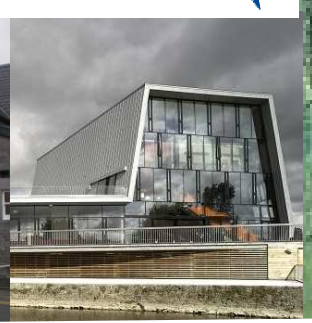


THURLES AND ENVIRONS DEVELOPMENT PLAN 2009-2015



Comhairle Contae Thiobraid Árann Thuaidh
North Tipperary County Council



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CHAPTER 1: INTRODUCTION

Main Sections in this Chapter include:

0. Vision Statement
1. Composition of the Plan
2. Relationship with Other Plans
3. Plan Boundary
4. Locational Context
5. Historical Context of the Town
6. Community Context
7. The Plan as a Sustainable Strategy
8. National Strategy for Sustainable Development
9. “Think Global and Act Local”



This Development Plan sets out the Councils' proposals for the development and use of land within Thurles Town and Environs from 2009-2015 and beyond. The Development Plan will be used to;

- guide the day to day activities of the Councils in terms of service provision;
- provide a policy framework for development over the life of the Plan and beyond; and
- provide guidelines in relation to the policy objectives and development management standards of the Planning Authorities.

1.0 Vision Statement

This Plan envisages Thurles as a vibrant, self-sustained town, driven by the high quality of life and educated workforce. It will also be a magnet for a number of diverse industries. The commercial core of the town will be as vibrant as ever offering a wide range of foods, clothes, and services. To achieve this, a balanced, sustainable approach to the development of the town will include the following:

- **Sustainability:** To provide and accommodate the social, cultural and economic development of the town without compromising such aims for future generations.
- **Competitiveness:** To promote Thurles as a strategic location for industry and commercial enterprises as a town close to the N8 National Primary route and on the Dublin to Cork rail corridor.

- **Quality of Life:** To promote social and cultural amenities and encourage the development of a vibrant community spirit.
- **Quality of environment:** To protect and promote areas of quality natural and/or built environment through education and investment.
- **Social Inclusion:** To seek to redress social inequalities and social polarisation, and engage the public at all possible times to seek consensus on planning for the future.

1.1 Composition of the Plan

The Legal Basis for this Plan is that it has been prepared in accordance with the requirements of Planning and Development Act 2000, as amended, and the Planning and Development Regulations 2001, as amended, inclusive and replaces the Thurles Town & Environs Development Plan, 2003-2008.

The Plan consists of a written statement and maps. The written statement contains the following sections;

- Introduction
- Review, Policies and Objectives
- Development management
- Appendices and Maps

The maps give a graphic representation of the proposals of the Plan, indicating land-use zoning, conservation designations and other control standards together with various objectives of the Councils. They do not purport to be accurate survey maps, and should any conflict arise

between the maps and the statement, the statement shall prevail.

1.2 Relationship with other Plans

In preparing the Plan, the Planning Authorities have had regard to the policies and objectives set out in the North Tipperary County Development Plan 2004 as varied. Policies contained in the development plans for the neighbouring towns of Nenagh and Templemore and the Local Area Plan for Roscrea were also taken into account. A number of other statutory and non-statutory planning initiatives also have a bearing on this review, including:

- Water Framework Directive 2000;
- The National Spatial Strategy (NSS) 2002;
- The National Development Plan 2007-13;
- National Climate Change Strategy 2007;
- National Inventory of Architectural Heritage 2007;
- Atlantic Gateway Initiative 2008;
- Mid West Region – Regional Strategy and Regional Planning Guidelines 2004;
- Waste Management Plan for the Midlands Region 2000 and The Replacement Waste Management Plan for the Midlands Region 2005 – 2010;
- North Tipperary Economic, Social and Cultural Strategy, 2002-2012;
- North Tipperary County Housing Strategy;
- North Tipperary County Retail Strategy.

1.2.1 Aim of the Plan

This Plan differs from previous plans in that it adopts a more proactive approach to the future development of Thurles.

The Plan aims to improve the physical appearance of the town's built environment by the identification of opportunity and derelict sites. This measure coupled with development briefs attempts to market the development potential of Thurles to prospective property developers and to streamline the renewal process thereof.

The Plan endeavours to facilitate development by the application of a zoning regime through master plan areas. Masterplan zoning is applied to key sites that are of strategic importance for the development of the town. Development within the remaining lands shall be allowed where appropriate to the zoning in the area and consistent with the overall policy objectives of the Development Plan.

1.3 Plan Boundary

The majority of the Plan is within Thurles Town administration area but the remainder is within the County administration area. For the purposes of this Development Plan, Thurles and environs shall be taken as the area shown by the blue line of the attached Zoning and Objectives Maps and the Thurles Town Boundary is outlined in Red. The County Development Plan as varied provides policy guidance for a wider area as set out in Policy HSG.8 'Pressure Areas' and identified in the County Designations Map as per Variation No. 2 to the County Development Plan 2004 adopted by the County Council October 2006.

1.4 Locational Context of the Town

Located in the heart of County Tipperary, Thurles is a thriving commercial and business centre. It is the second largest town in North Tipperary and enjoys a strategic position in the south of Ireland. Thurles has a population of 7,682 people (CSO Census 2006), which represents 11.6% of North Tipperary's population of 66,023 (CSO Census 2006).

Set between the valley of the River Suir and bounded by the Silvermines to the northwest and the Slievardagh hills to the Southeast, the area around Thurles is rich and varied in scenery and outline. This heritage town is steeped in history and culture. In addition, quality shopping and housing, excellent restaurants, highly acclaimed schools and colleges and a wide selection of amenities all add up to make Thurles a pleasant and enjoyable environment in which to live, work and relax.

The National Spatial Strategy 2002 – 2020 states that towns such as Thurles need appropriate policies and actions to support their roles as drivers of development at the county level. Examples include policies or actions to achieve good urban design and environmental quality, water services and effective linkage to the gateways in the region. The Mid-West Region Regional Strategy and Regional Planning Guidelines 2004 classifies Thurles within Zone 6, an area well served with a train service and, as a result, is experiencing a certain amount of commuter-based development.

1.5 Historical Context

The many castles and monastic settlements, which surround Thurles, bear lasting evidence to the

area's rich and colourful history. The town itself owes its development to the Norman Butlers and particularly to James, who was created Earl of Ormond by Edward III in 1328. Two of the original family fortresses still remain in Thurles today.

The ancient Irish name for this famous town is "Dúrlas Éile Ui Fhógartaigh". Dúrlas, anglicised to Thurles, means fort, while Eile refers to the ancient territory in which the town is located.

In 1328, James, the 1st Earl, having received grants of lands in Tipperary and Kilkenny, built a castle in the town, along with a Carmelite monastery. In 1453 the two castles that still survive in the town, Black and Bridge castles, were built by MacRichard Butler.

Thurles, and more specifically Hayes' Hotel in the Square, is synonymous with Ireland's greatest and largest sporting and cultural organisation, the Gaelic Athletic Association, founded in the town in 1884. In the years since the county has prided itself on the fact that it is known as "The Home of Hurling", and Semple Stadium's Munster Hurling Finals are beloved by many as special, unique and almost spiritual occasions¹.

Thurles is a strong education centre with a long history. There are numerous schools in Thurles. The Ursuline Convent was founded in 1737, the Presentation Convent in 1817, the CBS in 1818, St. Patrick's College in 1837, the Pallottine College in 1907 and Thurles Vocational School in 1928. A third-level college, the Tipperary Institute (formerly TRBDI), was established in 1998. A new arts centre & library, the Source, was completed in 2006.

1.6 Community Context

Today, there is a strong community commitment to economic and social development within Thurles. This is evident in the widespread support for clubs such as the GAA, soccer, basketball, squash, anglers, rugby and swimming clubs. The town has a Drama Group and Thurles Musical Society (T.M.S.).

¹ Kennedy, "A Chronology of Thurles, 580 – 1978" Corbett & Nolan (Eds.), "Thurles, The Cathedral Town"

The town also provides a number of support groups such as Accord, Community Social Services, Tipperary Regional Youth Service and Foróige.

1.7 The Plan as a Sustainable Strategy

Sustainable Development is defined as "development that meets the needs of the present without compromising the ability of future generations to meet their needs"².

Protection of the built and natural environment is a fundamental element of sustainability. However, the concept is much broader than this, recognising that the quality of life for present and future generations is dependent on the long-term health and integrity of the environment. The need to strike a balance between development and conservation is at the heart of sustainability.

Agenda 21 calls upon local authorities worldwide to draw-up "Local Agenda 21's" to promote sustainability at local level. They are intended to translate sustainable development principles and objectives into practical local action. The Agenda 21 principles are very much at the heart of this Development Plan.

1.8 National Strategy for Sustainable Development

In 1997 the Government published the *National Strategy for Sustainable Development*. The strategy provides the framework for the achievement of sustainability at the local level. It calls on planning departments to incorporate the principles of sustainable development into their Development Plans and to ensure that planning policies support its achievement.

The strategy highlights the need for planning authorities to take a strategic view of settlement patterns, avoiding development that results in the inefficient use of land.

The problems associated with urban sprawl are highlighted in the strategy, as is the need to protect the quality and the character of the countryside. It contends that the growing demand for one-off houses in the countryside for people working in towns is generally unsustainable, and recommends a presumption against urban-generated one-off rural houses and promotes higher residential

² Bruntland Report 1987.

densities in towns, particularly on derelict or rundown sites in town centres.

1.9 “Think Global – Act Local”

Land-use policies and controls are central to the achievement of sustainability. The Development Plan, as the Councils’ principal policy statement on land-use, will provide the land-use basis for the Councils’ ‘Local Agenda 21’.

The following objectives have been identified and the policies, guidelines and proposals in the Plan have been designed to facilitate their achievement:

- minimise the consumption of natural non-renewable resources, including land;
- preserve the quality of the landscape, open space, architectural and cultural heritage and material assets;
- protect the integrity of the built environment from damage caused by insensitive development proposals; and
- promote the involvement of the local community in decision making on environmental sustainability issues.

While the achievement of these objectives will involve all areas of the Councils’ activities, in land-use terms they are reflected in the Development Plan by the adoption of policies and proposals which:

- promote the active involvement of the community through the provision of information, public consultation and joint partnerships;
- permit a mix of land uses under each zoning objective (compatible with protecting amenities), to help to reduce the need to travel;
- promote a more compact urban form, particularly higher residential densities close to the town centre;
- promote the re-use of urban derelict land and buildings;
- promote the use of walking and cycling and reduce the reliance on the private car;
- strictly reduce the further expansion of suburbs into rural and high amenity areas;
- strictly control one-off houses in the countryside;
- ensure the protection of flora, fauna, quality landscapes and the promotion of bio-diversity;
- promote community health;

- ensure the provision of high quality public water supply and drainage systems; and
- promote waste prevention, reduction, recycling and re-use.

Sustainable development is a long term strategy, and this Plan represents a step towards the achievement of this aim, which will be supported by the preparation and implementation of a Local Agenda 21. The key objectives of the Plan are identified in the following chapters.

1.10 Environmental Assessment

In accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004, the Councils examined the nature of the Draft Thurles and Environs Development Plan 2009-2015 in order to assess if a Strategic Environmental Assessment/ Appropriate Assessment (SEA /AA) was required in the first instance (Screening Process). The Councils determined in consultation with the designated Environmental Agencies that a Strategic Environmental Assessment/ Appropriate Assessment were not required due to the level of Thurles’ archaeology and architecture and the location of Thurles some 3km upstream of the River Suir SAC, the Councils determined that the implementation of the Draft Thurles and Environs Development Plan 2009-2015 would not be likely to have significant effects on the environment. SEA is not mandatory for this development plan as the existing and predicted population for the area is less than the threshold of 10,000 people as outlined in the Regulations.

CHAPTER 2: DEMOGRAPHICS AND DEVELOPMENT STRATEGY

Main Sections in this Chapter include:

1. Population
2. Population Structure
3. Population Projections
4. Socio-Economic Trends - Household Numbers & Headship Rates
5. Socio-Economic Structure -Community Base
6. Education
7. Unemployment
8. Conclusion



2.1 Introduction

Whilst the national population has risen consistently in recent years due to net in-migration associated with economic buoyancy, Thurles exhibits a rather different trend in recent times.

Analysis of comparable urban centres serving a rural hinterland indicates that Thurles had experienced population growth under par with the other urban centres in the county and recently fallen to second largest town in North Tipperary.

The Census of Population carried out in April 2006 indicated that the population of Thurles Town is 6,831. Thurles is now the second largest town in North Tipperary. This is in opposite to the situation in 2002, where Thurles was the largest town, seconded by Nenagh. The Thurles Town, as defined by the Census of Population, had a population of 6,852 in 2002 which decreased to 6,831 in 2006. The rural DED had a population of 2,142 in 2006 - an increase from 1,858 in 2002. The population of the town has increased from 6,687 in 1991 to 6,831 in 2006. This amounts to an overall 2% increase in its population between 1991 and 2006 as indicated in Table 2.1.

Table 2.1: Population change in Thurles Town between 1991 and 2006.		
	Thurles Town	% Change
1991	6687	-
1996	6603	-1.3
2002	6852	3.8
2006	6831	-0.3

Source: CSO

Table 2.2: Population change in Thurles Rural DED between 1991 and 2006.		
	Thurles Rural DED	% Change
1991	1,481	-
1996	1,582	6.8
2002	1,858	17.4
2006	2,142	15.3

Note: the environs area is defined as the Thurles rural DED area

Source: CSO

The population of the environs has increased at a rate of 44.6% since the Census in 1991. This is significantly greater than the 2.2% increase in population within the Town Council area.

2.2 Population Structure

The population of Thurles town is characterised by an ageing population structure. The proportion of population in the age cohorts 22-44, 45-64 and 65 years and over has increased by 379 from total of 4,784 in 2002 to 5,163 in 2006.

Source: CSO	2002	2006
Age Group	No. of persons	No. of persons
0-14	1,513	1,463
15-24	1,128	1,055
25-44	2,074	2,275
45-64	1,579	1,746
65 and over	1,131	1,142
Total	7,425	7,682

In the period 2002-2006 the decline in the age cohorts 0-14 has been 3.5%. Some losses have also occurred among the 15-24 age groups currently at 6.5%.

Out-migration is more prevalent among females than males within the 15-24 age cohorts, reflecting differential employment/college opportunities amongst other things.

The proportion of elderly persons (65+) is currently 14.8% which is 3.8% points above the national average. The demographic profile indicates a small decline in the economically active population and a corresponding increase in the proportion of elderly dependants. This changing population structure has implications for service provision in terms of educational, social, health and recreational facilities.

2.3 Population Projections

The task of accurate population projections is onerous given the interplay of numerous factors of uncertainty. The projected population will be influenced by variable fertility rates and the extent of migration which is in turn dependant upon the economic welfare. The recent trend indicates that the population of the area is stagnant due in part to falling fertility rates and high levels of out-migration, but also to development restrictions caused by infrastructural deficits and low levels of economic activity. A smaller ageing population would, if left unchecked, consequently impact adversely upon the attractiveness of Thurles as a settlement and service centre.

In order to redress the trends towards an ageing population with overall stagnant population growth the following options are presented:

Option 1: **do nothing** and is outlined above as current trends – This will inevitably lead to a further decline in the services of the town and an increase in the average age of the population of the town;

Option 2: **Promote the town and rural area equally;**

Option 3: **Promote the town through residential/industrial/commercial/heritage development** – Due to its locational advantage, architectural heritage and human and technical resources, this was seen as the most sustainable option. Furthermore the hinterland of the town should be restricted to that which is required to serve local need. Such an approach would serve to

encourage the younger migrant population to live in Thurles rather than Limerick, Nenagh, Templemore or Roscrea and to take up employment to remain living in the town. This would offset the losses of younger population who move away from the area for education or employment purposes.

In order to ensure that Thurles expands at a rate comparable to other urban centres in the county over the period 2009-2015, the following will need to take place:

1. The expansion of the third level educational facilities and the introduction of an employment activity that attracts in-migration, e.g. a government department, a high-tech industry, etc.
2. Successful promotion of the town as a commuter centre for Limerick, Dublin, Cork, Kilkenny, Nenagh, Templemore, Roscrea and the surrounding hinterland;
3. Introduction of a settlement strategy that strengthens the town as a growth centre by restricting the growth in urban-generated one-off houses in the hinterland and hasten the completion of attractive urban/suburban housing within the town.
4. Develop services in the town e.g. shopping, offices, etc.
5. Make Thurles a more attractive place to visit and shop in.

According to the recent Mid-West Regional Authority population projections, the population of Thurles town may increase to 8509 by the year 2020, and similarly to 9583 for Thurles town and environs.

Year	North Tipperary	Thurles & Environs	Thurles Town
2006	66,023	7,682	6,831
2011	71,644	8,310	7,379
2016	78,031	9,051	8,037
2020	82,615	9,583	8,509

2.4 Socio-Economic Trends - Household Numbers & Headship Rates

The headship rate or the number of persons per household has declined, conforming to the national trend of smaller household sizes of 2.8 persons per household. Thus, despite a minor population decrease in the urban area of 0.3% in the period

2002-2006, the number of households has increased. Headship rates have declined to the same extent in the urban and rural districts, however the growth in households is more pronounced in the rural area, which may be attributed to the demand for urban generated housing in rural areas. Declining headship rates, coupled with an increased demand for living in the countryside will undoubtedly impact adversely upon the rural landscape. Headship is determined primarily by income and with economic growth, continued household fission of resident population is likely.

2.5 Socio-Economic Structure - Community Base

Despite strong local involvement in local regeneration, Thurles has not experienced the growth that many other towns are currently experiencing. There is a continued level of underlying poverty in Thurles that has led to the risk of social exclusion. Table 2.4 demonstrates the groups within Thurles that are at risk of social exclusion and disadvantage.

Table 2.4: Disadvantaged Groups in Thurles - Source: CSO

One Parent Families
Public Authority rented Housing
Housing Waiting List – Urban (Rural)
People with a disability
Elderly at Risk
Travelling Families in Thurles Town – Urban (Rural)

Such indicators highlight those at risk in the town and reflect the fact that Thurles is performing slightly below the national average.

2.6 Education

There are 8 schools in Thurles - 4 primary schools & 4 secondary schools.

- Scoil Angela Ursuline Primary (300)
- Scoil Aibhe (223)
- Scoil Bhride (199)
- Scoil Na Toirbhirte (247)
- Garim Scoil Mhuire
- Ursuline Convent Secondary (702)
- Thurles Vocational School (361)
- Presentation Secondary School (443)
- CBS Thurles (448)

Source: www.schooldays.ie

In addition to the above the following also provide courses at various levels:

- the Tipperary Institute College have many third level courses available at the college,
- St Patrick's College provides a degree course with plans for additional courses in the future,
- North Tipp VEC.

The Planning Authority will have regard to 'The Provision of Schools and the Planning System. A Code of Practice Planning Authorities' Department of Education, Science and DoEHLG (2008).

Table 2.5 outlines the educational status of the workforce of Thurles which demonstrates that those educated to beyond upper second level within the workforce is below the national average (third level included). These figures do not, however, demonstrate the overall level of attainment of the town's population in that over 65% of young people progress onto third level education. A significant number of this group will not return to work in the Development Plan area because of the lack of suitable employment.

Table 2.5: Educational Status of the Labour Force for Thurles Vs National Average

Educational Status	Thurles %	Ireland %
Primary (incl. no formal education)	17.4	8.73
Lower secondary	23.5	18.26
Upper secondary	27.7	29.22
Third level - Non-Degree	7.0	11.87
Third Level - Degree or higher	9.5	21.83
Not stated	1.8	3.19
Total whose full-time education not ceased	13.0	6.90
Total	100.0	100.0

Source: CSO



Tipperary Institute

In the fast changing world of information technology it is possible that many of these migrants may be encouraged to return to the Thurles area, as entrepreneurs or employees of outsourced units, operating businesses that are not location dependent.

Specific Education Objective:

E.1 To provide zoned lands adequate to provide for the expansion of existing schools and to provide for a new school as part of new development in master plan areas.

E.2 To facilitate enterprise and employment, and to co-operate with other agencies including the private sector in order to provide employment opportunities, particularly those which encourage in-migration of a young educated population.

E.3 The Council will support the promotion and upgrading of educational facilities in Thurles as a means of attracting new residential development and support services/employment and will facilitate linkages between these facilities and third level institutions such as the Tipperary Institute, W.I.T. (University of the South East), and other National Universities, etc.

2.7 Unemployment

In December 1990, there were 1,576 people on the live register in Thurles and the most recent data available, which is for May 2008, shows that the figure has decreased by a significant 311 to 1,265. Table 2.6 shows that the numbers of unemployed between 1990 and May 2007 had fallen by some 632. This has altered in the subsequent year with an increase to 1,265.

Date	All		
	Persons	Male	Female
Dec 1990	1,576	1,169	407
Dec 1995	1,724	1201	523
Dec 2000	937	541	396
Dec 2005	979	566	413
Dec 2006	1,004	591	413
May 2007	944	-	-
May 2008	1,265	770	495

Table 2.7 Actual Number on the Live Register May 2008 (Source: Department of Social, Community and Family Affairs)

Registering Office	All Persons	Male	Female
Nenagh	1,089	611	478
Roscrea	568	341	227
Thurles	1,265	770	495
Total	2,922	1,722	1,200
Percentage %	100	59	41

2.8 Conclusion

In light of the above analysis the following key issues have been identified:

- requirement for a population injection into the Thurles Area;
- requirement for an increase in private housing within the town;
- requirement for an increase in employment activity;
- need to investigate ways of attracting emigrants, particularly educated youth, back to the area;
- to maintain and enhance the existing strong community spirit through social inclusion;
- further education improvements;
- improvements for disadvantaged groups.

The town and environs of Thurles, however, will be influenced by the social, economic and environmental trends of the wider county and therefore should recognise the county dimension and the importance of integrating this Development Plan with the County Development Plan.

The strategy of the Plan, therefore, has three fundamental elements:

- To provide for the future well being of the residents of the Town by;
 - Facilitating employment opportunities in all sectors including tourism,
 - Protecting the quality of the built and natural environments,
 - Providing the necessary infrastructural and community services.
 - Provide a strategy for the long term development of the town.
- To ensure the adequate supply of zoned lands to meet anticipated needs.
- To promote the achievement of sustainable development.

There are a number of agencies whose decisions and activities have an influence on the town, such as those concerned with:

- Education
- Enterprise and employment
- Historic Conservation
- Social Inclusion
- Tourism
- Transport, communication and energy

In addition to the above, operational decisions by financial institutions can have a significant impact on the functioning of the property market. This Development Plan seeks to set the direction of the future of Thurles and its environs within the current statutory planning process. It also attempts to influence the decision of other agencies whose actions have an influence on the future of the town.

Strategic Policy 1: *To seek an increase in the residential provision within the town by encouraging private housing developments and restrict the migration of households from the town to the rural hinterland.*

Strategic Policy 2: *To improve the overall attractiveness of the town as place to invest in commercial, industrial and residential development.*

Strategic Policy 3: *To enhance the role of the railway station in the town as an engine to drive future development.*

Strategic Policy 4: *To ensure that all development in the town centre protects and enhances the 19th century character and appearance of the town centre.*

Strategic Policy 5: *To seek the provision of an enhanced physical, economic, educational, cultural and social environment in order to reduce the percentage of population which are disadvantaged, marginalised or at risk.*

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CHAPTER 3: HOUSING & SETTLEMENT

Main Sections in this Chapter include:

1. Introduction
2. Settlement Strategy
3. Housing Policies
4. Master Plans
5. Social and Affordable Housing
6. Community Facilities
7. Childcare Facilities
8. Ribbon development and one-off rural housing within the development boundary
9. Traveller Accommodation
10. Recreation and Amenity
11. Specific Housing Objectives



3.1 Introduction

The settlement structure for Thurles was set out in Chapter 2. This Chapter will address the Council's housing policy towards the achievement of the settlement strategy and should be read in conjunction with the *North Tipperary County Housing Strategy*.

It is anticipated that some of the social housing requirement can be achieved through Part V of the Planning and Development Act, 2000. To this end a total of 620 ha have been identified as within the Plan boundary wherein land is zoned for a number of uses including housing and a mixture of residential and other uses.

3.2 Settlement Strategy

The housing policies set in this chapter are based on the following key principles:

- *Balanced neighbourhoods through a range of housing types.*
- *High quality living environment.*
- *Efficiency of infrastructure provision and investment returns.*
- *Close by amenities and open space areas.*
- *Adequate community facilities.*
- *Adequate nearby services and facilities.*

A central function of this Plan is to ensure that new residential development presents a high quality living environment for its residents, both in terms of the individual dwelling units and in terms of the overall layout and appearance of the scheme. The design and layout of new residential areas shall provide high quality houses in the form of

neighbourhoods, which provide a range of social functions and facilities, including a hierarchy of open spaces for a range of age groups.

The neighbourhood concept is based on the principle that people should be able to find many of the requirements for daily living within easy reach of their home. It ensures that new housing and service provision, in the form of schools, shops, community and recreation facilities, are mutually supportive and provide for sustainable and pleasant living environments.

We envisage that the development of Thurles should be a move away from the form of development which has occurred in many areas until now, providing only soulless housing estates with no respect for their surrounds and no integration with the area within which they are developed. The development of the town would provide an opportunity for a unique type of housing which will set the highest standards for development yet will provide accommodation for those requiring larger houses in a rural setting as well as affordable dwellings and houses for social use all integrated throughout the development.

These would be based on the principles of "new urbanism" which aim to foster a better quality of life and engender a sense of civic pride within development.

These principles can be summarised as follows:

Place: Design that respects history, geology, and its natural landscape and encourages individual character of a development and a sense of

belonging of development to a place. It discourages soulless, anonymous development.

Public Space: A recognition that the design of public areas including 'Street Furniture', signage, and lighting, is as important as the design of private spaces, and should be designed as part of a harmonious whole.

Permeability: Urban design in which blocks of buildings are fully permeated by an interconnected street network. This allows for *ease of access and a greater spread of* traffic movement and effectively discourages inefficient movement and an oppressive sense of impenetrability.

Hierarchy: A clear and legible ordering system which recognises a hierarchy between different types of buildings or roads and their individual parts in relation to the whole.

Longevity: Design that creates streets and buildings that will cope with a variety of uses during their lifetime.

Scale: Towns and buildings which, whatever their size, relate to human proportions. A relationship between people & their built environment is encouraged whilst a feeling of being overwhelmed and alienated is discouraged.

Enclosure: Design which establishes clear distinction between town and country, public and private space, thus encouraging appropriate activities within each where public areas are suitably supervised by design. This encourages safe environments and the full and appropriate use of available space whilst discouraging wasteland and degraded no-go areas.

Decoration: Design that encourages visual identity and interest, as well as fine craftsmanship and discourages functional anonymity.

Community: Meeting people's needs, desires and aspirations, and engender civic pride and a sense of community. A proactive, holistic approach to planning is thereby encouraged whilst a reactive, piecemeal approach to planning and a compromised result is actively discouraged.

The above principles combine to achieve a place which is sustainable, attractive, safe and harmonious to live in.

In Ireland, Ballymun in Dublin and the 'Eco Village' in Cloughjordan both adhere to these principals. An example of development based on these principles of new urbanism is Poundbury, an urban extension to Dorchester in the South of England. In the United States the town of Seaside, Florida is another example.

3.3 Housing Policies

The County Housing Strategy encourages development in towns that are considered to possess the capability to absorb further development as well as providing for local rural housing need, while retaining the character of those settlements. Even if the population of Thurles were to remain static, there would be a demand for additional houses. This will require the provision of a wide range of housing units to provide for all sectors of society.

It is important that all housing developments should take place within the designated areas on the land use zoning map. This will allow the Councils to monitor and facilitate the development of the town in a planned, sustainable manner. The Councils will need to improve all aspects of infrastructure in order to accommodate the current housing commitments. In considering applications for further development of housing, the Councils will consider the impact the proposal will have on current and planned services and infrastructure.



The above is an example of common house design. There is no sense of identity or place in this development.



The above layout offers streetscape, distinctive character, variety of house types, good quality open space and provides a blue print for future neighbourhood development in Thurles.

3.3.1 Neighbourhoods

The neighbourhood concept is based on the principle that people should be able to find many of the requirements for daily living within easy reach of their home. It ensures that new housing and service provision, in the form of schools, shops, community and recreation facilities, are mutually supportive and provide for sustainable and pleasant living environments.

Policy HSG 1: New Estate Housing

It is the policy of the Councils to provide new housing on land zoned for residential development or for a mixture of residential and other uses based on the neighbourhood concept, as follows:

- a) *to provide high quality residential layouts that are traffic calmed by design, provide sequencing of streetscape and open spaces and conform to Residential Housing Guidelines;*
- b) *to ensure the provision of a wide range of house types and sizes to meet the needs of different sections of the population;*
- c) *to conform with the DoEHLG 'Density Guidelines for Planning Authorities' (draft), 2008.*
- d) *to provide suitable and supervised amenity areas for children, teenagers and adults.*

New residential development will need to provide a high quality living environment for all residents, both in terms of the standard of individual units and the overall layout and appearance. The Councils will assess such proposals in accordance with the Residential Density – Guidelines for Planning Authorities (1999), Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities (2007),

Density Guidelines for Planning Authorities' (draft 2008), Traffic Management Guidelines and the criteria set out in Chapter 8 - Development management in the Plan.



3.3.2 Infill Housing

In addition to the above-zoned lands for residential development, the Councils will consider applications for small-unidentified sites in the town. These may include redevelopment sites, conversions and infill development. Such sites in the past have largely been less than 1 hectare, but can contribute to townscape improvement, adding to the vitality of the area and providing much needed housing units.

Infill development, if appropriate to the surrounding streetscape is a novel and effective way to provide residential units within a built environment. There has been very little infill development within Thurles. In order to prevent the further sprawl of the town an effort must be made to increase infill development, including the development of the "opportunity sites" provided in this plan.

Policy HSG 2: Infill Housing Development

It is the policy of the Council to have regard to the urban form and the suitability of infill sites proposed for development and to have regard to the impact of such development on the surrounding built and natural environment. The scale, plot ratio and impact on adjoining properties will be assessed against the guidelines set out in Chapter 8, the Residential Density Guidelines for Planning Authorities 1999 (DoEHLG) and Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities 2007 (DoEHLG), Density Guidelines for Planning Authorities' (draft 2008), Traffic Management Guidelines.

3.3.3 Urban Density

One of the main objectives designed to facilitate sustainable development is the promotion of a more compact urban form. The density of a proposed development will largely depend on the following:

- proximity to the town centre;
- impact on the surrounding area;
- efficient use of the site, and
- capacity of public utilities to service the site.



The above is an example of well designed, high density dwellings.

Policy HSG 3: Urban Densities

It is the policy of the Councils to encourage a range of densities and housing types having regard to the neighbouring developments, the urban form of the town and the objectives of sustainable development.

3.3.4 Low Density

The provision of housing for Thurles will be made in accordance with the demographic trend requirements. Housing developments within the development plan boundary will be encouraged to maximise utility of public services. Accompanying this measure, the promotion of the use of neglected, underdeveloped and derelict land within the inner urban area will be encouraged.

The Councils will apply the recommended densities guidelines contained in the Residential Density – Guidelines for Planning Authorities (DoEHLG, 1999). Plot ratios will be influenced by general planning standards and Section 5.2 of Residential Density – Guidelines for Planning Authorities (DoEHLG, 1999). Density Guidelines for Planning Authorities’ (draft 2008), Traffic Management Guidelines.

Policy HSG 4: Low Density Housing

It is the policy of the Councils to designate specific areas for low-density housing in accordance with the guidelines set out in Chapter 8. These areas include lands:

1. *Lands west of Horse & Jockey Road*
2. *Lands south of Nenagh Road*
3. *Lands north of Nenagh Road*
4. *Lands west of Templemore Road*
5. *Lands south of Laghtagalla Road*

In other areas zoned for new housing the Councils will require that a % of low density housing will be integrated into the overall development lands in order to supply a mix of housing types for the people of Thurles.

3.3.5 Serviced Sites

The Councils will seek the provision of executive style housing and serviced sites in order to facilitate a viable alternative for “one off” rural dwellings. Low density housing may include serviced sites, Arcadian style layouts, large plot sizes, executive style housing where a maximum density of 6-8 units per acre will be permitted.

Notwithstanding the standards set out by the DOEHLG, the Councils consider that there is a need to provide land for low-density residential use which will provide an appropriate alternative for the development of individual dwellings in rural areas. Such land will be provided for both housing schemes and serviced sites throughout the town and as part of master plan areas.

3.3.6 Building Energy Performance Directive 2002/91/EC

In order to reduce CO₂ emissions, of which half derives from energy use in buildings, the EU adopted the Building Energy Performance Directive 2002/91/EC on the 16th December 2002. This directive will apply to almost all buildings, residential and non-residential, both new and existing and will impact on all property transactions during the lifetime of the plan.

The directive includes the mandatory provision of energy certificates or labels to prospective buyers or tenants that will supply the energy proficiency of the building. It is envisaged that this Directive will have a significant impact on the energy efficiency of Irish buildings, in particular residential dwellings, of which over 100,000 sale or rental transactions per year will be affected.

Policy HSG 5: Energy efficiency

It is the policy of the Councils to enforce the minimum standards of energy efficiency as set out in the Building Energy Performance Directive 2002/91/EC for all development.

3.4 Master Plans

Where development is proposed on identified Master Plan lands the Councils will require the development to take place on a phased basis, the details of which should be identified in the Master Plan. The master plan shall identify all lands, proposed uses and proposed access points. The master plan shall be prepared for lands as outlined, to ensure that they are developed in a coherent manner.

Residential development shall be subject to overall master plan for the site, and shall comprise of low density and a mixture of housing types, to include serviced sites and sheltered housing. A high degree of permeability throughout the site must be provided and a streetscape form shall be used.

The Councils require that a masterplan area be considered as a whole and subject to an overall plan to indicate linkages, access, proposed amenity and proposed services and facilities. Details of amenities and linkages both vehicular and pedestrian must also be set out along with a detailed tree preservation scheme.

The development of the Master Plan lands shall incorporate a mix of dwelling types and appropriate densities and a new focal neighbourhood centre providing retail, community and other facilities. Adequate buffers in the form of substantial tree planting/landscaping shall be provided between new development and the rail line, where applicable.

The Council will seek the preparation of a Master Plan prior to the submission of any planning application.

Section 3.4(i) – Neighbourhood Centres

Given the extent of residential zoned land within the Master Plan Areas, it will be important to provide for the necessary ancillary services to meet the needs of this new residential community. In this regard, a focal point of each Master Plan Area should be a new neighbourhood centre.

In principle, the appropriate uses at neighbourhood centres are as follows: General stores, food stores, newsagents, dental/medical centres, crèche or childcare facilities. However, it is important to have further consideration for issues relating to urban design and scale before such uses gain approval.

In order to preserve the local nature of the designated neighbourhood centres, a size threshold of 1,200square meters should normally be applied to a large unit or a total of 1,500square meters to the whole centre with one anchor of minimum 1,000 sq.m. Beyond these limits on retail unit sizes, shops are unlikely to serve a purely local market and thus would be more suitably located within the town centre or on the edge of the town centre if no central sites are available.

Policy HSG 6: Master Plans

It is the policy of the Councils to require the preparation of master plans for land at

- 1) *Gortataggart;*
- 2) *Monacocka;*
- 3) *Garryvicleheen; and*
- 4) *Commons*

For residential development, a mixture of residential development and other uses development. Development shall not be permitted within the master plan areas until an agreed master plan has been prepared by the landowner/developer and agreed by the Planning Authorities. The master plans will include provision for:

- a) *Conformity to the guidelines set out below;*
- b) *the establishment of building design and urban design guidelines;*
- c) *a mix of land-uses and appropriate facilities necessary to support the development;*
- d) *priority of movement and accessibility throughout the development and connecting with adjoining urban areas, particularly for pedestrians and cyclists;*
- e) *satisfactory mix of housing types and sizes, including affordable housing in accordance with Policy HSG 6.*
- f) *Low density development and serviced sites shall account for a minimum of 20% of the land developed for housing as set out in Policy HSG 4.*

The master plans shall be prepared to accord with the policy objectives contained in the Development Plan, the Councils guidance in respect of residential layouts and Government Guidelines.

3.4.1 Master Plan 1 – Gortataggart

General: These lands have an area of 7hectares and are located directly east of railway line. The lands are bounded by the N62 Templemore Road and a housing development to the east and agricultural lands to the south. Ardfort House and gardens are located in the centre of the masterplan area. The lands slope towards the N62 in an easterly direction. The Gortataggart lands, by virtue of their location adjoining the proposed northern link road / connector road are being promoted and zoned for residential and social and public use.

Quantitative Parameters

Character Type	Residential/Social and Public
Gross Area	27 ha
Gross Development Area	Residential 10.1 ha Residential – Low Density 11.8 ha Social and Public 5.1 ha
Minimum Part V Housing	20% of total dwelling units
Minimum Childcare Spaces	One childcare facility with places for 20 children for each 75 dwellings.
General Building Heights	1-3 storey (i.e.7-10 metres)
Landmark Building Heights	3-4 storey
Minimum Access Requirements	Extension of link road /connector road between the existing N62, L4121 and the R498. Existing pedestrian & cycle links to the town centre should be improved. The design of the access over the railway line has yet to be finalised by the Iarnrod Eireann. This will be considered in any planning decision made by the Council on these lands.

Qualitative Parameters

Roads Type: Any new road layout should provide for a new link/connector road crossing the rail line between the existing access to the N62 on the eastern boundary to the junction on the L4121 and to the roundabout on the R498 on the west. Pedestrian and cycle access shall be dispersed throughout the masterplan area. Appropriate traffic calming measures should be incorporated along the N62 entrance to the town.

Key Buildings/Frontages: Development of this area provides an opportunity to balance the commercial area on the eastern side of the N62 on this side of the town. The development of Ardfort House and surrounding grounds for social and public uses and associated facilities would be most appropriate to the site. These developments would require a high quality design and finish of both building and open space. Buildings for residential units should be similarly of high quality design incorporating modern design elements and materials. Building design, layout and landscaping should also ensure that the amenities of existing residents should not be impacted on negatively and adequate buffer space should be provided between any new development and residential properties. Taking cognisance of the railway line bounding the lands to the west, any development should incorporate substantial elements of landscaping which should also ensure the retention of existing mature trees and hedgerows throughout. The Planning Authority would consider that the provision of low density residential development with 25% serviced sites could be an appropriate use for the portion of the master plan south of Ardfort House.

Amenity and Public Space: The extent of lands devoted to amenity and open space will depend on the overall uses proposed for the lands where the development of a high quality social and public use would require a greater amount of amenity lands with higher quality finish. Likewise the development of high quality residential units would require a level of amenity and open space sufficient to cater for the needs of residents, again with an emphasis on high quality and adequate screening of buildings. The development of the lands will require extensive landscaping of the interface between the site and the railway line. General design parameters and development management standards set out Chapter 8 of the plan shall apply.

3.4.2 Master Plan 2 - Monacocka

General: These lands contain the Ursuline Convent and Presentation Convent Schools and are bounded by the River Suir to the west and north and the Cathedral Street and Mitchel Street to the south, the general built area of the town to the west, south and east and agricultural lands to the north. The master plan has a total area of 12.47 hectares.

Lands adjacent to the river are susceptible to flooding and as such any development proposal should have regard to this issue while there are a number of educational units currently located on the middle and southern portion of the site.

Quantitative Parameters

Character Type	Northern: Amenity Middle: Commercial Southern: Town Centre
Gross Area	Total 12.47ha Town Centre 2.79ha Commercial 4.2ha Amenity 5.48ha
Minimum Social/Affordable Housing	20% of total dwelling units
Minimum Childcare Spaces	One childcare facility with places for 20 children for each 75 dwellings.
General Building Heights	3-4 storey
Landmark Building Heights	4 storey
Minimum Public Open Space	As per Chapter 8 of the plan (not including lands in the floodplain)
Minimum Access Requirements	Provision of access to River and Amenity Area. Single access point on the Cathedral Street and access to Mitchel Street via Butler Court.

In general it is considered that the site would be best used to accommodate a mix of town centre and commercial uses i.e. retail, hotel, nursing home, improvement and extension of the existing amenity area to develop a riverside park, and some residential to overlook the amenity area. Development of the site provides an opportunity to create a strong edge to the town centre. Any

development will be required to address issues of flooding on the lands.

Car parking could form an appropriate buffer between the floodplain/amenity park and existing buildings. Buildings which adjoin the existing neighbouring amenity area should, be of high design standard and include high quality landscaping along the boundary with the park.

Any development will be required to incorporate a high quality design which will contribute positively to the built fabric of the town and the general design parameters and development management standards set out in Chapter 8 of the plan shall apply. Vehicular parking capable of servicing the development in compliance with the requirements of the Thurles and Environs Development Plan 2009 shall be provided on site.

Qualitative Parameters

Roads Type: Taking cognisance of the extent of existing development within the masterplan area, the Planning Authority would consider it imperative that the centre section of the masterplan retains access via Tennis Courts and Well Lane.

Strong pedestrian and cycle links between the master plan and the town centre will be required.

Key Buildings/Frontages: Existing buildings on site will need to be incorporated into any future layout and design of the overall masterplan. As with development of other master plan areas, the development of this area affords an opportunity to provide a mix of house types which should address the current lack of four and five bedroom dwellings, one and two bedroom dwellings, etc within the town. Development should have a strong retail and commercial facilities, and provide for amenity/community uses in the northern portion of the masterplan, however the main retail area should be located on the southern side of the masterplan area. Throughout the development all new building should be high quality in design and material finish, incorporating both modern design principles and other appropriate design references identified in Chapter 8 of the Thurles and Environs Development Plan 2009.

Amenity and Public Space: A key requirement of the overall layout of a successful master plan will

be the incorporation of public amenity spaces, for both residents and visitors, into the overall master plan layout, providing recreation and play areas which are passively supervised and safe. As such open spaces should be integrated into an overall amenity proposal which could focus on access to the River Suir and the provision of a riverside park bounding the river. The development of the master plan lands will require incorporation of existing vegetation where possible and extensive landscaping throughout the site.

3.4.3 Master Plan 3 - Garryvicleheen

General: This site is located to the west of the railway station and comprises of amenity and agricultural land bounded to the west and north by residential and commercial development located along the Holycross Road. The Planning Authority would consider that the area is most suited to the extension of the commercial uses which exist in the immediate vicinity. Such services should provide a new focal point for business and employment in close proximity to the railway station and will facilitate the future expansion of the town and appropriate services at this location.

Quantitative Parameters

Character Type	Commercial
Gross Area	6.33ha
Gross Development Area	Commercial 6.33ha
Minimum Social/Affordable Housing	20% of total dwelling units
Minimum Childcare Spaces	One childcare facility with places for 20 children for each 75 dwellings.
General Building Heights	2-3 storey
Landmark Building Heights	3-4 storey
Minimum Public Open Space	As per Chapter 8 of the plan
Minimum Access Requirements	Vehicular access onto Holycross Road at current access and potential for second access on the east side of Lidl to be investigated in conjunction with the Roads Authority.

Qualitative Parameters

Roads Type: Vehicular access to the masterplan area shall be from the Holycross Road. As with other master plan areas, pedestrian and cycle facilities shall be provided within the area and improvements to such links to the town centre will also be required.

Key Buildings/Frontages: Building design, layout and landscaping should also ensure that the amenities of existing residents should not be impacted on negatively. Such landscaping should ensure the retention of existing mature trees throughout, particularly the established trees and existing hedgerows where possible.

Amenity and Public Space: The extent of lands devoted to amenity and open space will depend on the overall uses proposed for the lands where the development of high quality office accommodation would require a level of amenity and open space sufficient to cater for the needs of employees, than other uses such as incubator manufacturing/employment units, with an emphasis on high quality and adequate screening of buildings.

General design parameters and development management standards set out respectively in Chapter 8 of the plan shall apply.

3.4.4 Master Plan 4 - Commons

General: These lands are located on the western periphery of the town, have an area of 16.86hectares and are currently under a mix of commercial, residential and agricultural use. The lands are bounded by Ard na Croise, the Childers Park and Holycross Road (R660) to the north, by the Railway line to the east, agricultural land to the south and land used for amenity and commercial uses to the northeast.

The location of the Garryvicleheen masterplan, in close proximity to the railway station provides a strategic basis for the zoning provisions of the Thurles and Environs Development Plan 2009.

Buildings which adjoin the existing neighbouring amenity area should, be of high design standard and include high quality landscaping along the boundary with the park.

Quantitative Parameters

Character Type	Residential, Commercial, Amenity, Educational and Institutional,
Gross Area	16.86ha
Gross Development Area	Residential – Low Density 4.17ha Educational 4.07ha Amenity 8.62ha
Minimum Social/Affordable Housing	20% of total dwelling units
Minimum Childcare Spaces	One childcare facility with places for 20 children for each 75 dwellings
General Building Heights	2-3 storey
Landmark Building Heights	3 storey
Minimum Public Open Space	As per Chapter 8 of the plan
Minimum Access Requirements	Single vehicular access point to residential and amenity zoned land from R660. Access to Educational and Institutional zoned land from Childers Park. The design of the new access to the existing R660 shall be agreed in consultation with the Council at pre-planning and planning application stages.

Qualitative Parameters

Roads Type: New road layout should provide for a single vehicular access, incorporating an additional spur to access amenity lands to the rear of the masterplan area. Pedestrian and cycle access should be provided throughout the lands with direct access being provided through the shortest routes to the town centre.

Key Buildings/Frontages: Buildings to accommodate economic uses such as office parks, manufacturing and incubator units should be of high quality design incorporating modern design elements and materials. As with development of other masterplan areas, the development of this

area affords an opportunity to provide a mix of house types which should address the current lack of four and five bedroom dwellings, one and two bedroom dwellings, etc within the town while the provision of serviced sites would also be considered appropriate. The layout and design of the residential development should also function to define the entrance to the town and should enclose a public area which may also incorporate amenity/play areas. All new buildings should be of high quality of design and material finish, incorporating both modern design principles and other appropriate design references identified in Chapter 8 of the Thurles and Environs Development Plan 2009.

Amenity and Public Space: The development of the lands will require incorporation of existing vegetation where possible and extensive landscaping throughout. General design parameters and development management standards set out respectively in Chapter 8 of the plan shall apply.

3.5 Social/Affordable Housing

There is a high proportion of the population in private one-person households in Thurles at 12.2% (CSO, 2006). The proportion of the population in lone parent households at 13.1% is above the national average of 8.6 % (CSO, 2006).

In view of the current limited stock of private housing in the town and the rising cost of private houses, it is likely that the numbers appearing on the housing list will rise in the Plan period. The Town Council's social and affordable housing programme will provide 222 units between 2009 – 2011 (North Tipperary County Council Housing Strategy).

In view of the continued rise in the numbers seeking social/affordable housing it is inevitable that some of this requirement will fall on the voluntary and private sector.

Policy HSG 7: Social/Affordable Housing
It is the policy of the Councils to facilitate the implementation of the Housing Strategy. To address the current imbalance between housing demand and housing supply, the following shall be required by agreement under Part V of the Planning and Development Act 2000 as

amended: 20% social³ and affordable⁴ housing will be required on all sites that are zoned for residential or a mixture of residential and other uses.

The Councils will engage in discussions with developers/applicants prior to the formal planning process to negotiate details of the operation of Part V in relation to a specific development.

Where it is proposed that the site be developed for elderly persons' accommodation the proportion of the site relating to this use may be taken into consideration in the provision of social or affordable housing. This is to encourage the development of these types of residential units. It should result in "empty nesters", particularly the elderly, having the choice that will enable them to vacate larger units for units more appropriate in size to accommodate their current needs⁵.

The applicant / developer shall be required to submit details supporting the appropriateness of the design and layout proposed and details of the management of the proposed scheme.

3.6 Community Facilities

Policy HSG 8: Community Facilities

It is the policy of the Councils that in assessing new applications for housing the Councils will seek, where necessary, services that are required to meet the needs of the community, and/or to impose levies to assist in the provision of community facilities. Where housing is allowed outside principal locations the Councils will seek community levies towards the provision of community facilities at the nearest centre.

The Councils have prepared Development Contributions Schemes in accordance with Section 48 of the Planning and Development Act, 2000. The Development Contribution Scheme (DCS) targets current deficits in physical and social infrastructure.

The Town Council and the County Council recognises the important role that community

³ Housing for persons referred to in section 9(2) of the Housing Act, 1988.

⁴ Housing or land made available in accordance with section 96(9) or (10), for eligible persons.

⁵ Maximum site size relating to elderly persons accommodation is 1 hectare.

facilities play in the life of the town, and that such facilities should be located close to principal centres. However, where community facilities are provided in principal centres, such facilities are available to the community at large, so it is considered reasonable that all dwellings granted in both urban and rural locations should contribute towards the provision of such facilities.



Cabaragh Court Playground

3.7 Childcare Facilities

Policy HSG 9: Childcare Facilities

It is the policy of the Councils to encourage the provision of nurseries or childcare facilities in association with housing and commercial development.

Childcare is taken to mean full day care and sessional facilities and services for pre-school children and school going children out of hours. With the growing demand for childcare provision, there is equally a recognition that such provision must be of a suitably high quality. Quality childcare can benefit children, their parents, employers and the community in general. Childcare provision has also been recognised in the National Anti-Poverty Strategy as one measure to address poverty and social exclusion.

The Councils, having regard to the National Policy on Childcare, will promote through the planning system an increase in the number of childcare places and facilities available in the Town and will seek to improve the quality of childcare services for the community while maintaining existing residential amenity. Such provision shall be implemented in a sustainable manner, compatible with the land use and transportation policies set out elsewhere in the Plan.

Appropriate locations for childcare facilities are:

- On appropriately located sites in major new residential developments;
- Industrial estates and business parks and other locations where there are significant numbers working;
- In the vicinity of schools;
- Neighbourhood and village centres;
- Adjacent to public transport routes.

3.8 Ribbon development and one-off rural housing within the development boundary

The National Spatial Strategy (NSS-Nov 2002) states that it is “normal in policy terms” to distinguish between rural-generated housing and urban-generated housing. Also highlighted is the importance to maintain the distinction between towns and the countryside (to prevent further erosion of both urban and rural areas), by putting in place strategies to, *inter alia* prevent urban sprawl, and reduce the loss of agricultural and other land to urban areas. This will help to protect rural identity and reduce disruption to farming by keeping rural-urban distinctions as clear as possible, but it will also help to strengthen existing urban areas and settlements.

Within the Development Plan boundary, there is some ribbon development and one-off rural housing, particularly to the west and the east of the town. Such development leads to a poor use of lands, could cause issues with the future comprehensive development of these lands and in general are not sustainable having regard to the proposed and possible future uses of such lands.

Policy HSG 10: Ribbon development and one-off rural housing

It is the policy of the Councils to prohibit the extension of ribbon development within Thurles. Only under exceptional circumstances will single houses only for sons/daughters of agricultural families on zoned land be permitted, where it can be clearly indicated that such development will not detract from the future comprehensive development of the lands. Low density housing will be accommodated, in a sustainable manner, within zoned areas and the master plan lands.

The Councils will through the policy objectives set out in the Thurles Development Plan seek to support the County Development Plan to retain the rural population of North Tipperary and to support

rural communities and their services, including **Persons who are an intrinsic part of the rural community**. Such persons will normally have spent substantial periods of their lives living in rural areas as members of the established rural community. Examples would include farmers, their sons and daughters and/or any persons taking over the ownership and running of farms, as well as people who have lived most of their lives in rural areas and are building their first homes.

This Plan will seek to support the County Plan in this regard and will further seek to maintain and expand the urban population of the town through its housing policies towards the overall improvement in the residential function and perception of the town.

3.9 Traveller Accommodation

Policy HSG 11: Accommodation of the Travelling Community

It is the policy of the Councils to facilitate the provision of accommodation for the travelling community in accordance with the North Tipperary County Council Traveller Accommodation Programme (2004).

An integral part of the Councils’ policy and programme for housing in Thurles is the accommodation of the travelling community as identified in the North Tipperary County Council Traveller Accommodation Programme.

The Councils continue to work with traveller representatives and community groups to encourage greater acceptance of future accommodation proposals. The design and layout of such accommodation will continue to be undertaken in conjunction with members of the travelling community. The Councils will have regard to the Housing (Traveller Accommodation) Act, 1998, and to the ‘Revised Guidelines for Residential Caravan Parks for Travellers’ issued by the Department of the Environment and Local Government (1997).

3.10 Recreation and Amenity

Please refer to Chapter 4 and Chapter 8 which set out the Councils’ policies and guidelines in respect of the provision of open spaces, play areas and residential amenities.



3.11 Specific Housing Objectives

- H.1 To provide low-density housing at defined locations as designated on the zoning maps.**
- H.2 Construct social houses in accordance with Housing Policies.**
- H.3 Continue to acquire small infill sites within the town for residential development.**
- H.4 To continue to provide social and affordable housing in partnership with housing associations.**
- H.5 To encourage estate management of residential estates in partnership with resident groups.**
- H.6 To promote private housing within the town.**
- H.7 To provide new residential squares as part of new master plans.**
- H.8 Implement Settlement Policies of the County Development Plan.**
- H.9 To promote the re-use and appropriate renovations of suitable redundant and obsolete structures for housing purposes.**

CHAPTER 4: RECREATION & AMENITY

Main Sections in this Chapter include:

- 4.1 Introduction
- 4.2 Recreation and Amenities
- 4.3 Tree Preservation
- 4.4 Views and Prospects
- 4.5 Rights of Way
- 4.6 Arts and Culture
- 4.7 Derelict and Obsolete Land and Buildings
- 4.8 Scheme of Capital Grants for Recreational and Community Facilities
- 4.9 Specific Objectives on Recreation & Amenity



4.1 Introduction

The Councils recognise the importance of maintaining and enhancing all public open space within the town, whilst acknowledging the deficiency of quality open spaces and walkways throughout the urban area. The amenity objectives of the Plan include the enhancement of existing open spaces, the improvement of pedestrian links between major amenity areas, and the upgrading of approach routes.

Thurles performs well in the Tidy Towns Competition with many examples of beautiful landscaping and delightful wildlife and natural amenities. The Councils will continue to promote the aims of the Tidy Towns Competition, which could play an important role in improving the incidental open spaces throughout the town.

It is considered important that any new residential areas on the fringe of the town are self-sufficient in amenity terms and have access to open space. The standards for such open space are set out in Chapter 8 (*Development Management*).

4.2 Recreation and Amenities

Open Spaces

As a growing town, Thurles requires a range of recreational and amenity facilities to serve its young population. These facilities will also enhance the tourism potential of the town. Green space and recreational space enhance the quality of the living environment and are a key ingredient in

creating a sustainable town that is enjoyable to live and work in.

Existing open space in Thurles includes the parks at Loughtagalla, Clongour, and Stradavoher and the open space in the various housing estates.



Policy AMT 1: Amenity

It is the policy of the Councils to ensure that adequate amenity and recreational open space and facilities, including community facilities and centres, are available for all groups of the population at a convenient distance from their homes and place of work.

The demand for recreation and leisure facilities in Thurles is growing caused by increased mobility, shorter working hours and rising incomes, combined with an increasing demand for tourist facilities by visitors.

To cater for such demand the town is well served with recreational facilities including a sports complex, a swimming pool, GAA, race course, greyhound stadium and soccer playing pitches, tennis courts, golf course and good access to natural amenity areas. These amenities increase the attractiveness of the town as a development and settlement centre. The Councils will seek to secure the maintenance and protection of these areas from further development. Where deficiencies are identified, the Councils will support local efforts to provide such facilities.

Policy AMT 2: Large Scale Parks and Amenity

It is the policy of the Councils to encourage developers to pool land in order to satisfy open space requirements to allow the provision of large multi-purpose (e.g. parkland and playing pitches) amenity areas as well as small incidental open spaces within housing areas.



Policy AMT 3: Public Playgrounds

It is the policy of the Councils to promote the provision of public playgrounds and parks in all housing developments.



Policy AMT 4: Neighbourhood Amenity

It is the policy of the Councils to seek the provision and suitable management of Local Areas for Play (LAPS) and Local Equipped

Areas for Play (LEAPS) in new housing estates and to implement measures to find suitable sites for their provision in existing residential areas, (See Section 8.10 of the Development Plan).

Policy AMT 5: Residential Amenity

It is the policy of the Councils to seek the provision of a minimum standard of 2ha (5 acres) of public open space per 1,000 population in all housing developments. To meet this standard, suitable areas of land will be identified and reserved for the provision of public open space.

Policy AMT 6: Passive Amenity

It is the policy of the Councils to seek to retain and incorporate key landscape features such as trees, stone walls, streams, etc. into open space and landscape plans for new developments in order to create distinctiveness of landscape and a sense of identity.

River Walk

The Suir River, which flows through the town, should be used to a greater degree and incorporated into the 'greening' of the town. The Suir River is an important asset to Thurles.

The River Walk extends from Thomond Road to Slievenamon Road with access at Thomond Road, Kavanagh Place, The Shopping Centre and Slievenamon Road. The Thurles River Walk Habitat Study carried out in 2004 and provided advice on the enhancement of the walk in an ecological friendly manner. The principal aims are to enhance the River Walk as an amenity, to maintain and enhance its ecological value and to educate the public to respect and enjoy the ecological habitats in this area.

The improvement works carried out included:

- The removal of the barriers at the entrance to the Walk to make it wheelchair accessible.
- Widening and resurfacing of the path.
- Extensive landscaping with native species of plants and trees to further enhance the area.
- Removal of old seating to discourage anti social behaviour.

Policy AMT 7: Park and River Areas

The Councils will resist development that will detract from the amenity value of the proposed Town Park and river corridor.

**Policy AMT 8: Riverbank**

It is the policy of the Councils to maintain and enhance the riverside, footpaths, rights of way and landscape features as a source of amenity and recreation. No development will be permitted other than that which enhances the recreational and amenity value of the area.

Approach Roads

Major improvements were undertaken on the approach roads which involved landscaping, planting and pruning of trees, hedge cutting and an increase in grassed areas.

Policy AMT 9: Approach Roads

It is the policy of the Councils to seek visual improvements as part of new developments adjacent to all approach roads to the town to render a sense of anticipation and arrival.

The Councils will encourage stone walls, tree planting and improved signage along all such routes. No development will be permitted other than that which enhances the visual approach to the town.

Semple Stadium

Semple Stadium the second largest stadium in Ireland with a capacity of 53,500. Over the decades since 1926, it has established itself as the 'Mecca' for hurling followers, hosting the Munster Hurling Final on many memorable occasions.

Recently, an architectural consultancy has been appointed to lead a design team, tasked with preparing a Masterplan for the redevelopment of Semple Stadium. The proposal for the Stadium is

to raise its capacity to close to 57,000, as well as providing a wide range of modern facilities such as corporate space concessions, dining and changing areas within both main stands.

The Stadium is a major focus for GAA within the country and offers Thurles a unique opportunity with which to improve its profile and attract visitors.

4.3 Tree Preservation

It should be noted that trees often provide important roosting for bat species, all of which are protected by the Wildlife Acts (1976 and 2000) and are listed in Annex IV of the EU Habitats Directive (Council Directive 92/43/EEC on the conservation of natural habitats and of flora and fauna). These roosting sites are protected by law.

Policy AMT 10: Tree Preservation

It is the policy of the Council to seek the protection of mature trees that contribute to the amenity of the area (see list below). Development that requires the felling of such trees will be discouraged. A survey of trees for the use by bats should be undertaken prior to cutting down of any specimens.

The Councils aim to ensure that proposals for development will

- (i) not damage or result in the loss of trees listed for preservation or of mature hardwood tree preservation order (TPO) as deemed necessary following inspection and report by a qualified arboriculturist;*
- (ii) integrate existing trees into the new schemes, where this is appropriate and practical in the opinion of the Planning Authority.*
- (iii) Provide a full tree survey including the impact of the development on trees and any proposal to prune or crop trees.*



A substantial number of mature and semi-mature trees are to be found in the centre of the town associated with the St. Patrick's College and grounds. The Council recognises the importance

of these trees from a biological as well as aesthetic point of view.

Trees form a valuable part of the environment. They provide visual amenity, screen unsightly features and add to the diversity of the landscape and wider environment, and provide a roosting place for birds and food for a wide variety of wildlife. Proposals for new development will be required to ensure that the trees are not felled or rendered vulnerable by excavation around the root system.

The Objectives Map shows and the following sets out a number of important trees that are considered significant landscape features:

- Trees at St. Patrick’s College and grounds;
- Trees on western side of Laghtalla Rd.;
- Trees on the grounds of the Thurles Golf Club;
- Trees along the banks on the River Suir; and
- Trees within the curtilage of Ardfort House, Brittas Road.

The Council may also request that a tree survey is completed as part of a development proposal, to ensure that proposals for development will not damage or result in the loss of trees listed for preservation or of any mature hardwoods. The Council will make Tree Preservation Orders (TPO) as deemed necessary following inspection and report by a qualified arboriculturist.

The Council is mindful of the importance of mature trees in development and accordingly, the preservation of such trees will be a prime consideration in the determination of applications for sites containing trees of amenity value.

4.4 Views and Prospects

Policy AMT 11: Views and Prospects
It is the policy of the Council to protect views and prospects of special amenity value or special interest, including
 (a) Point views of the Silvermines Mountains;
 (b) View from Cathedral to St. Patrick’s College.

It is the aim of the Council to:

- (a) prevent development which would interfere or detract from a view which is designated,

- (b) impose conditions on planning permissions where minor modifications may render an otherwise negative development acceptable.

4.5 Rights of Way

Under the Planning and Development Act 2000, the owner of private land can apply to his or her local authority to have the public right of way removed from a part of his or her land. Typically, this would occur if the owner wished to develop his or her property in a way that would affect access to it by the public. In these circumstances, the local authority has the power to recover the costs involved with closing a part of land off from public access from the landowner.

Policy AMT 12: Rights of Way
It is the policy of the Council to ensure that proposals for development will not have a negative impact on existing public right of ways.

Right-of-way or right of way may refer to a situation in which although a parcel of land has a specific private owner, some other party or the public at large has a legal right to traverse that land in some specified manner. The term likewise refers to the land subject to such a right. A public right-of-way a right of way which permits the public to travel over it, such as a street, road, sidewalk, or footpath.

4.6 Arts and Culture

The County contains a variety of arts, culture and entertainment facilities. These facilities help to reinforce our cultural identity as well as provide a local source of employment.



The County Council has prepared a North Tipperary Arts Plan 2003-2006, which seeks to broaden access to the arts and to further develop engagement with the arts. Where we refer to all members of our community, we understand this statement to be in its broadest, most inclusive sense having regard to members of our community

of all nationalities, all abilities and visitors to our county, as artists as well as audiences

Policy AMT 13: Arts and Culture

It is the policy of the Council to seek the provision of arts, cultural and entertainment facilities, new works of art or performing space in association with new development proposals, where appropriate.

4.7 Scheme of Capital Grants for Recreational and Community Facilities

The Councils will assist, in general, the provision of recreational and community facilities and amenities and so improve the quality of life for the people in Thurles.

Thurles Town Council in association with North Tipperary County Council operate grants schemes to assist with community development, specifically those needs arising in the provision of open spaces, recreational and community facilities and amenities and landscaping works, the acquisition of land for that purpose and any matters ancillary to same. These grants are funded through the development contribution scheme and are available to all community and voluntary groups towards the provision of open spaces, recreational and community facilities and amenities and landscaping works.

4.8 Specific Objectives on Recreation & Amenity

- A.1 The Councils will seek the provision of a riverside park and walkway adjacent to the Suir River as part of new developments.**
- A.2 The Councils will seek the provision of linear parks as part of Master Plans.**
- A.3 The Councils will continue to improve the amenities of the town through the provision to the Town Park and the development of a series of public open spaces and parks.**
- A.4 The Councils will seek to provide ecological linkages throughout the urban area.**
- A.5 The Councils will seek to enhance the existing green spaces within the town, particularly residential areas.**
- A.6 The Councils will seek the removal of unsightly elements at historically sensitive locations within the town such as inappropriate advertising, poles and wirescapes.**

A.7 The Councils will seek to improve the visual amenity of all approach roads to the town.

The Councils recognise the social and marketing benefits of improved amenities and the role of such measures in addressing the town's perceived problems. In lieu of the capital expenditure necessary for the provision of the objectives set out above, it is considered reasonable that financial contributions be levied on developments as set out in the Councils Development Contribution Schemes.

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CHAPTER 5: ECONOMY AND THE TOWN CENTRE

Main Sections in this Chapter include:

- 5.1 Introduction
- 5.2 Employment Structure
- 5.3 Business Park
- 5.4 Improving Existing Employment Areas
- 5.5 Thurles Town Centre
- 5.6 Retail in the Town Centre
- 5.7 Town Renewal
- 5.8 Shopfronts
- 5.9 Agriculture
- 5.10 Tourism
- 5.11 Specific Enterprise & Employment Objectives



5.1 Introduction

The 2002 Thurles Development Plan highlighted the important mutual dependence on the urban and rural economies. This symbiotic relationship continues to exist in Thurles because it is a market town and very much dependent on its rural hinterland for its continued vitality and viability.

It is, therefore, important that the town retains the ‘loyalty’ of the population within the town and hinterland in order that the economic and social base of the town is maintained and improved while at the same time drawing in new customers and visitors to the Town.

Thurles’s strategic location is emphasised by its central location and excellent transport network, M8 Motorway, National Secondary routes and the Cork/Dublin rail route. This offers Thurles unique opportunities to develop markets and open up new enterprises.

Key Economic Aims

- (i) To remove barriers to land availability and economic and employment development
- (ii) Strongly foster and protect the viability of the core shopping areas of the town, as delineated and to protect its sustainability and its attractiveness as “Thurles, the Market Town”;
- (iii) Improve the physical environment of the employment areas within Thurles (including the town centre) through a series of environmental improvement schemes;

(iv) Identify and support appropriate locations for industrial and commercial development through land zoning, specific objectives and development briefs;

(v) To facilitate small and medium businesses to acquire suitable land and buildings, and where necessary to acquire land and provide the necessary services.

5.2 Employment Structure

The nature and extent of the industrial activity in Thurles is not of a scale that is capable of supporting and developing a vibrant service sector (See Table 5.2 and 5.3). However, there are considerable opportunities to develop SMEs, which will require the availability of serviced and affordable land.

Females account for approximately 40% of all employment. This has risen from 40.3% in 1986 to 42.7% in 1996 and in the 2006 Census they accounted for 42.5% of the labour force. Female participation is seen as a positive factor in increasing household disposable incomes and strengthening of the local economy.

It is important that female participation is supported through childcare facilities in line with Department of the Environment Guidelines for Planning Authorities on Childcare Facilities (2000).

	1996	2002	2006
Male	1,646	1,833	2,090
Female	1,111	1,366	1,547
Total	2,757	3,199	3,637

Sector	1996	2002	2006
Looking for first regular job	52	51	71
Farming, fishing and forestry workers	50	35	60
Manufacturing workers	525	499	566
Building and construction workers	204	272	389
Clerical, managing and government workers	394	514	512
Communication and transport workers	198	185	225
Sales and commerce workers	423	509	514
Professional, technical and health workers	403	481	483
Services workers	332	367	463
Other workers	176	286	354
Total in labour force	2,757	3,199	3,637

The vulnerable economic climate that exists in Thurles and its hinterland is further exacerbated by the out-migration of the economically active population.

According to the 2006 CSO Census data, approximately 16.5% of school leavers pursue a third-level education and only a small number of this group will find suitable employment opportunities locally. The diminution in the population in the young active age groups has had major impact on social balance, economic activity and town vitality. This, however, is only one of many factors that have influenced the towns' lack of economic growth during the current period of national economic growth.

Policy ECON 1: Employment Growth and Promotion

It is the policy of the Councils to facilitate enterprise and employment, and to co-operate with other agencies including the private sector in order to provide employment opportunities.

Sector	Thurles (%)	Ireland (%)
Looking for first regular job	2.0	1.4
Farming, fishing and forestry workers	1.6	4.2
Manufacturing workers	15.6	11.6
Building and construction workers	10.7	8.7
Clerical, managing and government workers	14.1	17.3
Communication and transport workers	6.2	5.4
Sales and commerce workers	14.1	13.5
Professional, technical and health workers	13.3	16.2
Services workers	12.7	10.7
Other workers (incl. not stated)	9.7	10.9
Total	100.0	100.0

Despite the decline in unemployment, the Councils will continue to play a role in alleviating unemployment. Key areas of the town have been zoned for both commercial and industrial activity (Map 1). These areas will be serviced as part of the specific objectives set out in this plan. The Councils will co-operate with employment creation agencies such as Shannon Development, IDA, Enterprise Ireland, Forbairt and the County Enterprise Board.

Several local agencies are involved in the development of enterprise and employment opportunities, namely; Thurles Marketing Group, Thurles Chamber, County Enterprise Board, Shannon Development, Tipperary LEADER Group, VEC and Youthreach. The Councils will endeavour to support and co-ordinate the work of these agencies to further develop the role of Thurles Town as an employment centre.

Policy ECON 2: Employment opportunities

It is the policy of the Councils to encourage employment opportunities that will reduce the out-migration of the young population.

The Councils have zoned sufficient lands to meet the demands of expanding businesses and the development of new businesses. However, the

improvement in the overall perception of the town is closely linked to the innate attractiveness of the town as a business location and this is expressed in the policy aims and objectives contained throughout this Development Plan.

5.3 Technology Park

Tipperary Technology Park (TTP) is on the outskirts of Thurles. TTP comprises a high quality physical environment with an advanced telecommunications infrastructure for indigenous and inward investment technology companies. TTP has become a hub of technology and knowledge based activity with strong diffusion impact throughout North Tipperary.

The Park, which is home to a number of inward investment projects, has a core facility for incubating and growing new Irish technology companies and includes a number of spin-off campus enterprises. The Park will be linked to a global network of such centres.



Archestown is under the ownership of Shannon Development and there are a number of existing businesses operating in this industrial estate. There are further lands available in the estate which are available for further industrial expansion.

In the County Development Plan 2004, it is a policy of the Local Authorities to prepare a Local Area Plan for lands situated at Archerstown to provide for proper planning and sustainable development of the area. The LAP shall be prepared in accordance with an agreed brief and will provide for the following Specific Objectives:

- The infrastructural requirements to service current and planned development in the area;
- The improvement and expansion of employment uses on existing sites and adjacent lands;
- Identification of suitable lands for low intensity, affordable commercial development, including vehicle parking, SME's and start-up employment activity.
- The consolidation of existing residential development and;
- The provision of limited new residential development.

5.4 Improving Existing Employment Areas

Policy ECON 3: Environmental Improvement of Existing Employment Areas

It is the policy of the Councils to improve the environment of the employment/commercial areas (including the town centre) through one or more of the following:

- landscaping where development borders other uses;*
- signage;*
- streetscape in town;*
- landscaping of turning and service areas;*
- improved access for pedestrians, cyclists and people with disabilities; and*
- enhancement of protected structures, areas of archaeological interest or the Architectural Conservation Areas.*

There is considerable scope for improving the town's commercial and employment areas and their surroundings, in order to create a more productive, safe and attractive environment. The Councils will work with existing and new commercial/industrial businesses to achieve this objective.

Policy ECON 4: It is the policy of the Councils to ensure that new commercial developments or the re-development of existing schemes provide a visually interesting street frontage in line with policy objectives in the Development Plan.

Many of the economic uses developed in the past tended to detract from the quality of the built environment. This is particularly evident in the town centre where large areas of land are currently occupied by storage sheds, open storage and vacant backland.

Policy ECON 5: Non-Conforming Uses

Where employment undertakings exist as non-conforming but long-established uses, it is the policy of the Councils to facilitate their continued operation provided they do not seriously detract from the zoning objective for the area.

In relation to the extension or expansion of such activities, the Councils will apply its policies on design and conservation through its development management powers, considering each case on its merits.

5.5 Thurles Town Centre

Thurles Town is the second of the County's **Level 2 Tier 2 Major Town Centres** in the Regional Hierarchy, under the County Retail Strategy 2003. Thurles is a relatively self contained Centre and has an extensive catchment area, largely as a result of its distance from the Limerick Metropolitan Area. The town is performing well in terms of its retail offer but there is leakage to centres in South Tipperary, particularly Clonmel. It is important to redress this and sustain the importance and growth of Thurles as one of the key centres in the Mid West and South East.

The town does provide a wide range of shops, particularly convenience shops, to meet the needs of the residents, workers and visitors. The town centre also provides an important sense of place and community identity, and in addition to shopping facilities, the town hosts a mixture of services, tourist and leisure facilities. The emphasis in the Plan is to protect and reinforce the role and viability of the town centre.

Liberty Square, Cathedral Street and Friar Street contain the main historic properties, which are the focal point for the development of the commercial product in Thurles. It is important, therefore, that the environment surrounding these sites is preserved and enhanced. A number of the registered derelict sites have been developed or are in the process of being developed. There are, however, a number of derelict, vacant or under-utilised sites and these are outlined in detail in Appendix 3 as Opportunity Sites with associated Development Briefs.

Despite general improvement in shop-fronts, there has been a gradual increase in unsightly advertising, erection of unauthorised shutters, some examples of street clutter and the removal of

architectural details (such as sash windows) which are important to the historic character of the town. The accumulation of a number of small breaches of planning can have a detrimental effect on the character and appearance of the town centre.

5.6 Retail in the Town Centre

Under the Retail Strategy for North Tipperary, it is the policy of the Council to promote and encourage major enhancement of retail provision in Thurles.



In accordance with the *Retail Planning Guidelines for Planning Authorities 2000*, North Tipperary County Council produced a County Retail Strategy (CSR) in December 2003. Arising out of that study Thurles Town Council has produced Town Centre Strategy for Thurles town that puts forward a clear vision for the town, identifies the issues/weaknesses in current town centre policy, and presents a clear pathway towards achieving the stated vision. Site Specific Development Briefs are presented in Appendix 8.

Policy ECON 6: Town Centre

It is the policy of the Councils to strengthen the town centre function of Thurles as a commercial, cultural and living centre in accordance with the County Retail Strategy 2003 and the Retail Planning guidelines for Planning Authorities (DoEHLG 1999) and the Town centre Strategy.

The location of new retail development is crucial to the long term vitality and viability of Thurles. Proposals for new retail development that is located outside the central area will be assessed under the criteria set out in Chapter 8 on Development management. Through its zoning objectives, the Planning Authorities will only allow development in the outer zones that will enhance rather than detract from the town centre. It will have particular regard for the Retail Planning Guidelines – (DoELG, April 1999).

Policy ECON 7: Non-Retail Uses

It is the policy of the Councils to control the provision of non-retail uses at ground floor level, within the Primary Retail Streets, to protect the vitality of the main shopping street.



This policy will be used to limit the amount of non-retail uses on Liberty Square, Cathedral Street and Friar Street. Banks and other financial institutions, offices and professional practices reduce the vitality and viability of shopping areas. These uses do not enhance the quality of the shopping experience as they can often have dead frontage particularly at night and are not as dependent on passing trade. When dealing with pre-application enquiries the Planning Authorities will generally encourage such uses to locate in secondary shopping streets.

Policy ECON 8: Townscape Improvement

It is the policy of the Councils to seek improvements to the quality of the town centre as part of new development in accordance with the standards set out in the Chapter 8 on Development management and the guidelines within the Architectural Conservation Area Design Statement and the Town Centre Strategy

5.6.1 Take-away outlets

In considering applications for new take-away outlets, the Councils will have regard to the need to preserve the amenities and the character of the town. 'Take-aways' tend to generate noise, odour and litter, and can cause disturbance to nearby residents, particularly late at night. The Councils consider that the town of Thurles is well provided with fast food outlets at present.

Policy ECON 9: Take-away outlets

It is the policy of the Council to fully resist any further take away outlets in Thurles due to their negative impact on the surrounding environment. Proposal for 'take away' food as part of a sit down restaurant will be considered against the

likely impact on local amenity, litter generation and noise. Opening hours of these premises will be strictly controlled.

5.6.2 Neighbourhood Centres

Given the extent of residential zoned land within the Masterplan Areas, it will be important to provide for the necessary ancillary services to meet the needs of these new residential communities. In this regard, a focal point of the Masterplan Areas should be a new neighbourhood centre (See Section 3.4).

In principle, the appropriate uses at neighbourhood centres are as follows: General stores, food stores, newsagents, dental/medical centres, crèche or childcare facilities. However, it is important to have further consideration for issues relating to urban design and scale before such uses gain approval.

In order to preserve the local nature of the designated neighbourhood centres, a size threshold of 1,200sq.m should normally be applied to a large unit or a total of 1,500sq.m to the whole centre with one anchor of minimum 1,000 sq.m. Beyond these limits on retail unit sizes, shops are unlikely to serve a purely local market and thus would be more suitably located within the town centre or on the edge of the town centre if no central sites are available.

The location of the crèche may be best suited adjacent to the neighbourhood centre.

An emphasis on quality urban design will be sought in neighbourhood centres. Buildings comprising the neighbourhood centre, or in the immediate vicinity, may be permitted to increase their heights to three storeys to reflect their prominence, subject to a high design requirement. A mix of uses will be encouraged at the centres, with residential and office uses promoted above first floor levels.

Where commercial developments are proposed, the Planning Authority may require appropriate mixes of use, in accordance with the uses of the surrounding area. In general, the Planning Authority will encourage a mix of uses on upper floors in shopping/ neighbourhood centres.

5.6.3 Discount Stores

Discount food stores of up to 1,500 sq.m. gross floor area have a potential role in extending the

choice and range of retailing in the town. However, such facilities are not suitable as neighbourhood shops because of the selected range of goods available.

An emphasis on quality urban design will be sought in planning applications for Discount Stores. Buildings may be permitted to increase their heights to three storeys to reflect their prominence, subject to a high design requirement. A mix of uses will be encouraged at the centres, with residential and office uses promoted above first floor levels.

5.6.4 Town Market

Thurles is historically a market town and it is an objective of this plan to protect and enhance that market tradition. The Council support the farmers market and other such markets that are deemed appropriate to enhance the diversity of the retail offer in the town centre. Markets can provide colour and human interest in town centres in a manner that supports the overall attractiveness of the town. To this end the Council will seek a permanent location for markets as part of the development of key sites within the town centre.

Thurles Town Council has designated a Casual Trading Area in Parnell Street Car Park. It is the responsibility of the Councils to designate sites as Casual Trading Areas in suitable locations where deemed appropriate. In the implementation of this policy the Council will have regard to the terms of the Casual Trading Act, 1995 (or as may be amended from time to time).

5.7 Town Renewal

5.7.1 Derelict Sites

Policy ECON 11: Derelict Sites

It is the policy of the Councils to implement the provisions of the Derelict Sites Act, 1990 to prevent or remove injury to amenity arising from dereliction.

5.7.2 Backland and Obsolete Areas

Despite having a very impressive main street/square, Thurles has significant areas of backland and substandard buildings to the rear of Cathedral Street and Friar Street. Some of these sites are landlocked and will require new entrances off side streets. This may require the removal of existing buildings or the creation of openings on existing streets. Such development will be

assessed against the policies set out in the Conservation chapter of the Plan (Chapter 7).

This Plan has identified key opportunity sites that would benefit from new development or redevelopment, and these sites are set out in Appendix 3 which includes an outline of suitable uses and zoning objectives.

Policy ECON 12: Obsolete Areas

It is the policy of the Councils to identify and secure the redevelopment of obsolete areas. Some sites are identified in Appendix 3, others include areas of backland, derelict sites and incidental open spaces which are or will be identified as opportunity sites for development.

The Councils will seek to remove dereliction and obsolete buildings and sites in accordance with policies ECON 11 and ECON 12. To this end, the Councils will examine joint public/private commercial ventures that facilitate the development or refurbishment of derelict or obsolete sites, including the use of the Derelict Sites Act, 1990.

5.7.3 Opportunity Sites in the Town Centre

Policy ECON 13: Opportunity Sites

It is the policy of the Councils to seek the appropriate re-use/redevelopment of the sites set out in Appendix 3. Development will be facilitated in accordance with the zoning and/or the guidelines set out in Appendix 3.

5.8 Shopfronts

The traditional shopfront is a significant piece of the architectural heritage of the town and contributes enormously to the fabric and texture of the town (See Appendix 2 for Thurles Architectural Conservation Area Design Statement).



Policy ECON 14: Shop-Fronts

It is the policy of the Councils to encourage the retention of shop-fronts of quality. The replacement or repair of shop-fronts should be completed according to the Councils' guidance outlined in Appendix 2 (Architectural Conservation Area Design Statement).

The importance of preserving the 19th century character of the town does not preclude proposals which are contemporary in design, provided that such proposals do not have a negative impact on the surrounding townscape, and designs are in harmony with the surrounding materials, building line and bulk of the proposed building.

Policy ECON 15: Shop Access

It is the policy of the Councils when assessing applications for new shops and redesign/redevelopment of old units, to consider the needs of the mobility impaired to ensure that town centres are accessible to all.

5.8.1 Advertising**Policy ECON 16: Advertising**

It is the policy of the Council to discourage the following:

- a) Free-standing advertisements on forecourts and the public footpath.*
- b) Signs or advertisements above fascia level.*
- c) More than one projecting sign per unit.*
- d) The use of back illuminated box fascias and illuminated projecting box.*

Certain types of advertisements can cause particular harm to the appearance of buildings and the street scene, and the Councils will therefore discourage the following: free-standing advertisements on forecourts, signs or advertisements above fascia level, and more than one projecting sign per unit. Illuminated box signs are particularly inappropriate in these areas and on such buildings.

Poster boards constitute one of the most obtrusive elements of all forms of advertisements. They rely on size, scale and location for their impact and these are usually detrimental to the character of the area in which they are situated. To ensure that the environment is protected from the possible adverse effects of these displays, the Councils has prepared

detailed guidance in Chapter 8 (Development Management).

**Policy ECON 17: Advertising in the Architectural Conservation Areas and on protected structures**

It is the policy of the Council to exercise firm control over advertisements in the Architectural Conservation Area and on Protected Structures. Illuminated box signs are particularly inappropriate in this area and on such buildings (Refer to Architectural Conservation Area Design Statement)

The Architectural Conservation Area Design Statement provides guidelines for the type of shop front advertisements that the Council will encourage, notably:

- (i) The use of hand painted lettering in bold colours on contrasting backgrounds. The use of solid block individual lettering, which is externally illuminated, by the use of spotlighting or floodlighting fixed directly to fascia boards or facades. In such cases care must be taken to ensure such fixtures are modest in scale and will not endanger traffic safety.
- (ii) The painting of stall risers and other features to enhance the design of the shop front, using appropriate colours.
- (iii) Traditional timber or wrought iron hanging signs to be limited in size and projection and restricted to one sign per building. In narrow streets, projecting signs may not be permitted where they give rise to visual clutter. Such signs must not pose a danger to pedestrian safety
- (iv) Remove Poster boards which constitute one of the most obtrusive elements of all forms of advertisements. They rely for their impact on size, scale and location and these are usually

detrimental to the character of the area in which they are situated.

(v) Ensure that the environment is protected from the possible adverse effects of these displays, the Council has prepared detailed guidance in Chapter 8 (Development Management) and in the Architectural Conservation Area Design Statement.

5.9 Agriculture

Table 5.2 demonstrates a decline in the numbers working in agriculture. This decline is generally consistent with the economy generally.

The Councils have zoned sufficient land for development during the Plan period. The Plan also indicates areas suitable for future development (Agriculture Zoned Land). In the event that some of these areas are required during the Plan period the Councils will carry out a variation of the Plan.

Policy ECON 20: Agriculture

It is the policy of the Councils to reserve lands within the plan boundary for agriculture. No development will be allowed on this land except where by variation of the development plan and in accordance with the strategic requirements of the area.

Policy ECON 21: Protecting Agricultural Practices

Where new developments are proposed, the Councils will seek to balance the need for rural based economic activity with the need to protect and enhance the viability of existing farms, equine operations and high quality agricultural land.

This zoning ensures the retention of agricultural uses and protects them from urban sprawl and ribbon development. Uses which are directly associated with agriculture or which would not interfere with this use are open for consideration.

In spite of declining agricultural sector, agriculture is still a significant land-use activity in the rural hinterland around Thurles. It is, therefore, important that this land is protected against urban-type activities that would reduce the viability of farming or detract from the rural character of Thurles's hinterland.

5.10 Tourism

Tourism is a growing sector within the national economy; domestic tourism in particular has assumed increased importance due to greater disposable income levels.

Overseas tourist visits to Ireland in 2006 increased by 10% to 7.4 million (Failte Ireland). Tourism Ireland has launched its Overseas Marketing Plans and Strategy for 2007 on the back of a very strong performance from all markets. Ireland's cultural heritage has been identified as one of the main reasons why overseas tourists chose to visit North Tipperary.

The Source Arts Centre opened on 2nd October 2006 and is one of Ireland's newest arts centre. It consists of a 250 seat auditorium with fully flexible seating, and a dedicated gallery space. A year round programme of events will include film, theatre, dance, ballet, opera, music, family events and visual art exhibitions.

Tourism also has the potential to benefit the local community in terms of improving facilities that are available to local people. The key resources on which the tourist industry relies are the identifiable features that make up the natural, built and cultural environment of Thurles and its surrounding countryside.



North Tipperary County Council adopted a Tourism Strategy in November 2003 and has recently launched a tourism website for the county. The overall aim of the Council is twofold: firstly, to provide a variety of activities for visitors in order to lengthen their stay in the town, and secondly, to improve the quality of the recreational environment of the town for the residents and visitors in the town.

However, the potential of the tourism industry in Thurles Town and environs is largely undeveloped. There does, however, exist:

- Poor understanding of the towns inherent historic characterises;
- Inadequate protection of the historic environment;
- Lack of development of commercial activities associated with the heritage industry, such as hotels, leisure activities, organised trails, etc; and
- Environment problems such as traffic congestion, pollution and poor quality building stock.

Policy ECON 22: Tourism

It is the policy of the Councils to co-operate with appropriate agencies in promoting tourism and securing the development of tourist based enterprises and facilities in the town.

New development in the tourism sector should respect the existing character of the town and its surroundings. This will enable tourism facilities to be provided in appropriate locations that will not have a detrimental impact on the town or its inhabitants.

An attractive town centre goes hand in hand with a strong tourism base. The local community has stressed the importance of improving the appearance of the town centre. The Council supports this sentiment, and will seek to improve the appearance of the town centre, by means of including town renewal and the appropriate control of new development, in order to strengthen and improve the character of Thurles.

Policy ECON 23: Tourist Accommodation

It is the policy of the Councils to facilitate the development of tourist accommodation in accordance with development management standards.

Thurles is ideally placed as a tourist base for rural recreation, golf, horse racing, GAA and as a stop over. The overall aim of the Councils is twofold: firstly; to provide a wide base of activities for visitors in order to lengthen their stay in the town, and secondly, to improve the quality of the recreational environment of the town for the residents and visitors to the town.

Thurles has a strong sporting tradition and tourists can enjoy a wide variety of sporting venues including:

- Thurles Golf Course
- Tennis
- GAA
- Soccer
- Rugby
- Athletics
- Hill walking, fishing and a host of other outdoor pursuits.
- Horse racing
- Greyhound Racing

There is an established range of tourist facilities in and adjacent to Thurles. The town itself, not spoiled by dominant multiples, is a tourist attraction for its traditional street frontage, signage, and buildings which are all-intact and are a fine example of a rural town of importance. Local family names are still important in Thurles. Thurles is noted for good quality Food, with excellent Cafes, Restaurants and food shops.

The 18 hole golf course provides potential for the more lucrative golfing tourists. The golf club is an under-utilised facility and with the increased number of Irish people taking short breaks, particularly golfers, there is huge potential to exploit the golf market. Short break packages offered by the golf club would entice those golfers looking for a new course to play.



Policy ECON 24: Existing tourist facilities

It is the policy of the Council to preserve the viability of existing tourist attractions by not permitting developments in their vicinity that would adversely impact on their setting.

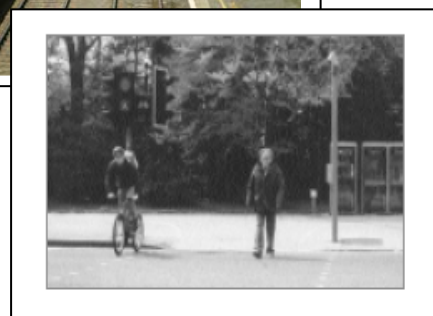
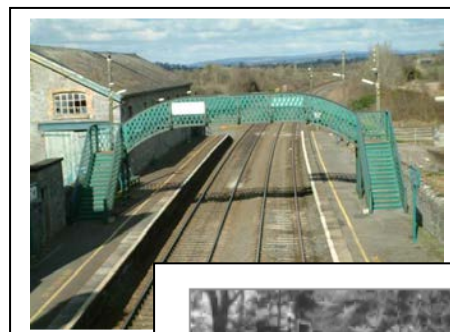
5.11 Specific Enterprise and Employment and Town Centre Objectives

- E.1 To promote lands zoned for commercial development for uses such as retail warehousing, commercial warehousing and other employment uses.**
- E.2 To support the development of a hotel/B&B/hostel, extra bed spaces within the plan boundary.**
- E.3 To support the provision of an e-town development that would provide live-work units in a cluster supported by office/service supports. An ideal location for such a cluster would be in close proximity to the railway station.**
- E.4 To support linkages with existing technology and third level sectors in Nenagh and Limerick through the development of 'Improved broadband' and e-based services.**
- E.5 To examine the possibility of setting up a 'revolving fund' to secure the redevelopment of derelict, vacant and obsolete sites.**
- E.6 To protect land used for agricultural purposes within the Plan area.**
- E.7 To support the aims and objectives of the Thurles Town Centre Strategy.**
- E.8 To seek the redevelopment of Derelict Sites and Opportunity Sites within the Plan area.**
- E.9 Properties zoned for commercial purposes along the west side of Slievenamon Road between the Dunnes Stores Roundabout and Fianna Road shall be used for professional/office purposes only (as per Class 2 (a) and (b) of the Planning and Development Regulations, 2001).**

CHAPTER 6: TRANSPORT, ACCESSIBILITY AND SERVICES

Main Sections in this Chapter include:

1. Introduction
2. Transport
3. Parking
4. Cycle Lanes
5. Integration of Land-use with Transport
6. Specific Transport and Accessibility Objectives
7. Services, including water supply, surface water flooding, etc
8. Specific Water Objectives
9. Sewerage Facilities
10. Waste Management
11. Environmental Nuisance
12. Renewable Energy
13. Telecommunications
14. Specific Service Objectives



6.1 Introduction

Thurles is a picturesque town, steeped in history and culture. In addition, quality shopping and housing, excellent restaurants, highly acclaimed schools and a wide selection of amenities all add up to make Thurles a pleasant and enjoyable environment in which to live, work and relax. The Councils consider that in order to strengthen these functions, it is important that priority is given to pedestrians and cyclists using the centre of the town.

Thurles has excellent road and rail access, however, the town does suffer from traffic congestion. Thurles is served by road, bus and rail networks. The N8, which links Dublin to Cork, is located to the east of the town while Thurles is linked to Dublin and Cork by rail, this service is frequent. There is also an intercity bus service which links Thurles to Dublin, Cork, Kilkenny and Limerick. A strategic policy of this Plan is to enhance the role of the railway station as an engine for new development throughout the town. The M8/N8, the N62 and N75 (National Secondary Roads) and the R498, R659 and R660 give good inter-regional access to the town. Of the 3,059 persons at work in Thurles, 599 walk to work each day. Another 526 travel less than 1 km to work by car. This would suggest that the majority of those at work are employed in the town. A total of 55 travel by train to work with a further 33 by bus. The CSO 2006 details for mode of transport are presented below:

Means of Travel	Thurles	State
On foot	599	199,446
Bicycle	77	35,386
Bus, minibus or coach	33	111,459
Train, DART or LUAS	55	53,175
Motor cycle or scooter	14	12,704
Motor car: Driver	1,705	1,054,011
Motor car: Passenger	222	102,678
Lorry or van	213	138,303
Other means	7	6,254
Work mainly at or from home	112	104,037
Not stated	22	28,651
Total	3,059	1,846,104

Car ownership is increasing, and the hinterland of Thurles is largely dependent on the car for access to the town. The Councils will therefore, continue to improve off-street car parking facilities in association with new development. Thurles Town Council has provided off street car parks at Cathedral Street (The Source), Parnell Street, Friar Street, Slievenamon Road, Liberty Square and Cathedral Street (Munster Hotel). Pay and Display parking is in operation on the streets and in the Car Parks.

6.2 Transport

Policy TRANS 1: Pedestrian Rights

It is the Councils policy to improve facilities for pedestrians and access facilities for people with special mobility needs in line with the aims of the European Charter of Pedestrian Rights.

The Committee on the Environment, Public Health and Consumer Protection of the European Parliament has produced a report pointing out that pedestrian areas are for the most part regarded as 'left-over' areas.

The *European Charter of Pedestrian Rights* adopted in 1988 by the European Parliament states that:

1. The pedestrian has the right to live in a healthy environment and freely to enjoy the amenities offered by public areas under conditions that adequately safeguard both physical and psychological well-being.
2. The pedestrian has the right to live in urban and village centres tailored to the needs of human beings and not to the needs of the car and to have amenities within walking or cycling distance.
3. Children, the elderly and the disabled have the right to expect towns to be places of easy social contact and not places that aggravate their inherent weakness.
4. The disabled have the right to specify measures to maximise mobility, such as the elimination of architectural obstacles and the adequate equipping of public transport.

The Councils will, therefore, seek to improve access to buildings and public spaces through the statutory development management process. This will include ensuring that all non-domestic developments, including where possible, change of use, alterations, and extensions to existing buildings are accessible to people with special mobility needs, through incorporating level access into the building.

The Councils note the contents of 'Buildings for Everyone - Access and Use for all citizens' (1998) from the National Rehabilitation Board

The Councils have completed a number of environmental improvements in Thurles including the car park, cobblelock pavement and dished paving. The Councils intend to continue with these improvements, particularly for people with special mobility needs, including elderly people, people with physical disabilities and/or sensory impairments, and those with young children or carrying heavy loads.

The Councils also aim to create an enhanced network of pedestrian routes linking shopping areas, amenity areas and tourist attractions, particularly with the Town Park.

6.2.1 Access for Special Mobility Needs

In the design of buildings to which the public could be expected to have frequent access, special consideration will be given to the accommodation of people with disabilities in accordance with the requirements of the Part M of the Building Regulations, 2000 and the advice set out in Buildings for Everyone (1998) as issued by the National Rehabilitation Board.

Policy TRANS 1: Access to new developments

It is the policy of the Council to require all new development to comply with the required standards for access for people with special mobility needs, in accordance with the requirements of the Part M of the building Regulations, 2000 and the advice set out in Buildings for Everyone(1998) as issued by the National Rehabilitation Board.

The Disability Bill, which is currently before the Oireachtas, places particular obligations on Local Authorities. Accessibility audits of Local Authority buildings, facilities, services, and information provision, and an accessibility implementation plan for the same must be completed within six months of the statutory approval of the Sectoral Plan.

6.2.2 Public Transport

Policy TRANS 2: Public Transport

It is the policy of the Councils to co-operate with relevant transport bodies and authorities to secure a public transport service to operate through the hinterland of Thurles and between Thurles and other urban centres.

Public transport within the hinterland of Thurles is insufficient. The improvement in public transport between the surrounding urban centres and villages is of paramount importance to reduce isolation and improve linkages between the town and outlying areas.



The Councils will work with local bus and taxi companies to improve public transport options in and around Thurles. Pilot schemes, currently underway in other counties, that use the school bus in off peak times as rural public transport, will be monitored and promoted if proven successful.

The taxi service is an essential part of any strategy for Thurles.

Policy TRANS 3: Taxi

It is the policy of the Councils to provide sufficient ranks at various locations throughout the city in consultation with the Taxi Operators. These ranks will be of varying sizes and will be time restricted as appropriate. The ranks shall be designed so as to provide accessibility for persons with disabilities.

Taxi/Hackney offices will not be permitted where they are likely to cause traffic congestion or traffic hazard or where they would injure the amenities or civic dignity of the area.

Policy TRANS 4: Rail Transport

It is the policy of the Councils to support the improvement of rail services, and to protect lands adjacent to rail stations against encroachment by inappropriate uses that could compromise the long-term development of the rail facility.

It is important that the rail line is protected in perpetuity and upgraded to a standard that renders the line competitive with the private car. In order to ensure the long-term viability of these lines, it is equally important that land-use policy and future development take advantage of rail as a potential transport option. In view of the future requirement for strategic land sites in Thurles and the need to locate such sites adjacent to transit corridors, lands have been zoned close to the railway station for a high density development. The design of this

development will take advantage of improvements to rail services to Thurles. In land-use terms it is important that land adjacent to the station and corridors is protected.



Rail may be promoted as an alternative to road transport as part of a future integrated Spatial Strategy for the Country by addressing the important symbiotic relations between land-use and transport, particularly settlement patterns, and the future viability of rail transport as a planning tool for land-use planning.

6.3 Parking and Loading

Thurles is heavily dependent on its hinterland and the car is currently the main means of access to and from the town. The Councils will continue to improve off-street parking facilities and seek development contributions towards the improvement of existing and new car parks adjacent to the town centre. In order to promote cycling as a viable option to the car the Councils will seek the provision of secure bicycle parking facilities as part of new residential and commercial developments.

Public transport connections, particularly by bus, are considered to be good in Thurles and given the quantum of future development that is expected, it is considered important that the increase in traffic volumes can be effectively managed. The implementation of an effective parking control policy has the potential to positively support the future development of Thurles. Such a policy shall include:

- Active discouragement of long stay commuter car parking
- Management of on street parking
- Focussing on the provision of parking for short stay shopping and business activity where use of the car is required.

- The Development Plan standards should be used as a maximum parking standard, with significant development specific reductions permissible.

Policy TRANS 5: Car-Parking

It is Council policy in its provision of public car parks and in its control of on street and off street car parking to provide for short term and business parking requirements and for the needs of local residents, rather than long term commuter parking requirements.

Policy TRANS 6: Bicycle Parking

It is the policy of the Councils to require that adequate covered parking facilities be provided for the secure parking of bicycles.

See Table 8.3 – Chapter 8 for parking requirements attached to new and re-developments.



Policy TRANS 7: Road Improvements in the Town Centre

It is the policy of the Councils that future road improvements, traffic calming and parking provision will respect and enhance the urban form and conservation of the town, particularly within the Architectural Conservation Areas.

Many of the town’s pavements are in bad state of repair and in need of improvement or replacement. The Councils have begun a programme of improving pavements throughout the town and this will continue throughout the development plan period.

Traffic calming and gateway features will help to reduce speeds by:

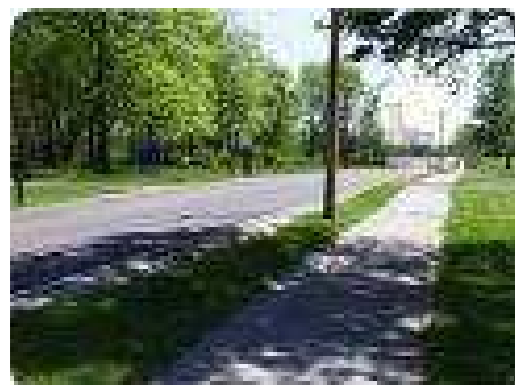
- (a) defining the transition between rural and urban areas; and
- (b) reinforcing the need for change in driver behaviour.

6.4 Cycle Lanes

The Councils aim to maximise dedicated provision for pedestrians and cyclists. Walking and cycling are healthy, cost effective and non-polluting modes of transport.

The Councils seek to provide cycle networks between neighbourhood areas. In particular, attention should be focused on schools, local shopping centres and existing and proposed employment locations.

With the level of congestion being experienced on urban roads, the Councils will seek the provision of cycle lanes on main routes into town from key commercial and residential areas. These include the Roscrea /Thurles Road N62 and Nenagh Road R-498. Future improvements to the centre of town will seek to provide an opportunity for improved cycle and pedestrian facilities.



Policy TRANS 8: Cycle lanes

It is the policy of the Councils to seek the provision of improved facilities for cyclists through the development of a network of cycleways, and the provision of secure cycle parking where permissions are being granted for commercial, residential or educational/ institutional developments. Secure cycle parking facilities shall be provided in new office blocks, apartment blocks, shopping centres, hospitals, etc. Secure bicycle racks shall be provided in all cases where bicycle parking is deemed necessary by the Planning Authorities.

Cycle parking facilities shall be conveniently located, secure, easy to use, adequately lit and

well-signposted. Weather protected facilities should be considered where appropriate. In addition, parking should be placed within a populated, well-supervised area, and monitored by CCTV where possible.

6.5 Integration of Land-use with Transport

The planned improvement of the rail line between Dublin and Cork is seen as opportunities for the long-term development and expansion of the town. This plan will seek to capitalise on the improved service that is planned for the Cork-Dublin Rail line in terms of greater frequency of trains and improved standard of access to all stations including Thurles.

Land has been designated in this Plan adjacent to the station to provide for land-uses that will benefit from proximity to the railway station. Such land-uses would include 'e-cluster live-work units' with access to broadband, high quality housing with opportunities to commute to larger centres from employment, etc. A specific objective will be an overall improvement in the physical environment of the link between the Station and the town.

6.6 Route Corridors

It is a proposal of the Councils that the route corridors within the Plan boundary for the town and its environs be preserved and protected. Due to the expense and time scale for such projects, the Council indicates on the zoning map a number of routes, much of which will be achieved as part of new development. It must also be stated that the Councils will not purchase land to facilitate the construction of these routes.

The proposed link/by-pass roads are represented by indicative lines on the Objectives Map and are subject to alteration to that of any future studies (e.g. NRA constraints study).

Policy TRANS 9: Strategic Route Corridors

It is the policy of the Councils to reserve lands free from development that would undermine the future development of strategic route corridors. These new roads shall be completed as part of new development or secured through future funding programmes

Policy TRANS 10: Land-use along Route Corridors

It is the policy of the Councils to resist development along strategic route corridors, except for development on zoned land and in

accordance with the policy objectives of the Plan. Development proposals on zoned land shall be designed to protect and improve where necessary, the carrying capacity of the roads, and contain significant improvements in amenities in accordance with the requirements of policies contained in the Economy Section of the Plan. The Councils will resist development of land outside the town boundary where land is not zoned for development purposes in the County area, particularly adjacent to strategic route corridors identified in the North Tipperary County Development Plan.

Policy TRANS 11: Development contribution scheme

It is the policy of the Councils to put in place Supplementary Development Contribution Schemes for specified road proposals that will benefit future development in order to generate funds for the construction of these roads. The schemes shall be drawn up and implemented in accordance with Section 49 of the Planning and Development Act, 2000.

6.7 Specific Transport and Accessibility Objectives

To provide new road linkages as part of new development as follows;

- T.1 To examine the feasibility of using school buses as rural public transport during off-peak periods.
- T.2 To proceed with a programme of improving and upgrading the pavement network throughout the town, particularly in areas where access is impeded for the mobility impaired, especially the implementation of the Liberty Square Traffic Management Plan
- T.3 Provide an improvement in the approach entrance to the town to include:
 - a) Traffic calming;
 - b) Improved pavements; pavement pull-outs and planting calming and;
 - c) gateway features.
- T.4 To support Bus Eireann in the improvement of access and facilities at Thurles.
- T.5 To support Iarnrod Eireann in the improvement of access and facilities at Thurles Rail Station.

- T.6 To maximise the potential land-use benefits of improved services on the Cork-Dublin Rail line.**
- T.7 To replace inappropriate road signage in the Architectural Conservation Area.**
- T.8 To protect existing rights of way and pedestrian access along public routes.**
- T.9 Seek to provide a by pass route as part of new development linking the roads stated hereunder:**
 - i. Nenagh Road (R498) and Brittas Road (N62);**
 - ii. Brittas Road (N62) and Dublin Road (N75); and**
 - iii. Dublin Road (N75) and Horse and Jockey Road (N62).**
- T.10 To improve access to buildings and public open spaces.**
- T.11 To seek an overall improvement in the physical environment of the link between the Station and the town.**
- T.12 To create an enhanced network of pedestrian routes linking shopping areas, amenity areas and tourist attractions, particularly with the Town Park.**
- T.13 To undertake a survey to obtain a proposed corridor for a connection road between the Horse and Jockey Road and the Mill Road to alleviate traffic on Liberty Square together with access road for surrounding lands.**

6.8 Services

The standards to be achieved in both drinking water and wastewater are specifically laid down in the relevant national regulations, which give effect to the corresponding E.U. Directives. The 1998 Drinking Water Regulations in conjunction with the European Directive 98/83/EC identified the need “to ensure that all rural consumers would have good water supplies in their homes”.

The DoEHLG has issued circulars L7/96, L5/01 and L2/02 in respect of Water Conservation objectives, which include:

- A reduction in water loss;
- Maximise value of capital investment;
- Improve network management;
- Improve customer service;
- Improve management of water resources and general environmental protection.

In exceptional circumstances where it is not possible or reasonable to connect to the Councils network, the applicant will need to demonstrate that a suitable site is available and that sewage treatment can be accommodated without negative impact on the water source. It is an objective generally to improve and extend the water supply infrastructure to serve the planned levels of growth set out in this plan.

6.8.1 Water Supply

The Water Supply comes from a number of local sources. The water supply network is now operating close to capacity. Knockalough, Ladyswell, the Creamery Well and Loughtagalla Well feed into the Water Tower where the supply is chlorinated and fluoridated. Supply at Tobernaloo is chlorinated and fluoridated at source and feeds directly into the mains.

The following table sets out the sources of water supply for Thurles and their respective yields.

Source	Yield per Day (litres)
Knockalough Impounding Reservoir	380,000
Ladyswell	1,200,000
Tobernaloo Well	760,000
The Creamery Well	650,000
Loughtagalla Well	870,000

A new Regional Water Scheme for Thurles town and its environs is at design stage and will cost in the region of €35m. The project involves intake, treatment, storage and distribution. Further details on the Scheme may be obtained from Water Services Section, North Tipperary County Council. It is anticipated that the works will be completed during the lifetime of this plan.



Policy SERV 1: Water Supply
It is the policy of the Councils that in granting permission for new development the development shall be connected to the Councils water supply,

and only in exceptional circumstances will the Councils consider group water or single borehole wells.

Water Framework Directive

The Water Framework Directive (WFD) is a new legislative framework for the protection, improvement and sustainable use of waters – rivers, lakes, coastal waters, estuaries and groundwater – across Europe in order to prevent deterioration and enhance status of aquatic ecosystems; promote sustainable water use; reduce pollution; and contribute to the mitigation of floods and droughts.

The WFD was implemented in December 2000 ([2000/60/EC](#)) to rationalize and update existing water legislations and provide for water management on the basis of River Basin Districts (RBDs). Thurles is located on the river Suir in the South-eastern River Basin District.

6.8.2 Surface Water Treatment

In line with international practice and emerging EU policy Ireland is moving towards making the full cost of water and waste water services to all sectors transparent, and securing full cost recovery in the case of non-domestic users. To facilitate this, a policy framework has been developed to comprehensively apply the polluter pays principle in regard to water services infrastructure and operations.

Unless carefully sited and designed, new development or redevelopment can increase run off from impermeable surfaces such as roof and paved areas, which can result in problems of:

- Increased risk of flooding in areas downstream of the development;
- Damage to river environments, damage to habitats or river channel stability.

The Councils will require that surface water be dealt with, where possible, on site and drainage will be achieved by a combination of regulated discharge and source control (Sustainable Urban Drainage Systems). The regulated discharge method involves the construction of a traditional surface water system on site, together with storage lagoons and soakaways. The lagoons sited on open space will provide temporary storage for storm water until it can be released at a controlled rate to the nearby stream or drain. The lagoons will be dry except at times of very heavy rainfall.

Policy SERV 2: Surface Water Retention

It is the policy of the Councils to promote sustainable urban drainage through storm water retention facilities for new developments and to incorporate design solutions that provide for collection and recycling of surface water.

Policy SERV 3: Groundwater and Surface Water Protection

It is the policy of the Councils to seek the protection of groundwater and surface water, and in deciding planning applications that might negatively impact on groundwater or surface water will balance the need to protect the environment with the need for development. Development that results in discharge to groundwater or surface water will be required to secure a discharge licence under the Local Government (Water Pollution) Acts 1977-90, and must comply with the policy objectives of the Draft Groundwater Protection Scheme 2002.

A licence is required for the discharge of any trade or domestic effluent to surface or ground water other than for domestic sewage discharge not exceeding 5 cu meters in any period of 24 hours, which is discharged to an aquifer from a septic tank or other disposal unit by means of a percolation area, soakage pit or other method.

6.8.3 River Water Corridors

Policy SERV 4: Water Corridors

It is a policy of the Councils to preserve an undisturbed edge or buffer adjacent to the River Suir and to maintain the natural functions of existing ecosystems. New development in proximity to the river will be required to set back and provide access to the river as well as enhancement to the amenity value of the river corridor, including the landscape, water environment and wildlife habitats and, where consistent with this, to encourage increased public access and water-related recreation opportunities. No development will be permitted other than that which enhances the recreational and amenity value of the area.

6.8.4 Flooding

Policy SERV 5: Protection of the Flood Plain

It is the policy of the Councils to discourage development within established flood plains. However where development is considered appropriate adjacent to an existing flood plain

and would result in alteration of natural drainage systems, the Councils will require mitigation measures to minimise the risk of flooding.

The primary aim of this policy is to protect residential and commercial areas from flooding. The first consideration, therefore, shall be the protection of existing flood plains free from development that would add to the risk of flooding. It is agreed that such flood plains be re-assessed following completion of River Suir Catchment Flood Relief And Management Study (CFRAMS) by the Office of Public Works.

The Planning Authority will have regard to ‘*The Planning System & Flood Risk Management – Guidelines for Planning Authorities*’ currently at consultation draft stage.

Policy SERV 6: Flood Alleviation Measures
It is the policy of the Councils to ensure that development does not increase the risk of flooding, and development in low-lying areas or known flood plains will be required to produce a Flood Impact Assessment to demonstrate that the development will not contribute to flooding within the immediate or wider catchment area.

6.9 Specific Water Objectives

- W.1 To encourage the use of recycled waters where drinking water is not needed.**
- W.2 To encourage the use of permeable surfaces e.g. gravel drives etc, to reduce surface water run-off.**
- W.3 To encourage the use of SUDS techniques, constructed wetland and other natural solutions to reduce the impact of surface water runoff on river and ground waters**
- W.4 It is an objective of the Council to prepare Supplementary Development Contribution Schemes for specified water service proposals that will benefit future development in order to generate funds for the construction of these services. The schemes shall be drawn and implemented in accordance with Section 49 of the Planning and Development Act, 2000.**
- W.5 To seek to protect the lands that are liable to flooding, which if developed could impact negatively on existing built environment.**

6.10 Sewerage Facilities

The rapid economic progress has placed pressure on our services particularly water & sewerage facilities. Funding for the provision/upgrading of capital projects in water and waste water services is provided by the Department of the Environment and Local Government out of the Annual Budget as approved by the Dail in the Department's Estimates and also from EU Structural Funds. The actual construction of the approved projects is administered by the Council.

The Thurles Sewerage Scheme – Plant improvements (€2.369m) by North Tipperary County Council is under construction. The project involves Plant and Equipment upgrade at Treatment Works which will provide greater capacity.

The Thurles Sewerage Scheme (€3.09m) by North Tipperary County Council is now at Preliminary Report Stage. The project involves the upgrade of the Town Network.

Policy SERV 7: Sewer Capacity
It is the policy of the Councils to take account of the existing and planned drainage system in the area prior to granting planning permission for development.

Planning permission will not be granted if the development proposed is likely to cause pollution or to overload the sewers or to cause nuisance or endanger public health.

Policy SERV 8: Private Treatment Plants
It is the policy of the Councils not to permit the use of private/communal/shared sewerage treatment plants and pumping stations in residential development proposals. In exceptional circumstances, such as those that will be of strategic benefit, proposals involving conventional pumping systems will be considered. Development proposals involving gravity based drainage systems will be the preferred solution.

6.10.1 Grease and Oil Pollution

A major problem in collecting both surface and foul water from domestic and commercial development is the amount of grease and oil that is discharged through sewers. Restaurants, commercial kitchens, garages, are all examples of development that create waste oils and grease. The Councils will require that all commercial

development demonstrate, as part of a planning application, how surface oils, kitchen oils, and other unctuous material will be contained on site and removed through recycling or other sustainable means. Failure to submit such details will delay the determination of an application.

Effluents from restaurants and other food preparation outlets, which, due to their fat or grease content or other such characteristics, could give rise to an additional treatment loading or increased risk of blockages, will be subject to licence.

6.11 Waste Management

Thurles Town Council, North Tipperary County Council, Nenagh Town Council, and Templemore Town Council adopted a Joint Litter Management Plan in compliance with Section 12 of the Litter Pollution Act 1997. The Plan focuses on the following:-

- Improving the Council’s performance in relation to litter prevention/control including more effective enforcement against offenders.
- Promoting greater public awareness and education about litter
- Developing effective partnerships with business/industry and voluntary interests to combat litter and to create a clean outdoor environment.

The Traffic Wardens are authorised to perform the functions of the Council and of a Litter Warden under the Litter Pollution Act 1997 including the issue of “on-the-spot fines” for breaches of the act. There are two part time Litter Wardens employed by Thurles Town Council to enforce the litter legislation under the Litter Pollution Act 1997.

The on the spot litter fine is €150.00. The Litter Wardens continually monitor the illegal dumping of waste and welcome support from the community in prosecuting offenders. Irish Business Against Litter (IBAL) was established in 1996 and employ An Taisce to independently monitor litter in towns with a population in excess of 6,000, in accordance with European Grading Standards. 57 towns including Thurles are monitored. The IBAL Anti-Litter League which ranks the performance of each town/area in combating litter in a league format is published a number of times each year. Thurles was ranked No.44 and described as moderately littered in the August 2005 league table, it improved its ranking to No.16

with litter free status in November 2006 and improved its rankings again in June 2007 to No.15, retaining its litter free status.

Reduce, Recycle, Re-Use - Over one third of what we put into our bin is made up of packaging, some of which we can reuse or recycle and some which we have to send to landfill.

Policy SERV 9: Bring Sites

It is the policy of the Councils to provide for the provision of bring sites designated within the public car park area of commercial development which shall include provision for the recycling of cans and glass. When assessing planning applications, the Planning Authority will consider details regarding the location, dimensions, and design and traffic arrangements around the recycling centre.

The County Council Landfill at Ballaghveny is licenced for the disposal of 37,000 tonnes of waste per annum. This will continue to meet the requirements for landfill in Thurles. The Replacement Waste Management Plan for the Midlands Region 2005 – 2010 provides for the sustainable management of waste throughout the County. The priority objectives of the strategy centre on prevention minimisation, reuse and recycling of waste, and the application of the ‘polluter pays’ principle.

Any waste which is not minimised, recovered or recycled at source i.e. in the home, office, factory etc, will need to be dealt with by the provision of new waste infrastructure which will include, extended collection systems, bring sites, community recycling centres and local transfer stations, to rationalise waste collection systems.

Policy SERV 10: Recycling Centres

It is the policy of the Councils to provide for the provision of a community recycling centres which will facilitate the recycling of a wide range of waste material including paper, cans, glass, timber, plastic bottles, cardboard etc.

It was recognised in the Waste Plan that public awareness and education will be fundamental to the achievement of these objectives, and the Councils recognise the importance of the planning process, particularly development management and enforcement, in securing these objectives.

Objective Waste 1 – It is an objective of the Councils to provide for the provision of a community facility on a brown field site within the Development Plan Boundary (e.g. Disused landfill site on the north-west side of town).

Policy SERV11: Waste Management

It is the policy of the Councils to implement the policy objectives of the Replacement Waste Management Plan for the Midlands Region 2005 – 2010.

Construction and demolition (C&D) waste is seen as a direct by-product of the building industry. The Councils will seek to reduce the quantity of C&D waste that goes to landfill and will seek to ensure that such waste is recycled where possible. Where significant C&D waste is envisaged arising from a proposed development, the Councils will seek waste management plans for the scheme as a condition of planning permission, such plans to be completed prior to the commencement of development. The Replacement Waste Management Plan for the Midland Regions 2005-2010 lays down the strategy to further increase the use of recycling while decreasing the dependence on landfill as a means of depositing waste and is being implemented by North Tipperary County Council. With the recent increase in charges for waste collection, Thurles, along with most other towns in North Tipperary is suffering from illegal dumping of waste-household and business.

Policy SERV 12: Disposing of Builders' Spoil

It is the policy of the Councils to eliminate all unauthorised fly-tipping and to regulate and control the disposal of all builders' spoil and rubble arising within the Area.

Policy SERV 13: Polluter Pays

It is the policy of the Councils to implement the 'polluter pays' principle with particular regard to industrial and agricultural discharges, and to implement the provisions of the water pollution and environmental protection legislation and regulations there under.

6.12 Environmental Nuisance

Certain kinds of development can give rise to nuisance, which can affect occupiers of buildings, passers-by or those using outdoor space. The Councils recognise that there is a need to prevent new problems from arising and to limit or reduce the nuisance from existing uses.

Policy SERV 14: Environmental Nuisance

It is the policy of the Councils to resist developments that give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to air or water pollution. Such restrictions will particularly apply to uses sensitive to disturbances such as housing, schools and hospitals, etc.

6.13 Renewable Energy

The Councils support national and international initiatives for limiting emissions of greenhouse gasses and encouraging the development of renewable energy sources. The Green Paper on Sustainable Energy states that a sustainable energy policy should support economic development while protecting all environmental assets and reducing the Irish contribution to global environmental problems.

New technologies have enabled the development of sustainable energy sources. These include, wind, biomass and waste, solar, hydro, combined heat and power, geothermal heat transfer, etc. The Councils will seek to promote all appropriate technologies through the development management process.

Policy SERV 15: Renewable Energy

It is the policy of the Councils to promote energy efficient solutions to fulfil energy requirements of development. In deciding applications for medium to large scale residential, commercial and industrial development the Councils will require that all benign energy technologies are explored towards the achievement of increased sustainable energy use.

6.14 Telecommunications

The Councils recognises the importance of telecommunications apparatus and overground services to provide improved communications and electricity supply, as these services are vital to the overall competitiveness and economic growth of the County.

Proposals must consider:

- a) Existing/alternative sites,
- b) impact on public health, and
- c) the long term plans of the developer and the plans of other promoters.

Policy SERV 16: Telecommunications

It is the policy of the Councils to have regard to the following in considering proposals for the

development of telecommunications masts, antennae and ancillary equipment:

- a) *The visual impact of the proposed equipment on the natural, built and historic environment.*
- b) *The removal or modification of features of architectural importance.*
- c) *The impact any such development may have on protected structures or their setting.*
- d) *The potential for co-location of equipment on existing masts.*
- e) *The Department of the Environment and Local Government “Guidelines for Planning Authorities” (July 1996).*

It should be noted that antenna considered exempt under Class 31(k), Schedule 2, Part 1 of the Planning and Development Regulations 2001, may require planning permission within the Architectural Conservation Area if the antenna are considered to have a negative visual impact. Planning applications for antenna or support structures will be assessed on any negative impact on listed views and protected structures within the town.

Policy SERV 15: Satellite Dishes

It is the policy of the Councils to permit satellite dishes except:

- a) *on Protected structures where the special character would be harmed; or*
- b) *on the front or side of buildings in a Architectural Conservation Area; or*
- c) *in other areas where they would cause unacceptable harm to the visual amenities of the area.*

Satellite dishes and telecommunications apparatus, if badly sited, can materially harm the character and appearance of historic buildings, important townscapes and the character of rural areas.

Some satellite dishes may be erected as exempted development under the (Planning and Development) Regulations, 2001. Where permission is required the above policy will apply.

6.15 Specific Service Objectives

S.1 The development strategy outlined in the Plan will guide the nature and extent of ongoing water supply and sewerage improvements especially for the service of newly zoned land.

- S.2 To maintain a green buffer along the Rivers to protect against the risk of flooding and to preserve and enhance the amenities and existing habitats on the river bank.**
- S.3 To establish a civic amenity centre in Thurles as part of the long term expansion of the town.**
- S.4 The development strategy outlined in the Plan will guide the nature and extent of proposed improvements in sewerage facilities.**
- S.5 Replace old culverts in the town centre with sewers to the required standard.**
- S.6 It is an objective of the Council to prepare Supplementary Development Contribution Schemes for specified service proposals that will benefit future development in order to generate funds for the construction of these services. The schemes shall be drawn and implemented in accordance with Section 49 of the Planning and Development Act, 2000.**

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CHAPTER 7: CONSERVATION OF THE HISTORIC ENVIRONMENT

Main Sections in this Chapter include:

1. Introduction
2. Architectural Conservation Area
3. Implications of an Architectural Conservation Area for the public
4. Protected Structures
5. Preserving Important Views
6. Archaeology
7. Tree Preservation
8. Arts & Culture
9. Specific Conservation Objectives



7.1 Introduction

Thurles, the second largest town in North Tipperary, arguably has its most significant assemblage of architecturally-significant buildings. Liberty Square, at the very centre of the town, is certainly one of the finest urban spaces in Ireland and retains its street frontages largely intact. This square, or rather a long wedge-shaped oblong, was laid out as the market place of the medieval town founded by the Theobald Butlers in the late twelfth century. The only direct approach to the square is Slievenamon Road, at the south side. This street and Parnell Street, leading in at the north-west corner of the square, were both laid out in the 1830s. The other streets all approach the square in gentle curves.

At the west end of the square is to be seen the statue of Archbishop Croke, a founder of the Gaelic Athletic Association, which he and others founded in Hayes Hotel on the north side of the square. At the centre of the square is the 1798 memorial, a limestone figure of a pikeman with a banner over a base which has carved profiles of the leaders of the United Irishmen. Its unveiling in 1900 was a major nationalist event. The coming of the Dublin-Cork railway in 1848 helped to cement the town's importance.

At the east end of the town centre, across the River Suir, stands the ecclesiastical area of the town, boasting the cathedral of the Archdiocese of Cashel and Emly as well as the bishop's palace, two convents and St Patricks College, the former seminary. The very fine Tudor Revival Stannix Almshouses stand on the Dublin road at the eastern edge of the town. The town also has some good traditional shopfronts.

“The town of Thurles itself has a particularly interesting architectural heritage, Liberty Square being undoubtedly one of the best urban spaces in Ireland”

Mr. Dick Roche, T.D., Minister for the Environment, Heritage and Local Government (6th April 2006).

The Councils will seek to protect the town's architectural and historic heritage through protecting important structures, designation of an Architectural Conservation Areas, designation of protected views and vistas and through the development management process. The Councils will implement the guidelines set out in *Architectural Heritage Protection Guidelines for Planning Authorities* published by Department of Environment, Heritage and Local Government 2004.

The conservation, protection and renewal of the built environment are a major function of the Plan. Section 51 of the Planning and Development Act, 2000 states that for the purpose of protecting structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, every development plan shall include a record of protected structures, and shall include in that record every structure which is, in the opinion of the planning authority, of such interest within its functional area.

The town possesses a large number of buildings, structures and sites of architectural, historic, cultural, artistic importance. The town also

contains areas of great natural beauty and amenity, areas of archaeological potential and good quality vistas. Strict controls will be imposed over new development in these areas.

Planning legislation allows a Planning Authority to include objectives in the Development Plan to preserve the character of a place, area, group of structures or townscapes, taking account of building lines and heights, that:

- is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value or
- contributes to the appreciation of protected structures.

The title given to these areas or places is Architectural Conservation Areas or ACAs for short.

7.2 Architectural Conservation Area

Policy HIST 1: Architectural Conservation Area

It is the policy of the Councils that the following areas:

1. *Liberty Square/West Gate/Friar Street*
2. *Mitchel Street/Kickham Street*
3. *Matthew Avenue/Castle Avenue*

having particular architectural and environmental qualities which derive from the unique layout, design, unity of character and the mellowing of time, be designated Architectural Conservation Areas.

Within the Architectural Conservation Areas the Councils will have regard to:

- (a) *the impact of proposed development on the character and appearance of the Architectural Conservation Area in terms of compatibility of design, colour and finishes, and massing of built form;*
- (b) *the impact of proposed development on the existing amenities, character and heritage of these areas; and*
- (c) *the need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, decorative plasterwork, etc.*



The physical quality and character of Thurles's Architectural Conservation Areas are derived from the grouping of buildings and their relationship to one another, which create a 'sense of place'. It is this group or overall pattern which can be defined as 'townscape value'. The quality of the townscape can be harmed if individual buildings fall into disrepair or where successive alterations may result in a loss of architectural character. An example of architectural detail being lost is the removal of original sash windows and replacement with PVC.

The Planning Authorities have statutory powers, which can be used to prevent loss of the character of Protected Structures and the Architectural Conservation Area. The Councils are empowered to provide grant aid to assist in the repair of Protected Structures, particularly important buildings in the Architectural Conservation Area, under the Planning and Development Act, 2000 and the guidelines set in *Architectural Heritage Protection Guidelines for Planning Authorities* published by Department of Environment, Heritage and Local Government, 2004.



7.3 Implications of an Architectural Conservation Area for the Public

Normal exemptions may not apply in an Architectural Conservation Area as set out in Section 82 of the Planning and Development Acts 2000-2006. This means that works to the exterior of a building which materially affect the character of the area will require planning permission. Works carried out without permission which do affect the character of an ACA will be deemed to be unauthorised and the Councils may require the owners or occupiers to restore the character of the building and the area.

Refer to Thurles Architectural Conservation Area Design Statement in Appendix 2.

7.4 Protected Structures

Policy HIST 3: Protected Structures

It is the policy of the Councils to protect structures included in the Record of Protected Structures by encouraging:

- a) the continued viable use of protected structures, in whole or in part,*
- b) the retention of all features of architectural importance,*
- c) development that enhances the setting of a protected structure.*

Refer to Record of Protected Structures (RPS) in Appendix 4.

The Planning and Development Act, 2000 affords full and comprehensive protection to buildings and groups of buildings, including townscapes, of special architectural, historical, archaeological, artistic, scientific, social or technical interest. This new protection applies to interiors as well as the curtilage and any structures within the curtilage.

In order to assist property owners in the restoration of protected structures the Councils will seek to provide grant aid through its administration of the Department of the Environment, Heritage and Local Government's Grants Scheme. The Scheme will be advertised on an annual basis and applications will be prioritised on the basis of the Councils' adopted 'Scheme of Priorities'.

Note: Structures which are listed in the RPS (Appendix 4) may not benefit from exempted development rights under the Planning and Development Act, 2000. Therefore any alteration, extension or demolition of the building or within the curtilage of the building, that would materially affect the character of the structure, will require planning permission. As per Article 9 (xii) of the Planning and Development Regulations, 2001 all external changes to buildings within the Architectural Conservation Area, that would materially contravene the character of the ACA, will require planning permission.

The objective of Architectural Conservation Area designation is to preserve the special character of an area through the careful control and positive management of change of the built environment. Therefore, the assigning of ACA status on a streetscape, cluster of buildings, or a town/village core results in restrictions on certain works to the exteriors of structures within the boundary of the ACA. Owners, occupiers, or developers proposing to carry out works within an ACA should be aware that in general, planning permission will be required for any new build to the front of the structure and changes of original materials, such as windows, wall finishes, boundary walls, roof coverings, etc. While new development and alterations to existing structures can still occur subject to planning, proposal should respect or enhance the area's special character.

7.5 Preserving Important Views

Policy HIST 2: Views and Prospects

It is the policy of the Councils to protect views and prospects of special amenity value or special interest, including:

- a) Point views of the Devil's Bit Mountain.*

It is the aim of the Councils to:

- (a) prevent development which would interfere or detract from a view which is designated,

(b) impose conditions on planning permissions where minor modifications may render an otherwise negative development acceptable.

7.6 Archaeology

Policy HIST 4: Archaeology

It is the policy of the Councils to protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places. The Councils will also seek to protect, where practicable, the setting of and access to sites. The Councils will have regard to advice and recommendations of the Department of the Environment Heritage and Local Government.

The Councils has noted the 'Record of Monuments and Places' issued by the National Monuments and Historic Properties Service (1998) and the *Urban Archaeological Survey for County Tipperary North Riding* issued by the Office of Public Works (1994).

The Councils will, when considering applications for planning permission for development on or in the vicinity of archaeological sites or monuments, seek the advice of *the Heritage Section of the Department of Environment, Heritage and Local Government*. The Councils may also request that archaeological field evaluation takes place as part of the application or before development proposals are implemented. This will include applications within the Zone of Archaeological Potential as identified on the Objectives Map.

The European Convention for the Protection of Archaeological Heritage, Valletta 1992 states that 'The archaeological heritage shall include structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other kinds as well as their contexts, whether situated on land or under water.....' Ireland is a signatory of this Convention, and as such is legally bound by it. Any development that is either above or below ground, adjacent to a site of archaeological interest:

Shall not be detrimental to the character of the archaeological site or its setting, and shall be sited and designed with care for the character and setting.

7.7 Tree Preservation

Policy HIST 5: Tree Preservation

It is the policy of the Councils to seek the protection of mature trees that contribute to the amenity of the area (See Appendix 5). Development that requires the felling of such trees will be discouraged.

Trees form a valuable part of the environment. They provide visual amenity, screen unsightly features and add to the diversity of the landscape and wider environment, and provide a roosting place for birds and food for a wide variety of wildlife. Appendix 5 sets out a number of important trees that are considered significant landscape features. Proposals for new development will be required to ensure that trees listed in Appendix 5 are not felled or rendered vulnerable by excavation around the root system.

The Councils may also request that a tree survey is completed as part of a development proposal, to ensure that proposals for development will not damage or result in the loss of trees listed for preservation or of any mature hardwoods. The Councils will make Tree Preservation Orders (TPO) as deemed necessary following inspection and report by a qualified arboriculturist.

7.8 Arts and Culture

The County contains a variety of arts, culture and entertainment facilities. These facilities help to reinforce our cultural identity as well as provide a local source of employment.

The County Council has prepared a North Tipperary Arts Plan 2003-2007, which seeks to broaden access to the arts and to further develop engagement with the arts. Where we refer to all members of our community, we understand this statement to be in its broadest, most inclusive sense having regard to members of our community of all nationalities, all abilities and visitors to our county, as artists as well as audiences.

The Source Arts Centre opened on 2nd October 2006 and is one of Ireland's newest arts centres. It consists of a 250 seat auditorium with fully flexible seating, and a dedicated gallery space. A year round programme of events will include film, theatre, dance, ballet, opera, music, family events and visual art exhibitions. And alongside the

professional events The Source will have a community and youth outreach programme.

Policy HIST 6: Arts and Culture

It is the policy of the Councils to seek the provision of arts, cultural and entertainment facilities, new works of art or performing space in association with new development proposals, where appropriate.

7.9 Specific Conservation Objectives

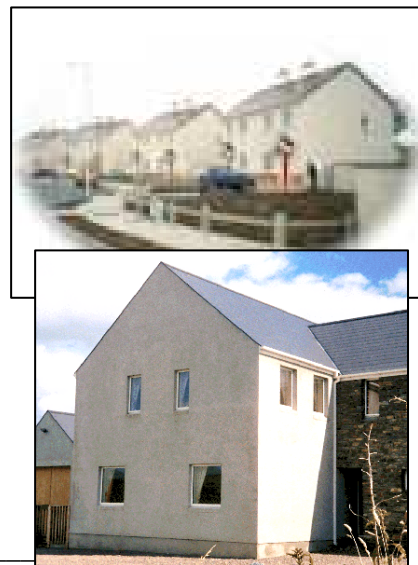
- P.1 Preserve the places of archaeological, architectural and historic interest, including the setting and amenity of monuments, which add to the character and appearance of the town.**
- P.2 Preserve the trees set out in Appendix 5.**
- P.3 Seek the removal of unauthorised advertisements, signs, street signs and other structures within the Architectural Conservation Area.**
- P.4 Provide advice and assistance to owners of historic buildings and Protected Structures that require renovation or decoration.**
- P.5 The Councils will consult The Heritage Section of the Department of Environment, Heritage and Local Government on development proposals that impact on archaeology or on buildings of townscape importance.**
- P.6 Improve the visual quality of the approach roads to the town, through planting, designing entrance features, traffic calming and streetscape enclosure.**

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CHAPTER 8: DEVELOPMENT MANAGEMENT

Main Sections in this Chapter:

1. Introduction
2. Enforcement
3. Development Contributions
4. Land-use Zoning Objectives
5. Access for the Disabled
6. Residential Density/Plot Ratios In New Development
7. Extension to Dwellings
8. Childcare Facilities
9. Public Open Space Requirements
10. Parking & Loading
11. Bicycles
12. Petrol and Service Stations
13. Development in the Architectural Conservation Area
14. Protected Structures
15. Development in Areas of Archaeological Interest



8.1 Introduction

Development management is a statutory process, and there is an obligation on the Councils to ensure that permissions granted under the Planning Acts are consistent with the policies and objectives in the Development Plan. This part of the Plan deals with the planning standards and design criteria, which will be applied by the Councils to development proposals within the Plan Area (see Zoning Map).

This section sets out the main guidelines in respect of the control of development, a more detailed set of guidelines is contained in Chapter 8 of the County Development Plan 2004. There is provision for a degree of flexibility, which will apply where proposed development is otherwise consistent with proper planning and development and the preservation and improvement of amenities in the town.

In respect of development proposals in the Architectural Conservation Area, the Councils will apply the design standard set out in the Architectural Conservation Area Design Statement (Appendix 2) in addition to the following development management standards.

8.2 Enforcement

The Planning Acts give power to the Councils to take enforcement action when development is started without planning permission, if conditions attached to permission are not complied with, or

when other breaches of control have been committed.

Contraventions of planning law undermine the successful implementation of the Councils' policies and are unfair on those who have abided by planning controls.

The Councils will take enforcement action whenever it is expedient to do so, having regard to the policies in this Plan and other material considerations.

8.3 Development Contributions

Considerable sums of money have been and will continue to be expended by the Councils in the provision of public services. The Councils will require financial contributions towards the capital expenditure necessary for the provision of infrastructure works required which facilitate development. Such works include drainage, water supply, roads, footpaths and traffic management, open space and car parking.

The Councils have prepared Development Contribution Schemes under Section 48 of the Planning and Development Act, 2000. These set out the contributions required in Thurles and environs in respect of the provision of public infrastructure and facilities.

8.4 Land-Use Zoning Objectives

The purpose of land-use zoning is to indicate the planning control objectives of the Councils for all lands within the development plan boundary.

This ensures that development is guided towards the right location and enhances both commercial stability and the environment of the town.

Table 8.1: Key to Development Plan Zoning Objectives	
Zone	Objective
TC	To provide for town centre facilities.
MU	To provide and improve mixed use activities.
RC	To provide and improve retail and commercial activities.
R	To preserve and enhance existing residential amenity.
R1	To provide for new residential development.
R2	To provide for new residential (low density) development.
EI	To protect and provide for educational and institutional facilities.
SP	To protect and provide for social and public facilities.
AG	To provide for agricultural needs and to protect and enhance rural amenity.
I	To provide for industrial and employment related development.

Appendix 1 lists the matrix of land-use activities referred to under each zoning objective. It indicates the acceptability or otherwise (in principle) of the specified land-uses in each zone.

The use-class Matrix is intended as a general guideline in assessing the acceptability or otherwise of development proposals, although the listed uses are not exhaustive. However, they relate only to land-use, factors such as density, height, massing, traffic generation, public health, design criteria and visual amenity, and potential nuisance by way of noise, odour and pollution are also significant and relevant to the proper planning and development of the area.

8.5 Infill development

The central area of a town by its very nature generates economic activity of all sorts, which in

turn creates pressures for physical changes. It is the aim of the Council to cope with these changes in a positive way, while protecting the intrinsic merits of the town, particularly within the ACA.

Good infill development does not necessarily imply an exact copy of what was there before or what the adjacent buildings are like. It is, however, important that the overall building lines and heights are retained. Proposed infill development within the ACA will be assessed against the guidance set out in the Architectural Conservation Area Design Statement in Appendix 2.

8.6 Access for the Disabled

In the design of buildings to which the public could be expected to have frequent access, special consideration will be given to the accommodation of people with disabilities in accordance with the requirements of the Part M of the Building Regulations, 2000 and the advice set out in Buildings for Everyone (1998) as issued by the National Rehabilitation Board. Regard must also be given to the Disability bill currently in the Oireachtas, which will require disability access for all local authority buildings.

8.7 Residential Density/Plot Ratios In New Development

The Councils do not wish to set minimum or maximum residential densities, but to seek efficient and sustainable development on all residential zoned land. However, the Councils will apply the guidelines contained in the Residential Density – Guidelines for Planning Authorities (DoEHLG, 1999), together with amending guidelines.

Plot ratios will be influenced by general planning standards and Section 5.2 of Residential Density – Guidelines for Planning Authorities (DoEHLG, 1999), together with amending guidelines. However, the following general guidelines will apply:

Central Urban Areas:

To follow established densities, or create new streetscapes or courtyard type development, only in exceptional circumstances will single houses on enclosed sites be accepted.

Urban Fringe:

20-50 units per ha (8-20 per acre).

Low Density:

15-20 units per ha (6-8 per acre).

Serviced Sites:

15-20 units per ha (6-8 per acre).

Infill:

Good infill development does not necessarily imply an exact copy of what was there before or what the adjacent buildings are like. It is, however, important that the overall building lines and heights are retained.

Residential Estate Names:

It is an objective of the Council to take account of local distinctiveness and character and use the Irish language where possible or appropriate in agreeing the names of new streets and residential estates.

Sub-division of dwellings/plots:

Many older town dwellings are on large plots. Proposals for the subdivision of the houses or plots will need to conform to the following:

- Off-street parking of 1-space per unit
- Minimum of 60 sq. m private open space for 3-bed units or more and 48 sq. m for 1-2 bed units. There should also be a public open space provision of 20 sq. m per person or 15% of the site area, except in exceptional circumstances.
- A minimum distance of 22m between opposing first floor windows. However, this may be reduced where good design provides for privacy.
- Backland sites will only be considered where the above guidelines can be met.
- Has regard to the amenity of adjoining properties.

Light Pollution:

The Council will seek to minimise light pollution, particularly in rural areas. Lighting required for security and working purposes must be designed in a manner that will not detract from the rural character or amenities of the area. There is an increased tendency to illuminate buildings to an excessive degree, particularly in the rural locations around the town. Lighting will be confined by planning conditions to that which is deemed appropriate as part of a planning application and any additional lighting will be confined to low-level only.

8.7.1 Low Density Residential, Serviced Sites

The Town Council has designated areas of land specifically for low density housing. This policy is designed to meet a number of existing requirements, including:

- (i) counteracting the demand for urban generated houses in rural areas;
- (ii) opportunities for self build through serviced sites;
- (iii) demand for large plots and large housing units.

Development in areas zoned for such development will be required to provide open space and social infrastructure as required under general zoning. Requirements under Part V will also need to be met.

The layout of these areas will be 6-8 houses to the acre and will be sufficiently widely spaced to allow existing and new landscape to dominate. Boundaries will be of hedge rows and concrete boundaries will be resisted. The overall character of these areas will reflect arcadian principles with a rural character. Design briefs will be required as part of all planning applications. 25% of these areas shall be serviced sites with design details and guidelines agreed at planning application stage.

8.8 Extensions to Dwellings

The Council will seek to implement the following guidelines in respect of residential extensions:

- (i) The extension should generally be subordinate to the main building.
- (ii) The form and design should integrate with the main building, following window proportions, detailing and finishes, including texture, materials and colour.
- (iii) A pitched roof will be required except on some small single storey extensions.
- (iv) Designs should have regard for the amenities of the neighboring residents, in terms of light privacy.
- (v) Dormer windows should be subordinate in design, set back from the eaves line and built to match the existing roof.
- (vi) The ground floor of the extension will be required to be accessible to all users.
- (vii) Extensions are generally not allowed to be built over underground infrastructure.

8.9 Childcare Facilities

The Planning Authorities will take into account of the provisions of the *Childcare Facilities*:

Guidelines for Planning Authorities (2000). In assessing applications for childcare facilities in existing residential business areas, the Local Authority will look favourably on proposals that protect the character and amenities of the area and provide for high quality childcare facilities.

Requirement : One childcare facility with places for 20 children for each 75 dwellings.

Locations : Commercial parks, adjacent to schools, on land zoned for Town Centre and Residential purposes.

Facilities : Should be accessible to all groups, should include safe and convenient parking for staff and customers and a safe drop off area for parents. Facilities should have an outdoor area for outdoor playtime.

8.10 Open Space

8.10.1 Public Open Space

The Council will consider each planning application on its merits, considering density, house type and occupancy, location and the general quality of development. However, as a guide the Council will seek a minimum of 15% of gross site area as open space (individual space will not be included in the calculation). In calculating the area of open space required, the Planning Authority will be guided by the standards contained in 5.7 and 5.8 of Residential Density – Guidelines for Planning Authorities (DoELG, 1999), as amended, as contained in the following table.

Type of Open Space	Ha per 1,000 people
Children's Play Space	0.7
Sports Grounds	1.7
General use	0.4
Total	2.8

Local Areas for Play:

LAPs are small areas (approximately 100 sq. m) of unserviced play space located within 1-minute walking time (60m) of houses. These areas cater for 4-6 year old children with a limited amount of static play equipment provided. Surface will be grassed. The area should be fenced with a gate to

prevent dogs accessing the site, but designed to enable visibility from adjacent areas and nearby housing.

Local Equipped Areas for Play:

LEAPs are unsupervised play areas for 4-8 year old children located within 5-minutes walking time (240m) of houses. The area will provide at least five types of play equipment with seating for adults. The surface should be of grass, bark chip or rubber carpet. Low fencing will allow supervision from nearby houses.

The Council may consider accepting financial contributions in lieu of actual provision, in order to improve the quality of existing open space or development of new public space.

8.10.2 Private Open Space

A minimum of 48 sq. m private open space will be required for 1-2 bed units. Each subsequent bedroom will require an additional 10 sq. m.

Private open space for apartments in the town centre will be:

- 1-bed apartment – 10 sq. m.
- 2/3-bed-apartment – 15-20 sq. m.

On the edge of the town the private open space will be:

- 1-bed apartment – 20 sq. m.
- 2/3-bed-apartment – 30-40 sq. m.

8.11 Parking and Loading

The Council's car parking requirements are set out in following table. In addition to the general car parking standards required, service bays may also be required. The number of service parking bays will depend on the nature of the proposed business, and will be determined by the Councils in each case, in accordance with the standards contained in and Sections 5.9 of Residential Density – Guidelines for Planning Authorities (DoEHLG, 1999), as amended.

Where the developer is unable to meet the requirements relating to car parking, a contribution, commensurate with the shortfall in spaces, shall be paid to the Councils to facilitate the provision of car parking facilities elsewhere.

Car parking should be located where possible behind established building lines in the interest of good townscape. Where parking is proposed to the front of a building, it is important that planting and

boundary walls/railings are used to maintain the visual appearance of the area. In town centre mixed-use development proposals, consideration will be given to dual parking where peak times do not coincide.

Table 8.3 Car parking Standards	
Cinema, Theatre	1 space per 3 seats
Banks, financial institutions	1 space per 30m ²
Bars, restaurants, hotels, function rooms	1 space per 35m ² of gross floor area
Churches	1 space per 3 seats
Clinics, surgeries	2 spaces per consulting room
Conference facility	1 space per 15m ² of public area
Crèche, playschool, nurseries	1 space per 5 children 1 space per staff member
Dance/Disco halls	1 space per 10m ²
Dwellings (houses, flats)	1 space per dwelling unit (<4 beds) 2 spaces (4 beds or greater)
Hotels, motels, guest houses	1 space for every 2 bed spaces
Hospitals	1.5 spaces per bed
Commercial (industry)	1 space per 100m ²
Leisure Centre	1 space per 25 m ² 1 space per staff member
Library	1 space per 25 m ² 1 space per staff member
Nursing homes	1 space per bedroom 1 space per staff member
Offices	1 space per 30m ²
Schools	2 spaces per classroom 1 space per staff member
Retail (shops, supermarkets)	1 space per 20 m ²
Retail warehousing	1 space per 35m ²
Takeaways	1 space per 15m ² of public area
Warehousing	1 space per 100m ²
Other	Individual assessment

In case of a use not specified in the table, the Council will determine the parking requirements.

Where parking is associated with late night uses such as places of entertainment, car parking should

be sited so as to reduce noise disturbance to adjoining residents to a reasonable level.

Note: Points 1-4 below apply.

- (i) Each car space shall be 4.8m x 2.5m with 6.1m wide circulation aisles.
- (ii) Disabled spaces shall be 3m wide, with one space per 20 provision.
- (iii) Loading bays should be generally 9m x 5m (but at least 6m x 3m).
- (iv) In case of a use not specified in Table 8.3, the Councils will determine the parking requirements.
- (v) Parent and child spaces.

8.12 Bicycles

Cycling is a viable alternative to the car for access within the town of Thurles. In order to promote its use and in support of the Councils' aim for sustainable development, the Councils will require that secure cycle parking facilities are provided for new development where possible.



8.13 Petrol & Service Stations

Thurles is reasonably well served as regards retail petrol outlets. When assessing any future planning applications, the Councils will consider the need for such provision, but will resist proposals where current provision is considered adequate.

Where permitted, filling stations will be required to comply with adequate standards for the protection of visual amenity, environmental quality and road safety. The design and siting of filling stations shall meet the standards set out in "Geometric Design Guidelines" RT181 as issued by An Foras Forbartha and the Dangerous Substance Regulations, 1979 as amended and the following:

- i) A minimum frontage of 30m within a 30/40 M.P.H area and 45m in other speed limit areas;
- ii) A minimum distance of 7m from the pump island to the road boundary;
- iii) Two access points, between 7-9m wide, with a minimum junction radius of 10.7m;

- iv) A minimum distance of 50m from entrance to nearest major junction and 25m to nearest minor junction;
- v) A footpath of 2m wide with 0.5m high wall along the front boundary;
- vi) A petrol/oil interceptor to the surface water drainage;
- vii) Adequate facilities for storage of refuse and waste on site;
- viii) A scheme of landscaping;
- ix) Any associated retail unit should cater for motor related goods and ancillary convenience type shops. A workshop may be permitted where there is no adverse effect on the amenities of the area.
- x) Adequate parking within the site for cars, vans and trucks

Any associated retail unit should cater for motor related goods, and ancillary convenience type shops. The standard shop/retail unit attached to petrol filling stations should take account of the Retail Guidelines for Planning Authorities. A workshop may be permitted where there is zoning permits and there is no adverse effect on the amenities of the area.

The layout of all new or re-developed petrol stations shall permit safe access for delivery tankers up to 15.25m in length, and an adequate off-road area shall be provided for parking these vehicles safely without obstructing the access to filling pumps.

8.14 Commercial/Retail Development

The location of new retail development is crucial to the long-term vitality of Thurles. Proposals for new retail development that is located outside the central area will be assessed against the following criteria and should demonstrate whether or not the proposal would:

- ◆ Undermine or have an adverse impact on the quality of the town centre
- ◆ Diminish the range of shops in the town centre;
- ◆ Ensure good access by car, walking, cycling and where possible by public transport;
- ◆ Link effectively with the existing town centre

Plot ratios

Plot ratios will be influenced by general planning standards and Section 5.2 of Residential Density – Guidelines for Planning Authorities (DoEHLG, 1999), as amended, but will generally be:

Town centres: plot ratio 1.0 - 2.0

Town Suburbs: plot ratio of 0.25 - 0.5

Site Coverage shall be a maximum of 70% in town centre and commercial zoned areas.

8.14.1 Access

- Main access roadways, side roads and cul-de-sac roads should have a minimum carriageway width of 7.5 metres.
- A 2 metre wide footpath should be provided and should be separated from the carriageway by a 1.3 metre wide grass strip.
- Each site will generally be restricted to a single access.

8.14.2 Individual Site Layouts

- Adequate space should be provided for the loading and unloading of goods and the manoeuvring of vehicles within the site and clear of the public road – preferably behind the building line.
- Adequate turning space must be provided within each site.
- Areas between the building and the roadside boundary may include car parking spaces provided there is an acceptable landscaping scheme.
- Set back from nearest edge of roadside boundaries should be incorporated into all site layouts as follows:
 - County Roads – 18m
 - Regional Roads – 20m
 - National Secondary Roads – 30m
 - National Primary Roads – 30m
 - New National Primary Roads – 90m

(Note: the development may be located closer to the New National Primary Road if the applicant/developer can show that acceptable noise levels can be achieved, but in any event shall not be less than 50m).

8.14.3 Design

- A very high quality of commercial/retail design should be incorporated into the buildings, which should also include an architecturally pleasing entrance feature.
- Overly long rectangular buildings will not generally be acceptable - the impact of these structures will be expected to be softened by breaking up the mass into appropriately stepped sections.

- All external walls should be suitably clad or fully rendered and painted, save for where brick or similar finished material acceptable to the Planning Authority (such as forticrete block-work) is proposed.
- In the case of developments of two or more buildings, a uniform design, including architectural treatment, roof profiles, boundary fences, landscaping, car parking and building lines, is essential.
- Building heights should not generally exceed a maximum height of 10.5 metres and roof finishes should generally be darker than the side, rear and front elevations. Roof profiles should be varied to introduce interest and visual amenity.
- Access for the disabled is a general requirement and must conform to the recommendations set down in Technical Guidance Document M of the Building Regulations 1997, or as amended.

8.14.4 Car Parking & Circulation

- All new developments must provide car-parking spaces as set out in Section 8.11.
- Parking areas should be reserved solely for the parking of vehicles and should not be used for storage of materials or goods associated with the development, or for the parking of goods or other heavy vehicles.
- Car parking facilities for visitors and for disabled drivers should be provided and separate staff car parking should be provided and identified where feasible.
- Parking should also be separately provided for articulated and fixed axle vehicles/trucks and these should be provided separate to the car parking requirements.
- Turning Circles.

8.14.5 Fencing & Landscaping

- Proposals should be accompanied by a suitable landscaping scheme to soften the visual appearance of the buildings and to screen adjoining properties, views from public areas such as roads, footpaths etc.
- Details of boundary treatment and landscaping should accompany applications. Existing trees and hedgerows should be protected.
- Landscaping proposals should provide for planting in an informal pattern with trees and shrubs of varieties common to the surrounding area.
- All electricity and telephone service lines should be laid underground.

- No security fencing should be installed forward of the front building line of any industrial or warehouse facility.
- Definition of roadside boundaries should be by way of low walls (not to exceed 1.0 metre in height) or by means of planting and landscaping of the boundary.

8.14.6 Use

- Full details of the proposed uses should be submitted with the planning application if known. Changes in use may require planning permission in accordance with the Planning & Development Regulations 2001, as amended.

8.14.7 Storage of Goods & Fuels

- Goods, including raw materials, manufactured goods, packaging, crates etc., should be stored or displayed only within the enclosed building area. Any proposal to use external space for storage or display should be submitted to the Planning Authority for permission.
- All outdoor storage and other areas, including bin storage, oil tanks etc., should be located behind the building line and be fully screened by screen fencing or walls 2.0 metres in height.
- All over-ground oil, chemical storage tanks should be adequately bunded to protect against spillage. Bunding should be impermeable and capable of retaining a volume equal to 1.5 times the capacity of the largest tank. Filling and off-take points should be located within the bund.

8.14.8 Drainage

- All domestic sewage generated by the development shall be separately collected and discharged to the public sewage system where available.
- All uncontaminated roof and surface water drainage shall be collected via a separate storm water system and discharged to public storm sewer, the adjacent watercourse or soakways within the site.
- Interceptor traps shall be fitted to the storm water drainage system to prevent accidental spillage of oils, grease, solvents or other contaminated matter entering the watercourses or soakways.
- Detailed drawings of foul and storm water drainage systems shall accompany the planning application. Drawings should include layout and longitudinal sections together with gradients, pipe diameters and invert levels and location of manholes and interceptor traps.
- Trade effluent shall only be discharged in accordance with the terms of a current licence

granted under the relevant provisions of the Local Government (Water Pollution) Acts 1977 – 1990, as amended.

8.14.9 Water Supply

- Water supply shall be metered (individual) and connected to the existing public supply.
- All valves and hydrants should be set in proper chambers and fitted with covers and frames and no part of the development should be greater than 50m from a fire hydrant. Hydrants should be valved, with “London Round Thread” connectors.
- Drawings submitted as part of a planning application shall show details of the water main layout to include details in respect of pipe class and diameter, location of all valves and hydrants and stopcocks, together with details of on-site water storage, including storage for fire fighting purposes and water treatment facilities.

8.14.10 Lighting

- Impacts resulting from lighting of sites shall be minimised. A detailed study may be required prior to the commencement of development to outline probable impacts and suggest ameliorative measures.

8.14.11 Noise Levels

- Noise levels arising from any industrial development should not exceed 55 dB(A) Leq between 08.00 to 18.00 hours. Monday to Saturday inclusive, but excluding public holidays, when measured at any point along the site boundary. At all other times the noise level should not exceed 45 dB(A) Leq when measured at the same locations. No pure tones should be audible at any time.

8.14.12 Advertising

- A co-ordinated signage system throughout will be encouraged by the Council, signage should be restricted to a single sign identifying all occupiers of the site.
- No advertising signs should be erected on any premises, or within its curtilage, without a prior specific grant of permission from the Planning Authority except where it is exempt under the Planning and Development Regulations, 2001. All signage on the sides of buildings shall be subject to a prior grant of planning permission.

8.14.13 Retail Warehousing

The assessment of retail warehousing will be on an individual basis, but in any event shall have regard to the development management criteria set out in Section 8.15 below.

8.15 Industrial Development Standards

The following factors will be taken into account in the assessment of all applications for the development of new industrial (light, general and warehousing) space throughout the town.

8.15.1 Access

- Main access roadways, side roads and cul-de-sac roads should have a minimum carriageway width of 7.5 metres.
- A 2 metre wide footpath should be provided and should be separated from the carriageway by a 1.3 metre wide grass strip.
- Each site will generally be restricted to a single access.

8.15.2 Individual Site Layouts

- Adequate space should be provided for the loading and unloading of goods and the manoeuvring of vehicles within the site and clear of the public road – preferably behind the building line.
- Adequate turning space must be provided within each site for 15 metre articulated vehicles and 9 metre fixed axle vehicles.
- Areas between the building and the roadside boundary may include car-parking spaces provided there is an acceptable landscaping scheme.
- Set back from nearest edge of roadside boundaries should be incorporated into all site layouts as follows:
 - County Roads – 18m
 - Regional Roads – 20m
 - National Secondary Roads – 30m
 - National Primary Roads – 30m
 - New National Primary Roads – 90m

(Note: the development may be located closer to the New National Primary Road if the applicant/developer can show that acceptable noise levels can be achieved, but in any event shall not be less than 50m).

8.15.3 Design

- A very high quality of industrial design should be incorporated into the buildings, which should also include an architecturally pleasing entrance feature.
- Overly long rectangular buildings will not generally be acceptable - the impact of these structures will be expected to be softened by breaking up the mass into appropriately stepped sections.

- All external walls should be suitably clad or fully rendered and painted, save for where brick or similar finished material acceptable to the Planning Authority (such as forticrete block-work) is proposed.
- In the case of developments of two or more industrial or warehouse buildings, a uniform design, including architectural treatment, roof profiles, boundary fences, landscaping, car parking and building lines, is essential.
- Building heights should not generally exceed a maximum height of 10.5 metres and roof finishes should generally be darker than the side and front elevations. Roof profiles should be varied to introduce interest and visual amenity.
- Access for the disabled is a general requirement and must conform to the recommendations set down in Technical Guidance Document M of the Building Regulations 1997, or as amended.

8.15.4 Car Parking & Circulation

- All new developments must provide car-parking spaces as set out in Section 8.11.
- Parking areas should be reserved solely for the parking of vehicles and should not be used for storage of materials or goods associated with the development, or for the parking of goods or other heavy vehicles.
- Car parking facilities for visitors and for disabled drivers should be provided, and separate staff car parking should be provided and identified where feasible.
- Parking should also be separately provided for articulated and fixed axle vehicles/trucks and these should be provided separate to the car parking requirements.

8.15.5 Fencing & Landscaping

- Proposals should be accompanied by a suitable landscaping scheme to soften the visual appearance of the buildings and to screen adjoining properties, views from public areas such as roads, footpaths etc.
- Details of boundary treatment and landscaping should accompany applications. Existing trees and hedgerows should be protected.
- Landscaping proposals should provide for planting in an informal pattern with trees and shrubs of varieties common to the surrounding area.
- All electricity and telephone service lines should be laid underground.
- No security fencing should be installed forward of the front building line of any industrial or warehouse facility.

- Definition of roadside boundaries should be by way of low walls (not to exceed 1.0 metre in height) or by means of planting and landscaping of the boundary.

8.15.6 Use

- Full details of the proposed use, including industrial processes involved, any toxic materials, chemicals or solvents used, should be submitted with the planning application if known. Changes in use may require planning permission in accordance with the Planning & Development Regulations 2001, as amended.

8.15.7 Storage of Goods & Fuels

- Goods, including raw materials, manufactured goods, packaging, crates etc., should be stored or displayed only within the enclosed factory area. Any proposal to use external space for storage or display should be submitted to the Planning Authority for permission.
- All outdoor storage and other areas, including bin storage, oil tanks etc., should be located behind the building line and be fully screened by screen fencing or walls 2.0 metres in height.
- All over-ground oil, chemical storage tanks should be adequately bunded to protect against spillage. Bunding should be impermeable and capable of retaining a volume equal to 1.5 times the capacity of the largest tank. Filling and off-take points should be located within the bund.

8.15.8 Drainage

- All domestic sewage generated by the development shall be separately collected and discharged to the public sewage system where available.
- All uncontaminated roof and surface water drainage shall be collected via a separate storm water system and discharged to public storm sewer, the adjacent watercourse or soakways within the site.
- Interceptor traps shall be fitted to the storm water drainage system to prevent accidental spillage of oils, grease, solvents or other contaminated matter entering the watercourses or soakways.
- Detailed drawings of foul and storm water drainage systems shall accompany the planning application. Drawings should include layout and longitudinal sections together with gradients, pipe diameters and invert levels and location of manholes and interceptor traps.
- Trade effluent shall only be discharged in accordance with the terms of a current licence granted under the relevant provisions of the Local

Government (Water Pollution) Acts 1977 – 1990, as amended.

- Detailed calculations, specifications and drawings for Sustainable Urban Drainage Systems (SUDS).

8.15.9 Water Supply

- Water supply shall be metered and connected to the existing public supply (individual basis).
- All valves and hydrants should be set in proper chambers and fitted with covers and frames and no part of the development should be greater than 50m from a fire hydrant. Hydrants should be valved, with “London Round Thread” connectors.
- Drawings submitted as part of a planning application shall show details of the water main layout to include details in respect of pipe class and diameter, location of all valves and hydrants and stopcocks, together with details of on-site water storage, including storage for fire fighting purposes and water treatment facilities.

8.15.10 Lighting

- Impacts resulting from lighting of sites shall be minimised. A detailed study may be required prior to the commencement of development to outline probable impacts and suggest ameliorative measures.

8.15.11 Noise Levels

- Noise levels arising from any industrial development should not exceed 55 dB(A) Leq between 08.00 to 18.00 hours. Monday to Saturday inclusive, but excluding public holidays, when measured at any point along the site boundary. At all other times the noise level should not exceed 45 dB(A) Leq when measured at the same locations. No pure tones should be audible at any time.

8.15.12 Advertising

- A co-ordinated signage system throughout industrial estates will be encouraged by the Council. Within the curtilage of industrial estates, signage should be restricted to a single sign identifying all occupiers of the site at the entrance and to fingerpost signs at junctions throughout the estate where such are considered necessary by the Council.
- No advertising signs should be erected on any premises, or within its curtilage, without a prior specific grant of permission from the Planning Authority except where it is exempt under the Planning and Development Regulations, 2001. All signage on the sides of buildings shall be subject to a prior grant of planning permission.

8.16 Guidelines on Shopfronts and Signage

Shopfronts in Thurles are often an integral and harmonious part of the streets. The variety of different shop designs and colour is undoubtedly one of the most attractive features of the town.

Traditional shop fronts display the vernacular architecture of Thurles and are an important expression of local history. The name and signboard of a traditional shop front may be identified with a particular family style and tradition.

The use of Irish names and signs that include the Irish language will be supported in line with the other policies set out in the development plan.

8.16.1 Features of Traditional Shopfronts

The traditional shop front typically takes the form of an entablature resting on pilasters, or more rarely columns.

Highly decorative vertical mullions (vertical divisions between the panes), dividing the windows, are a common feature of the traditional Irish shop front.

The hand-painted lettering of the name board is a special Irish craft and is one of the most important components of the traditional Irish shop front. Small hand-painted advertisements on walls, old enamelled signs and hanging signs representing trades are features which add to the decorative quality of buildings. Shopfronts are traditionally painted in strong colours.

8.16.2 Features to avoid in design of shopfronts

The following guidelines set out the important elements of traditional shop fronts:

- Over use of signage
- Large undivided window displays
- Internally illuminated signage
- External security shutters
- Murals on gable walls. However, architectural innovation can still exist within this framework, thus avoiding hollow pastiche styles.

8.16.3 Signage

- Signage on a building shall be confined to fascia and one projecting sign;
- Signs shall be hand painted and not internally illuminated;

- Signage shall not interfere with doors or windows and shall not project above eaves level or otherwise obtrude on the skyline;
- Freestanding signs shall be licensed and sandwich boards allowed where pedestrian safety or amenity are not compromised;
- Miscellaneous advertising such as banners, flags, spotlights and neon moving message signs will not normally be permitted.

8.16.4 Advertising structures and signs

The following design guidelines are in support of the general Policy relating to advertising. Advertising structures can be divided into two categories:

1. Signs to advertise a business, goods or service.
2. Hoardings or poster boards erected or rented by specialist firms.

The erection of signs is a necessary part of commercial life and in the interest of traffic direction.

The following guidelines will be used in assessing planning applications in order to control such development:-

- Well designed and suitably located signage will be favorably considered;
- Each application will be considered on its merits having regard to traffic safety, visual amenity and commercial interests;
- In line with Department of the Environment guidelines, strict control in relation to advertising along National Routes will be exercised in the interest of traffic safety.
- Tourism signage shall conform to the Department of the Environment "Criteria for the Provision of Tourist Attraction and Accommodation Signs".
- In scenic areas or tourist routes advertising for tourist attractions will be permitted where it does not impair visual amenity.
- The Council will promote the use of composite advance signs to avoid a proliferation of competing commercial signs.

Details of shop-front signs are set out in Appendix 2 (Architectural Conservation Area Design Statement), but can be summarised as follows:-

- ◆ Shop-front signs shall be confined to fascia level,

- ◆ Projecting signs will be confined to one, located at fascia level,
- ◆ Internally illuminated plastic box signs will not be approved;
- ◆ Projecting or hanging signs illuminated by spotlight may be permitted where visual clutter does not occur, and
- ◆ Free-standing signs such as sandwich boards will not be permitted on footpaths, where they cause an obstruction to pedestrian use.

Note: unauthorised signs on private property will be subject to enforcement procedures and the Council will remove such signs on public roads.

8.16.5 Poster boards

Poster boards constitute one of the most obtrusive elements of advertising, and it is undesirable that hoardings or structures be located in the open countryside, approach roads to the town or within the ACA. Alternatively, poster boards forming temporary screening for derelict or vacant sites where development is taking place can carry a useful function. Boards fitting this description should not exceed 30% of the wall or screening on which it is mounted.

8.17 Development in the Architectural Conservation Area

The Councils consider that this area shall be subject to special control, and detailed guidance is therefore provided in Appendix 2 of this Plan. All new development proposals will be assessed against the design guidance contained in the Architectural Conservation Area Design Statement.

An objective to preserve the character of an ACA, once approved by the elected members of a council, carries through from development plan to development plan and remains an objective of the planning authority unless subsequently modified by the elected members.

The legislation relating to ACAs and ASPCs is contained in Chapter 2 of Part IV of the Planning and Development Act 2000. ACA legislation may be used to protect the following:

- (a) groups of structures of distinctiveness or visual richness or historical importance;
- (b) the setting and exterior appearance of structures that are of special interest, but the interiors of which do not merit protection;

- (c) the setting of a protected structure where this is more extensive than its curtilage;
- (d) designed landscapes where these contain groups of structures as in, for example, urban parks, the former demesnes of country houses and groupings of archaeological or industrial remains;
- (e) groups of structures which form dispersed but unified entities but which are not within the attendant grounds of a single dominant protected structure.

In the course of preparing the Thurles Town & Environs Development Plan an ACA was selected and designated, as indicated in the table below. The historic character and appearance

The Plan will provides policy support to protect, conserve and improve, where appropriate, the existing architectural and civic character of the various ACAs (Appendix 2).

8.18 Protected Structures

The provisions of the Planning and Development Act, 2000 will guide the assessment of development proposals affecting the character or appearance of a protected structure or the curtilage of such a structure, in addition to the same guidelines contained in Appendix 2. However, unauthorised removal or demolition of part or all of a protected structure is liable to result in the Councils initiating enforcement action.

Planning authorities have a clear obligation to create a record of protected structures (RPS) which includes all structures or parts of structures in their functional areas which, in their opinion, are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. This record forms part of a Planning Authority's Development Plan under the provisions of Sections 51-55 of the Planning and Development Act 2000.

Development plans must include objectives for the protection of such structures and the preservation of the character of such areas to ensure proper and sustainable planning and development;

New responsibilities are given to the owners and occupiers of protected structures to maintain them and planning authorities have additional powers to ensure that buildings are not endangered either directly or through neglect. Financial assistance, in

the form of conservation grants, is available from planning authorities to assist in this process;

Where a structure is protected, the protection includes the structure, its interior and the land within its curtilage and other structures within that curtilage (including their interiors) and all fixtures and features which form part of the interior or exterior of all these structures. All works which would materially affect the character of a protected structure, or a proposed protected structure, will require planning permission.

8.18.1 Status of Protected Structures

A 'protected structure' is defined as any structure or specified part of a structure, which is included in the RPS. A structure is defined by the 2000 Act as 'any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure'. In relation to a protected structure or proposed protected structure, the meaning of the term 'structure' is expanded to include:

- ◆ The interior of the structure;
- ◆ The land lying within the curtilage of the structure;
- ◆ Any other structures lying within that curtilage and their interiors, AND
- ◆ All fixtures and features which form part of the interior or exterior of the above structures.

8.18.2 Purpose of a declaration

Where a building is a protected structure or a proposed protected structure, works that would normally be exempt from the requirement for planning permission are NOT exempted development *where they would materially affect the character of the protected structure or any element of it which contributes to its special interest.*

Under Section 57 of the Planning and Development Act 2000, an owner or occupier of a protected structure may make a written request to the planning authority for a declaration as to the type of works the authority considers would or would not materially affect the character of the protected structure. The Authority has 12 weeks in which to respond. It should be noted that Section 57 does not apply to proposed protected structures or to buildings within ACAs that are not individually recorded on the RPS.

Declarations may be used as a formal advice mechanism for the owner and occupier of a protected structure as issues arise which require clarification. Declarations can be issued to permit specific minor works, including enabling works that, in the opinion of the planning authority, would not materially affect the character of the protected structure. However, it is always preferable to inspect, assess and give formal recommendations for the complete structure where this is feasible, to ensure that its full character is taken into account in the declaration.

It is not necessary for the applicant to have any specific works in mind when applying for a declaration. Indeed, if the owner or occupier is contemplating major works to a protected structure, pre-planning discussions with the planning authority may be advisable and, depending on the outcome, the submission of a planning application.

A declaration must not exempt works that would have a material effect on the character of a protected structure. A declaration cannot exempt development that would not otherwise be exempt from a requirement for planning permission.

Declarations relating to places of public worship are subject to special considerations.

8.19 Inventory Records: Technical Notes

8.19.1 Categories of Special Interest

The system of rating the buildings has been used in accordance with the National Inventory of Architectural Heritage Guidelines.

It should be noted, in this regard, that the inventory of Thurles was undertaken largely on the basis of physical, architectural and fabric evidence and therefore certain buildings that may only be of social or cultural importance may not have been noted. This is in accordance with the manner in which Interim County Surveys are undertaken.

1. Architectural Interest

- A wide range of characteristics and features can contribute to the architectural interest of a protected structure or ACA, for example:
- A positive contribution to its setting;
- A reference to previous building styles, street lines and plot sizes relate to the communal history of settlement in a town;

- An exemplar of good-quality architectural design;
- The use of traditional construction methods and materials;
- The form and proportions of a building: volume or massing, plot size, boundary alignments and street-frontage alignment of the built environment can be part of the heritage of an urban area.

Urban design schemes initiated in the past by civic authorities or landlords are also significant.

2. Historical Interest

Characteristics and features that contribute to the historic interest of a protected structure or ACA could be as follows:

- Evidence of the plots, boundaries and streets in towns and cities contain a record of past urban life;
- Historical street patterns and squares, market places and bridging points;
- Industrial heritage value, for example the remains of small local enterprises such as mills and maltings;
- Large-scale purpose-built complexes.

Buildings themselves can be interpreted as a historic document that illustrates the effects of change over time. The fabric of a structure or an area may contain evidence of its former use, style or symbolic meaning.

3. Archaeological Interest

Characteristics and features that contribute to the archaeological interest of a protected structure or ACA could be as follows:

- Burgage plots and evidence of medieval street patterns;
- The remains of fabric that dates to pre-1700 (and may be included on the Sites and Monuments Record);
- Defensive structures, enclosing walls and field patterns.

It should be noted that these structures can be a combination of above-ground and below-ground structures.

4. Scientific Interest

Characteristics and features that contribute to the scientific interest of a protected structure or ACA could be as follows:

- Design patterns in the landscape or townscape that relate to geophysical or astronomical alignments;
- Examples of particular ecosystems or species, such as arboreta, botanical gardens, or other collections of exotic or rare plant species;
- An association with scientific measurement, for example an OS benchmark.

5. Technical Interest

Characteristics and features that contribute to the technical interest of a protected structure or ACA could be as follows:

- An example of technical or structural innovation in the design or construction techniques of a structure;
- Unusual construction materials, particularly man-made materials that were novel or ground-breaking;
- An industrial-heritage landscape related to mine-working, chemical extraction or milling.

6. Social Interest

Characteristics and features that contribute to the social interest of a protected structure or ACA could be as follows:

- Special social interest may be found in town parks and communal greens laid out with trees, benches and water fountains, and often sited especially to improve the surroundings of urban dwellers;
- Philanthropic housing for workers is an example of social interest;
- A place that is an essential reference point for the identity of a community;
- Fixtures and features that testify to the community involvement in the creation of a structure.

7. Artistic Interest

Characteristics and features that contribute to the artistic interest of a protected structure or ACA could be as follows:

- The consistent use of crafted materials, such as paving or walling in local styles or materials;
- Styles of decoration such as moulded terracotta embellishments;
- Buildings that are finely decorated in all or in part in a particular style of carved or applied decoration, or by a particular artist;
- Public sculpture, utilities or memorials, as well as being works of art in their own right, can be the artistic focus of a public space;

- A formally laid out landscape or townscape could also be of artistic interest.

8. Cultural Interest

Characteristics and features that contribute to the cultural interest of a protected structure or ACA could be as follows:

- Public spaces, which facilitate certain forms of behaviour, such as the spaces formed to facilitate markets, fairs, outdoor theatre or communal celebrations;
- Structures with literary association or with rarity value.

8.20 Development in Areas of Archeological Interest

When considering proposals within or in close proximity to areas of archeological potential, the Council will have regard to the provisions of the National Monuments Acts 1930 to 2004, the observations and recommendations of Duchas – the Heritage Service of the Department of Environment, Heritage and Local Government and other interested bodies.

The Council, on granting planning permission may impose conditions requiring completion by the applicant of an archeological assessment; and/or monitoring, testing or excavation by a professional archeologist.

The preservation of all or part of the archeological remains in the area covered by the permission may also be considered by the Council as a restriction or condition on such development.

8.21 Other Development

Other development or development that is not specified elsewhere in this Plan will be assessed on an individual basis on the merits of each development or application.

APPENDICES

Appendix 1	Matrix of Use Classes related to Use Zones
Appendix 2	Thurles Architectural Conservation Design Statement
Appendix 3	Site Specific Development Briefs
Appendix 4	Record of Protected Structures
Appendix 5	Trees Listed for Preservation
Appendix 6	Views Listed for Important to Amenity
Appendix 7	European Designated Areas

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Appendix 1: Matrix of Use Classes related to Use Zones

Use Classes	TC	MU	RC	R	R1	R2	EI	SP	AG	I	AM
Abattoir	x	x	o	x	x	x	x	x	o	o	x
Advertising Structures/Panels	o	o	o	x	x	x	x	o	x	o	x
Agricultural Buildings/Structures	x	x	x	x	x	x	x	x	√	o	x
Associated Commercial Sports Related Activities	o	o	o	x	x	x	x	o	x	o	o
Bed and Breakfast	√	o	√	o	o	o	x	x	x	x	x
Betting Office	√	x	√	x	x	x	x	x	x	o	x
Car Park	√	x	√	o	o	o	x	o	x	√	o
Caravan Park/Camping	x	x	o	x	o	o	x	x	o	o	x
Cash and Carry Wholesale	√	√	√	x	x	x	x	x	x	x	x
Cemetery/Graveyard	x	o	o	x	o	o	x	√	√	o	o
Church	o	o	o	√	√	o	√	√	√	o	o
Commercial Leisure Related Buildings	x	o	√	o	o	o	o	o	x	o	x
Community Facility	√	o	√	o	√	√	√	√	o	√	o
Concrete/Asphalt etc. plant	x	x	x	x	x	x	x	x	x	√	x
Crèche/Nursery School	√	√	√	o	√	√	o	o	x	o	x
Cultural Use	o	o	o	o	o	o	o	o	x	o	o
Dance hall/Disco/Cinema	√	o	o	x	x	x	x	x	x	x	x
Doctor/Dentist	√	√	√	o	√	√	√	x	x	x	x
Educational	√	x	√	x	o	o	√	√	o	o	x
Enterprise Centre	√	o	√	x	x	x	x	x	x	√	x
Funeral Home	√	o	√	o	o	o	x	x	x	o	x
Garden Centre	x	√	o	x	x	x	x	x	√	o	x
Guest House/Hostel	√	x	√	o	o	o	x	x	x	x	x
Halting Sites	x	x	x	o	o	x	x	x	o	√	x
Health Centre	√	o	o	o	o	o	√	√	x	o	x
Heavy Vehicle Park	x	x	o	x	x	x	x	x	x	√	x
Home Based Economic Activities	o	o	√	o	o	o	x	x	x	x	x
Hospital	x	o	o	x	x	x	o	o	x	o	x
Hotel/Motel	√	o	√	x	x	x	x	x	x	x	x
Household Fuel Depot	√	o	o	o	o	o	x	x	x	√	x
Industrial - General	o	√	o	x	x	x	x	x	x	√	x
Industrial - Light	o	√	o	x	x	x	x	x	x	√	x
Industry - Other	x	x	o	x	x	x	x	x	x	√	x
Motor Sales Outlet	o	o	o	x	x	x	x	x	x	o	x
Offices above 60 sq. m.	√	√	√	x	x	x	x	x	x	o	x
Offices less than 60 sq. m.	√	√	√	o	√	o	x	x	x	o	x
Open Space	√	√	√	√	√	√	√	√	√	√	√
Petrol Station	o	o	o	x	x	x	x	x	x	x	x

Use Classes	TC	MU	RC	R	R1	R2	EI	SP	AG	I	AM
Private Garage	o	o	o	√	√	√	x	x	x	x	x
Private Tip	x	x	x	x	x	x	x	x	x	x	x
Public House	√	o	√	o	x	x	x	x	x	x	x
Public Services	√	√	√	√	√	√	√	√	√	√	√
Recycling Facility	x	o	o	x	x	x	x	x	o	√	o
Refuse Transfer Station	x	o	o	x	x	x	x	x	o	√	o
Residential	o	o	o	√	√	√	o	x	x	x	x
Residential Institution	x	x	x	√	√	√	o	o	x	x	x
Restaurant	√	o	√	o	x	x	x	x	x	o	x
Retail Warehouse	√	o	o	x	x	x	x	x	x	x	x
Retirement/Nursing Home	√	x	√	o	√	o	o	o	x	x	x
Service Garage	o	o	o	x	x	x	x	x	x	o	x
Shop – Neighbourhood	√	x	√	o	√	o	x	x	x	x	x
Shops	√	x	o	x	x	x	x	x	x	x	x
Supermarket	√	o	o	x	x	x	x	x	x	x	x
Take-Away	o	x	√	x	x	x	x	x	x	x	x
Transport Depot	x	o	o	x	x	x	x	x	x	√	x
Veterinary Surgery	√	o	√	o	o	o	x	x	o	o	x
Warehousing	o	o	√	x	x	x	x	x	x	√	x
Workshops	o	o	√	x	x	x	x	x	x	√	x

Permitted in Principle	√	Open for Consideration	o	Not Permitted	x
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Zone	Objective
TC	To provide for town centre facilities.
MU	To provide and improve mixed use activities.
RC	To provide and improve retail and commercial activities.
R	To preserve and enhance existing residential amenity.
R1	To provide for new residential development.
R2	To provide for new residential (low density) development.
EI	To protect and provide for educational and institutional facilities.
SP	To protect and provide for social and public facilities.
AG	To provide for agricultural needs and to protect and enhance rural amenity.
I	To provide for industrial and employment related development.
AM	To preserve and enhance amenity facilities.

Appendix 2: Thurles Architectural Conservation Area Design Statement

1.0 Introduction

Architectural Conservation Areas are designed to protect and enhance parts of towns and villages which have special character and historic interest. Conservation seeks to promote an understanding of that character and ensure its continuity by encouraging sensitive development which respects its ethos without necessarily replicating the past.

The Planning and Development Act 2000 affords legal status to Architectural Conservation Areas. The Act defines an Architectural Conservation Area as a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest and which contributes to the appreciation of protected structures. The unique architectural qualities and historic significance of the streetscape in Thurles Town warrant the designation of Architectural Conservation Areas and the adherence to the principles of conservation.

2.0 Purpose of Architectural Conservation Area

The primary aim of the Architectural Conservation Area is to preserve the unique qualities of Thurles's 19th Century heritage from damage caused by insensitive development proposals. Historically, change was gradual and building alterations and additions were undertaken in a manner complementary to the built fabric of the street. Local materials were primarily used, resulting in consistency and a distinctive regional or local character. Today, the pressure for change and diversity is far greater with universal availability of building materials due to modern manufacturing processes and reduced transportation costs. Thus, without a conservation policy and the exercise of care in the design and choice of materials for alterations, repairs and new development, the unique character of the Thurles's Victorian streetscape will be eroded and lost to future generations.

3.0 Implications of an Architectural Conservation Area for the Public

Normal exemptions may not apply in an Architectural Conservation Area as set out in Section 82 of the Planning and Development Acts

2000-2006. This means that works to the exterior of a building which materially affect the character of the area will require planning permission.

Works carried out without permission which do affect the character of an ACA will be deemed to be unauthorised and the Councils may require the owners or occupiers to restore the character of the building and the area.

4.0 Historical Development of Thurles

Based in the heart of Tipperary and with a population of 6,831, Thurles gets its name from the Irish word Durles Eile Fhogartaigh meaning the strong fort of the O'Fogarty's of Eile which formed part of the O'Fogarty stronghold, during the twelfth century.

Towards the end of the twelfth century the O'Fogarty clan began to loose their reign and it was towards the early part of the thirteenth century that the great Norman family the Butlers came to power. It is to them that Thurles owes much of its early development and some of their architecture can still be seen today.

The many castles and monastic settlements, which surround Thurles, bear lasting evidence to the area's rich and colourful history. The town itself owes its development to the Norman Butlers and particularly to James Butler, who was created Earl of Ormond by Edward III in 1328. Two of the original family fortresses still remain in Thurles today.

Modern day Thurles has grown from its early beginnings to a thriving hub of shop's and businesses. It also has on offer a wide variety of facilities, ranging from historic museums such as St Mary' Famine Museum and Lar na Pairce (the story of Gaelic Games) it was here in Thurles that the GAA was founded in Hayes Hotel in 1884, so it is no wonder that Thurles can also offer a variety of sporting facilities including Gaelic games, Horse & Greyhound Racing, Golf, Equestrian Centre and last but not least Thurles now has its own College the Tipperary Institute which offers diplomas in software development, Business studies and Sustainable Rural Development.

5.0 Architectural Conservation Areas

The extents of the Architectural Conservation Areas are as follows:

ACA 1 :

Liberty Square/West Gate/Friar Street

ACA 2:

Mitchel Street/Kickham Street

ACA 3:

Matthew Avenue/Castle Avenue

The Councils consider that the protection of the historic townscape within this area is a critical element in the successful regeneration of the town as an attractive retail, tourism and heritage product, but also acknowledges that many of its buildings, frontages and open spaces require improvements and visual enhancement.

5.1 Architectural Conservation Areas – Guidelines for Development

The following guidelines need to be read in conjunction with the *Architectural Heritage Protection Guidelines for Planning Authorities* (DoEHLG 2005).

Sensitivity is required in the design of buildings or extensions within the Architectural Conservation Areas. The intention is to provide a framework of policies which will permit the maximum degree of flexibility in terms of design and choice, consistent with the objective of preserving and enhancing the buildings and spaces which give the Architectural Conservation Areas their character. The following general principles apply to development proposals in the area.

5.1.1 Traditional Design is often accepted as the right approach for development within a Architectural Conservation Area especially in relation to infill development in a street frontage. By noting the important characteristics of surrounding property and applying these features in a traditional way, new buildings and extensions can be produced to respect the existing form. Architectural innovation can still exist within this framework, thus avoiding hollow pastiche styles.

5.1.2 Conversion/Adaptation of an existing property should be considered before the need to demolish and replace. Older buildings can be

successfully adapted to new uses and conversion can make good economic sense.

5.1.3 Extensions/Alterations must complement the existing building. The extension should be subordinate in scale and in a form which allows the identity and character of the original structure to be retained. Important architectural details should be preserved and protected, including stone walls, iron railings, sash windows and moulded plasterwork;

5.1.4 New Buildings will have to take proper account of the neighbouring properties and adjacent spaces. Proposals should have regard to the continuity of rhythm, scale, mass and outline of adjacent buildings and their details, materials, texture and colour.

5.2 Fabric of Architectural Conservation Area

The physical fabric of Thurles was developed largely in the late 18th and early 19th centuries as building in the town centre subsequent to 1840 was minimal. Thus, the built form of Thurles is composed of very traditional materials such as brick, stone, slate and timber. The materials used and the manner in which they are used in the buildings all possess historical significance and render a sense of place and identity. Construction and architectural details such as doors, windows, cornices, consoles, cast iron gutters, decorative plaster hood mouldings and brick dressings are critical elements in determining the heritage character of the town.



The fabric of the town therefore is made up of elements which themselves may be quite small, but when taken together are important in determining the character of the town. The accumulative effect of small changes to these elements whether by removal, crude repair or tactless additions can have a long-term detrimental effect on the character and visual amenity of the town. Whilst the fabric of the town is simple in detail, it reflects almost 200 years of local craftsmanship and is an important expression of the town's vernacular architecture.

Despite the value of these simple details there is an unfortunate change towards aluminium and PVC window replacement which has meant that many original sash windows are lost to Thurles's streetscapes. Unity and harmony existed when all windows were traditional up and down sash, now windows vary in design, glazing, pattern and colour and are out of character with the 19th Century streetscape into which they are inserted. The replacement of traditional shopfronts with inappropriate modern designs further erodes the underlying fabric of the town's Victorian heritage.

6.0 Shopfronts

6.1 Traditional Shopfronts

The traditional Thurles shopfront is a significant piece of the architectural heritage of the town and contributes enormously to the fabric and texture of the town.

The variety of different shop designs and colour is undoubtedly one of the most attractive features of Thurles. The preservation of the remaining examples of this art and craft is vital for the retention of the identity and character of Thurles.

Traditional shopfronts display the vernacular architecture of Thurles and are an important expression of local history.



The name and signboard of a traditional shopfront may be identified with a particular family style and tradition. A family which has been trading in a town for many generations will often take particular pride in the shopfront sign. Thus, rather than a faceless multiple, the sign records the service of a respected local trader. Such shopfronts are living examples of local craftsmen;

the carpenter, painter and sign writer, working at their best and with local materials. The protection of old shopfronts within Thurles will serve to record local history and enhance the character of the town.

Refer to Chapter 12 of *Architectural Heritage Protection Guidelines for Planning Authorities (DoEHLG 2005)*.

Highly decorative vertical mullions (vertical divisions between the panes), dividing the windows, are a common feature of the traditional Irish shopfront. Typically, these often have a slim profile and can be plain or intricately carved. The triangular sections above them may have carved panels. These perpendicular shopfronts date from the mid-19th Century and derived from the introduction of 4 feet x 2 feet panes coupled with the unacceptability of large plate glass until the 20th Century. Many traditional fronts have been spoiled by the removal of the original vertical mullions to introduce a larger window. Where this has happened consideration should be given to dividing up the window with new mullions, producing a window with vertical strips.

6.2 Decorative Details

Many traditional shops were adorned with wrought iron railing or frill at the top of the cornice or nameboard such as and a few had a little metal gate in front of the doorway when it was recessed.

These are part of local history and deserve retention. In a few rare instances these survive and should be preserved.



Traditionally, shutters were painted wooden panels which lifted out. Shutters for the outside of shop windows were mainly for practical use and were therefore quite plain; however, some were carefully crafted to give the shop an attractive appearance when closed. Such features are always

worth preserving as they are unusual and pleasant features on the street.

6.3 Lettering and Painting

The hand-painted lettering of the nameboard is a special Irish craft and is one of the most important components of the traditional Irish shopfront.



Generally, fascia boards are of timber with painted or raised lettering, and may occasionally be carved. Old shop names, particularly family names help to give the town a sense of place and identity. The old nameboard should be preserved or restored using traditional lettering and local signwriters.

Hand-painted advertisements on walls, old enamelled signs and hanging signs representing trades are features which add to the decorative quality of buildings. Shop-fronts are traditionally painted in strong colours.

6.4 Materials

6.4.1 Wood was the principal material used for the traditional Irish shopfront. The majority of the surviving shopfronts are in *wood* as this was the easiest material to prefabricate the various parts of the front and the assembly on site was relatively simple and quick.

6.4.2 Plaster was an economical substitute for cut stone to imitate all sorts of classical details and its use was widespread in Ireland. Whole shopfronts were constructed with nameboards, cornices, pilasters and decorative details, all executed in the manner of stone carvings. These fronts are usually quite robust and long lasting and need little maintenance except for repair of broken details and repainting. Thurles exhibits fine examples of these plaster fronts and these should be preserved.

6.4.3 Cut Stone shopfronts are rare and found only in the larger towns and cities. They were traditionally used for a pub/grocery business and often rivalled the banks with their splendid palazzo facades with the living quarters over the shops. They either have stone lintels or round headed arches decorated with flat panels or floral motifs. Mid 19th Century examples often have exotic carved foliage, animals and marble columns. These facades require little or no maintenance and must rank with the best examples of architecture in a town.

6.5 Advertising and Signs

1. Shop-front advertisements normally should be restricted to fascia signs placed immediately above the shop window. Signs which extend higher than the sill of first floor windows will not be acceptable.
2. Hanging signs can have a place in the traditional streetscape; however, they should not be mounted higher than first floor windows. There should be normally not more than one hanging sign to each property frontage, and the bracket should not extend more than 80cm from the wall face and the lowest part of the sign a minimum of 2.2m above pavement level.
3. In the case of properties with multiple tenancies, the ground floor shop may have a fascia sign and one additional projecting sign may be permitted to the first floor premises. All additional tenants should be served by a plaque located at the front door.
4. Where there is insufficient fascia space decorative lettering can be painted directly onto the display window, provided it is of an appropriate form.
5. Illuminated fascias and projecting signs require consent and will normally be allowed only where it is demonstrated that the premises relies significantly on trading after dark all year round - such as restaurants and pubs. Back lighted signs and internally illuminated plastic box signs are not considered appropriate in the Architectural Conservation Area.

Note: Murals require planning permission and applications for wall painted advertising will be

assessed against the visual impact on the character of the area, particularly in the Architectural Conservation Area.

6.6 Public Utilities and Street Furniture

It is the aim of the Councils to improve the pedestrian environment in Thurles. To this end the Councils will encourage the removal of incongruous items of street furniture, including poles, public signage, sandwich board lottery stands or other items which add to the visual clutter and detract from the streetscape and pedestrian safety.



Careful consideration will be given to the siting of new dustbins, street lighting, seating and bollards, particularly in spaces dominated by pedestrian movement.

The Councils intend to remove cables and poles that are unsightly and to underground services in the centre.



The Councils will pay particular attention to the nature and quality of materials used for pavements, streets, roads and car parks. Large expanses of tarmac are to be avoided, as are inappropriate colour brick and cobblelock in sensitive areas. The Councils intend to continue with the pavement improvements within the Architectural Conservation Area as funds allow.

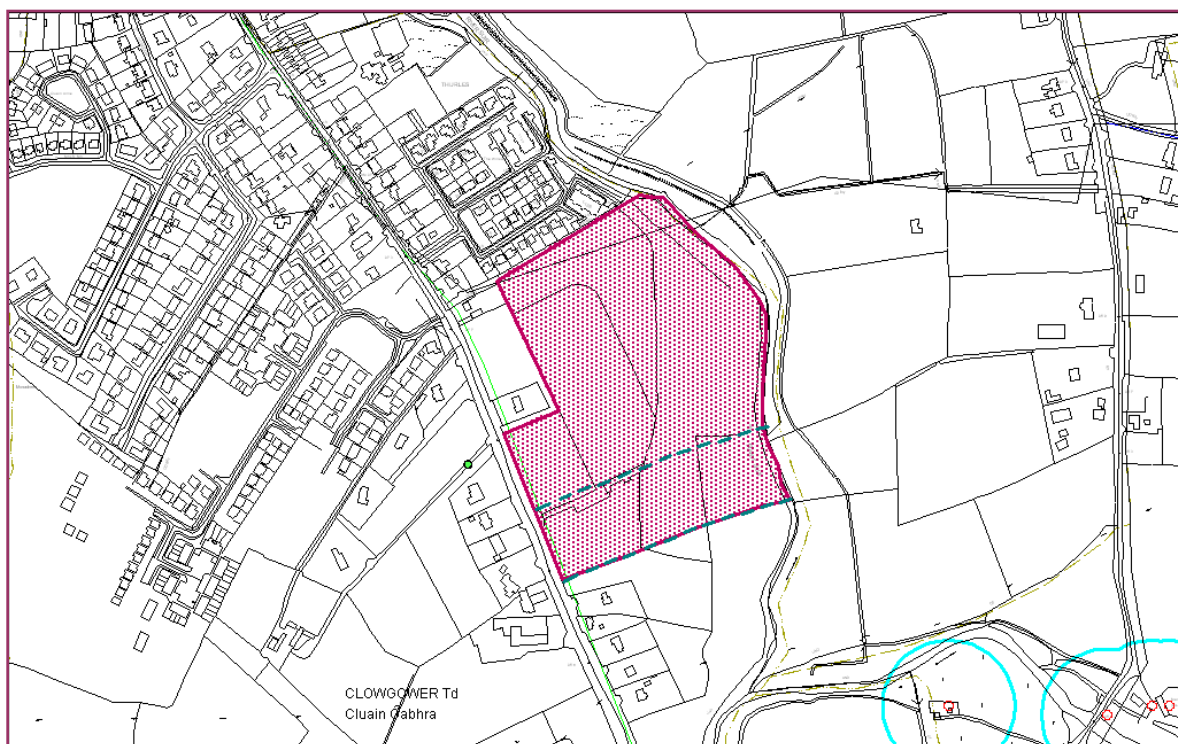
7.0 Opportunities for Architectural Conservation Area Enhancement

1. Encourage the redevelopment and reuse of derelict, vacant and under-utilised properties within the Architectural Conservation Area.
2. Promote the use of plaster render and mouldings on new development to ensure harmony with existing historic properties.
3. Encourage the preservation of all remaining traditional shopfronts, decorative plasterwork, sash windows and Victorian doors. Where any such elements have been removed, the Councils will encourage reinstatement.
4. Improve the pedestrian environment throughout Liberty Square.
5. Seek the removal of unauthorised advertising, signs and pavement furniture.
6. Underground all wires in the Main Street.
7. Promote the provision of visually aesthetic street lighting based on classical designs.
8. Review all signage in the Architectural Conservation Area to reduce visual clutter.
9. Encourage the provision of finger post signs harmonious with the historic buildings to convey the town's heritage status.
10. Ensure the provision of co-ordinated signage, bollards, litterbins and seating to reflect the historic character of the town.
11. Encourage the provision of planters and trees to yield colour and continuity to the heritage streetscape.

Appendix 3 Site Specific Development Briefs

1 Lands to the south of the town, formally the ‘Driving Range’

Site, Area and Description: The site is a significant parcel of land which is located on the N62 in an area dominated by residential development. The entire site area measure 9.5ha and is a greenfield site. The site is bounded to the east by the River Suir, and the N62 to the west. The re-aligned N8 Interchange will provide access to Thurles Town along the N62 and as such it is an objective of the Thurles and Environs Development Plan to reserve a ‘By-Pass Corridor’ on a portion of this site. The site is also prone to seasonal flooding from the River Suir.



Zoni



Commercial.

Acceptable Uses: The Regional Planning Guidelines states that the preferred location for new retail development where practicable and viable, is within the town centre. Where it is not possible to provide the form and scale of development that is required on a site within the town centre then consideration can be given to an edge of town centre site. Traffic congestion and the lack of car parking within the town centre area exacerbate the problem. Taking this into consideration this site is ideally suited to an ‘out-of-centre’ retail development.

This site is suitable for supermarket and limited development of retail warehousing. The site should have one single access off a new roundabout junction with the N62. A new road shall be included that links the site to the river and will enable a river crossing at a later date.



The redevelopment of the site shall include for the design of an entrance feature on the roundabout or with the development site. This shall include a landmark building and/or a landmark piece of public art that is reflective of the location as a gateway to the town.

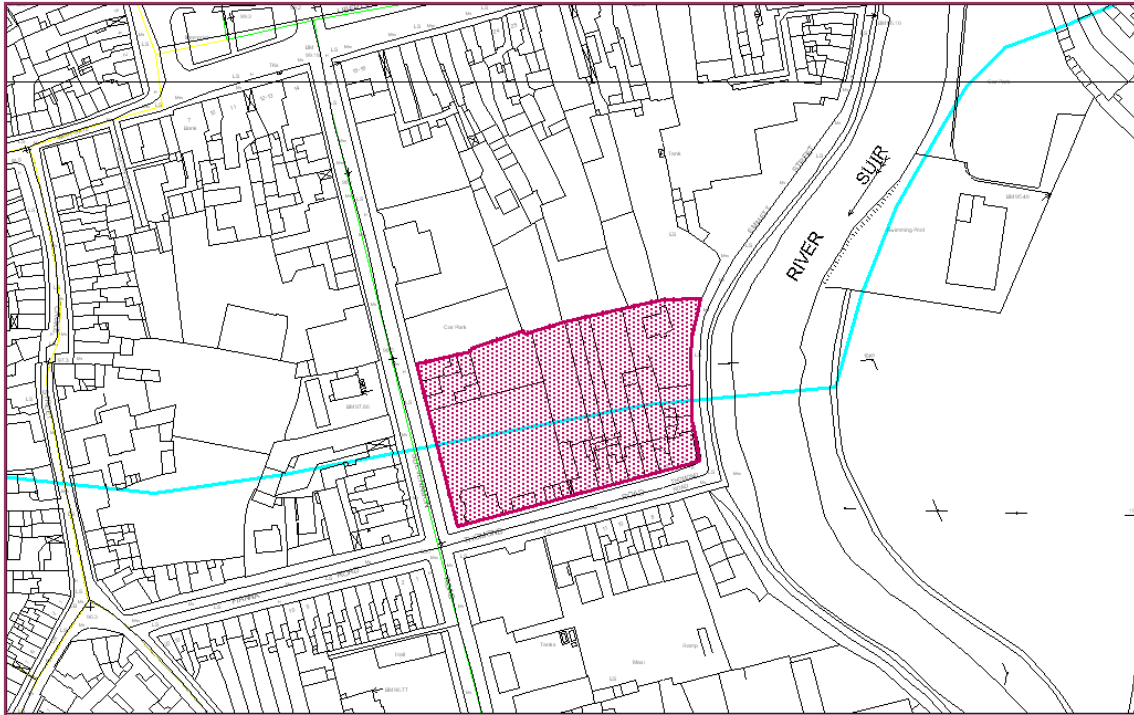
Guidance on Design and Layout: The overall layout of the land and any development thereon will provide for the following:

- Adequately designed access road taking account of the ‘reserved by-pass corridor’ and should provide a suitably designed junction with N62 with pedestrian linkages to the Town centre.
- Sufficient set back from the River Suir taking account of its flood plain. Proposals should be accompanied by a flood impact statement assessment.
- A river walk/park is desirable with any development that may take place on the site.
- Adequate car parking to service the overall development.

- An anchor retail store which may be supported by a small number of retail warehousing, office and service units.
- Retail units considered more appropriate to the town centre shall be resisted.
- A land mark entrance feature as public art to reflect the location of the site as the gateway to the town.

2 Lands to the East of Slievenamon Road and North of Thomond Place

Site, Area and Description: This parcel of land measuring 0.65ha in area is located adjacent to the core retail area and is bounded to the east by the River Suir, to the west by Slievenamon Road and to the south by Thomond Road. The parcel is relatively small and is occupied by primarily residential properties.



Zoning: R – New Residential

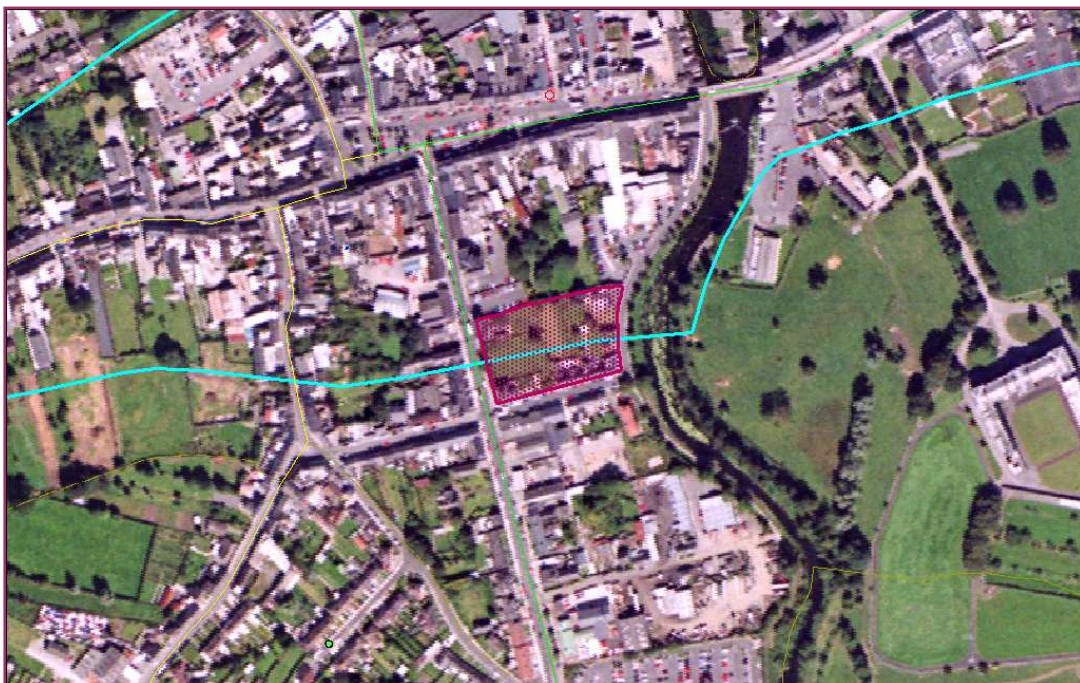
Acceptable Uses: The county retail strategy identifies Slievenamon Road as a suitable location of retail and commercial developments such as office based activities, doctor's surgery, financial institution and

services, etc. Constraints such as the lack of readily available sites, site acquisition and car parking, apply not only to retail development within the town centre area but also other commercial developments.

The Retail Strategy and the Thurles and Environs Plan seeks to encourage the retention and further development of active ground floor retail uses in order to protect the core retail area i.e. Liberty Square, from development which would result in inactive ground floor uses. The resultant effect is that there is an inadequate provision of suitably located and zoned land for commercial activity which may result in inactive ground floor uses such as office based activities, doctors surgery, financial institution and services, off-license etc.

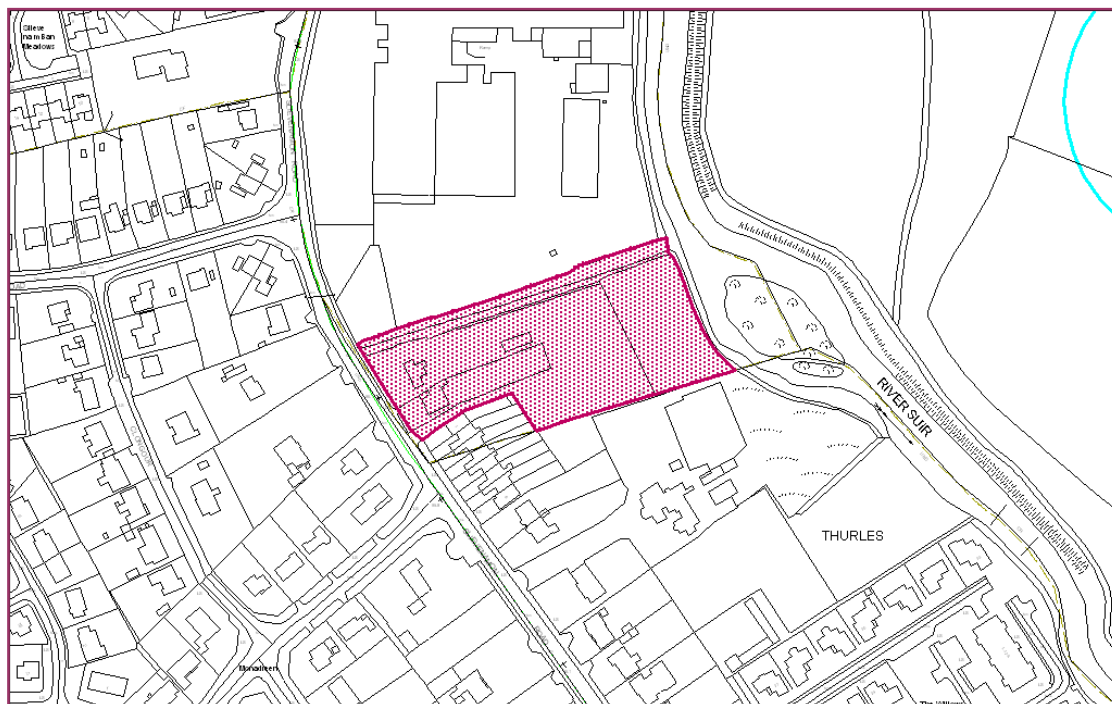
Guidance on Design and Layout: The overall layout of the land and any development thereon will provide for the following:

- Distinct Sense of Place – significant extension to the town centre with separate identity;
- Hierarchy of legible urban forms including landmark buildings, particularly at the junction of Thomond Road and Slievenamon Road.
- Enhancement of the unique natural beauty and peaceful nature of the site;
- Mix of uses to include small scale retail, café, restaurant and office based activities, doctors surgery, financial institution and services, off-license etc
- Integration of this new development with the existing residential character of the area;
- Creating a variety of functional and supervised public spaces that interconnect with movement across the site in the form of enclosed squares (piazza), new pedestrian ways and urban gardens;
- Clear views and easy orientation, including linkages with adjacent sites especially with Emmet Street and the River Suir;
- Residential development on upper floors with access to street level.
- Integration of car parking within the development



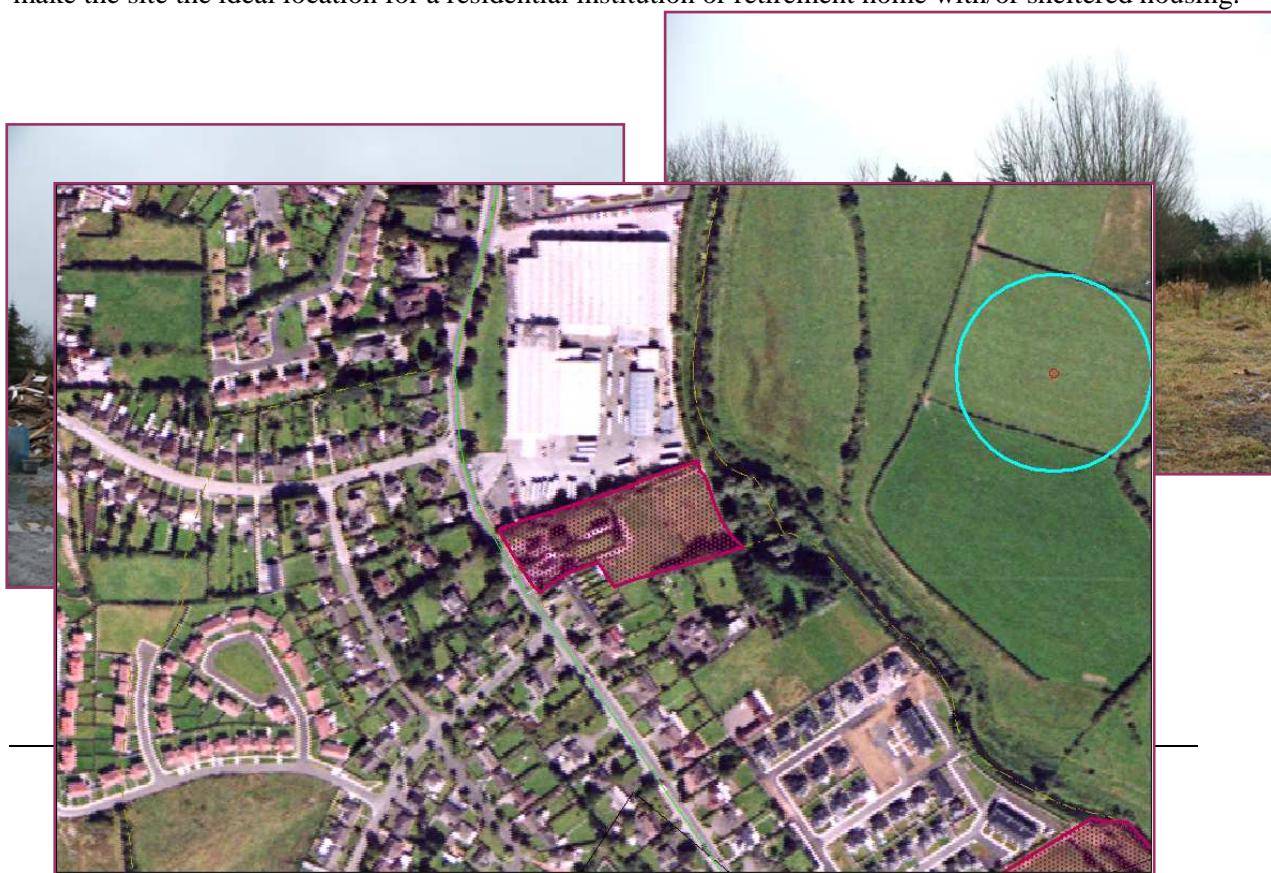
3 Lands to the east of Slievenamon Road (South of Campbells Site)

Site, Area and Description: This parcel of land is located adjacent to the River Suir just south of the Campbells site and is 1ha in area. This brownfield site has become overgrown and is currently occupied by two residential units fronting onto Slievenamon Road with the rear of the site being used as a builder's yard. Vehicular access to the site is from Slievenamon Road and is restricted. A pedestrian walkway is provided to the north of site to access the river.



Zoning: C – Commercial and Employment

Acceptable Uses: The secluded nature of the site and its location on the periphery of the town centre make the site the ideal location for a residential institution or retirement home with/or sheltered housing.



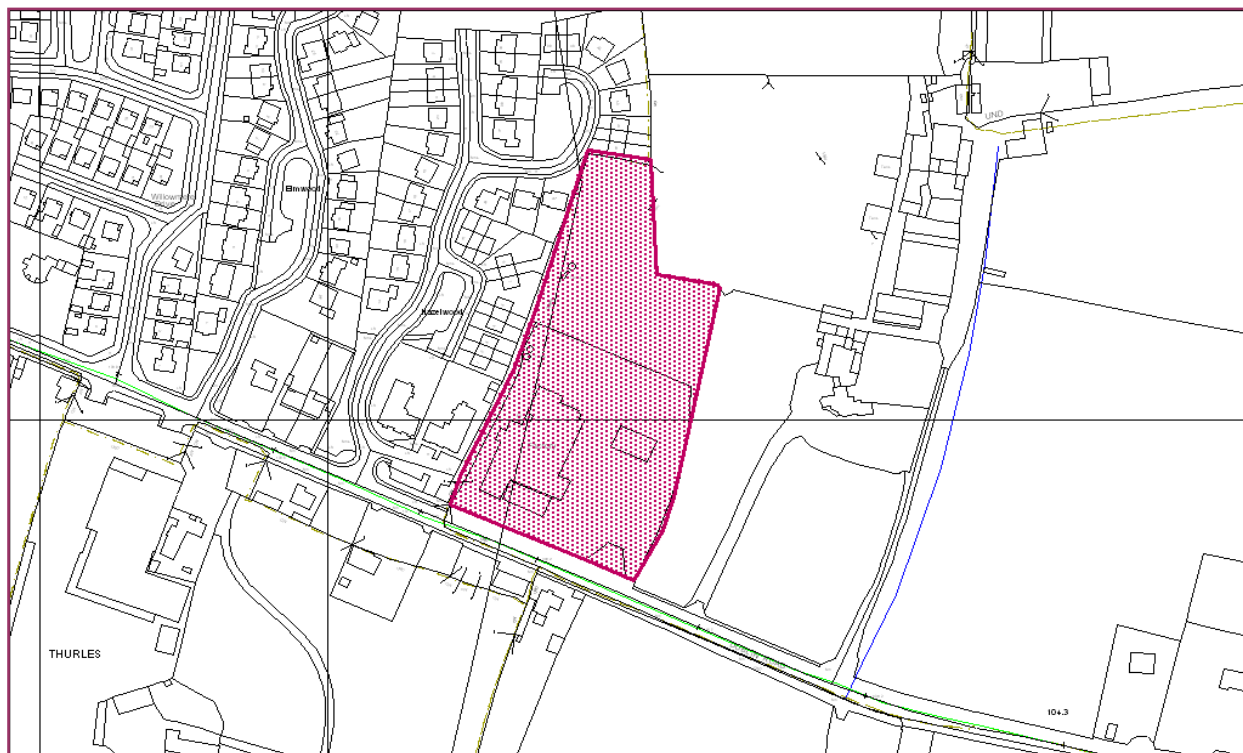
Guidance on Design and Layout:

The development brief is being prepared to provide for the integrated development of the important town centre recreational area in addition to suitable residential development and facilities. The overall layout of the land will provide for the following:

- Distinct Sense of Place – a positive addition to open space and recreational areas in the town centre and River Suir linear park with a separate and unique identity;
- Residential institution or retirement home with/or sheltered housing development;
- Creating a functional and supervised public space that interconnects with movement across the site in the form of surveyed walkways and pathways;
- Strong use of soft landscaping within the site.
- Provision of park/open space adjacent to the river;
- Significant improvement in current vehicular access;
- Clear views and easy orientation, including linkages with River Suir and the town centre.
- Hierarchy of legible urban forms including landmark buildings, particularly at the entrances to the site and street/access intersections;
- Site coverage and plot ratio should remain low and the amenity of the adjoining residential properties protected.

4 Hibernian Meats Site

Site, Area and Description: The site is situated to the east of Thurles town centre on the National Secondary Road N75. The site is located just outside the town boundary and is 1.7ha in area. The site is currently occupied by a vacant meat processing plant, associated buildings and hard surfaced area. There is a residential area to the west of the site and agricultural lands to the east, south and north.



Zoning: C – Commercial and Employment

Acceptable Uses: This site is ideally suited to the provision of Local Neighbourhood services to include a number of small retail units and public house within a mixed-use development. Retail units may include general stores, food stores, newsagents, pharmacies, post offices, restaurants, take-away, video/DVD rental, laundry facilities, hairdresser/ barbers, public houses, dental/medical surgery, place of worship, credit union, crèche or childcare facilities Individual retail units should range from 500 – 900sqm in area to ensure they do not detract from the vitality and viability of the Town centre. The retail element should be married with residential development. Development of this land may also include a petrol filling station with associated retailing not exceeding 50sqm. In order to preserve the local nature of the designated neighbourhood centres, a size threshold of 500sqm (gross) should normally be applied to individual units and a total of 1,500sqm (gross) to the retail element of the whole centre.

Guidance on Design and Layout: The development brief is being prepared to provide for the integrated development of the important edge of town location. The overall layout of the land will provide for the following:

- Distinct Sense of Place – significant extension to the town centre with separate identity.



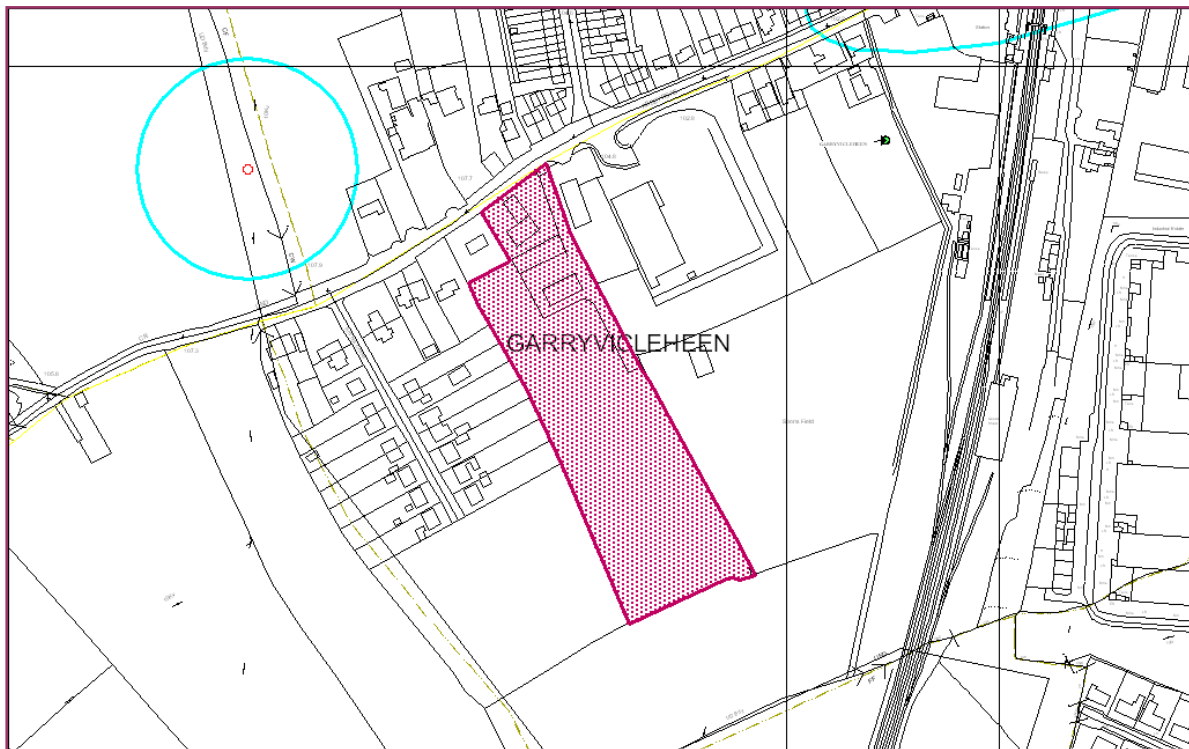
- Hierarchy of legible urban forms including landmark buildings, particularly at the entrances to the site.
- Compatible edge of town uses such as residential developments, neighbourhood centre and recreational areas.
- Creating a variety of functional and supervised public spaces that interconnect with movement across the site in the form of enclosed squares (piazza), new streets and urban gardens.
- Clear views and easy orientation, including linkages with adjacent sites.
- Residential development on the upper floors of commercial units with access to street level.



5 Lands at Garryvichaleen, adjacent to the Lidl site

Site, Area and Description: This parcel of land is located adjacent to the Lidl site to the rear of some commercial units incorporating a refrigeration company, petrol station and warehousing. The site is

2.3ha in area and abuts a playing field and some residential units. Existing access to the site is somewhat restricted in terms of sightlines and pedestrian access.



Zoning: C – Commercial and Employment

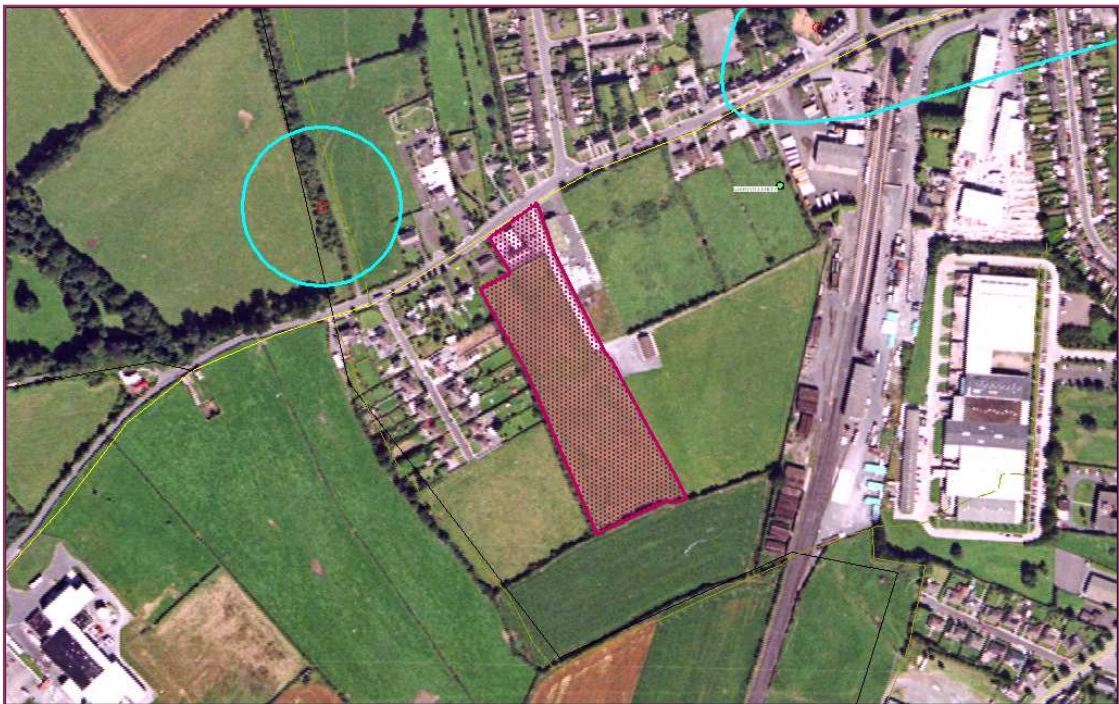
Acceptable Uses: The County Retail Strategy identifies these lands as possible suitable for Retail Warehousing. However, development of this nature may have traffic implications for the general area and as such the use of the land for retail warehousing is not ideally suited. As an alternative the site is suitable for the development of community facilities such as a retirement home/nursing home with a health centre and associated office use.



Guidance on Design and Layout:

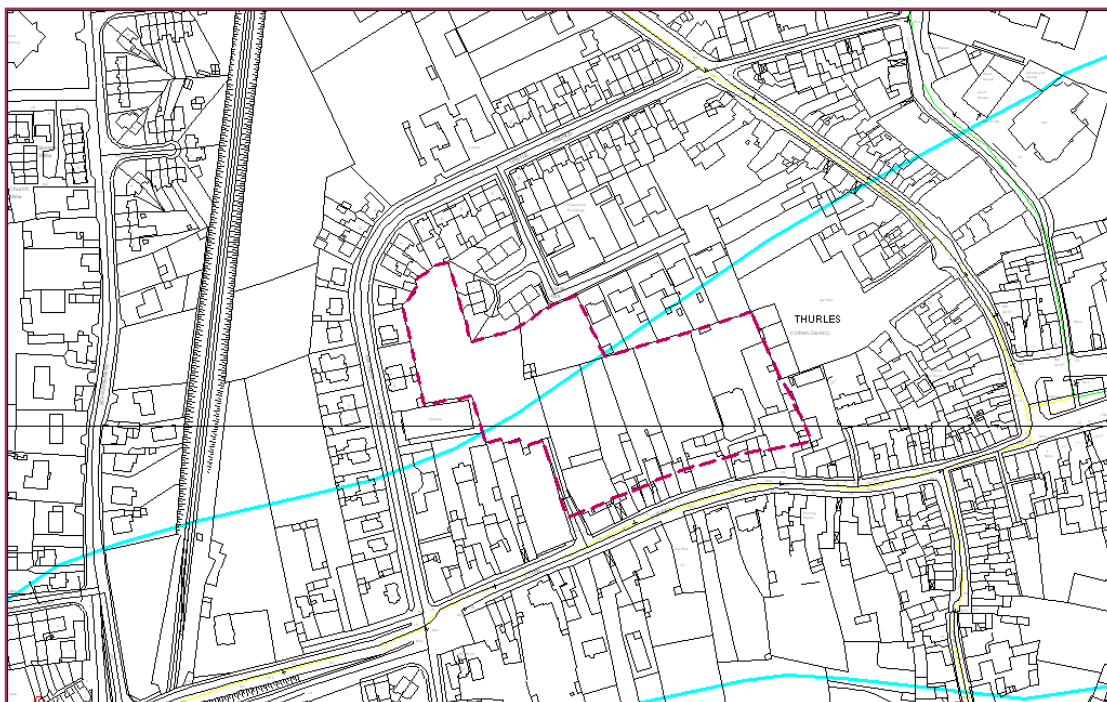
The development brief is being prepared to provide for the integrated development of this important edge of town location. The overall layout of the land will provide for the following:

- Distinct Sense of Place – utilisation of this edge of town site with a separate identity;
- Compatible edge of town uses incorporating community facilities such as retirement home/ nursing home with a health centre and associated office use with interlinked recreational areas;
- Integration of this new development with the existing residential and recreational pattern in the area;
- Adequate parking to service the proposed development;
- Clear views and easy orientation, including linkages with adjacent sites;
- Significant improvement in current pedestrian and vehicular access.



6 Friar Street Backlands

Site, Area and Description: This site is adjacent to the Parnell Street Car Park and is circa 1.7ha in area. The site is bounded to the north by established residential properties, the Parnell Street car park abuts the site to the east and a mixture of residential, retail and commercial properties form the southern boundary. At present there is limited access to the backlands mainly through archway along Friar Street streetscape. Recent development has taken place between Parnell Street car park and the backlands area providing a pedestrian streetscape with potential to access the remainder of the lands.



Zoning: TC – Town Centre.

Acceptable Uses: The site is ideally located and zoned for Town Centre uses and recent development has taken place in the development of a pedestrian Street (Baker Street) adjacent to the site providing potential for further retail development. This, and its wider potential in terms of town centre uses, is

recognised by the Town Council and it is recommended that the site should be the subject of a Masterplan.



If the right approach to the complexities of the site and setting a sound planning framework/guidance for the range and mix of uses that are acceptable and desirable. In terms of the town centre/retail offer within the mix of uses, it is important that in any design advice within the Masterplan enhance linkage, particularly pedestrian linkage, to the town centre. However, whilst plans can provide frameworks and guidance, the key issue that is a constraint to the development of this site is the multitude of land ownerships which are a deterrent to private sector interest.

Guidance on Design and Layout: While land assembly is the preferred development option the brief recognises that the various sites within the development brief area may be developed independently, and at different time frames. It is recommended that the site be the subject of a masterplan and the Council may require the preparation of a masterplan for the entire site by developers prior to the lodgement of an application. In any event development should take place sequentially and each development will need to conform to the overall design brief as set out in this brief. The overall layout of the land will provide for the following:

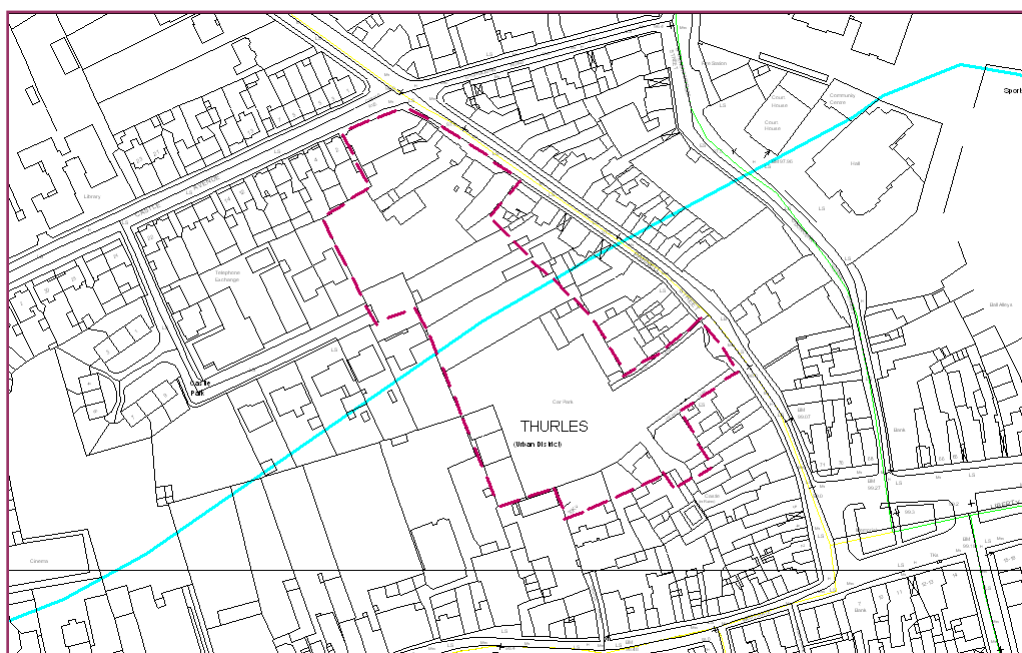


- Distinct Sense of Place – significant extension to the town centre through Parnell Street Car Park and the newly developed Baker Street with separate identity
- Creation of a pedestrian street with building design enclosing the space.
- Hierarchy of legible urban forms including landmark buildings, particularly at the entrances to the site and street/access intersections.
- An anchor retail store which would be supported by a wide range of shopping, office and service units.
- Compatible town centre uses such as retail units, restaurants and cafes.
- Residential development on upper floors with access to street level.
- Clear views and easy orientation, including linkages with adjacent sites.



7 Parnell Street Car Park

Site, Area and Description: This site is located to the rear of Parnell Street and part of Castle Avenue and abuts Baker Street with pedestrian access. The site is approximately 1.3ha in area. Vehicular access to the site is via Parnell Street. The site includes the car park area and the rear yards and gardens of private, retail and commercial premises in the area. , the Parnell Street car park abuts the site to the east and a mixture of residential, retail and commercial properties form the southern boundary. At present there is limited access to the backlands mainly through archway along Friar Street streetscape. Recent development has taken place between Parnell Street car park and the backlands area providing a pedestrian streetscape with potential to access the remainder of the lands.



Zoning: C – Town Centre



Acceptable Uses: The development brief is being prepared to provide for the integrated development of this important town centre location. The brief recognises that this area may be utilised as a single site or as a number of sites which may be developed independently, and at different time frames. However, each development will need to conform to the overall design brief as set out below to provide a range and mix of uses that are acceptable and desirable in terms of the town centre zoning. Uses which would be considered compatible with the Town Centre zoning on the site include retail, café, restaurant, cinema, bowling alley, commercial and residential. It is recommended that the site be the subject of a masterplan and the Council may require the preparation of a masterplan for the entire site by developers prior to the lodgement of an application. In terms of the town centre/retail offer within the mix of uses, it is important that in any design advice within the Masterplan enhance linkage, particularly pedestrian linkage, to the town centre, Baker Street and the Friar Street Backlands.

Guidance on Design and Layout: While land assembly is the preferred development option the brief recognises that the various sites within the development brief area may be developed independently, and at different time frames. In any event development should take place sequentially and each development will need to conform to the overall design brief as set out in this brief. It is recommended that the site be the subject of a masterplan and the Council may require the preparation of a masterplan for the entire site by developers prior to the lodgement of an application. However, each development will need to conform to the overall design brief as set out herein. The overall layout of the land will provide for the following:

- Distinct Sense of Place – significant extension to the town centre with separate identity;
- Hierarchy of legible urban forms including landmark buildings, particularly at the entrances to the site and street/access intersections e.g. junction of Parnell Street and Castle Avenue;
- Creation of pedestrian street/streets with building design enclosing the space.
- A multi-storey or cut and cover car park to service the overall development;
- An anchor retail store which would be supported by a wide range of shopping, office and service units;
- Compatible town centre uses such as cinema complex, bowling alley, restaurants and cafes.
- Residential development on selected upper floors with access to street level;
- Creating a variety of functional and supervised public spaces that interconnect with movement

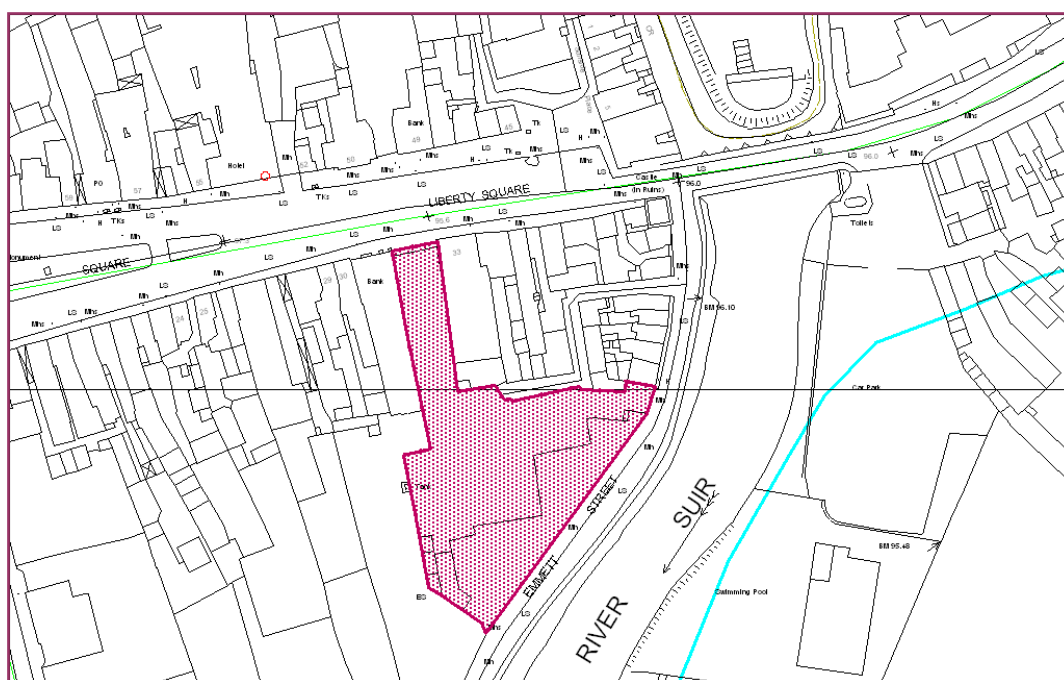


across the site in the form of enclosed squares (piazza), new streets and urban gardens.

- Enhanced pedestrian linkages to Friar Street and the Friar Street Backlands site through Baker Street;
- Clear views and easy orientation, including linkages with adjacent sites.

8 Tesco Store, Liberty Square

Site, Area and Description: This site is located in the town centre in Liberty Square – a designated Architectural Conservation Area (ACA). The site is approximately .33ha in area with good frontage onto Liberty square and extensive frontage onto Emmett Place and is occupied by Tesco. Whilst this store is known to be trading well, it is a poor store in terms of design and generates considerable traffic within the town centre. Relocation of the company from this site would open up an opportunity within the town centre for a new shopping centre with retail footprints that could attract high street comparison retailers and also enable the amenity and attraction of the riverfront to be harnessed and better linked to the town centre.



Zoning: TC – Town Centre

Acceptable Uses: The site is ideally located and zoned for Town Centre uses and in terms of the town centre/retail offer within the mix of uses, it is important that in any design advice within the Masterplan enhance linkage, particularly pedestrian linkage, to the town centre.



The County Retail Strategy and Thurles and Environs Plan 2002 Policy TC7 seeks to encourage the retention and further development of active ground floor retail uses in order to protect the core retail area i.e. Liberty Square, from development which would result in inactive ground floor uses. Uses which would be considered compatible with the Town Centre zoning on the site include comparison and

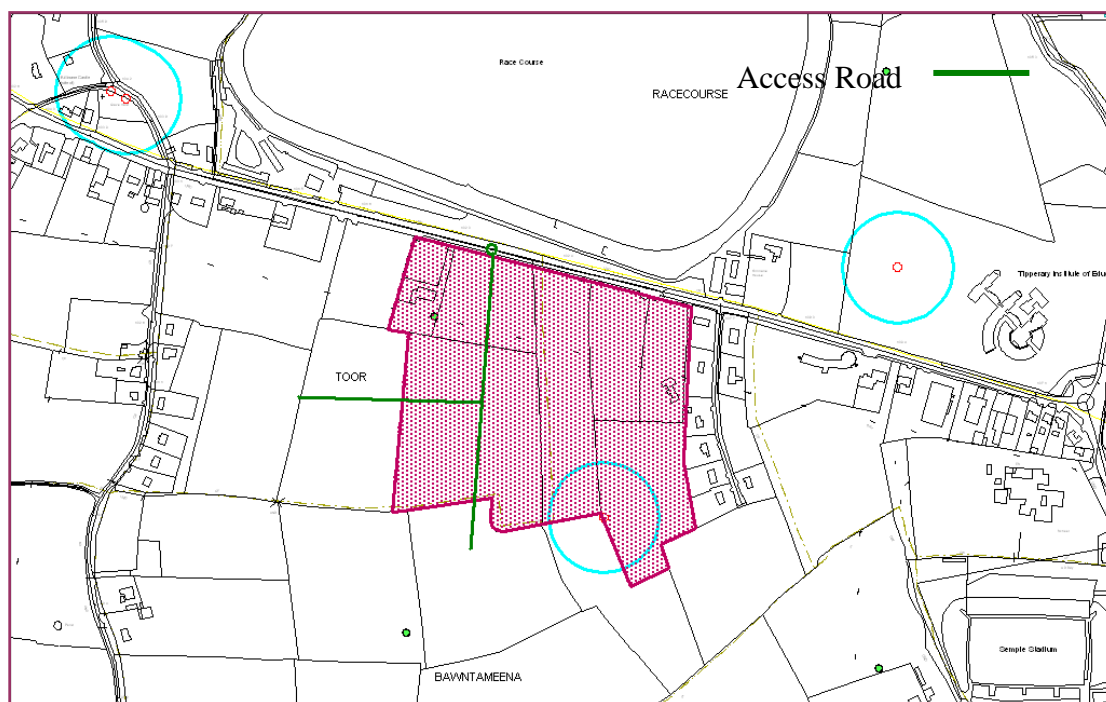
convenience retail, café, restaurant, cinema, with some commercial and residential uses above ground floor.

Guidance on Design and Layout: In terms of the town centre/retail offer within the mix of uses, it is important that in any design advice within the Masterplan are respectful of the designation of Liberty Square as an ACA, enhance linkage, particularly pedestrian linkage from Liberty Square to Emmett Street and address both facades of the building with equal importance. Redevelopment of this site should have particular regard to the following:

- Distinct Sense of Place – High quality design with frontage to both Liberty Square and Emmett Street façade;
- Enhancement of the unique natural beauty and peaceful nature of the site specifically with regard to proximity to River Suir. Clear views and easy orientation, including linkages with adjacent sites.
- Designation of Liberty Square as an Architectural Conservation Area.
- Create pedestrian linkages to Emmett Street and the River Suir.
- An anchor retail store which would be supported by a wide range of shopping, office and service units in the form of a mall or streetscape.
- Compatible town centre uses such as cinema complex, bowling alley, restaurants and cafes.
- Residential development on selected upper floors with access to street level.

9 Bawntameena/Toor Site

Site, Area and Description: This site is located to the west of Thurles Town centre and is 13.6ha in area. This green field site forms a number of field patterns and is situated on a regional road with good accessibility. Thurles racecourse is situated opposite the site and there are a number of established residential dwellings to the east of the site. Permission has been granted recently for a large retail warehousing development and car sales showroom on part of the site and construction work is currently underway on this site.



Zoning: C – Commercial and Employment

Specific Objective: *To require a single access off the R498 via a newly constructed roundabout which will provide access to lands to the west and south of the zoned lands*






Acceptable Uses: The Retail Strategy identifies these lands as suitable for Retail Warehousing and employment related development, the zoning accommodates ‘appropriate business and commercial development’. The remainder of the site is ideally located for the provision of enterprise centre (including ‘incubator units’) and community facilities such as a nursing home and crèche.





Guidance on Design and Layout:





The development brief is being prepared to provide for the integrated development of this important edge of town location. The overall layout of the land will provide for the following:




- Single access off the R498 via a newly constructed roundabout providing access through the site to lands to the west and south of the zoned lands;
- Distinct Sense of Place – Gateway development with ;landmark entrance feature, including public art adjacent to this edge of town site;
- Compatible edge of town uses including retail warehousing, light industrial units, and incubator enterprise incorporating community facilities such as crèche and active play areas;
- The level of retail warehousing will take account of expenditure flows for the catchment area and proven demand for proposed floor space;
- Integration of this new development with the existing permitted development on part of the site;
- Clear views and easy orientation, including linkages with adjacent sites.




Appendix 4 Record of Protected Structures





Ref	Name	Address	Description	Photograph
RPS 1	22312001	Hospital of the Assumption.	Record Only	
RPS 2	22312002	Ardfort House, Brittas Road.	Detached three-bay two-storey house, built c. 1875, with two-storey return to rear, later front porch, and rear extension c. 1900 to west. Hipped slate roof with rendered chimneystacks, pitched roof with timber bargeboards to return, and flat roof to rear extension. Smooth rendered walls with render quoins and rendered plinth. Square-headed two-over-two pane timber sash windows with limestone sills and replacement door. Multiple-bay single- and two-storey outbuildings form farmyard to west of house.	
RPS 3	22312003	Well Lane.	Square-plan well, built c. 1800, now disused. Stone vaulted roof. Rubble limestone walls with dressed voussoirs to parabolic-arched opening.	
RPS 4	22312004	Smith O'Brien Street.	Detached three-bay two-storey house, built c. 1830. Pitched artificial slate roof with rendered brick chimneystack. Rendered walls. Segmental-headed one-over-one pane timber sash windows having limestone sills. Square-headed replacement door. Outbuilding to north having pitched corrugated-iron roof over thatch, rendered walls and timber-framed fixed window.	
RPS 5	22312005	Saint Mary's Health Centre, Parnell Street.	Detached seven-bay three-storey former fever hospital, built 1838, with slightly advanced end bays, having substantial later extensions to south-west. Now in use as day-care centre. Hipped and pitched slate roofs with render chimneystacks. Coursed random limestone walls, with dressed quoins to end bays. Replacement uPVC windows with yellow brick block-and-start surrounds. Later round-headed door opening inserted having timber panelled door, fanlight and sidelights having lined-and-ruled render surround and render impost.	





RPS 6	22312006	Thurles County Library, Castle Avenue.	Detached five-bay two-storey former technical school, built 1928, now in use as county library and archive with single-storey branch library to east. Flat roof with moulded cornice. Central entrance breakfront. Lined-and-ruled rendered walls to upper storey having string course and moulded cornice, channelled render walls to ground floor having plinth. Square-headed metal casement windows with concrete sills. Pair of timber panelled doors with fanlight and coved doorcase. Wrought-iron gates and railings with concrete piers to site boundary.	
RPS 7	22312007	4 Castle Avenue.	Semi-detached two-bay two-storey house with attic storey and projecting porch and bay window to ground floor, built 1928, as a pair with building to west. Half-hipped artificial slate roof with cast-iron rooflights and rendered chimneystack. Roughcast rendered walls. Square-headed one-over-one pane timber sash windows with render label mouldings and timber shutter additions. Square-headed replacement door with overlight. Cast-iron gate and railings to site boundary.	
RPS 8	22312008	Parnell Street.	Detached two-bay two-storey house, built c. 1920. Pitched slate roof with rendered chimneystacks. Rendered walls having raised render surrounds to openings and plat band at eaves. Single and tripartite one-over-one pane timber sash windows and replacement door. Cast-iron gate and railings to site boundary.	
RPS 9	22312009	Teach na Chuinne, Parnell Street, Cuchulainn Road.	Corner-sited end-of-terrace four-bay three-storey former public house, built c. 1930, with curved façade and shop front to east end. Now in use as office and apartments. Pitched slate roof, coned to east end, rendered chimneystacks and cast-iron rainwater goods. Square-headed windows. Door with sidelight leads to upper floors. Shopfront is tiled with deep cornice, deepset plate glass windows with overlights, and square-headed doors having overlights.	





RPS 10	22312010	Noel Ryan, Parnell Street.	Terraced four-bay two-storey house, built c. 1900, now also in use as public house. Pitched slate roof with decorative brick chimneystacks, render cornice with timber brackets and cast-iron rainwater goods. Brick walls to upper storey, rendered walls to shopfront to ground floor. Square-headed timber sash windows with raised brick surrounds. Shopfront consists of render pilasters, replacement windows, and having render cornice with timber brackets above.	
RPS 11	22312011	Parnell Street.	End-of-terrace four-bay two-storey house with integral carriage arch, c. 1860. Pitched artificial slate roof with rendered chimneystacks. Rendered walls with decorative render quoins and moulded eaves course having dentils and frieze. Square-headed openings with flanking render colonettes having decorative capitals to upper floor and render cornices to ground floor openings. Replacement uPVC windows and replacement uPVC door with overlight. Pair of timber matchboard doors to carriage arch.	
RPS 12	22312012	Thurles Court House, O'Donovan Rossa Street.	Detached gable-fronted multiple-bay two-storey court house, built 1826, with four-bay side elevations, and having later single-storey multiple-bay lean-to blocks to side elevations. Pitched slate roof with cutstone chimneystack and artificial slate roofs to extensions. Limestone ashlar to gable front with broken pediment and with string course between storeys. Limestone cladding to extensions. Tripled round-headed openings with nine-over-nine pane timber sash windows to upper storey, and with three round-headed blocked entrances to ground floor. Square-headed timber sash eight-over-eight pane windows to first floor of side elevations. New entrance to south-east elevation.	
RPS 13	22312013	Confraternity Hall, O'Donovan Rossa Street.	Formerly detached gable-fronted multiple-bay two-storey with attic former bridewell, built 1816, with three-bay front elevation and double exterior staircase to first floor entrance, converted to hall in 1900, and now in use as community centre. Pitched and hipped slate roofs with brick chimneystack and cut limestone eaves course. Pebbledashed walls with limestone string course, first floor sill course and gable details and render plinth. Round-headed windows throughout with oculus to attic level, all cutstone. Carved surrounds and keystones to first floor of side elevations. Round-headed main entrance and square-headed ground floor doorway. Timber sash windows throughout, one-over-one pane to front and ground floor of side elevations and four-over-four pane to first floor of side elevations, with metal pivoted frame to oculus. Timber panelled double doors to entrances.	





RPS 14	22312014	23 Mathew Avenue.	Semi-detached two-storey two-bay house with projecting entrance bay and octagonal corner bay connected by balustraded balcony, built c. 1930, as a pair with building to south. Single-storey extension to north. Hipped artificial slate roof with rendered chimneystack. Decorative crenellated parapet to projecting bays. Roughcast rendered walls with plat bands and plinth. Square-headed two-over-two timber sash windows with concrete sills and continuous sill courses to corner bay. Glazed timber door with overlight and concrete steps. Glazed timber door to balcony. Concrete balustrade and wrought-iron gate to site boundary.	
RPS 15	22312015	21 Mathew Avenue.	Semi-detached two-storey two-bay house with projecting entrance bay and corner bay window connected by balustraded balcony, built c. 1930, as a pair with building to the north. Hipped artificial slate roof with rendered chimneystack. Decorative crenellated parapet to projecting bays. Smooth rendered walls with plat bands and plinth. Square-headed replacement uPVC windows with concrete sills and continuous sill course to corner bay. Glazed timber door with overlight and concrete steps. Glazed timber door to balcony. Concrete balustrade and wrought-iron gate to site boundary.	
RPS 16	Removed			
RPS 17	22312017	W. Brophy, Parnell Street.	Terraced two-bay three-storey house, built c. 1920, now also in use as a shop. Pitched artificial slate roof with rendered chimneystacks. Lined-and-ruled rendered walls. Square-headed one-over-one pane timber sash windows with limestone sills. Shopfront comprises timber framed plate glass windows and leaded stained glass windows over tiled stall riser, flanking a recessed splayed entrance with glazed timber door with overlight, all flanked by fluted timber pilasters with timber panelled fascia with raised lettering.	





RPS 18	22312018	The Classic, Parnell Street.	Terraced single-bay two-storey house, c. 1890, now also in use as barber shop. Pitched artificial slate roof having rendered chimneystack. Rendered walls. Tripartite two-over-two pane timber sash window to first floor. Shopfront comprises timber-framed plate glass window and timber panelled doubled doors having overlight flanked by pilasters carrying fascia and timber cornice.	
RPS 19	22312019	Post Box, Parnell Street.	Wall-mounted cast-iron post box, c. 1905. This post box predates the foundation of the state. It features the insignia of Edward VII, and the manufacturer's name - W.T. Allen & Co. of London. The lettering and crown motif are high quality detailed casting.	
RPS 20	Removed			
RPS 21	22312021	Saint Bridget's Terrace.	Terraced two-bay three-storey house, built c. 1880, as part of a group of six. Pitched slate roof with terracotta ridge tiles and rendered chimneystack. Lined-and-ruled rendered walls having brick string courses and with render colonettes flanking first floor openings. Double windows to ground and first floors and paired to second floor. Replacement uPVC windows and door with overlight.	





RPS 22	22312022	Saint Bridget's Terrace.	Terraced two-bay three-storey house, built c. 1880, as part of group of six. Pitched slate roof with terracotta ridge tiles and rendered chimneystack. Lined-and-ruled rendered walls having brick string courses and render colonettes flanking first floor openings. Double windows to ground and first floors and paired to second floor. Replacement uPVC windows and door with overlight.	
RPS 23	22312023	Saint Bridget's Terrace.	Terraced two-bay three-storey house, built c. 1880, as part of group of six. Pitched slate roof with terracotta ridge tiles and rendered chimneystack. Lined-and-ruled rendered walls having brick string courses and render colonettes flanking first floor openings. Double windows to ground and first floors and paired to second floor. Replacement uPVC windows and door with overlight.	
RPS 24	22312024	Saint Bridget's Terrace.	Terraced two-bay three-storey house, built c. 1880, as part of group of six. Pitched slate roof with terracotta ridge tiles and rendered chimneystack. Lined-and-ruled rendered walls having brick string courses and render colonettes flanking first floor openings. Double windows to ground and first floors and paired to second floor. Replacement uPVC windows and door with overlight.	
RPS 25	22312025	Saint Bridget's Terrace.	Corner-sited end-of-terrace two-bay three-storey house, built c. 1880, as part of group of six with adjoining houses to west. Pitched slate roof with terracotta ridge tiles and rendered chimneystack. Lined-and-ruled rendered walls having brick string courses and render colonettes flanking first floor openings. Double windows to ground and first floors and paired to second floor. Replacement uPVC windows and door with overlight	





RPS 26	22312026	Garryvicleheen.	Single-arched limestone railway bridge, built 1848, carrying road traffic over railway tracks. Elliptical-headed arch with rock-faced voussoirs, impost and parapet. Battered ashlar abutments with alternating ashlar blocks to coping. Ashlar coping and string course to parapet.	
RPS 27	22312027	Garryvicleheen.	Detached three-bay two-storey former stationmaster's house, built 1848, with gabled breakfront to east façade, gabled bays to west façade, and later extension to north. Now in use as private house. Pitched slate roofs with ashlar limestone copings and rendered chimneystack. Snecked limestone walls with cut limestone quoins and snecked limestone plinth. Chamfered cut limestone window openings throughout with square and shouldered heads, many with keystones. One-over-one pane timber margined sash windows. Pointed-arched recessed porch with chamfered cut limestone surround with glazed timber doors. Slightly projecting entrance to rear. Lodge to west with pitched slate roofs, brick chimneystack, random rubble walls, square-headed and segmental-headed replacement windows with brick voussoirs.	
RPS 28	22312028	Park Avenue House, Friar Street, Mathew Avenue.	Corner-sited end-of-terrace five-bay three-storey house, built c. 1920, now vacant and with vacant public house to ground floor. Pitched slate roof with brick chimneystacks and terracotta ridge tiles. Red brick walls with yellow and corbelled red brick eaves course, yellow brick string courses and yellow brick surrounds to upper floor openings. One-over-one pane timber sash windows with limestone sills. Shopfront comprising fixed windows and glazed doors flanked by engaged colonettes having fascia, consoles and moulded cornice above.	
RPS 29	22312029	Lacey's Butchers, Friar Street.	End-of-terrace two-bay two-storey house, built c. 1920, with shopfront to ground floor. Pitched artificial slate roof with rendered chimneystacks. Rendered walls with decorative quoins and eaves course. Square-headed openings with replacement uPVC windows having decorative render architraves. Replacement door having overlight and decorative render architrave with cornice. Shopfront comprising fixed windows and glazed timber double doors with coloured glass overlights, flanked by timber pilasters with carved consoles, having plastic fascia and timber cornice, and tiled stall riser.	





RPS 30	22312030	T. Mason, Friar Street.	End-of-terrace six-bay two-storey house, built c. 1930, now also in use as a shop. Pitched artificial slate roof with rendered chimneystacks. Rendered walls with render platband and plinth. Square-headed openings with decorative render architraves having one-over-one pane timber sash windows and stone sills and timber panelled door with overlight. Shopfront consists of fluted render pilasters supporting render cornice with brackets and dentils, with plate glass windows and glazed door to timber frames.	
RPS 31	22312031	All Wrapped Up, Friar Street.	End-of-terrace four-bay two-storey house with dormer attic, built c. 1910, with retail outlets to ground floor. Pitched slate roof with brick chimneystacks and gabled dormers. Lined-and-ruled rendered walls having quoins. Square-headed one-over-one pane timber sash windows to first floor and replacement windows to dormers. Replacement shopfront to east. Shopfront to west comprises replacement pair of timber panelled doors with overlight and plate glass windows flanked by timber pilasters with carved consoles, fascia and cornice over.	
RPS 32	22312032	J. Butler, Friar Street.	End-of-terrace four-bay two-storey house, built c. 1900, now also in use as shop. Pitched slate roof having brick chimneystack. Rendered walls with rendered quoins and plinth. Square-headed openings with replacement windows and door. Shopfront comprises central pair of timber panelled doors flanked by vertically divided plate glass windows having timber fascia and cornice over.	
RPS 33	22312033	Glenmorgan House, 3 Parnell Street.	Terraced five-bay three-storey with attic former house, built c. 1865, now in use as flats and shops. Pitched slate roof having rendered chimneystacks. Rendered walls with render quoins and decorative eaves course. Square-headed replacement windows having limestone sills. Shopfront comprises replacement windows on panelled timber stall risers flanked by render pilasters supporting render fascia and cornice. Date stone to upper front façade.	




RPS 34	22312034	The Olive Tree, 6 Liberty Square.	Terraced two-bay three-storey house, built c. 1915, now also in use as café. Pitched artificial slate roof with brick chimneystacks and rendered parapet. Rendered walls with quoins and fluted render pilasters to ground floor. Decorative render surrounds to square-headed openings with tripartite timber casement windows having coloured glass pivoting overlights to first floor. Paired one-over-one pane timber sash windows to second floor. Replacement timber door with overlight. Shopfront comprises replacement windows and door with bakelite stall riser, flanked by render pilasters supporting nameplate.	
RPS 35	22312035	F. P. Gleeson & Co., 3 Liberty Square.	Terraced two-bay three-storey former house, built c. 1860, now in use as offices. Pitched artificial slate roof with rendered chimneystack and cast-iron rainwater goods. Rendered walls with render continuous sill courses. Square-headed one-over-one pane timber sash windows and replacement window with decorative render surrounds. Replacement timber double doors with render shouldered architrave.	
RPS 36	22312036	Mad-K, 1 & 10 Friar Street, West Gate.	Pair of terraced two-bay and three-bay three-storey houses with integral carriage arch, built c. 1880, now in use as shops and offices. Pitched slate roof with brick chimneystacks. Rendered walls. Segmental-headed one-over-one pane timber sash windows with limestone sills and render label mouldings, continuous to first floor. Replacement shopfronts to ground floor, western with render quoins.	
RPS 37	22312037	Westgate.	Terraced three-bay three-storey former house, built c. 1915, now in use as flats. Pitched artificial slate roof with brick chimneystacks. Brick walls having raised brick quoins. Bevelled square-headed two-over-two horizontal pane timber sash windows. Mosaic tiled shop front having vertically divided glazed timber door with overlight flanked by plate glass and fixed windows, and timber panelled door with overlight, with timber panelled fascia over.	





RPS 38	22312038	Soles, Westgate.	Terraced two-bay three-storey former house, built c. 1915, as pair with adjoining house to east. Now in use as shop. Pitched slate roof with brick chimneystack. Brick walls with moulded eaves course, relieving arch to first floor and raised brick quoins. Paired segmental-headed openings with brick voussoirs and replacement windows to upper floors. Replacement timber-clad shopfront.	
RPS 39	22312039	Michael's, 5 West Gate.	Terraced two-bay three-storey former house, built c. 1915, as pair with adjoining building to west. Now in use as shop. Pitched slate roof with rendered chimneystack. Brick walls with relieving arch to first floor, raised brick quoins and moulded eaves course. Paired segmental-headed timber sash windows with brick voussoirs to upper floors. Replacement timber shop front.	
RPS 40	22312040	71 Liberty Square, Parnell Street.	Corner-sited end-of-terrace two-bay two-storey former house, built c. 1880, forming western subdivision of five-bay house and with single-storey crenellated entrance porch to west elevation. Now in use as offices. Pitched artificial slate roof with rendered chimneystack. Lined-and-ruled rendered walls with rendered rusticated quoins. Square-headed one-over-one pane timber sash windows with render label mouldings. Round-headed door opening having timber panelled door with fanlight and decorative render surround with pilasters, archivolt and keystone. Cast-iron gate and railings to front of site. Yard with cut limestone carriage arch and outbuilding with gabled slated roof to rear along side street.	
RPS 41	22312041	Hogan's, 70 Liberty Square.	Terraced three-bay two-storey house, built c. 1860, forming eastern subdivision of former five-bay house now also in use as shop. Pitched artificial slate roof. Lined-and-ruled rendered walls with rusticated render quoins. Replacement windows with stone sills and render label mouldings. Round-headed door opening to upper floors having timber panelled door with fanlight, sidelights and decorative render surround with pilasters, archivolt and keystone, approached by limestone steps. Replacement timber shop front. Limestone plinth with cast-iron gate and railings to house entrance.	






RPS 42	22312042	Mockler's Pharmacy, 69 Liberty Square.	Terraced two-bay three-storey former house, built c. 1860, now in use as retail outlet. Pitched artificial slate roof with rendered parapet. Rendered walls with render pilasters to upper floors. One-over-one pane timber sash windows with render surrounds and continuous render sill course to second floor, and limestone sills to first floor. Replacement timber shopfront to ground floor.	
RPS 43	22312043	Axa, 65 Liberty Square.	Terraced three-bay three-storey house with integral carriage arch, built c. 1880, now also in use as offices. Pitched slate roof with rendered chimneystacks, decorative render parapet and finials. Rendered walls with decorative render eaves course and fluted render pilasters to upper floors. Square-headed one-over-one pane timber sash windows with render label mouldings and limestone sills. Depressed-arch carriage arch with chamfered corners. Shopfront comprises carved timber brackets and render pilasters flanking replacement door and replacement bow window with replacement fascia over.	
RPS 44	22312044	J. Dempsey, 62 Liberty Square.	Terraced two-bay three-storey former house, built 1736, with later second storey addition, now in use as shop. Pitched artificial slate roof with rendered chimneystack. Lined-and-ruled rendered walls having decorative render quoins. Square-headed one-over-one pane timber sash windows having decorative render surrounds and cornices, with limestone sills to first floor and platband serving as sill-course to second floor. Shopfront consists of timber-framed plate glass and fixed windows and centrally-sited glazed timber door, flanked by timber pilasters having decorative consoles supporting timber fascia with dentils and cornice and painted lettering. Date stone to upper front wall.	
RPS 45	22312045	Thurles Post Office, 58 Liberty Square.	Former pair of two-bay three-storey houses, built c. 1860, now in use as post office. Pitched slate and artificial slate roofs with brick chimneystack. Smooth rendered walls to upper storeys, channelled render piers and walls having cornice over to ground floor. Square-headed one-over-one pane timber sash windows with render surrounds and stone sills to upper storeys, timber windows with stone sills and timber panelled door with overlight to ground floor.	





RPS 46	22312046	Flynns, Liberty Square.	Terraced two-bay three-storey former house, built c. 1850, with later alterations and shopfronts, now in use as shops. Pitched artificial slate roof having rendered chimneystack. Rendered walls with render quoins, plat bands, and eaves course. Square-headed one-over-one pane timber sash windows with decorative render surrounds. Paired shopfronts each consist of bakelite façade having chrome framed plate glass windows, and recessed doorways with glazed timber doors having frosted hinged overlight to eastern.	
RPS 47	22312047	Liberty Square.	Terraced two-bay three-storey house, built c. 1840, now in use as flats, with vacant shop. Pitched slate roof with rendered chimneystacks. Rendered walls with render pilasters, render eaves course, platband dividing storeys and render plinth. Square-headed one-over-one timber sash windows with decorative render surrounds. Pair of timber doors with overlight. Shopfront consists of timber-framed plate glass window with timber sill, flanked by render pilasters supporting render cornice.	
RPS 48	22312048	Hayes Hotel, Liberty Square.	End-of-terrace five-bay three-storey hotel, built c. 1840. Pitched artificial slate roof having rendered chimneystacks, moulded eaves course and central pediment. Rendered walls with quoins to upper storeys. Rusticated concrete block cladding to ground floor having black marble plinth. Square-headed openings having consoles cornices and continuous sill course to second floor, and having consoles and pediments to first floor. Replacement windows and doors. Glazed cast-iron entrance canopy.	
RPS 49	22312049	Devlin's Medical Hall, 50 Liberty Square.	End-of-terrace four-bay three-storey house and retail outlet, remodelled and second storey added in 1904. Flat asphalt roof having rendered parapet with lettering. Rendered walls with rendered quoins, rendered pilasters, decorative render cornices between storeys, and render plinth. Depressed-arch window openings with decorative paired render pilasters, keystones and continuous label moulding to second floor and square-headed window openings flanked by colonettes to first floor, all with replacement uPVC windows. Ground floor has square-headed opening with decorative render surrounds having one-over-one pane timber sash window with stone sill and with timber panelled door with overlight. Shopfront consists of timber-framed plate glass windows and fixed windows with glazed timber door having decorative overlight, the whole flanked by pilasters supporting entablature with frieze and cornice. Retaining interior features.	





RPS 50	22312050	Archbishop Croke Memorial, Liberty Square.	Freestanding monument, erected 1922, with larger than life-size bronze statue of Archbishop Croke on triangular-profile limestone pedestal having bronze figures set in niches and inscribed plaque in Irish. Trefoil shaped step to base.	
RPS 51	22312051	1798 Memorial, Liberty Square.	Freestanding carved limestone monument of larger than life-size standard bearer, erected 1900, set on pedestal having low relief sculptures of patriots Lord Edward Fitzgerald, Wolfe Tone and Robert Emmet on three sides. Plaque to base and inscription commemorate Rising of 1798. Bevelled stepped plinth.	
RPS 52	22312052	Barry's Bridge, Liberty Square, Cathedral Street.	Seven-arch limestone road bridge over River Suir, built c. 1650, widened and reconstructed c. 1820. Dressed limestone triangular cutwaters and round arches having dressed voussoirs and dropped keystones to north elevation, and pointed segmental-arches with roughly dressed voussoirs to south elevation. Concrete road surface with steel railings.	
RPS 53	22312053	Ursuline Convent, Cathedral Street.	Detached eight-bay three-storey convent, built 1864, with chapel built c. 1867 to west. Pitched slate roofs with cut limestone chimneystacks and cast-iron rooflights. Rendered walls with moulded cornices and incised plat bands and lintels to openings. Square-headed windows to upper floors and double round-headed replacement windows to ground, with limestone sills. Chapel has pitched slate roofs with modillions, dressed limestone walls with chamfered round-headed stained glass windows and cast iron cross finials.	





RPS 54	22312054	Cathedral of the Assumption, Cathedral Street.	Detached gable-fronted three-bay Latin cross plan cathedral, begun 1861. Three-bay entrance front and eight-bay aisle elevations, with side aisles and ambulatory. Seven-stage bell tower to west and round-plan baptistry to east integrated into an overall highly-ornate façade composition. Pitched slate roofs to cathedral, copper dome to baptistry and copper pyramidal roof to tower with weather vane. Snecked and irregular coursed limestone ashlar walls with corner pilaster buttresses, sandstone eaves course, string courses and plinth course. Carved sandstone cornice to tower. Blind arcading with sandstone arches separated by polychrome marble colonettes. Round-arched and oeil-de-boeuf stained glass windows and rose window with sandstone surrounds. Timber panelled double doors with decorative sandstone tympanums and with statue niches flanking main door. Statues to top of gable front. Flight of limestone steps to church doors. Highly ornate interior with arcaded nave and ambulatory with marble columns supporting round arches with clerestorey over. Late 16th century Italian marble tabernacle at altar. Carved limestone piers topped with lamps and cross finials with cast-iron gates and railings to site boundary. Statue of Bishop Leahy to forecourt.	
RPS 55	22312055	Cathedral Street.	Detached three-bay three-storey bishop's palace, built c. 1860, with subsidiary two-storey bay to east and projecting entrance porch. Hipped slate roof with bracketed eaves and rendered chimneystacks. Roughcast rendered walls with decorative render plat bands, pilasters, eaves course and string courses. Square-headed and elliptical-headed replacement windows with decorative render surrounds, some with blank tympanums. Square-headed timber panelled door with fanlight. Cut limestone piers, wrought-iron gates and cast-iron railings to site boundary.	
RPS 56	22312056	Presentation Convent, Cathedral Street.	Detached fourteen-bay three-storey convent, built 1826, having chapel wing at east end and with entrance porch and incorporating three-bay extension at west end. Pitched slate roofs with rendered chimneystacks and belfry. Rendered walls with limestone plinth, moulded eaves course and cut limestone quoins. Square-headed one-over-one pane timber sash and some replacement uPVC windows and with traceried lancet windows to chapel. Large traceried window to upper west gable of convent. Pair of carved timber doors with rose window overlight and lancet sidelights in moulded render surround and approached by limestone steps with cast iron boot scrapers. Chapel porch is gable fronted with limestone dressings, cross finial and openings with hood mouldings. Gardens, grotto and graveyard also to site.	





RPS 57	22312057	Michael Hickey, Mitchel Street.	Terraced former pair of three-bay and two-bay two-storey houses, built c. 1850, with blocked integral carriage opening, now in use as public house and restaurant. Pitched artificial slate roof with rendered chimneystacks. Exposed rubble masonry walls having render quoins and render eaves course. Square-headed replacement windows with decorative render surrounds. Shopfront consists of recessed doorway with quadripartite fixed windows flanked by render pilasters supporting fascia and render cornice.	
RPS 58	22312058	Kickham Street, Mitchell Street.	Record Only	
RPS 59	22312059	Chemist M. T. O'Brien, Mitchel Street.	Terraced two-bay two-storey house, built c. 1850, now also in use as retail outlet. Pitched slate roof. Lined-and-ruled rendered walls. Replacement windows to upper floor with decorative render surrounds and continuous sill. Vitreolite shopfront with recessed glazed timber doors and chrome-framed plate glass windows.	
RPS 60	22312060	Mitchel Street.	Detached three-bay two-storey house, built c. 1930, with integral carriage opening and canted bay windows. Pitched slate roof having rendered chimneystacks and cast-iron rainwater goods. Rendered walls. Timber sash windows. Timber panelled door with glazed section. Cast-iron railings and gates to site boundary.	



RPS 61	22312061	Mitchel Street.	Pair of three and four-bay two-storey houses, built c. 1890, with vacant retail outlet to ground floor. Pitched slate roof with rendered chimneystacks. Rendered walls with render double-height pilasters and render eaves course and plat band. Timber sash windows with render surrounds and continuous sill course to first floor. Paired two-over-two pane timber sash windows with limestone sills and timber panelled door with overlight and sidelights, having cornice to ground floor at east end. Shopfront comprising fixed windows, glazed timber door and carved timber pilasters having consoles, fascia and cornice.	
RPS 62	22312062	2 Mitchel Street.	Detached two-bay two-storey house with attic storey, built c. 1940. Half hipped pantile roof with rendered chimneystacks. Roughcast rendered walls. Single and paired timber sash windows of four-vertical panes over one pane, with concrete sills. Round-arched door opening with recessed glazed timber door having sidelights and overlight. Garden and wrought-iron railings and gate to front of site.	
RPS 63	22312063	Saint Mary's Famine Memorial Church and War Mu, Saint Mary's Avenue.	Detached Board of First Fruits style single-cell church, built c. 1825, with three-bay gable front, five-bay side elevation and three-stage crenellated tower with spire to west end. Pitched slate roof and ashlar limestone to spire. Exposed limestone rubble walls with dressed quoins and plinth and some roughcast render panels. Ashlar limestone spire and carved finials and crenellations to tower. Carved limestone panels and clock to west elevation. Chamfered lancet windows. Pointed arch doorway with roll-mouldings and timber battened door with wrought-iron strap hinges. Graveyard, dressed limestone gate piers and cast-iron gates to site.	
RPS 64	22312064	Post Box, Kickham Street.	Wall-mounted cast-iron post box, c. 1905. This post box predates the foundation of the state. It features the insignia of Edward VII, and the manufacturer's name - W.T. Allen & Co. of London. The lettering and crown motif are high-quality detailed casting.	
RPS 65	22312065	Carraig Dúin, Dublin Road.	Detached two-storey L-plan house, built 1898, with three-bay gabled front and recessed gabled corner bay and with canted bay to east elevation. Pitched slate roofs having timber bargeboards, timbered upper gable and brick and roughcast rendered chimneystacks. Roughcast rendered walls with red brick quoins and with buttresses to corner bay. Six-over-two pane timber sash windows with red brick block-and-start surrounds and moulded red brick sills. Glazed timber double doors with decorative render surround. Cast-iron gates and railings to site boundary.	


RPS 66	22312066	Vent Pipe, Dublin Road.	Freestanding cast-iron sewer vent pipe, c. 1870, having flared fluted base, plain shaft and crown-shaped head.	
RPS 67	22312067	Mount Saint Benedict, Dublin Road.	Detached multiple-bay two-storey former house, built 1937, with angled one-bay gabled projections and single-storey entrance porch, now in use as nursing home. Pitched slate roofs with cast-iron rainwater goods, rendered chimneystacks, finials, and cast-iron lions heads to eaves course. Rendered walls having strip pilasters and plinth. Replacement uPVC windows and doors. Retains interior features. Crenellated former stables to east of house. Carved limestone piers and cast-iron gates and railings to site boundary.	
RPS 68	22312068	Thurles Railway Station, Railway Road.	Detached asymmetrical multiple-bay single- and two-storey railway station, built 1848, comprising entrance façade of three central bays, flanked by slightly projecting gabled bays having projecting bay windows, with single recessed bays to north and south. Pitched slate roofs with ashlar limestone chimneystacks and timber bargeboards. Eastern, trackside elevation comprises two tall pointed arched openings flanking a lower central one, in turn flanked by recessed three-bay waiting room and toilet block to south and one-bay office to north. Snecked ashlar limestone walls with plinth. Chamfered canted arch window openings and with triple square-headed window openings with continuous hood mouldings to entrance facade, with timber sash windows of two-over-two horizontal panes, and some replacement timber windows. Partly-blocked triangular-headed former door opening in entrance facade flanked by carved pilasters. Later ticket office inserted inside trackside elevation.	
RPS 69	22312069	Thurles Railway Station Foot Bridge, Railway Road.	Freestanding railway foot bridge, erected 1848, comprising cast-iron depressed-arch with latticed parapets, supported on cast-iron columns with ornate foliate capitals, having cast-iron staircases with latticed sides and decorative stair risers, cast-iron balusters and ball-topped newel posts. Later steel girders support west staircase. Moulded concrete telephone box under eastern staircase.	





RPS 70	22312070	Waiting Room, Train Station, Railway Road.	Formerly detached seven-bay single-storey waiting room, built 1848, with five-bay block and two-bay block to south, now also having two-bay single-storey extension, c. 1960, to north. Pitched and hipped artificial slate roofs with brick chimneystacks and timber bargeboards. Broken coursed limestone walls. Replacement windows and doors. Blocked cut limestone arch in rear wall. Red-brick block-and-start door surrounds to doors at south-west corner having steps and railings leading down from station platform.	
RPS 71	22312071	Railway Road.	Detached four-bay two-storey former stationmaster's house, built 1848, with single-storey extensions to south and west, now in use as house. Pitched artificial slate with rendered chimneystacks. Rendered walls. Two-over-two timber sash windows to front and mainly uPVC replacement to rear, having replacement timber door with fanlight and decorative render surround.	
RPS 72	22312072	Friar Street.	Detached four-bay two-storey house, built c. 1910, with canted bay windows flanking projecting canted entrance porch to ground floor, now also in use as doctor's surgery. Pitched artificial slate roof with brick chimneystacks, carved timber bargeboards and cast-iron rainwater goods. Rendered walls covered in ivy. Segmental-arched openings with one-over-one pane timber sash windows. Paired timber glazed doors with segmental overlight flanked by porch windows. Segmental-headed door to west having render cornice supported by consoles. Cast-iron railings and gates to site boundary.	
RPS 73	22312073	Shamrock Inn, Friar Street.	Pair of two- and three-bay two-storey terraced houses with integral carriage arch, built c. 1900, with public house and office to ground floor. Pitched slate roof with brick chimneystacks. Smooth rendered walls with render quoins. Square-headed replacement windows with decorative render surrounds with pilasters and cornices. Round-headed stained glass window to west gable wall. Full-width shopfront, comprising of moulded cornice, consoles, fascia and render pilasters surrounding fixed windows and replacement timber doors. Square-headed carriage entrance to west with timber panelled and wrought-iron gates.	





RPS 74	22312074	Susan's, Friar Street.	Corner-sited end-of-terrace four-bay two-storey house, built c. 1895, now also in use as hairdressing salon. Pitched slate roof having rendered and brick chimneystacks and cast-iron rainwater goods. Smooth rendered walls with decorative render quoins and render eaves course. Square-headed double and tripartite timber windows with stained and leaded lights having stone sills and shouldered render architraves. Round-headed door opening having timber panelled door with sidelights and fanlight, and render surround with decorative keystone having acanthus leaf detail. Shopfront consists of plate-glass windows and central glazed double doors with stained glass overlight flanked by pilasters supporting consoles fascia and cornice.	
RPS 75	22312075	The Toybox, Friar Street.	End-of-terrace three-bay two-storey former house, c. 1860, currently in use as shop. Pitched artificial slate roof with rendered chimneystack. Rendered walls with render quoins and continuous sill to first floor. One-over-one pane timber sash windows. Full-width timber shopfront having fixed window and timber panelled door with overlight, flanked by pilasters with fascia and cornice above.	
RPS 76	22312076	Rosendale, Friar Street.	Detached three-bay two-storey house, built c. 1925, with open porch supported on timber columns and flanked by canted bay windows all under hipped slate roof. Now also in use as guest house. Hipped artificial slate roof with terracotta crestings and rendered chimneystacks. Rendered walls. Square-headed replacement windows paired to first floor end bays. Timber glazed door with sidelights and overlight. Garden with cast-iron gates and railings to site boundary.	
RPS 77	22312077	Friar Street.	End-of-terrace three-bay two-storey house, built c. 1900, with projecting porch, built as a pair with the adjoining building to the east. Pitched artificial slate roof with rendered chimneystacks, cast-iron rainwater goods and moulded brick eaves course. Flat roof to porch with cornice and plat bands. Rendered walls having render plinth and quoins. Square-headed openings with decorative render architraves with single, paired and tripartite replacement windows and stone sills and with glazed timber door with overlight. Wrought-iron railing to each side of porch. Carriage arch to west.	





RPS 78	22312078	Thurles Digital Photo Station, Friar Street.	Terraced two-bay two-storey house, built c. 1900, built as pair with adjoining building to west. Now also in use as a shop. Pitched artificial slate roof with brick chimneystack and moulded brick eaves course. Rendered walls having render quoins. Square-headed openings with render architraves, having tripartite timber casement window with stained glass overlights and a one-over-one pane timber sash window to first floor. Timber panelled door with overlight and replacement timber shopfront to ground floor.	
RPS 79	22312079	P. Keane, Friar Street.	Terraced two-bay two-storey house, built c. 1880, as pair with adjoining building to east. Now also in use as shop. Pitched artificial slate roof with rendered chimneystack. Lined-and-ruled render walls with render quoins. Square-headed one-over-one pane timber sash windows with decorative render consoles and cornices. Shopfront comprises timber-framed plate glass windows with colonettes having tiled stall riser, recessed glazed timber door with overlight to shop and timber panelled door to house, having fascia over with gold leaf trompe l'oeil lettering. Wooden gate to shop doorway.	
RPS 80	22312080	Michael Moran, Friar Street.	Terraced two-bay two-storey shop, built c. 1970. Flat roof with stepped parapets on front and north facades. Smooth rendered walls with decorative render panels. Square-headed tripartite replacement windows with decorative render surrounds and continuous sill course. Shopfront comprises recessed entrance with glazed timber double doors flanked by plate glass windows with render panels to stall risers and with render pilasters with decorative capitals having fascia with dentils over.	
RPS 81	22312081	Airport, 4 Westgate, Wolfe Tone Place.	Detached five-bay three-storey over basement house, built c. 1790, having central pedimented breakfront with Venetian-style arrangement of openings to each floor. Two-storey off-centre addition to rear with attic and second single-storey lean-to addition also to rear of house. Hipped slate roof with carved limestone cornice and central rendered chimneystacks with carved limestone cornices. Pitched slate roof to addition with end chimneystack. Rendered walls with plinth having cut limestone coping. Square-headed openings to main block, having round-headed windows to upper floors of breakfront flanked by side lights. Two-over-two pane timber sash windows to first floor, two-over-two and six-over-six pane to breakfront, replacement six-over-six pane to basement and replacement timber windows to second floor, all with stone sills. Some four-over-four pane timber sash	





			<p>windows to addition. Carved limestone doorcase with open-bed pediment with metopes and guttae supported on engaged columns and having timber panelled door in round-headed opening with cornice and ornate petal fanlight and approached by wide flight of diminishing limestone steps. Rear yard enclosed by high stone wall with cut stone gate piers with domed caps and with wrought-iron gates. Rubble limestone outbuildings, that to north being partly-lofted single-storey with pitched slate roof, rubble chimneystacks, rendered and exposed walls and mainly two-over-two pane timber sash windows and timber battened doors. Yard to west entered through wrought-iron gates and has roofless range to north-west and lofted single-storey outbuilding to south-east, latter with external stairs to gable, pitched corrugated-iron roof, cut limestone eaves course, stone chimneystack to gable and square-headed openings with cut limestone voussoirs. Single-storey cart shed attached to latter building and having slate roof, iron tie bars to walls and elliptical-arched carriage entrances with cut limestone voussoirs and having higher outbuilding attached to other gable. Mature trees to site.</p>	
RPS 82	22312082	Hibernian, 6 West Gate.	<p>Detached cruciform-plan gable-fronted church, built 1893, having three-stage bell tower with short spire to north end of front, sacristy to south-east corner and porch to west door. Pitched artificial slate roof with leaded fish-scale roof to spire. Rusticated limestone walls with ashlar limestone porch and upper stages of tower. Buttresses to corners of building and between windows of nave. Pinnacles to tower and octagonal pinnacled turret to opposite end of façade and stone cross finials to gables with metal cross finials to tower. Moulded and decorative string courses to tower and cut stone banding elsewhere. Cut stone surrounds to openings with hood mouldings to pointed doorways. Lancet windows to nave with replacement small-pane windows. Triple lancet windows to west front and to chancel, the latter with stained glass. Timber sash one-over-one pane windows to ground stage of bell tower, oculus windows and pointed louvres to upper. Replacement timber battened doors throughout. Detached single-storey service building to south-east corner having pitched slate roof and coursed rubble walls with squared stone quoins and cut stone to doorways. Limestone boundary walls with rusticated ashlar piers with decorative pyramidal caps and wrought-iron gates to site.</p>	
RPS 83	22312083	ACC Bank & Skehan's Bar, 8 - 9 Liberty Square.	<p>Detached single-cell church, built 1813, having three-bay nave, three-stage bell tower to west end and vestry to south-east. Pitched slate roof with small cut stone chimneystack over east gable. Cut stone crenellations, pinnacles and corbels to bell tower. Rendered limestone walls with cut stone eaves course. Pointed window openings with chamfered surrounds and limestone sills. Traceried timber windows with mullions to north side of nave and pointed timber windows with mullions to tower, all with small panes and with metal lattice casements to south side of nave. Timber battened door to tower with chamfered cut stone surround to</p>	





			pointed opening. Timber panelled gallery and items of liturgical furniture remain to the interior. Surrounded by a cemetery with eighteenth-, nineteenth- and twentieth century gravestones and bounded by a rubble wall.	
RPS 84	22312084	Hickeys, 10 Liberty Square.	Terraced two-bay three-storey house, built c. 1850, now also in use as retail outlet. Pitched artificial slate roof with cast-iron rainwater goods and rendered chimneystack. Smooth rendered walls with render quoins. Square-headed one-over-one pane timber sash windows with decorative render surrounds with keystones and moulded sills. Shopfront comprises timber framed plate glass window and timber panelled double doors with overlights, flanked by pilasters, having fascia and cornice above.	
RPS 85	22312085	O'Neills, 11 Liberty Square.	Terraced four-bay three-storey former house, built c. 1870, now in use as public house. Pitched slate roof with rendered chimneystacks with moulded copings. Smooth rendered walls having decorative render eaves course, string courses, pilasters and plat bands to upper floors. Square-headed replacement uPVC windows having decorative surrounds with pilasters and with triangular pediments with consoles to first floor openings. Shopfront comprises timber framed fixed windows, modern brick stall riser, timber panelled replacement doors with overlights having fascia and moulded cornice over.	
RPS 86	22312086	Permanent TSB, 14 Liberty Square, Slievenamon Road.	Corner-sited end-of-terrace three-bay two-storey bank, built c. 1910, with double-height ground floor. Hipped slate roof with rendered chimneystacks, rendered parapet and cast-iron rainwater goods. Smooth rendered walls with moulded eaves cornice and string course to first floor. Channelled render pilasters with impost course and cornice to ground floor. Round-arched fixed windows with render panels to ground floor and square-headed one-over-one pane timber sash windows to first floor, tripartite and wilt hood mouldings to front façade. Square-headed doorway with panelled timber double doors with decorative render doorcase and fanlight.	
RPS 87	22312087	DD's Boutique, 15 - 16 Liberty Square, Slievenamon Road.	Corner-sited end-of-terrace former pair of three-bay three-storey houses, built c. 1860, now in use as shop. Hipped artificial slate roof having rendered chimneystacks. Rendered walls with render quoins to ground floor. Render fascia with modillions to upper façades. Replacement uPVC windows. Timber panelled door with overlight to upper floors. Shopfront comprises timber pilasters and consoles flanking plate glass windows and double doors, with cast-iron cresting above.	





RPS 88	22312088	First Editions, 19 Liberty Square.	Terraced two-bay three-storey former house, built c. 1890, now in use as offices and shop. Pitched slate roof with rendered chimneystacks and curvilinear gablet with ball finial. Rendered walls with brick quoins, moulded eaves course, string course at second floor level and decorative roundel to gablet. Segmental-headed one-over-one pane timber sash windows to first floor and replacement uPVC windows to second floor, all with brick block-and-start surrounds and render keystones. Shopfront comprises plate glass window flanked by recessed doorways having timber panelled doors with overlights, flanked by carved timber pilasters having fascia with cornice and decorative consoles with ball finials and with decorative gablet with ball finial.	
RPS 89	22312089	Sheppard's Optometrist, 20 Liberty Square.	Terraced two-bay three-storey house, built c. 1875, now also in use as optician's shop. Pitched artificial slate roof with brick and rendered chimneystacks. Rendered walls with rendered quoins. Replacement windows with decorative render surrounds and cornices and with consoles to first floor. Replacement timber shop front with replacement timber and glazed doors.	
RPS 90	22312090	Ryan Jeweller, 21 Liberty Square.	Terraced two-bay three-storey house, built c. 1875, now also in use as shop. Pitched artificial slate roof having brick chimneystacks. Rendered walls with decorative platband, render eaves course and with decorative render pilasters to upper floors. Replacement uPVC windows with decorative render surrounds with cornices and consoles. Shopfront comprises timber glazed door in recessed doorway, flanked by steel sheets to former plate glass windows, having tiled stall riser and timber cornice.	
RPS 91	22312091	House of Elegance, 22 - 23 Liberty Square.	Terraced pair of two-bay two- and three-storey houses, built c. 1875, now in use as shop. Pitched artificial slate roofs with rendered parapets and rendered and red brick chimneystacks. Rendered walls having render quoins at east end and sill course to second floor. Replacement uPVC windows with stone sills and with render sill courses to upper floors of eastern part with decorative render pilasters and cornices. Replacement timber full-width shop front.	




RPS 92	22312092	Costcutter, Liberty Square.	Terraced two-bay three-storey house, built c. 1820, now also in use as a shop. Pitched artificial slate roof. Smooth rendered walls. Square-headed one-over-one pane timber sash windows. Timber panelled door leading to upper floors has pilasters, limestone step and overlight. Shopfront consists of one-over-one pane timber sash windows having stone sills and cast-iron sill guards, timber panelled door with limestone step and decorative overlight, all flanked by timber pilasters supporting fascia with dentils and cornice.	
RPS 93	22312093	Bank of Ireland, Liberty Square.	Terraced four-bay two-storey bank, built c.1900. Brick chimneystacks with ashlar sandstone parapet and moulded eaves cornice. Limestone ashlar walls to upper floor with ashlar sandstone string course at sill level with incised lettering, channelled limestone to ground floor. One-over-one pane timber sash windows, square-headed with sandstone surrounds, consoles and cornices to first floor and segmental-headed with decorative sandstone keystones and limestone sills to ground floor. Square-headed timber panelled door having limestone pilasters, consoles and cornice and segmental overlight approached by limestone steps. Cast-iron railings to limestone plinth to front of site.	
RPS 94	22312094	Heaton's, Liberty Square.	Terraced former pair of two-bay three-storey houses, built c. 1880, now in use as shop. Pitched artificial slate roof. Lined-and-ruled rendered walls with render quoins and render eaves course. Square-headed one-over-one pane timber sash windows having decorative render surrounds with cornices and consoles and with stone sills. Replacement full-width shop front to ground floor.	
RPS 95	22312095	T. Morris, Liberty Square.	Terraced three-bay three-storey house, built c. 1900, now also in use as a public house. Pitched artificial slate roof with rendered chimneystack. Rendered walls with limestone cornice, brick-effect render block-and-start quoins and surroundings to openings and render string courses and plinth. Segmental-headed timber sash windows with limestone sills. Square-headed glazed timber door with vertically divided overlight. Shopfront consists of tripartite fixed window with timber panelled doors, vertically-divided to shop and having overlights and limestone steps, flanked by timber pilasters with consoles supporting fascia with painted lettering and having dentils and cornice.	





RPS 96	22312096	Thurles Financial Services, Liberty Square.	Terraced two-bay three-storey former house, built c. 1850, now in use as office. Pitched slate roof having rendered chimneystack. Smooth rendered walls. Replacement uPVC windows with limestone sills. Shopfront consists of timber-framed plate glass and fixed windows flanked by recessed doorways with panelled timber doors with overlights. Panelled fascia, pilasters and stall riser with scallop motif to panel corners.	
RPS 97	22312097	Cathedral Street.	Corner-sited end-of-terrace two-bay three-storey house, built c. 1885, as pair with adjoining house to east. Single-storey extension to west. Hipped artificial slate roof with decorative eaves course, and rendered chimneystack with decorative brick coping. Lined-and-ruled rendered walls with render quoins. Square-headed replacement windows having render torus mouldings to jambs and with stone sills. Wider window opening to ground floor with cast iron sill guard. Square-headed timber panelled door with limestone step and plinths and with fanlight.	
RPS 98	22312098	Cathedral Street.	Terraced two-bay three-storey house, built c. 1885, as pair with adjoining house to west. Pitched artificial slate roof with decorative brick eaves course, and rendered chimneystack with decorative brick coping. Lined-and-ruled rendered walls with render quoins. Square-headed replacement windows having render torus mouldings to jambs and with stone sills. Square-headed timber panelled door with fanlight and render torus mouldings to jambs.	
RPS 99	22312099	St Patrick's College, Cathedral Street.	Ashlar limestone gate piers and plinths, erected 1839, flanking vehicular and pedestrian gateways, with limestone wheel guards, eagles surmounting central piers and with replacement cast-iron railings and gates.	





RPS 100	22312100	Cathedral Street.	Detached asymmetrical four-bay two-storey presbytery, built 1879, having gabled breakfront, with single-bay block added to west end in early twentieth century. Hipped slate roofs with yellow brick chimneystacks, cross finial and cast-iron rainwater goods. Sneaked ashlar limestone walls. Square-headed openings with yellow brick block-and-start surrounds with torus mouldings to jambs and with replacement uPVC windows having stone sills. Gabled dormer window with cross finial to east elevation. Timber panelled door with overlight. Cast-iron railings with limestone piers to site boundary. Ornamental wrought-iron railings with limestone piers to east of building.	
RPS 101	22312101	O'Brien's, Cathedral Street.	Terraced three-bay two-storey house with integral carriage arch, built c. 1840, now also in use as shop. Pitched artificial slate roof. Smooth rendered walls to first floor, lined-and-ruled rendered to ground floor. Replacement uPVC windows and door. Shopfront comprises timber-framed plate glass window and timber panelled double doors, flanked by carved timber pilasters supporting timber fascia and cornice with painted lettering. Replacement timber panelled door with overlight to upper floor and segmental-headed carriage arch with replacement timber battened door.	
RPS 102	22312102	The Steeple, Cathedral Street.	Terraced three-bay two-storey house, built c. 1880, as pair with adjoining house to east. Now also in use as public house. Rendered chimneystacks. Rendered walls with decorative render quoins and decorative render eaves course with render panels and with render brackets to decoratively-moulded cornice. Segmental-headed one-over-one pane timber sash windows having decorative render surrounds with engaged colonettes and decorative cornices. Replacement shop front.	
RPS 103	22312103	Dwans Hardware Stores, Cathedral Street.	Terraced three-bay two-storey house, built c. 1880, now also in use as shop. Pitched artificial slate roof with rendered chimneystacks. Rendered walls with decorative render quoins and decorative render eaves course with render moulded cornice with brackets. Segmental-headed one-over-one pane timber sash windows having decorative render surrounds with engaged colonettes and decorative cornices. Replacement shopfront.	



RPS 104	22312104	Binn Lisín, Cathedral Street.	Terraced three-bay two-storey house, built c. 1870, now also in use as public house. Hipped artificial slate roof with brick and rendered chimneystacks. Brick and rendered walls having decorative render pilasters and render eaves course. Segmental-headed one-over-one pane timber sash windows. Shopfront comprises panelled render pilasters and consoles flanking replacement timber windows and doors.	
RPS 105	22312105	Stannix Home, Kickham Street.	Terrace of eighteen two-bay single- and two-storey former almshouses, built 1889, with open gable-fronted porches. Central pair of houses in higher two-bay gabled projection. Two-storey T-shaped former director's house and hall attached to north. Now in use as sheltered housing units. Pitched slate roofs having rendered chimneystacks. Spirelet with roundels to director's house. Timber bargeboards and timbered gables to porches, with carved timber supports. Enclosed carved timber porch to director's house. Red brick walls with brick plinth. Timber casement windows with raised render block-and-start surrounds, single and quadripartite to director's house and tripartite to almoners' houses. Tudor arch openings with timber battened doors. Single-storey outhouse returns to rear of almshouses. Gate piers with alternating bands of brick and stone and with wrought-iron gates and cast-iron railings to site boundary.	
RPS 106	22312106	McGrath, Croke Street.	Terraced single-bay three-storey house, built c. 1860, having oriel window to first floor, now also in use as shop. Pitched artificial slate roof having rendered chimneystack. Rendered walls. Two-over-two pane timber sash windows. Shopfront comprises timber-framed plate glass windows and recessed doorway with glazed timber door and wrought-iron gate, rendered quoins and stall riser with trompe-l'oeil effect, moulded render cornice and fascia with cast-iron lettering.	
RPS 107	22312107	4 Wolfe Tone Place	Terraced two-bay two-storey former house, built c. 1860, now in use as apartments. Pitched artificial slate roof having brick chimneystacks. Smooth rendered walls. Timber sash windows, six-over-six pane to first floor and two-over-two pane to ground floor, with limestone sills. Replacement timber door with render label moulding.	





RPS 108	22312108	Wolfe Tone Place.	Formerly detached three-bay two-storey house, built c. 1860. Pitched slate roof with replacement brick chimneystacks. Smooth rendered walls. Replacement uPVC windows and replacement timber panelled door with decorative overlight and with render label moulding. Cast-iron gate and railings to site boundary.	
RPS 109	22312109	M. Ryan, Croke Street.	Terraced two-bay three-storey house, built c. 1870. Pitched slate roof with rendered chimneystack. Rendered walls with render platband at second storey level. Replacement uPVC windows with moulded render surrounds. Shopfront comprises render pilasters supporting render fascia and moulded cornice, vertically-divided timber-framed plate glass windows and timber panelled double doors with overlight.	
RPS 110	22312110	Coláiste Éile, Slievenamon Road.	End-of-terrace three-bay three-storey former house, built c. 1880, now in use as offices. Pitched slate roof with rendered chimneystacks. Rendered walls with render quoins and render plinth. Square-headed openings with decorative render surrounds having replacement uPVC windows, wider to ground floor and replacement timber panelled door with overlight.	
RPS 111	22312111	Dwan, Slievenamon Road.	End-of-terrace five-bay four-storey former corn store with blocked integral carriage arch, built c. 1855, now in use as public house. Pitched slate roof with rendered chimneystacks. Exposed roughly-dressed limestone masonry walls with dressed ashlar quoins. Replacement windows with brick block-and-start surrounds. Segmental-headed carriage arch with dressed voussoirs, now a window. Late twentieth-century entrance at south end.	





RPS 112	22312112	Lár na Páirce, Slievenamon Road.	Detached five-bay three-storey former bank, built c. 1885, with slightly projecting end entrance bays and flanked by single-storey screen walls. Now in use as shop and offices. Pitched slate roof with rendered chimneystacks and limestone cornice. Coursed rusticated limestone walls to ground floor and ashlar walls with render quoins and render frieze to upper floors. Segmental-arched window openings with continuous limestone sill course to second floor, bevelled square-headed with render surrounds, cornices and continuous limestone sill course to first-floor and round-arched with dropped keystones and separated by rusticated pilasters to ground floor. Replacement aluminium windows. Square-headed timber panelled double doors with overlights, having render triangular pediments and render consoles and pilasters. Carriage arch in limestone wall to north and blind arch in limestone wall to south.	
RPS 113	22312113	16th Heavy Mortar Battery Hall, Slievenamon Road.	Detached three-bay gable-fronted former Methodist church, built 1848, having three-bay two-storey side elevation with lean-to extension to rear, now in use as military hall. Pitched artificial slate roof having rendered chimneystacks. Lined-and-ruled rendered walls to front with square-headed niches with limestone sills and moulded render surrounds, ashlar limestone pilasters, and limestone pediment with fascia and acroteria with anthemion motif. Central square-headed replacement timber panelled double doors with render cornice with consoles and limestone steps. Rendered wall having cast-iron gate with military insignia to site boundary.	
RPS 114	22312114	Carrigan and Co. Solicitors, Slievenamon Road.	Semi-detached two-bay three-storey former house, built c. 1850, as a pair with building to south, now in use as offices. Pitched slate roof with rendered chimneystack and rendered parapet. Lined-and-ruled rendered walls with render eaves course and vermiculated render quoins. Square-headed openings with timber sash windows, tripartite one-over-one pane to ground floor and six-over-six pane to upper floors, with limestone sills. Replacement timber panelled door with overlight.	





RPS 115	22312115	Slievenamon Road.	Semi-detached two-bay three-storey former house, built c. 1850, as pair with building to north, now in use as offices. Pitched slate roof with rendered chimneystack and rendered parapet. Lined-and-ruled rendered walls with render eaves course and vermiculated render quoins. Square-headed openings with replacement uPVC windows and limestone sills. Replacement timber panelled door with overlight and limestone step.	
RPS 116	22312116	Butler, Croke Street.	End-of-terrace three-bay two-storey house, built c. 1915, currently also in use as shop. Pitched slate roof having rendered chimneystacks and cast-iron rainwater goods. Rendered walls with render quoins. Square-headed openings with tripartite timber casement windows having stained glass overlights, render architraves and stone sills. Decorative render door surround with consoles, dentils and architrave, having stained glass overlight and timber panelled door. Timber shopfront comprising tripartite fixed windows with stained glass overlights and replacement timber panelled double doors having stained-glass overlight with fascia with painted lettering and moulded cornice above.	
RPS 117	22312117	Dwelling, Croke Street.	Terraced two-bay two-storey house, built c. 1890. Pitched slate roof with render chimneystack. Lined-and-ruled rendered walls. One-over-one pane timber sash windows and timber panelled door having overlight and draught guard.	
RPS 118	22312118	Post Box, Croke Street.	Wall-mounted cast-iron postbox, c. 1940, with P & T insignia in Gaelic script.	






RPS 119	22312119	Dwelling, Fianna Rd.	Detached three-bay two-storey house, built c. 1900. Pitched artificial slate roof and brick chimneystacks. Lined-and-ruled rendered walls. Square-headed openings having render architraves and one-over-one pane timber sash windows with stone sills and replacement door with overlight.	
RPS 120	22312120	Bamboo Garden Restaurant, Slievenamon Road.	End-of-terrace gable-fronted multiple-bay two-storey former shop, built c. 1915. Pitched artificial slate roof with brick chimneystacks and timber bargeboards. Brick walls to north elevation. Rendered walls with decorative render to gable and rendered piers to east elevation. Fixed and timber casement windows. Shopfront comprising carved timber pilasters flanking timber panelled double doors with fascia with decorative cornice and consoles above.	
RPS 121	22312121	Slievenamon Road.	Terraced three-bay two-storey house with central canted two-storey bay and integral carriage arch, built c. 1925, as part of terrace with adjoining houses to south. Now also in use as doctors' surgery. Pitched slate roof with terracotta ridge cresting, brick chimneystacks and gablet to canted bay having terracotta finial and cresting and carved timber bargeboards. Red brick walls with moulded brick eaves course, string course and plinth. Rendered walls to canted bay. Timber casement windows and replacement timber panelled door with stained glass overlight. Square-headed carriage arch to north end. Wrought-iron railings and gates and timber gates to site boundary.	
RPS 122	22312122	Slievenamon Road.	Terraced two-bay two-storey house with canted bay, built c. 1925, as part of terrace with adjoining houses to north and south. Pitched artificial slate roof with terracotta ridge cresting, brick chimneystacks and gablet to canted bay having terracotta finial and cresting and carved timber bargeboards. Red brick walls with moulded brick eaves course, string course and plinth. Rendered walls to canted bay. Replacement uPVC windows and replacement timber panelled door with overlight. Wrought-iron railings and gates to site boundary.	





RPS 123	22312123	Terrace, Slievenamon Road.	Terraced two-bay two-storey house with canted bay, built c. 1925, as part of terrace with adjoining houses to north and south. Pitched slate roof with terracotta ridge cresting, brick chimneystacks and gablet to canted bay having terracotta finial and cresting and carved timber bargeboards. Red brick walls with moulded brick eaves course, string course and plinth. Rendered walls to canted bay. Timber casement windows and timber panelled door with moulded architrave and with overlight. Wrought-iron railings and gates to site boundary.	
RPS 124	22312124	Elm Lea, Slievenamon Road.	Terraced two-bay two-storey house with canted bay, built c. 1925, as part of terrace with adjoining houses to north and south. Pitched slate roof with terracotta ridge cresting, brick chimneystacks and gablet to canted bay having terracotta finial and cresting and decoratively carved timber bargeboards. Red brick walls with moulded brick eaves course, string course and plinth. Rendered walls to canted bay. Timber casement windows and timber panelled door with overlight. Wrought-iron railings and gates to site boundary.	
RPS 125	22312125	Terrace, Slievenamon Road.	Corner-sited end-of-terrace two-bay two-storey house with projecting two-storey bay, built c. 1925, as part of terrace with adjoining houses to north. Now also in use as surgery. Pitched slate roof with terracotta ridge cresting, brick chimneystacks and gablet to canted bay having terracotta finial and cresting and carved timber bargeboards. Red brick walls with moulded brick eaves course, string course and plinth. Rendered walls to canted bay. Replacement casement windows and timber panelled door with overlight. Wrought-iron railings and gates to site boundary.	
RPS 126	22312126	Dwelling, Slievenamon Road.	Detached three-bay two-storey house, built c. 1920, with canted end bays with gablets. Two-storey return to rear. Hipped slate roof, rendered chimneystacks, decorative eaves and timber bargeboards with finials and having terracotta tiles to gablets. Rendered walls with render quoins and continuous sills to canted bays. Replacement uPVC windows to main block and one-over-one pane timber sash to return. Segmental-arched door opening with timber panelled door having sidelights and coloured glass overlight. Wrought-iron railings and gates to site.	





RPS 127	22312127	Thomond Road.	End-of-terrace two-bay two-storey house, built c. 1915, as part of terrace of three with adjoining houses to east. Pitched slate roof and rendered chimneystacks. Rendered walls with render eaves dentils, strip pilasters, plinth and moulded surrounds to window openings. Segmental-headed openings to first floor with one-over-one pane timber sash windows and wider square-headed opening to ground floor with timber casement window. Round-headed door opening having timber panelled door with fanlight and label moulding. Retaining interior features.	
RPS 128	22312128	Dwelling, Thomond Road.	Terraced two-bay two-storey house, built c. 1915, as part of terrace of three with adjoining houses to east and west. Pitched slate roof and rendered brick chimneystacks. Rendered walls with render eaves dentils, strip pilasters, plinth and decorative surrounds to window openings. Segmental-headed openings to first floor and square-headed opening to ground floor, with replacement uPVC windows. Round-headed door opening having timber panelled door with fanlight and label moulding.	
RPS 129	22312129	Thomond Road.	Terraced two-bay two-storey house, built c. 1915, as part of terrace of three with adjoining houses to west. Pitched slate roof and brick chimneystack. Rendered walls with render eaves dentils, strip pilasters, plinth and moulded surrounds to openings. Segmental-headed openings to first floor and wider square-headed opening to ground floor, with replacement uPVC windows. Round-headed door opening having replacement timber panelled door with fanlight and label moulding.	
RPS 130	22312130	16 Fianna Road.	Terraced four-bay two-storey house, built c. 1880, formerly a pair of two-bay houses with one door opening now blocked. Pitched artificial slate roof with rendered chimneystacks. Rendered walls with render plinth. Square-headed openings having six-over-six pane timber sash windows with stone sills. Replacement timber panelled door with overlight.	

RPS 131	22312131	15 Fianna Road.	Terraced three-bay two-storey house, built c. 1880. Pitched artificial slate roof with rendered chimneystacks. Pebbledashed walls with moulded render eaves course and raised reveals to openings. Square-headed two-over-two pane timber sash windows and timber panelled door with overlight.	
RPS 132	22312132	Knox Community Hall, Slievenamon Road.	Detached gable-fronted single-storey hall, built c. 1950, comprising projecting multiple-bay single-storey entrance block with flat roof and having four-bay side elevations. Pitched corrugated-iron roof. Roughcast rendered walls with render plinth and raised render reveals. Metal windows set in square-headed and circular openings. Timber panelled door with overlight. Stone wall with metal gate to site boundary.	
RPS 133	22312133	Slievenamon Road.	Detached L-plan three-bay two-storey former school, built 1852, with projecting gabled end bay and projecting porch. Now in use as house. Pitched slate roofs with cut stone chimneystacks with paired and tripled octagonal cut stone pots. Dressed limestone walls having moulded eaves course and date plaque. Three-centered arched openings to upper gables with paired round-head windows and flat-arched openings elsewhere, with double and triple timber casement windows. Replacement timber door with sidelights to entrance porch with carved eaves board. Single-storey extension to rear. Date plaque to façade.	
RPS 134	22312134	Saint Patrick's College, Cathedral Street.	Detached twenty-one-bay three-storey former seminary, begun 1829, with central three-bay pedimented breakfront and slightly projecting three-bay terminating blocks, eastern block being twentieth century, now in use as college. Pitched roofs with rendered chimneystacks and metal cross finial. Broken coursed ashlar walls with raised limestone cornice, quoins and plinth. Timber sash windows throughout, square-headed to upper floors having three-over-six pane windows to second floor and six-over-six pane, with round-headed three-over-nine pane set in round-arched recesses and square-headed six-over-nine pane to ground floor. Limestone sills to ground and second floors, with limestone sill course to first floor. Vertically-divided panelled timber doors in round-arched opening with block-and-start surround and with fanlight and flight of limestone steps.	

RPS 135	22312135	Dawn Cottage Pets, Slievenamon Road.	End-of-terrace three-bay two-storey house, built c. 1930, now also in use as shop. Pitched artificial slate roof with red brick chimneystacks with decorative copings. Red brick walls to first floor with rusticated concrete quoins. Rusticated render concrete walls to ground floor with string course above. Replacement uPVC windows to first floor with concrete sills and decorative keystones. Timber-framed plate glass shop front with recessed glazed timber door with overlight and name fascia. Timber panelled door with overlight leading to first floor.	
RPS 136	22312136	Slievenamon Road.	Corner-sited end-of-terrace three-bay two-storey house, built c. 1930, built as terrace of three with adjoining houses to south. Pitched artificial slate roof with rendered chimneystacks. Lined-and-ruled rendered walls to first floor with rusticated render quoins. Rusticated concrete walls to ground floor. Square-headed replacement uPVC windows with concrete sills, having concrete keystones to ground floor. Timber panelled door with leaded sidelights and overlights. Balustraded concrete wall with wrought-iron gate to site boundary.	
RPS 137	22312137	Maryville, Slievenamon Road.	Terraced three-bay two-storey house, built c. 1930, built as terrace of three with houses to south and north. Pitched artificial slate roof with rendered chimneystacks. Lined-and-ruled rendered walls to first floor with rusticated render quoins. Rusticated concrete walls to ground floor. Square-headed replacement uPVC windows with concrete sills, having concrete keystones to ground floor. Timber panelled door with leaded sidelights and overlights. Balustraded concrete wall with wrought-iron gate to site boundary.	
RPS 138	22312138	Slievenamon Road.	Corner-sited end-of-terrace three-bay two-storey house, built c. 1930, built as terrace of three with houses to north. Pitched artificial slate roof with rendered chimneystacks. Lined-and-ruled rendered walls to first floor with rusticated render quoins. Rusticated concrete walls to ground floor. Square-headed replacement uPVC windows with concrete sills, having concrete keystones to ground floor. Timber panelled door with leaded sidelights and overlights. Balustraded concrete wall with wrought-iron gate to site boundary.	

RPS 139	22312139	Slieve Bloom, Kavanagh Place.	Semi-detached two-storey two-bay house with canted gabled bay, built c. 1925, as pair with house to east. Pitched slate roof having rendered chimneystack and decorative timber bargeboard with finial. Rendered walls. Replacement uPVC windows and door. Wrought-iron railings and gates to site boundary.	
RPS 140	22312140	Slieve Donard, Kavanagh Place.	Semi-detached two-storey two-bay house with canted gabled bay, built c. 1925, as with house to west and having porch addition. Pitched slate roof having rendered chimneystack and decorative timber bargeboard with finial. Rendered walls. Replacement uPVC windows and door. Wrought-iron railings and gates to site boundary.	
RPS 141	22312141	Dún Aoibhinn, Slievenamon Road.	U-plan five-bay two-storey apartment block, c. 2000, with dormer balconies to projecting bays. Hipped tiled roofs. Rendered walls to upper storey, brick walls to ground floor. Casement windows with decorative render surrounds. Timber panelled doors.	
RPS 142	22312142	Friar Street.	Freestanding cast-iron pillar box, c. 1880, with moulded neck, decorative curved cap and royal insignia of Queen Victoria.	
RPS 143	22312143	Derheen.	Detached three-bay two-storey house, built c. 1850. Pitched slate roof with rendered brick chimneystacks. Rendered walls with render plinth. Two-over-two pane timber sash windows, with one three-over-three pane possible former shop window to ground floor, all having limestone sills and battened timber door with stone plinths.	

RPS 144	22312144	Slievenamon, Slievenamon Road.	Detached three-bay two-storey house, built c. 1890, with canted bay window, gabled return and single-storey entrance porch to south. Hipped and pitched slate roofs having brick chimneystacks with decorative copings. Pebbledashed walls with render quoins, decorative render frieze and cornice over ground floor, decorative copings to canted bay window and porch and with decorative render eaves course with brackets. Single and tripartite one-over-one pane timber sash windows with decorative render surrounds with pilasters. Timber panelled door with sidelights, overlight and decorative render surround. Gateway with rusticated concrete blockwork, decorative frieze, caps and finials and with wrought iron gates and rendered front boundary wall.	
RPS 145	22312145	Thurles Town Council Offices, Slievenamon Road.	Detached asymmetrical-plan three-bay two-storey former house, built c. 1925, with projecting bays and circular-plan porch to north-east corner. Hipped and pitched slate roofs with brick chimneystacks and timbered gable with modillions to end bay. Brick and rendered walls with brick quoins, string course and brick plinth. Replacement timber casement windows with brick block-and-start surrounds, paired to south bay. Retaining original coloured glass window to council chamber in north elevation. Curved windows and timber panelled double doors with overlights to porch with steps. Replacement door with overlight. Modern single-bay extension to north-west.	
RPS 146	22312146	Ursuline Convent, Cathedral Street.	Corner-sited four-bay three-storey over basement school building with three-storey return. Pitched artificial slate roof with brick chimneys, cast-iron cross finials and terracotta cresting. Rendered walls with brick quoins, replacement windows with brick block-and-start surrounds and continuous sills to upper floors and with limestone dressings to gables. Vertically-divided door with fanlight and carved limestone surround with brick voussoirs approached by steps. Cast-iron railings to front of site.	
RPS 147	22312147	Ursuline Convent, Cathedral Street.	Detached fourteen-bay three- and four-storey school building. Pitched artificial slate roofs with rendered chimneys. Rendered walls with moulded cornice, render quoins, incised plat bands at lintel and sill levels and limestone dressings to gables. Replacement segmental-headed windows with brick heads and stone sills. Gable-fronted projecting porch with cut limestone dressings and cresting to slated roof. Limestone wall to front of site. Crucifixion to east gable.	

RPS 148	22312148	Presentation Convent, Cathedral Street.	Multiple-bay two-storey former industrial school with projecting gabled entrance bay with integral carriage arch, built 1876, forming street façade of convent complex. Pitched slate roofs with dormer windows. Pebbledashed walls with render quoins, mainly doubled timber sash windows, six-over-nine oane to first floor and nine-over-nine pane to ground floor, with integral carriage arch with cut limestone arched surround with hood moulding. Range of glasshouses connects building with convent to rear. Multiple-bay two- storey former dormitory to west of site gables onto street has pitched slate roof with rendered chimneystacks, rendered walls, replacement and timber sash windows, round-headed to front gable.	
RPS 149	22312149	Friar Street.	Terraced three-bay two-storey house, built c. 1880, as a pair with neighbour to west and having integral carriage arch to west end. Pitched artificial slate roof with rendered chimneys. Rendered walls with render quoins. Square-headed timber sash windows and with replacement tripartite with render surround and cornice to ground floor, with decorative render consoles and cornices. Replacement glazed timber door with render cornice. Segmental-headed carriage arch with channelled render surrounds and timber battened double door.	
RPS 150	-----	Black Castle in Parnell Street Car Park	Castle in Ruins - Black castle stands between the West Gate and Parnell street, possibly built in 1493 by MacRichard Butler. Bridge and Black castles are all that remain of the Butler family castles. Black Castle is a substantial, well-preserved, 15th/16th-century tower house which lies off Liberty Square in the centre of Thurles. The tower house has part of an enclosing bawn wall still surviving.	
RPS 151	-----	Bridge Castle at junction of Liberty Square and Cathedral Street	Castle in Ruins - At the end of the bridge across the Suir is Bridge castle, built by MacRichard Butler. Bridge and Black castles are all that remain of the Butler family castles. Medieval towerhouse, similar to many across Ireland, that was built to control a river crossing of the Suir.	

Appendix 5 Trees Listed for Preservation

Ref.	Location	Description
TP.1	Laghtalla Rd.	
TP.2	St Patricks College	Palm, Maple
TP.3	Thurles Golf Club	
TP.4	River Suir	Green Beech, Copper Beech, Maple, Willow, Sycamore, Rowan, Holly
TP.5	Liberty Square	
TP.6	Ardfort House	

Appendix 6 Views Listed for Important to Amenity

Ref.	Location	Description
V.1		View of Devil's Bit to the west

Appendix 7 European Designated Areas

Site Code	Name	Description
001934	Cabragh Wetlands	Natural Heritage Area (NHA)
002137	Lower River Suir	Special Area of Conservation (SAC)

Appendix 8 List of Recorded National Monuments and Places

Site Code	Classification	Description
TI041-035	Earthwork	An anomalous earthen structure, usually raised and occurring in a variety of shapes and sizes, that on field inspection was found to possess no diagnostic features which would allow classification within another monument category. These may date to any period from prehistory onwards.
TI041-036	Enclosure possible	An area defined by an enclosing element and occurring in a variety of shapes and sizes, possessing no diagnostic features which would allow classification within another monument category. These may date to any period from prehistory onwards.
TI041-038	Enclosure possible	An area defined by an enclosing element and occurring in a variety of shapes and sizes, possessing no diagnostic features which would allow classification within another monument category. These may date to any period from prehistory onwards.
TI041-040	Ringfort - Rath	A roughly circular or oval area surrounded by an earthen bank with an external fosse. Some examples have two (bivallate) or three (trivallate) banks and fosses, but these are less common and have been equated with higher status sites belonging to upper grades of society. They functioned as residences and/or farmsteads and broadly date from 500 to 1000 AD.
TI041-041	Ringfort - Rath	A roughly circular or oval area surrounded by an earthen bank with an external fosse. Some examples have two (bivallate) or three (trivallate) banks and fosses, but these are less common and have been equated with higher status sites belonging to upper grades of society. They functioned as residences and/or farmsteads and broadly date from 500 to 1000 AD.
TI041-042	Town	A settlement of post-1700 AD date that occupied a central position in a communications network, functioned as a market centre and had a significant density of houses and associated land plots
TI041-042001	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.
TI041-042002	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
TI041-042003	Church	A building used for public Christian worship. These can be of any date from c. 500 AD onwards.
TI041-042004	Castle - Motte	An artificial, steep-sided, earthen mound on or in which is set the principal tower of a castle. Constructed by the Anglo-Normans in the late 12th and early 13th century AD.
TI041-042005	Sheela-Na-Gig	A small carved figure of a naked female posed in a manner which displays and emphasises the genitalia. They are found on Romanesque and later medieval churches and on the external walls of tower houses and town walls, providing a date range from the 12th to the 17th century AD. They probably functioned as a general protection against evil, though they are also associated in folk tradition with beneficial powers to assist fertility and/or childbirth.

Site Code	Classification	Description
TI041-042006	Bridge possible	A structure of wood, stone, iron, brick or concrete, etc., built to span a river or ravine in order to facilitate the crossing of pedestrians or vehicles. These date from the medieval period (5th - 12th centuries AD) onwards.
TI041-042008	Religious House - Carmelite Friars	Religious house as listed by A. Gwynn and R.N. Hadcock in 'Medieval Religious Houses Ireland' (1970) (Reprinted 1988). Irish Academic Press, Dublin. These date to the later medieval period (12th-16th centuries AD).
TI041-042009	Church	A building used for public Christian worship. These can be of any date from c. 500 AD onwards.
TI041-042010	Tomb (16th century)	A monumental grave or sepulchre. These date from the medieval period (5th-16th centuries AD) onwards.
TI041-042011	Graveslab (late medieval)	A stone designed to be recumbent and marking a grave, AD 1200-1700 in date.
TI041-042012	Memorial Stone (17th century)	A stone on which is carved an inscription, a person's initials or other letters commemorating a person or event. If accompanied by a coat of arms use Armorial plaque. These date from the later medieval period (12th-16th centuries AD) onwards.
TI041-042015	Gateway	A stone or brick structure, consisting of gate piers or an archway, which supports a gate. These date from the late medieval period (c. 1400 to the 16th century AD) onwards.
TI041-042016	Memorial Stone (17th century)	A stone on which is carved an inscription, a person's initials or other letters commemorating a person or event. If accompanied by a coat of arms use Armorial plaque. These date from the later medieval period (12th-16th centuries AD) onwards.
TI041-042017	House - Indeterminate Date	A building for human habitation. This classification is used, in the context of this database, when the date of the house is indeterminable.
TI041-042018	Graveyard	The burial area around a church. These date from the medieval period (5th-16th centuries) onwards.
TI041-042019	Graveyard	The burial area around a church. These date from the medieval period (5th-16th centuries) onwards.
TI041-042020	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.
TI041-043	Enclosure possible	An area defined by an enclosing element and occurring in a variety of shapes and sizes, possessing no diagnostic features which would allow classification within another monument category. These may date to any period from prehistory onwards.
TI041-044	Enclosure	An area defined by an enclosing element and occurring in a variety of shapes and sizes, possessing no diagnostic features which would allow classification within another monument category. These may date to any period from prehistory onwards.