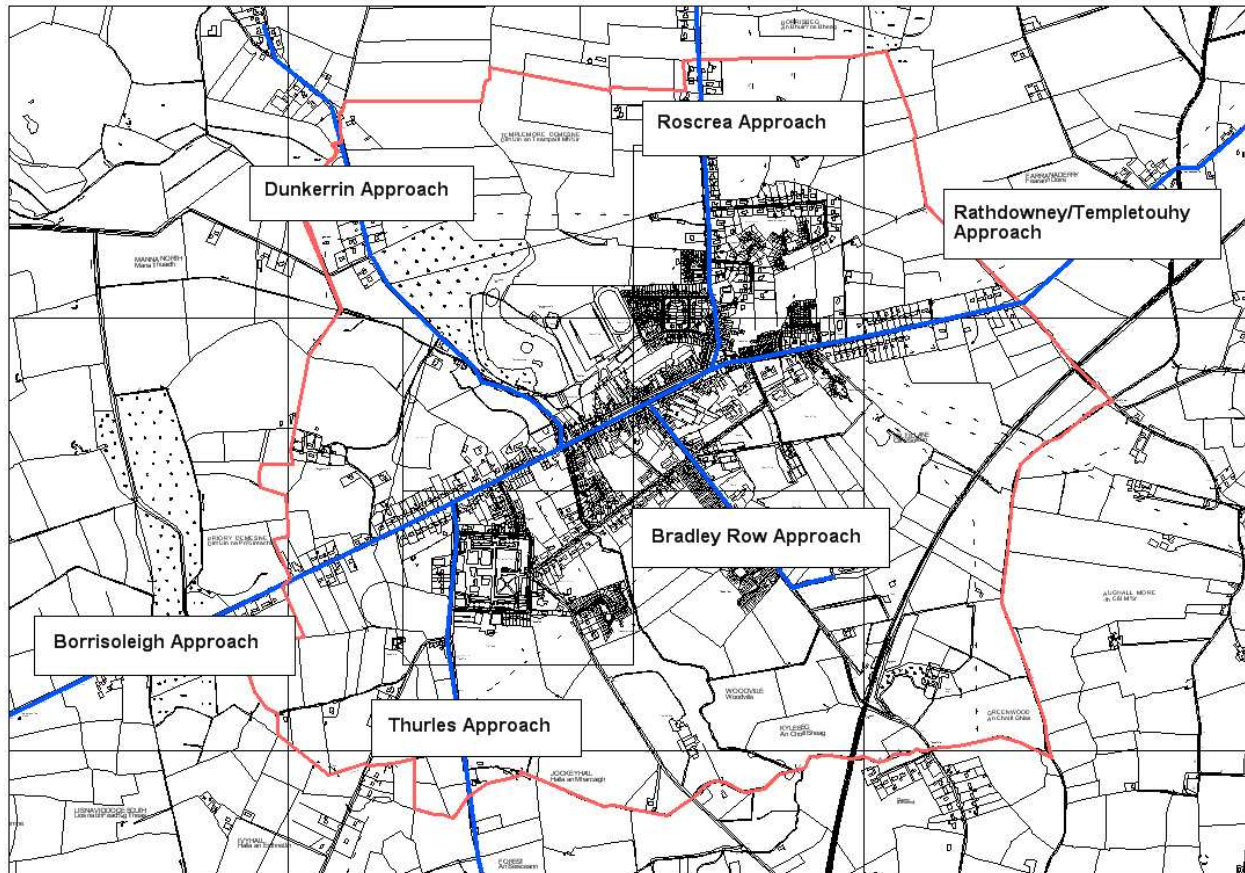
Figure 2: Landmark Buildings

There are a number of important historic landmarks which are visible throughout Templemore and its wider locality. These provide locational reference points throughout the Town, which act as orientation points for visitors. The views of these landmarks should be safeguarded and where possible enhanced to ensure that the distinctive character they contribute to the Town is preserved. In addition to the landmarks within the town, the farmland which surrounds Templemore Town plays a crucial role in providing a pastoral setting for the town.

Key views and prospects which are visible from the town centre include the view of St Mary's Church from the eastern end of Main Street up Church Street and the spire of the Sacred Heart Church visible from Main Street. The Town Hall is an imposing landmark building within the town square which is place defining. The former market house, erected in 1816, is a focal point of the market square standing in the centre of the main street. The town halls plethora of ornamental features, dominant location and unusual shape culminate to make a strong contribution to the streetscape of Templemore.

Town Approaches

Figure 3: Approach Vistas



The Council recognises that first impressions of Templemore cannot be underestimated as they welcome tourists and visitors to the Town. The visual amenity of approach roads shapes perceptions of the town, its local community, and businesses in the area; therefore it is vital that approach roads are improved to provide attractive gateways into Templemore.

Templemore's approach roads should seek to define where the town starts and ends using public realm details and landscaping. Emphasizing the prominence of arrival points is important to clarify where the Town begins. Arrival points are usually marked by a change of use or building height, however, in areas where ribbon development has occurred the urban/rural edge is ill-defined.

Approach roads also act as a recreational amenity for local residents within Templemore, used for walking, cycling and jogging. The walkability of approach roads is therefore a crucial consideration when assessing the condition of Templemore's approach roads.

- **Borrisoleigh Approach**

Residential ribbon development forms the boundary of the Borrisoleigh approach. The bounding walls of residences form a hard edge with pedestrian pavement adjoining the Northern roadside. All trees and hedging lie within the dwelling boundaries of the approach route. The southern roadside is unpaved and road surfacing has not been continued onto the hard shoulder.



Borrisoleigh Approach

- **Dunkerrin Road**

The Dunkerrin Road approach road is bounded to the east by a grass verge bordering the Town Park and the west by the mall river edged by a low stone wall and pedestrian footpath. The mature trees and vegetation and an absence of development along this route makes for a scenic, pastoral gateway to Templemore town.



Dunkerrin Approach

- **Roscrea Road**

The outer section of this approach road is strongly influenced by commercial ribbon development of varying aesthetic qualities. Residential ribbon development lies on the western boundary and an unfinished construction project on the eastern edge further degrades the incoming Roscrea approach. Closer to the town is an attractive view of the clock tower St Mary's Church and Church View House.



Roscrea Approach

- **Rathdowney/Templetuohy**

Significant residential ribbon development defines the Rathdowney/Templetuohy approach. Properties are set back behind low walls and pedestrian footpaths are provided on both sides of the route. Closer to the town, Mary Street is bounded to the North by McDonagh Terrace which is set back behind well maintain walls and hedges. Both roadside edges possess footpaths. The southerly side provides parking for Our Ladies Secondary School, the boundary of which lies to the south of the route. A row of trees acts as a buffer between the pavement and the parking area.



Rathdowney/Templetuohy Approach

- **Bradleys Row**

The easterly edge of Bradleys Road is predominantly defined by industrial buildings when approaching from the train station. Agricultural land and hedgerows form a soft edge on the western side which leads into residential housing estates drawing closer to the town. Mature trees line only the eastern edge and pedestrian footpaths lie on both sides of the approach.



Bradleys Row Approach

- **Thurles Road**

The Thurles road approach is bounded by a golf course on the eastern side edged by hedgerows. This is followed by a car park bounded by a low stone wall. The boundary of the Garda College is marked by a high stone wall and begins an avenue of mature trees. The western edge is primarily pastoral land; progressing into residential ribbon development. Grassy verges soften both boundaries with footpaths provided only on the eastern edge.



Thurles Approach

4.0 Improvement Initiatives

This section presents suggested proposals for public realm improvements which should not be considered prescriptive. The proposals are intended to stimulate debate on the future of the public realm in Templemore.

It is considered that such proposals for the medium to long term future of Templemore will contribute to achieving a more walkable, visitor friendly public realm within the Town. All development, be they new, development of infill or backland sites must demonstrate that they will be delivering quality places to live, work and visit.



Town Hall, Templemore

4.1 Town Square

- **Suggested proposal: Increase and improve the paved area surrounding Town Hall, which will increase the social quality of the space.**

Additional paving to the east and west of Town Hall will emphasise the civic nature of the space and can be further utilised for public events. It is fully appreciated that the provision of adequate car parking facilities play an important role to businesses, local people and visitors; it is considered that the provision of a Civic Amenity Space at this location would greatly improve the overall appearance and amenity value of the square with only an insignificant reduction in the existing car parking provision at this location. In conjunction with the increased paved areas, additional public seating and soft landscaping should be incorporated into the overall scheme. Details of the appropriate materials are given in section iv.

The Market House in Cashel has been developed into a focal area for the town. The paved area creates a space that is relaxing and pedestrian friendly and has a distinct sense of place.



Town Hall and Civic Space Cashel

4.2 Pedestrian Priority

- **Suggested proposal: Increase pedestrian priority in the main square.**

Due to its location on the National Secondary Road, the N62, and coupled with the abundant car parking provision within Main Street, the town is dominated by heavy streams of traffic which detract from the experience of Templemore and also from the character and enjoyment of the town centre. Whilst the convenience of the abundance of car parking spaces may be seen as an attraction to the town for residents within the Templemore environs, it significantly reduces the public space within the town and detracts from the historic fabric of Templemore. In order to encourage more people to explore the town, stay longer and spend more money in local businesses a balance should be reached between pedestrian and vehicular traffic on Main Street.

Pedestrian refuges could be located along the verge of the roadside and car park, as illustrated in the image below. There are two options for the design of the refuge:



Figure 4. Pedestrian Priority Map

Option 1 is for a continuous strip of paving running from Town Hall to the end of Main Street. This option will restrict vehicular access into the car park to the junction where Main Street opens onto Patrick Street.

Option 2 would be to create five mini refuge strips along the same area, but allowing traffic to move as it currently does.

The pedestrian refuge could incorporate some additional soft landscaping to enhance the aesthetic quality of the street.

The provision of shared surfaces within the Town Centre would also significantly reduce the conflicts of movement. This can be achieved by way of subtle variations in surface material.

4.3 Access and Accessibility

- **Suggested proposal: Utilising the historic environment to improve linkages.**

Templemore's carriage archways and laneways provide a unique opportunity to facilitate pedestrian linkages and, only where appropriate, limited vehicular access to small courtyard spaces and back land sites which have been identified as potential development opportunities. The 'opening' of carriage archways on the northern side of Main Street should ensure pedestrian access to Templemore Park.

A number of back land 'opportunity sites' provide potential for improved access and circulation within the town, and particularly between the town park and the Main Street. There is potential to develop these sites to enhance the present Town experience by developing the laneways and carriage archways in conjunction with back land sites.

Templemore's laneways and carriage arches can improve the important link between the Town and the Town Park to ensure that this valuable amenity is utilised.

4.4 Improvements to Town Park Access

- **Suggested proposal: Improve the access to Town Park**

Main Street link between the town centre and the town park should be significantly improved to ensure that this prime resource is not underutilised. The surface treatment currently in place at the entrance to the Town Park is tarmac. Surface treatment which provides a greater sense of pedestrian priority leading into the park would guide pedestrians along the route whilst



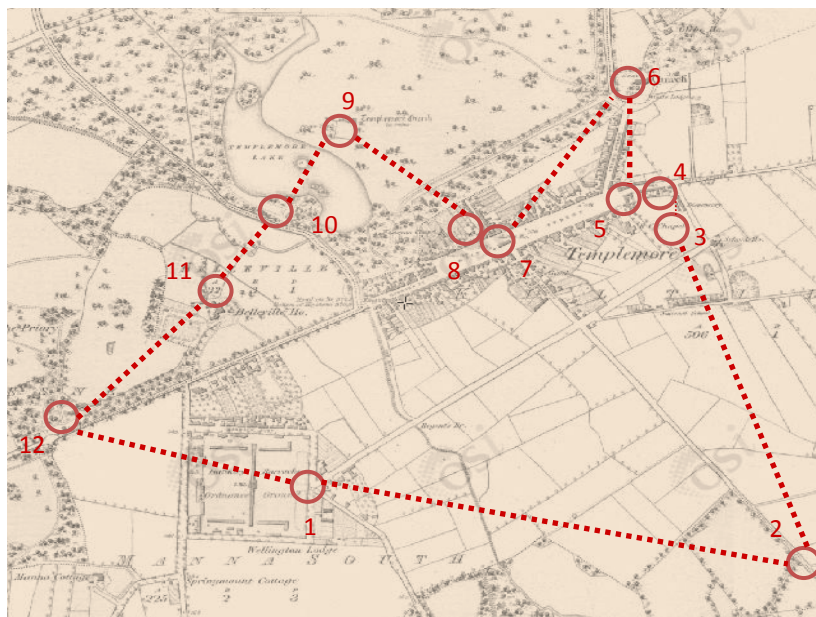
Possible Paving Scheme

creating an awareness of pedestrians for vehicle drivers.

4.5 Promotion of a Heritage Trail

- **Suggested proposal: Development of a heritage trail.**

Templemore possesses a number of historic buildings and sites which are dominant heritage features within the town. In conjunction with dwellings and facades originating in the late 18th and early 19th century and the historic townscape, Templemore's heritage sites form a unique selling point and tourist attraction for the Town. Although a number of landmark buildings are inaccessible due to private ownership, the majority are open to the public. A heritage trail is proposed to guide visitors and tourists on a walking route of Templemore to discover the town's unique legacy.



1. Garda College
2. Train Station
3. Sacred Heart Church
4. Orphanage
5. Tig Mhuire (Fever Hospital)
6. St Mary's Church
7. Town Hall
8. Methodist Church
9. Templemore Church (In Ruins)
10. Blackcastle
11. Site of Templemore

4.6 Town Park and Landscaping

- **Suggested proposal: Enhancement of passive recreation in the Town Park.**

The Town Park is an excellent natural resource for Templemore and the surrounding area. Parking of cars along the lake's edge has been identified as an issue as it restricts grass growth and also presents a safety hazard for visitors, especially young children. Car parking should be restricted to the main car park located in front of the sports fields. The Lake in the Town Park is a valuable natural resource which provides recreational activities as well as contributing to local biodiversity. It is essential that the lake is protected and any type of water contamination is avoided. The wooded area of the park contributes to the overall biodiversity of the park as a whole and the amenity value of the park. Walking trails should be promoted with appropriate signage while the paths themselves should be marked out discretely.



Improper Car Parking

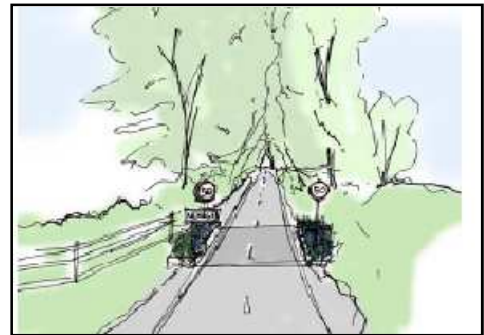


Educational Signage

4.7 Approach Road Improvements

- **Suggested proposal: Visual enhancement of approach roads**

Improvements which could strengthen the aesthetics of approach roads into Templemore include the provision of features such as welcome signage and public art, improvements to the roadway, verge definition and additional planting. The individual character and setting of each approach road must be taken into account to ensure that improvements and development maintain the individual qualities of the approach, such as the pastoral character of the Dunkerrin gateway.



Approach Road Planting and Signage

Although there is adequate provision for pedestrian footpaths on the majority of entry points, the southern edge of the Borrisoleigh approach is in need of a footpath as currently the unpaved surface is unkempt and lacking in function.

Whilst many approach roads into Templemore have been subjected to significant residential and commercial development, any future development which takes place should enhance the visual amenity of the approach roads. In cases where ribbon development has occurred, residential boundary walls significantly determine the character of the approach road. Future development, therefore, must take into careful consideration the quality and style of boundary wall, fence or railing.



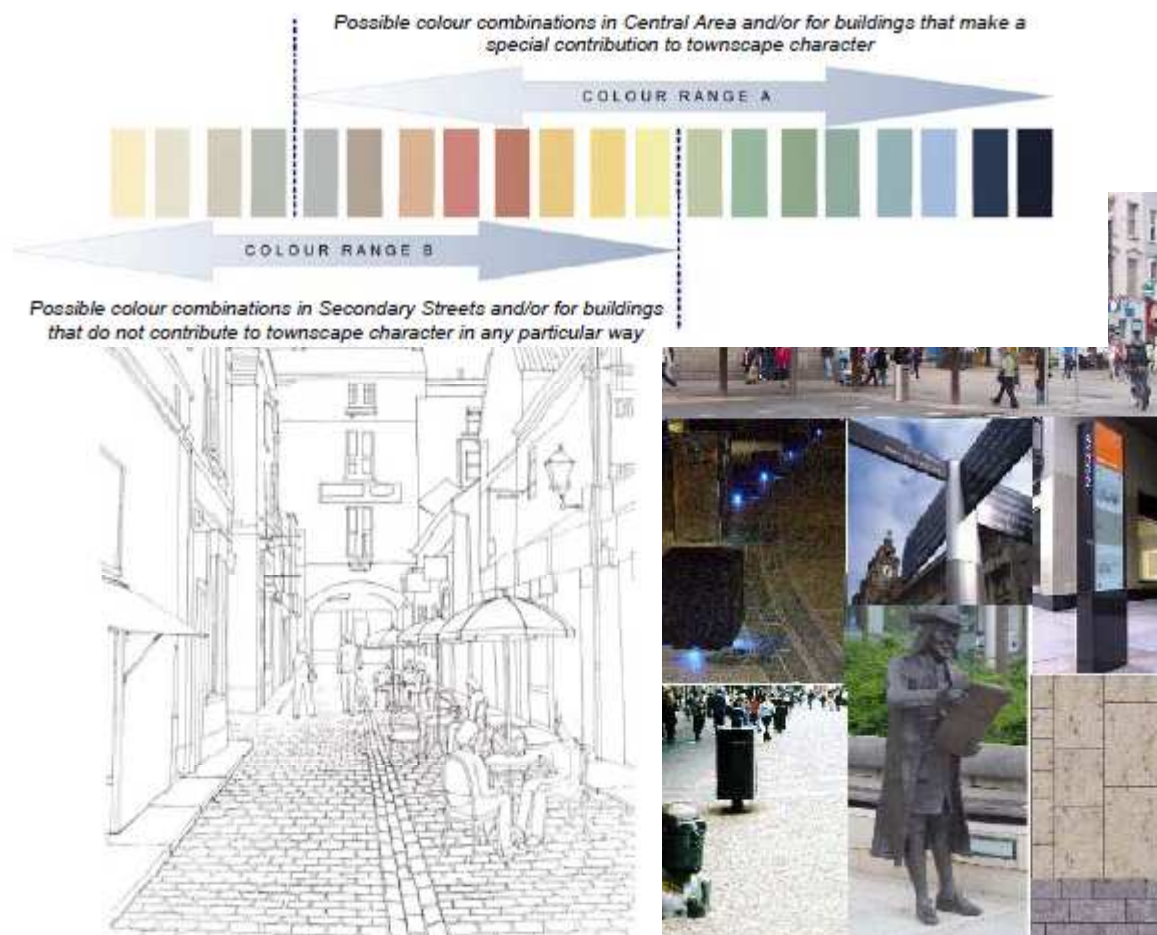
Approach Road with Traffic Calming

Currently, there is minimal planting on the approach roads, particularly on routes which are defined by ribbon development such as the Borrisoleigh approach, Roscrea approach and Rathdowney/Templetohy approach. These approaches could be significantly improved by planting semi-mature formal street trees.

4.8 Materials Palette

- **Suggested proposal: Development of coherent material palette.**

The design and choice of materials, fixtures and textures within the built form of Templemore has a direct influence on the quality of the public realm. It is, therefore essential that future development of the built form within Templemore Town comprises materials which are carefully selected to blend appropriately with the existing palette of the locality. New buildings which are developed within the historic fabric must also ensure that the scale, form and architectural details complement the current streetscape. Established traditional methods of construction and architectural details should be respected and utilised in the sensitive restoration and refurbishment of existing structures. New development can make a strong positive contribution to the character of Templemore, however contemporary designs must be sympathetic to the existing building form and the emergence of pastiche to be avoided.





Typical laneway improvements of high quality small element paving, wall-mounted heritage lighting, and encouraging outdoor activity and shop fronts




Materials Palette









Appendix 4



Record of Protected Structures




Ref	Name	Address	Use	Description	Notes	Photograph
TMS1	Demesne B&B	Roscrea Road	Residential	Detached five-bay, two-storey house	Five bay, two storey house with pitched roof. Later addition of portico entrance. Stone walls on boundary and wrought iron gates at entrance	
TMS2	St Mary's Church	Church Street	Church of Ireland	Built c. 1790 and remodelled 1820. Church of Ireland church comprising nave with five-bay side elevations with side aisle to the north, side chapel to south elevation and three stage tower to west end flanked by porches.	The clock tower is now beautifully restored and is floodlit as part of a millennium project. Includes stone and wrought railings on boundary and graveyard.	




Ref	Name	Address	Use	Description	Notes	Photograph
TMS3	St Mary's National School	Church Street	Primary School	Built c.1849. detached four-bay single-storey limestone gothic school, with porch entrance	Date stone over door, low limestone wall and cast iron railings. Return and recent extension to rear and gabled central projecting entrance bay.	
TMS4	Old School Master's House/Rectory	Church Street (west side)	Residential	Detached two-bay single-storey with loft house, with gable to road, build 1863 and rebuilt 1967	Includes stone and wrought railings on boundary. Extended to south.	
TMS5	Church View House	Church Street (East Side)	Residential	Built c.1853 detached gothic dwelling, three-bay single-storey with loft house, with gable projecting central bay with porch to north-east.	Gateway to front boundary has limestone piers with cast iron gate, and cast iron railings with limestone plinth.	




Ref	Name	Address	Use	Description	Notes	Photograph
TMS6	House	Church Street	Residential	Four-bay two-storey house, built c.1780. Pitched slate roof having rendered chimneystacks	Replacement uPVC windows having limestone sill and replacement timber panelled door in raised brick surround.	
TMS7	Church Hall	Corner of Mary Street and Hospital Road	Hall (not in use)	Corner-sited five-bay single-storey hall, built c. 1918, with canted bay windows to north gable	Roughcast rendered walls with render plinth, platbands, barge kneelers and surrounding with keystones to openings. Timber frame windows and a stain glass window on north gable.	
TMS8	Convent and Chapel	Church Avenue	Convent	Detached ten-bay two-storey convent and school, built 1863, with projecting gabled central bay, with porch to east and with chapel to west	Ground floor windows have gothic arch window and door heads and all windows have decorative reveals, five large chimneys .high rubble stone wall on boundary and wrought iron gates at entrance.	




Ref	Name	Address	Use	Description	Notes	Photograph
TMS9	Convent primary	Church Avenue	Primary School	Detached single-storey, fifteen -bays to front building	Protection to main building only, excluded extensions to the rear. Decorative air vents with copper finials on roof ridge	
TMS10	Church of the Sacred Heart	Church Avenue	Catholic Church	Detached gable-fronted Gothic Revival church, built 1883, with eight-bay side elevations and three-stage tower and spire to front entrance.	Limestone entrance piers, walls capped, tower has sculpted pinnacles and gargoyles and an ashlar limestone spire. Cast-iron railings, gates and dressed windows.	
TMS11	Malone's funeral home and auctioneers	Corner of Mary St and the Square	Commercial	Detached two-storey multi-period former orphanage, built c. 1815, now in use as funeral home and auctioneers	Front façade has eight-bays forming L-plan block with porch entrance, long two-storey and single-storey façade on Mary Street. Replacement timber windows.	




Ref	Name	Address	Use	Description	Notes	Photograph
TMS12	Vacant shop	Main Street - South	Vacant shop with residential over	End of terrace two-bay, three-storey house, built c. 1800, formerly part of adjoining building	In need of restoration. Traditional shop front in serious decay, no sash windows remain. Roof in very poor condition	
TMS 12a	Meagher's		Vacant shop with residential over	Three-storey, single-bay mid-terrace		
TMS13	Foley's Bar Foley's Take Away IFAC Accountants	Main Street -South	Commercial	Corner-sited eight-bay two-storey public house, built c. 1820, also in use as accountants and take away. Comprises pair of four-bay two-storey houses with lower five-bay two-storey return, which forms part of public house.	Ground floor portico hood moulds over doors and windows, 1 st floor hood moulds and architraves over windows, corbel plaster at eaves with plaster quoins. Sash windows remain on Bank Street, replacement uPVC windows on Main Street.	




Ref	Name	Address	Use	Description	Notes	Photograph
TMS14	Abrakebabra and Peter's Fruit and Veg.	Main Street -South	Commercial	Terraced two-bay, three-storey house with integral carriage arch, built c. 1820, now also in use as a shop, adjoining premises previously formed part of this building	Replacement shop fronts with some original plasterwork. First floor bay over Peter's Fruit and Veg. Rendered rope moulding around first floor window. Most sash windows remain.	
TMS15	Collier	Main Street -South	Commercial	Two-storey, mid terrace, single-bay. Decorative plaster shop front	Sash window with plaster architrave and hood mould	
TMS16	The Old Malt House	Main Street -South	Commercial	Terraced three-bay two-storey house with integral carriage arch, built c. 1850, now also used as a public house.	Square-headed openings to first floor with render surrounds and replacement uPVC window. Entrance to upper floor is a traditional entrance with decorative plaster hood mould.	





Ref	Name	Address	Use	Description	Notes	Photograph
TMS17	D O'Doherty and Sons	Patrick Street - South	Commercial	Six-bay, three-storey, mid- terraced building.	Plaster shop front, and adjacent coach arch. 1 st and 2 nd floor sash windows with plaster architraves. Denteled barges and eaves.	 A three-story yellow building with blue window frames and a shop front on the ground floor. The shop front has a sign that reads 'D. O'DOHERTY & SONS'.
TMS18	Mockler's Pharmacy	Patrick Street -South	Commercial	Terraced three-bay- three-storey house, built c. 1850, with retail outlet to ground floor.	Lined-and-ruled rendered walls having render dentils to eaves. Adjacent carriage arch formerly part of this building. First and second floor sash windows remains.	 A three-story white building with blue window frames and a red shop front on the ground floor. The shop front has a sign that reads 'MOCKLER'S PHARMACY'.
TMS19	Jameson Racing	41/42 Patrick Street - South	Commercial	Terraced four-bay, two-storey house with integral carriage arch and having oriel window and ornate cast-iron balcony to first floor, built c. 1900, now in use as a shop	First floor as constructed red brick facade. Some plaster elements of original shop front remain. Bay roof has been replaced with flat roof.	 A two-story red brick building with a green shop front on the ground floor. The shop front has a sign that reads 'Jameson Racing'.




Ref	Name	Address	Use	Description	Notes	Photograph
TMS20	Tom Maher's Inn	Patrick Street - South	Commercial	Terraced three-bay, two-storey house with integral carriage arch, built c. 1820, now in use as a public house.	Lined-and-ruled rendered walls. Square-headed openings, original sash windows at 1 st floor. Shop front consisting of rendered fascia, pilasters and cornice, surrounding fixed windows. Segmental-headed carriage opening has timber matchboard double doors.	
TMS21	House	Patrick Street - South	Residential	Terraced three-bay, two-storey house with central integral carriage arch, built c. 1860.	Moulded eaves course, lined-and-rule rendered walls to ground floor having moulded render string course. Decorative render surround to carriage arch. Replacement windows	
TMS22	Mullally's Menswear	Patrick Street - south	Commercial	Terraced four-bay, two-storey house, built c. 1860, now in use as shop.	Full-length shop front consisting of timber fascia with fluted Ionic pilasters First floor uPVC windows.	




Ref	Name	Address	Use	Description	Notes	Photograph
TMS23	Temple Tiles	Patrick Street -North	Retail with overhead residential	Terraced two-storey, four-bay property, built c.1900, with retail outlet to ground floor	Shop front comprising render fascia cornice and flared Ionic pilasters details. First floor raised plaster quoins. Replacement uPVC windows.	
TMS24	T. Kennedy	Patrick Street -North	Pub and residential	Two-storey, four-bay house built c. 1820, with pub to ground floor	Traditional pub shop front with three mullions and arched heads, recessed entrance with residential entrance adjacent. All sash windows in place.	
TMS25	James J. Kelly & Sons Solicitors	Patrick Street -North	Commercial	Three-bay, three-storey mid terrace property.	Decorative plaster carriage arch entrance, decorative plaster architraves to windows. Replacement windows	





Ref	Name	Address	Use	Description	Notes	Photograph
TMS26	The Library	Main Street - North	Commercial	Terraced three-storey, three-bays formed house with new shop front, built in 1820.	Decorative plaster architraves over windows sash windows in square opening.	
TMS27	House	Main Street - North	Residential	Terraced three-storey, two-bays, built c. 1820.	Ground floor residential entrance, sash window, and coach arch. Tripartite timber sash one-over-one pane windows and limestone sills.	
TMS28	House	Main Street - North	Residential	Two-bay, three-storey mid terrace, built c. 1820	Ground floor residential entrance, sash window, first and second floor sash windows in square opening.	




Ref	Name	Address	Use	Description	Notes	Photograph
TMS29	Bank of Ireland	Main Street - North	Commercial	Terraced three-storey, three-bay former house, built c. 1860, remodelled to ground floor.	Five arched windows at ground floor with decorative plaster architraves and key stones. Fanlight central door entrance. Plaster plinth and columns to shop front. 1 st floor hood moulds and architraves. All sash windows in place. Three-chimneys	
TMS31	House	Main Street - North	Residential (former shop)	Terraced three-storey, two-bay house with form retail outlet to ground floor, built c. 1850.	Central door entrance with glazed side panels. Georgian six-over-six sash windows with hood moulds and architraves.	
TMS32	John Maher	19 Main Street - North	Derelict dwelling (former retail)	Terraced three-storey, five-bay house, built c. 1840. Vacant retail on ground floor.	Decorative hood moulds over windows, some replacement windows, others are one-over-one sash. The building is in very poor state of repair. Urgent need for restoration	




Ref	Name	Address	Use	Description	Notes	Photograph
TMS34	House	Main Street - North	Residential	Terraced two-bay three-storey house, built c. 1820.	Sash windows and fixed two-light window to ground floor divided by carved timber mullion recently replaced by uPVC windows.	
TMS36	House	Main Street	Residential	Pair of two-bay two-storey houses with chamfer to south-east corner, built c.1820	Upper floor retains fine decorative render details.	
TMS37	Kinnane's shop	Corner of Mary St and Church Street	Commercial	Two-storey, four-bay with castellated porch entrance	Limestone porch with constellations 	





Ref	Name	Address	Use	Description	Notes	Photograph
TMS38	Templemore Town Hall	The Square	Public 	Detached seven-bay two-storey town hall, built 1816 as market house. One-bay end blocks with signs of rebuilding and slightly higher central five-bay block, widened in 1927 to give arcading to each side.	First used as a Market House, until the upper floor was converted for use by the local authority, with the ground floor being used for commerce. Destroyed by fire in the 1920's it was totally rebuilt and in recent years renovated. The original stone walls have been cleaned and pointed. Now in use as the Town Council office.	
TMS39	Allied Irish Bank	Bank Street -west	Commercial	Detached five-bay two-storey bank built c. 1910. Decorative plaster façade with ground floor arched windows segmented arched entrance with hood mould. 1 st floor dressed limestone central window has portico hood with side plaster columns.	Roof projection with decorative corbels. 2-decorative chimneys. Front boundary limestone plinth, piers and cast iron railings. Stone outbuildings to the rear.	





Ref	Name	Address	Use	Description	Notes	Photograph
TMS40	Dwelling	The Mall	Residential	End-of-terrace three-storey three-bay house, built c. 1840	Plaster hood moulds over windows, fanlight doorway, and quoins to side, front boundary plinth with cast iron railings. Replacement uPVC windows.	
TMS41	Ryan's Xpress Stop	Corner of Patrick Street and the Mall	Commercial Shop	End-of-terrace corner-sited four-bay two-storey house with two-bay return to side street.	Shop front comprising recent square-headed windows and timber panelled door. Windows to west gable with render surrounds have scrolled pediment details.	
TMS43	Dwelling	Richmond Road	Residential;	Detached three-bay two-storey house, with substantial extensions and single storey wing to side.	Wrought iron gates and railing at front of site	




Ref	Name	Address	Use	Description	Notes	Photograph
TMS44	Garda College	Talavera Place	Educational	Detached H-plan three-storey former main barracks building, built c. 1800, with projecting three-bay central block with pedimented entrance breakfront topped by cupola and flanked by seventeen-bay blocks.	Built after the rebellion of 1798, Richmond Barracks, as it was originally called, was built to accommodate 1,000 officers, hence its large size and proportions. The building was refurbished in 1964. Includes boundary walls and towers, church, 2 -storey, 6-bay building on Barracks Street	
TMS45	Talavera House	Church Road	Residential	Detached five-bay two-storey house, built c. 1800. Square-headed openings with limestone sills. Elaborate carved limestone doorway with fanlight and keystone.	Includes outbuilding to south, cast-iron gates and limestone piers. Replacement uPVC windows.	
TMS46	Wellington Lodge	Barracks Street	 Residential	Detached three-bay two-storey house, built c. 1820, with rear return and extension with gabled projecting entrance porch.	Limestone boundary wall and cap, stone piers with wrought iron railings. Five-bay single-storey outbuilding to the rear of the house.	





Ref	Name	Address	Use	Description	Notes	Photograph
TMS47	Polly's Public House and G & A McGinley	Church Avenue	Commercial Pub	Detached four-bay two-storey house, built c. 1820. Timber shopfront to south-west half, comprising fixed tripartite windows timber panelled door flanked by panelled pilasters.	Square-headed openings with six-over-six pane timber sash windows and limestone sills. Includes converted coach buildings to the rear.	
TMS48	Dwelling	Church Avenue	Residential	Detached three-bay two-storey house over basement, built c. 1915, with projecting timber porch approached by flight of limestone steps.	Square headed openings with tripartite timber sash six-over-six pane windows with moulded render surrounds and limestone sills. Round headed door opening with timber panelled double doors, stained glass panelled with fanlight. Cast-iron gates and railings.	
TMS49	Dwelling	Church Avenue	Residential	Semi-detached four-bay two-storey house with integral carriage arch, built c. 1830. Lined-and-ruled rendered walls with channelled render quoins.	Decorative plaster façade including pediment hood moulds over ground floor windows, plaster architrave over elliptical fanlight entrance, piers and railings on front boundary Replacement uPVC windows. Cast-iron gate piers, wrought-iron gates and railings. Coach arch to west side.	




Ref	Name	Address	Use	Description	Notes	Photograph
TMS51	House	Barracks Street/ Church Avenue	Residential	Detached five-bay two-storey house, built c. 1880, with lower rear return and with flat roofed extension.	Simple architectural form of the building is enhanced by the retention of many interesting features and materials such as sash windows. Limestone piers with cast-iron gates and railings. Single-storey outbuildings with pitched corrugated-iron and slate roofs to the north-west.	
TMS52	Community Day Care Centre	Corner of Bank Street and Church Avenue	Health Centre	Three-storey, five-bay with entrance on Bank Street and three-bay return on Church Avenue.	Two-chimneys on hipped roof with cast iron gutters and down pipes.	
TMS 53a	Gate Lodge	Richmond Road, Prior Demesne	Residential	Detached three-bay single-storey T plan former gate lodge with dormer attic, built c. 1865. Tudor gothic style.	Low buttress walls on front corners, stone hood moulds over windows, name plaques, stone barges to original slate roof. Windows and door replaced. Part of a group of structures related to Templemore Abbey.	




Ref	Name	Address	Use	Description	Notes	Photograph
TMS 53b	Demesne Walls	Prior Demesne		Gateway to former country house, comprising vehicular entrance flanked by pedestrian entrances. Limestone Piers with finial caps and iron railings.	Ashlar limestone piers with raised panels and carved caps and detailing to jambs.	
TMS 53c	Archway	Templemore Abbey, Prior Demesne		Remains of courtyard archway demesne walls of country house, built c.1865. Multiple bay single-storey outbuildings.	coursed squared limestone walls and integral square-headed carriage arch with ashlar limestone surround. (supported by steel frame due to damage to keystones)	
TMS 53d	Farm Yard and dwelling	Templemore Abbey, Prior Demesne	Residential/ Commercial	Remains of stable yard and demesne walls of country house, built c.1865. Multiple bay single-storey outbuildings.	Enclosed farm yards with boundary wall with arched entrance 	




Ref	Name	Address	Use	Description	Notes	Photograph
TMS 53e	Farm Yard and dwelling	Templemore Abbey, Prior Demesne	Residential	Remains of stable yard and demesne walls of country house, built c.1865. Multiple bay single-storey outbuildings.	Central north-south building has cut limestone chimney	
TMS54	House	Thurles Road	Residential (former commercial)	Two-storey, three-bay farm house	Porch entrance, hipped roof with 2 no. chimneys, Victorian sash windows	
TMS56	House	Richmond Road, Belleville	Residential	Art Deco Semi-detached house	Decorative plaster work, stepped parapet flat roof	
TMS57	House	Richmond Road, Belleville	Residential	Art Deco two-storey, two-bays, semi-detached house	Decorative plaster work, stepped parapet flat roof with side garages	




Ref	Name	Address	Use	Description	Notes	Photograph
TMS61	House	Richmond Road, Belleville	Residential	Detached three-bay two-storey house, built c. 1860, with central gabled breakfront with later projecting gabled porch.	The building retains many notable features to the interior and the exterior. In conjunction with outbuildings to the rear, this is an interesting group of structures.	
TMS63	Woodville House	Woodville	Residential	two-storey farmhouse with gable fronted side extension including rear out buildings	Three bay, two storey house with hipped slate roof, with central chimney. Cut stone single storey pediment type protrusion on ground floor centre bay - portico porch entrance	
TMS64a and b	Cast Iron Sewer Vents	Barrack Street and Cloone Road	Public	Old cast Iron Sewer Vents		




Ref	Name	Address	Use	Description	Notes	Photograph
TMS65	Templemore Rail Station 	Station Road	Public	Main Station building, Cast Iron stairway platform crossing, passenger waiting room hut on south platform and goods building.	Gothic cut limestone main building with porch entrance, gothic windows and two large chimneys and bell tower on roof. Goods building are random limestone, high metal windows, and large timber doors. South platform passenger waiting hut has timber columns open waiting room and single window.	
TMS66	Bellwood House	Greenwood	Residential	Unusual half dormer house with front projecting bay with long French doors	Out buildings and significant mature trees including oaks Natural slate roof. Arched rendered timber windows.	
TMS67a	Remains of, church and graveyard.	Town Park	Public			




Ref	Name	Address	Use	Description	Notes	Photograph
TMS67b	Remains of Blackcastle,	Town Park	Public			
TMS68	Templemore Court House	Gaol Street	Public	Detached gable fronted single-storey court house, built 1936, with four-bay side elevations.	Square-headed window and door openings. Rendered walls with canopy over entrance. Simple, functional design.	
TMS69	Limestone pedestrian bridge	Town Park	Public	Single-arched limestone pedestrian bridge over narrowing of Templemore Lake, built c. 1820. Shallow segmented with ashlar limestone voussoirs low squared rubble parapets.	The combination of rubble and cut limestone used in its construction provides rich textural interest to this bridge. The ashlar work is clearly the work of skilled craftsmen.	




Ref	Name	Address	Use	Description	Notes	Photograph
TMS70	St. Mary's Hall	Church Street	Primary School	Detached gable-fronted former hall, built 1938, with two-bay side elevations, porch addition to north gable and extended to east.	Forms interesting group with church to the north, school and houses to the west and south-west that are all executed in exposed local stone.	
TMS71	Abbey Lodge	Black Castle Road	Residential	Detached irregular-plan two-storey formed gate lodge with mainly three-bay elevations, built c. 1865	Single-storey flat-roofed extension to the south-west corner and monopitch extension to north-west. Includes single-storey four-bay outbuilding to south-west	
TMS72	House	Richmond Road	Residential	Detached three-bay two-storey house with pedimented central projecting bay, built c. 1920	Includes wrought iron gates and decorative render detail.	



Ref	Name	Address	Use	Description	Notes	Photograph
TMS73	O'Dwyer Bridge	Richmond Road, Patrick Street	Public	Single-arch road bridge over river, build 1850. Segmental arch with ashlar voussoirs with limestone rubble parapet walls, plaque to north parapet.	Has been recently restored.	
TMS74	Garda Station	Main Street	Public Service	Corner-sited three-bay three-storey former house, built c. 1820, now in use as Garda station.	The decorative render detail, such as full height pilasters, decorative eaves course and consoles, articulate the building.	
TMS75	Methodist Church	Main Street - North	Public	Detached gabled-fronted two-storey Methodist Church built c. 1820, with three-bay front and single -storey porch	Currently in use as community centre. Retains its original form and structure, except for replacement uPVC windows.	

Ref	Name	Address	Use	Description	Notes	Photograph
TMS76	Post box	Church Street	Public	Cast-iron post box, c. 1880, set into wall of building at corner of streets.	Royal insignia of Queen Victoria and crown motif.	
TMS77	House	Mary Street-North	Vacant residential	Terraced single-bay two storey house, built c. 1850. Roughcast rendered wall, decorative eaves dentils.	Property is currently vacant in a poor state of repair, missing ground floor window.	
TMS78	House/Shop front	Mary's Street	Residential/Retail	End-of-terrace three-bay two-storey house built c. 1800, with vacant retail outlet to the ground floor.	This modest building retains interesting features and materials including timber sash windows, timber shopfront and fixed display windows.	

Ref	Name	Address	Use	Description	Notes	Photograph
TMS79	House	Main Street - South	Residential (formerly commercial)	Terraced single-bay two storey house, built c. 1860.	Roughcast rendering walls with render quoins. Render fascia over ground floor with render lettering. Replacement uPVC windows	
TMS80	Our Lady's Secondary School	Mary's Street	Educational	Detached twenty-three-bay two-storey school with pediment to three central bays built c. 1930.	The pediment central bays, metal windows and carved Greek cross detail are interesting features of the building.	
TMS81	Dwelling	The Mall	Residential	Terraced four-bay three-storey house with internal carriage arch, built c. 1840. Lined and rendered walls with rendered quoins, render surround to carriage arch and timber matchboard double doors.	Replacement uPVC windows. Cut limestone plinths with cast-iron gates and railings. This building forms part of an interesting terrace of four that presents a unified facade.	

Ref	Name	Address	Use	Description	Notes	Photograph
TMS82	Dwelling	The Mall	Residential	Terrace two-bay three-storey house, built c. 1840.	Replacement uPVC windows. Render plinths with cast-iron gates and railings.	
TMS83	Dwelling	The Mall	Residential	End-of-terrace two-bay three-storey house, built c. 1840. Square headed openings, rendered walls with rendered quoins.	Replacement uPVC windows.	
TMS84	Graveyard	Church Avenue	Religious	Roman Catholic Cemetery, with interments from c. 1820.	A wide variety of materials including slate, limestone, marble and cast-iron are used for grave markers in the cemetery.	

Ref	Name	Address	Use	Description	Notes	Photograph
TMS85	Dwelling	Church Avenue - South	Residential	Semi-detached two-storey house, built c. 1925, as a pair and sharing gable front with adjoining house to west.	Recessed entrance under catslide artificial slate roof. Rendered walls with render corner pilasters, string courses with brackets. Replacement windows and timber door.	
TMS86	Dwelling	Church Avenue	Residential	Semi-detached two-storey house, built c. 1925, as a pair and sharing gable front with adjoining house to east.	Replacement uPVC and timber door. Original recessed entrance in recent porch addition. Pair forms an interesting group of two pairs of semi-detached houses.	
TMS87	House	Church Avenue - South	Residential	Semi-detached two-storey house, built c. 1925, as a pair and sharing gable front with adjoining house to east	Extension to rear. Recessed entrance under catslide artificial slate roof. Rendered walls with render corner pilasters, string courses with brackets. Replacement windows and timber door.	

Ref	Name	Address	Use	Description	Notes	Photograph
TMS88	House	Church Avenue - South	Residential	Semi-detached two-storey house, built c. 1925, as a pair and sharing gable front with adjoining house to west	Recessed entrance under catslide artificial slate roof. Rendered walls with render corner pilasters, string courses with brackets. Replacement windows and timber door	
TMS89	Small bridge	Church Avenue	Public	Single-arch road bridge over river, built c. 1930.	Rebuilt rubble limestone parapet walls with ashlar limestone voussoirs. Plaque to north-west parapet	
TMS90	Church of Ireland	Garda Siochana Training College	Religious	Detached gable-fronted former church with nine-bay side walls. Lancet windows with chamfer cut sandstone surrounds. Pointed carved sandstone doorway and carved sandstone quoins.	Replacement uPVC windows. Forms an integral part of the fine complex of buildings that constitutes the Garda Siochana Training College.	

Appendix 5

Archaeological Monuments

Reference	Location	Title	Description
Tn029-062	Historic Town	Hito	A settlement of pre-1700 AD date that occupied a central position in the communications network, functioned as a market centre and had an organised layout of streets with a significant density of houses and associated land plots. In addition, examples of one of the following monument classes should be present: town defences; castle/tower house; house (which functioned as a manor house); parish church/cathedral; religious house(s); administrative institution (e.g. town hall, market-house); judicial institution (e.g. courthouse, prison); monuments indicating specialised technological production (e.g. mill, kiln, tannery, ironworking site); bridge; hospital; mint; school; quays. Where only documentary evidence survives to suggest a town was present then the term 'Historic town possible' applies.
Tn029-062001	Templemore Demense	Church	A building used for public Christian worship. These can be of any date from c. 500 AD onwards.
Tn029-062002	Templemore Demense	Castle – Tower House	A fortified residence in the form of a tower, usually four or five storeys high, and for the most part slightly more rectangular than square in plan. They were constructed by a lord or landholder and were often partially or completely enclosed by a bawn. The majority date to the 15th and 16th centuries AD.
Tn029-062003	Templemore Demense	House	A building for human habitation. This classification is used, in the context of this database, when the date of the house is indeterminable
Tn029-062004	Templemore Demens	Bawn	Walled courtyard of a medieval house, tower house or fortified house (12th-17th centuries AD). There are some instances where the bawn survives but the building it was constructed to defend does not.
Tn029-062005	Templemore Demense	Graveyard	The burial area around a church. These date from the medieval period (5th-16th centuries) onwards.

	Location	Title	Description
Tn029-062006		Graveslab	A stone designed to be recumbent and marking a grave, AD 1200-1700 in date.
Tn029-062007	Templemore Demense	Graveslab (17 th Century)	A stone designed to be recumbent and marking a grave, AD 1200-1700 in date.
TN-029-024	Templemore Demense	Designated Landscape - TREE	A wall, bank, fosse or an earthwork platform, or any combination of these, usually circular or oval in plan, used to define or enclose a cluster of ornamental trees. These date from the 17th to the 19th century AD.
TN-029-026	Templemore Demense	Noan	Records classed as 'Redundant record' are those that fulfil one or more of the following criteria: (1) a record identifying a location where, according to literature, cartographic sources or personal communication, a monument might have existed, but which, on inspection, was found not to be an archaeological monument (e.g. a natural feature); (2) a record classified using a term which is now obsolete (e.g. ecclesiastical remains); (3) a record created in the database for which there is no supporting evidence recorded on file or in the database; (4) an archaeological object (i.e. an artefact), e.g. a quernstone; (5) a record entered as a 'Shipwreck'. Shipwrecks are recorded in a separate database.
TN-029-088	Manna South	Noan	Records classed as 'Redundant record' are those that fulfil one or more of the following criteria: (1) a record identifying a location where, according to literature, cartographic sources or personal communication, a monument might have existed, but which, on inspection, was found not to be an archaeological monument (e.g. a natural feature); (2) a record classified using a term which is now obsolete (e.g. ecclesiastical remains); (3) a record created in the database for which there is no supporting evidence recorded on file or in the database; (4) an archaeological object (i.e. an artefact), e.g. a quernstone; (5) a record entered as a 'Shipwreck'. Shipwrecks are recorded in a separate database.

APPENDIX 6

STAGE ONE STRATEGIC FLOOD RISK ASSESSMENT

1.0 Introduction

This is a Strategic Flood Risk Assessment for the Templemore Town and Environs Development Plan 2012-18 (hereafter referred to as the Plan), prepared in accordance with the *Planning System and Flood Risk Management Guidelines for Planning Authorities, 2009* published by the Department of the Environment, Heritage and Local Government.

A Strategic Flood Risk Assessment is an area-wide examination of the risk of flooding to support spatial planning decisions. The first stage of the process is a Stage 1 Flood Risk Identification, to assess whether there are any flooding issues which may warrant further investigation through a Stage 2 or Stage 3 Flood Risk Assessment.

2.0 Principles of Flood Risk Management

The Planning System and Flood Management Guidelines, 2009, outline that the principal actions in considering flood risk management are as follows:

- a) Flood hazard and potential flood risk from all sources should be identified and considered at the **earliest stage** in the planning process and as part of an overall hierarchy of national responses coupled to regional appraisal and local and site-specific assessments of flood risk.
- b) Development should preferentially be located in areas with little or no flood hazard thereby **avoiding** or minimising the risk.
- c) Development should only be permitted in areas at risk of flooding when there are no alternative, reasonable sites available in areas at lower risk that also meet the objectives of proper planning and sustainable development.
- d) A **precautionary approach** should be applied, where necessary, to reflect uncertainties in flooding datasets, risk assessment techniques, the ability to predict the future climate and performance of existing flood defences.

3.0 Flood Risk Identification

The Council has undertaken a Flood Risk Identification, taking into consideration readily available datasets and local sources. It must be acknowledged from the outset, that there are current limitations in publically available data at the current time. However, it is likely that more up-to date studies will be available over the course of the Development Plan preparation or soon thereafter. However, the OPW is undertaking a national study in accordance with the EU Flood Directive, to identify 'Areas of Potential Significant Risk (APSRs)' and is also currently preparing a Catchment-based Flood Risk Assessment and Management (cFRAM) for the River Suir. These documents will inform future reviews of the plan.

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

(a) Historic Flood Events

Historic Flood events were identified in consultation with www.floodmaps.ie, (a flood information database maintained by the OPW) and local knowledge. Information obtained from this website, references serious flooding which occurred on the Mall and along Patrick Street during the flood events in December 1968 and November 2000. Figure 1 below, illustrates the extent of the flood on the most recent occasion.

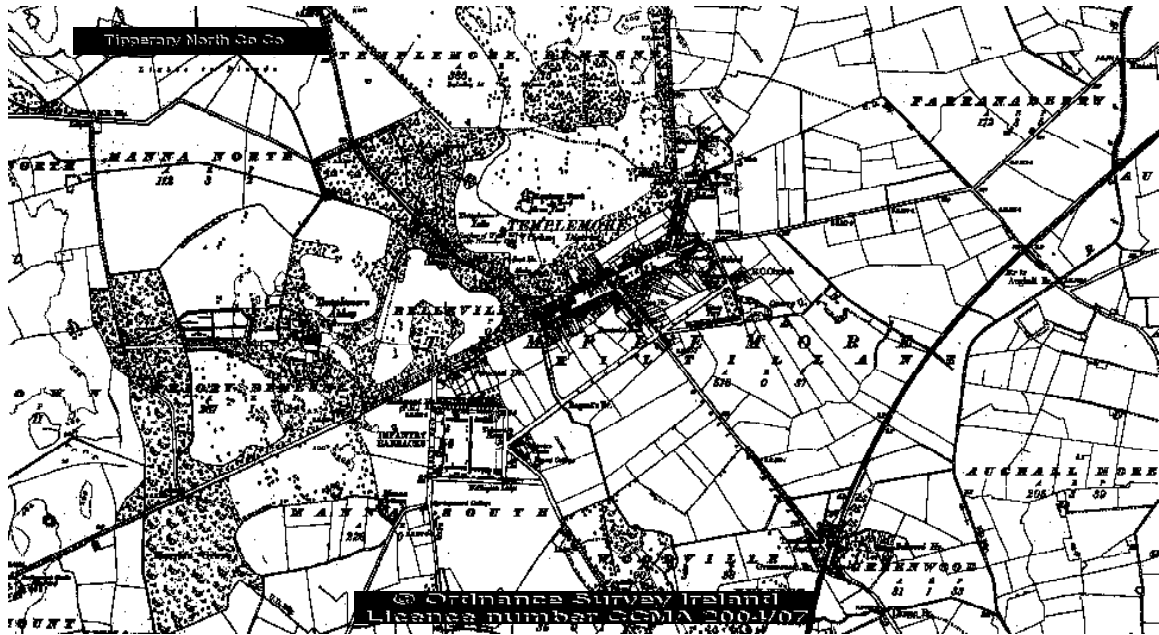
Figure 1: Flood Event Templemore, November, 2000



(b) Topographical Maps

The OSI six-inch map indicates areas prone to flooding along rivers with the term 'Area Liable to Flood'. This often a good indicator that flooding may be an issue in the area. In the case of Templemore the six inch map for the town does not indicate any areas which are liable to flood.

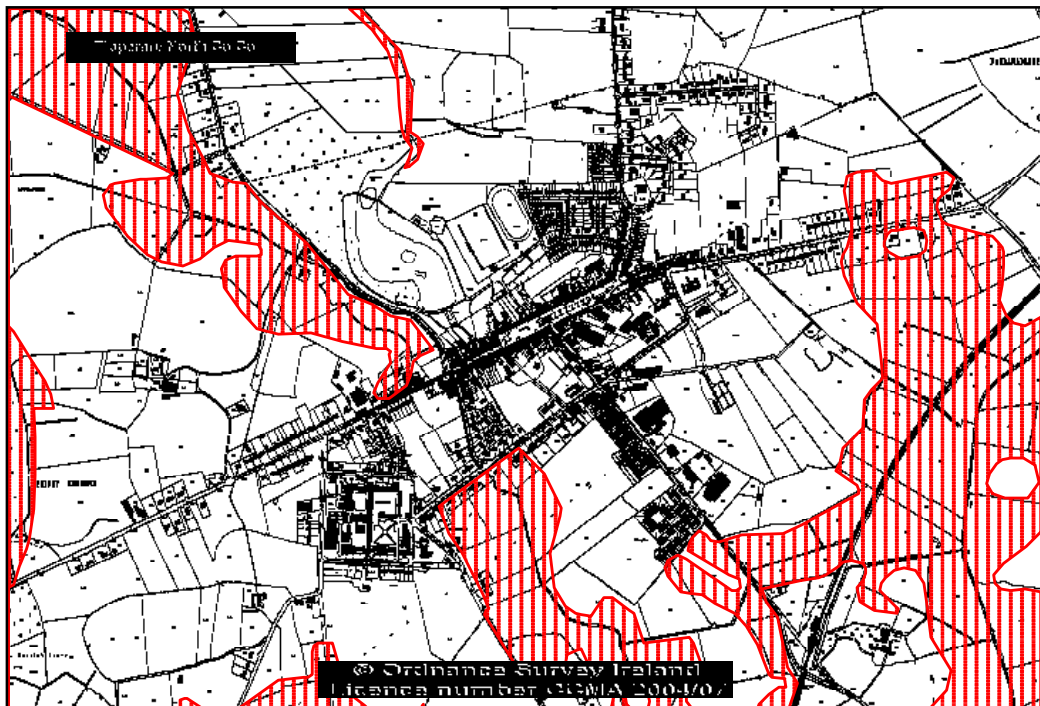
Figure 2: Templemore Six-Inch Map



(c) Benefiting Lands

Benefiting Lands maps were prepared by the OPW to identify areas that would benefit from large drainage schemes, and typically indicate low-lying land near rivers and streams that might be expected to be prone to flooding. Figure 3 below illustrates that there are extensive areas of the town that are defined as benefiting lands.

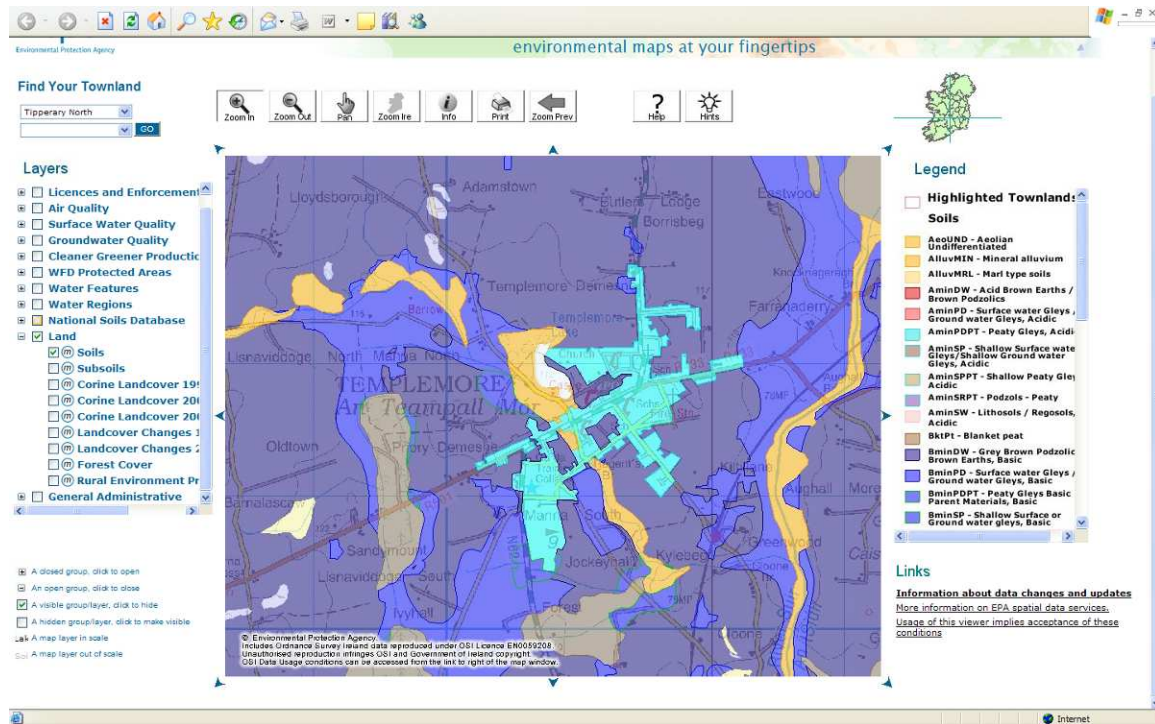
Figure 3: Benefiting Lands



(d) Soils Maps

The Geographical Survey of Ireland Soils map is set out in Figure 4 below. Alluvial soil mapping alone is not a definitive gauge of areas at flood risk, however, it a useful indicator of areas where flood events have occurred historically. The yellow area represents that area where alluvial soils have been historically deposited. It is noteworthy also that soils of a gley composition is predominant in the plan area.

Figure 4: Alluvial Soils



4.0 Flood Relief Scheme

The flood event which took place in the town in 2000 led the OPW to carry out a study of the underlying problem and a flood relief scheme was prepared and launched in 2009. The proposal mainly involves the building of embankments and walls, widening parts of the channel, construction of road ramps and the construction of a bypass culvert through the town.

As part of this process, the OPW identified a predictive 100-year flood outline of the town, which corresponds to 'Flood Zone A' or areas which have a high probability of flooding. The 1:100 year flood outline for the town centre is illustrated on Figure 5 and Figure 6 overleaf.

Figure 5: 1:100 year Flood Extent (North)

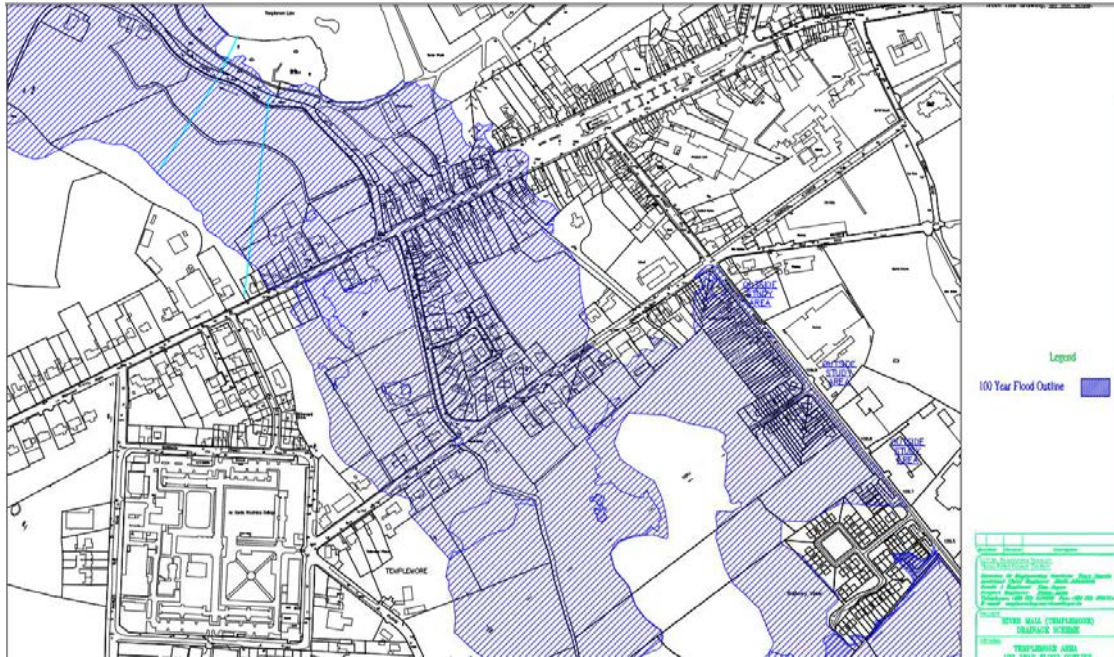


Figure 6: 1:100 year Flood Extent (South)



This Strategic Flood Risk Assessment acknowledges that the implementation of these works will significantly mitigate the impact of flooding in the town. However, there is an obligation on the Council to adopt best practice principles on flood risk management, and in applying the justification test as set out in national guidelines, development should be preferentially located where there is no hazard. Therefore, and bearing in mind that there is no confirmation when the scheme will be undertaken, it is considered prudent that such potential mitigation measures do not inform spatial planning decisions.

5.0 Assessment – Land Use Framework

The baseline dataset consulted in the preparation of this risk assessment has illustrated that the town is vulnerable to flooding, in particular in the vicinity of The Mall and Patrick Street along the banks of the River Suir.

However, based on this information, in the preparation of Core Strategy and the associated strategic land use framework for the plan area, a justification test to land zoning has been applied. Having regard to the economic and social importance of the town centre to the future development of Templemore, the Council consider in the interest of urban renewal and regeneration that future re-development is facilitated. Hence the existing built environment of the town centre has been zoned for town centre uses. However, undeveloped lands in proximity to the town centre on the banks of the river, which have shown flood risk indicators has not been identified for vulnerable development and/or uses.

6.0 Conclusion

The Council is satisfied, given the pre-cautionary approach adopted that there is no significant potential flood risk identified in areas planned for growth in Templemore. Therefore, the Council considers that it is not necessary to proceed to Stage 2/Stage 3 Flood Risk Assessment.