



Comhairle Contae Thiobraid Árann
Tipperary County Council

Nenagh & Environs Local Area Plan 2024 - 2030

Appendix 3 Regeneration Sites

March 2024

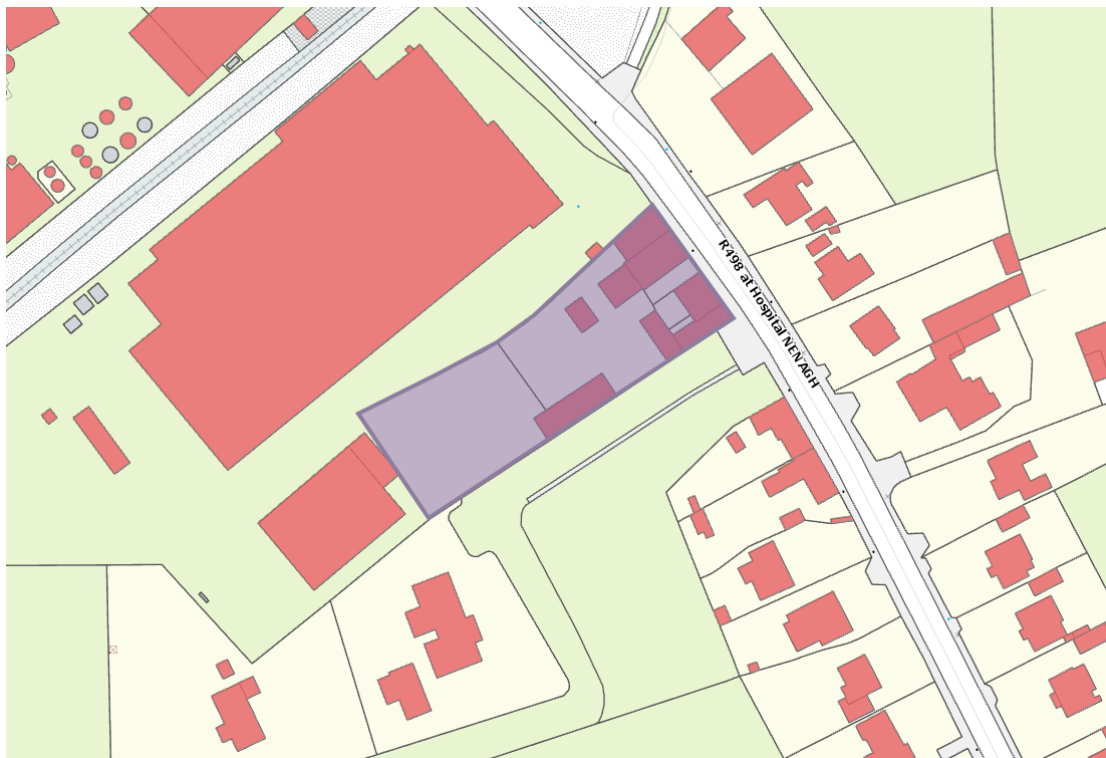


1. The Coalyard, Tyone

A brownfield site located on the Thurles Road (R498), south of the railway bridge and adjacent to the former Castlebrand factory. The site is 0.3 hectares and is occupied by a former fuel store. The buildings on the site are now derelict. The site has direct access onto the Thurles Road. The site is zoned 'Urban Core'. A small portion of the rear part of the site is within Flood Zone B.

Key Planning Criteria

- The site would be most suitable for residential development, given the surrounding land uses. The extent of dereliction on the site would suggest that demolition and redevelopment of the site would be most effective;
- Given the proximity of the site to town centre services, the site would be well-suited to Age Friendly type development, with very low levels of car parking;
- The site is relatively deep, and in order to make efficient use of the land, a mews type layout could be utilised with a central spine access;
- New buildings should have active frontages, addressing the Thurles Road and, if developed in a mews-type form, also addressing the central spine street.



2. 39 Kenton Street

The site is located on the north-western junction of Kenyon Street and Stafford Street. The building on the site is a three-storey building and was formerly occupied as Dowling's Public House with residential accommodation above. It has been vacant for a number of years. The site is zoned 'Urban Core'. Most of the site is within Flood Zones A and B.

Key Planning Criteria

- The re-use and refurbishment of the existing building for commercial use on the ground floor, with a commercial / residential use on the upper floors;
- If re-use of the existing building is unviable, any redevelopment of the should provide commercial uses on the ground floor, and commercial / residential use on the upper floors;
- Redevelopment of the building will require a setting back of the building line on Kenyon Street and Stafford Street, to allow for improved footpath widths;
- Redevelopment of the building will require active frontages onto Kenyon Street and Stafford Street at ground floor level as a minimum (upper floor openings on both elevations should be provided where feasible);
- New development shall have regard to the adjacent building listed on the Record of Protected Structures, the Architectural Conservation Area and the Zone of Archaeological Potential.



3. Silver Street & St. John's Place

The site is located on the northern side of the junction of St John's Place and Silver Street. The buildings on the site include the former Maddens Pub and the site is now vacant. The site is zoned 'Urban Core'.

Key Planning Criteria

- For sustainability reasons and reducing carbon load, the re-use and refurbishment of the existing buildings is the preferred strategy for the lands. 'Urban core' uses will be supported, including residential uses on the ground floor;
- If re-use of the existing buildings on the site is unviable, the redevelopment of the site for 'urban core' uses will be supported, including residential uses on the ground floor;
- Redevelopment of the building will require active frontages onto St John's Place and Silver Street at ground floor level as a minimum (upper floor openings on both elevations should be provided where feasible);
- New development shall have regard to the Zone of Archaeological Potential.

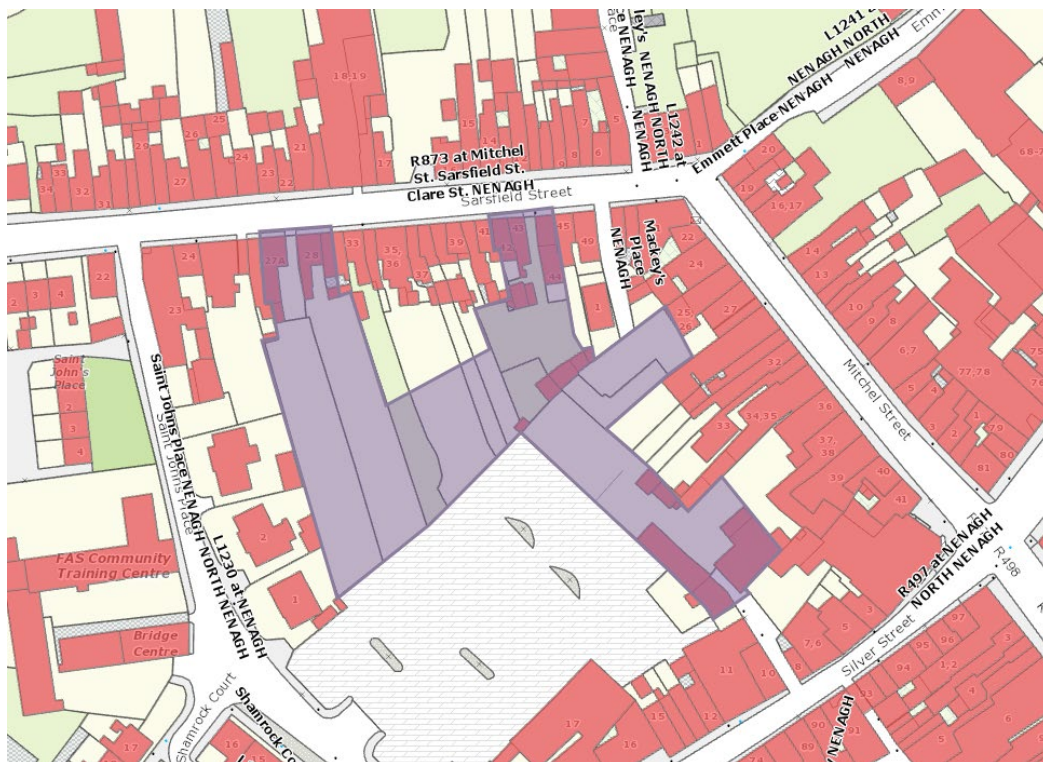


4. Rear of Sarsfield Street & Backlands

The site is located on the southern side of Sarsfield Street. The site includes extensive backland areas, up to the boundary of St. John's Lane car park and including areas to the rear of the properties fronting Mitchell Street. The site is zoned 'Urban Core'.

Key Planning Criteria

- Though the lands are zoned for 'Urban core' uses, and commercial uses will be supported, the predominately residential nature of the surrounding area indicates that residential uses would be most appropriately located on the lands including residential uses on the ground floor;
- Any redevelopment of the lands will be required to make use of the extensive backland areas using innovative urban design typologies;
- The acquisition and consolidation of other backland areas adjacent to the site will be supported, and development will generally be required to be developed cohesively, rather than a piecemeal fashion, unless it can be demonstrated that development of smaller plots within the regeneration sites would not prejudice the overall redevelopment of the area ;
- New development shall have regard to the Zone of Archaeological Potential.

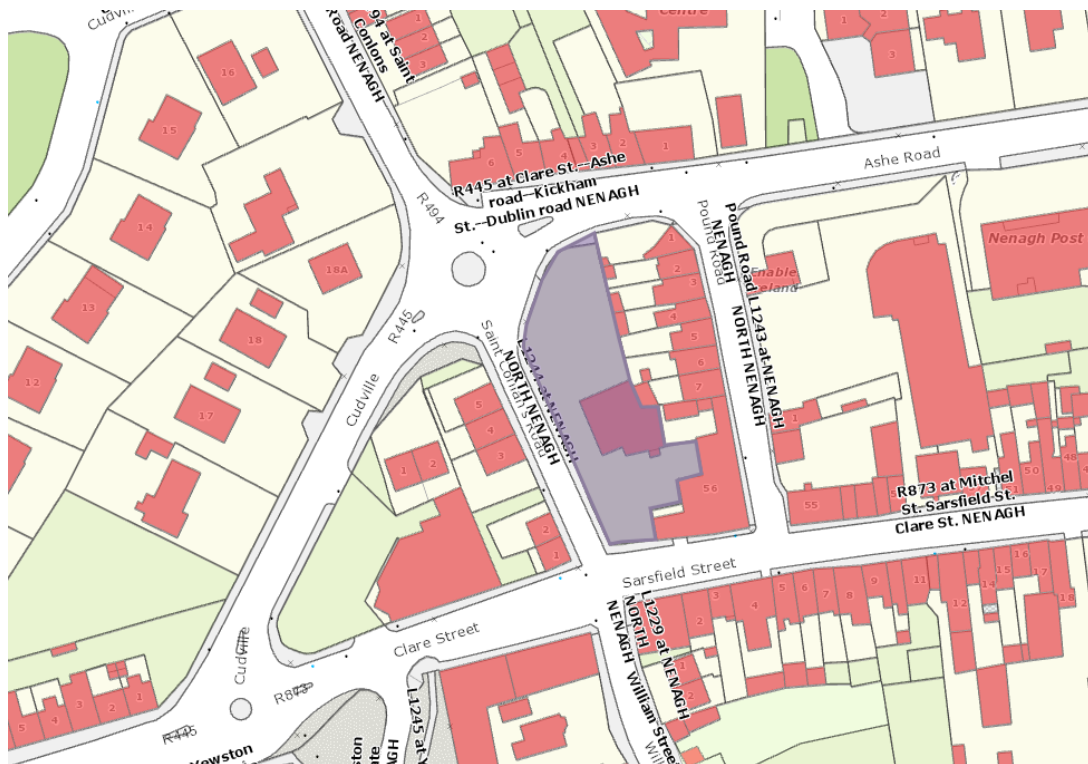


5. The Old Squash Court, St. Conlan's Road

The site comprises the western half to the urban block bounded by St. Conlon's Road, Sarsfield Street, Pound Road and Ashe Road. The site is a brownfield site, now vacant and formerly partly occupied by a squash court to the rear of The Dapp Inn. The triple aspect nature of the site offers the opportunity to extensively redevelop the site and repair and strengthen the street. The site is zoned 'Urban Core'.

Key Planning Criteria

- Given the surrounding land uses, it is considered that residential uses would be most appropriately located on the site, though other 'Urban Core' uses may be supported;
- Redevelopment of the site should prioritise activating and repairing the St. Conlon's Road frontage, with return frontages onto Sarsfield Street and, if feasible, onto Ashe Road;



6. Rialto Cinema and Sheehan's Yard

The site includes the old Rialto Cinema (formerly Sheehan's hardware store) and the former Sheehan's Yard. The Rialto Cinema is on the Record of Protected Structures and the site is located within the Architectural Conservation Area. The site is zoned 'Urban Core'.

Key Planning Criteria

- The Rialto Cinema should be redeveloped for employment uses, with the yard area to the rear developed for residential use;
- Redevelopment of the site should provide new public space within the site, and create pedestrian and cycle access through the site, connecting Emmett Place with Banba Square / Ashe Road;
- Development will be required to have regard to the emerging development of the Nenagh Historical and Cultural Quarter to the east, as well as the Nenagh Traffic Management Plan;
- New development will be required to strengthen the streetscape of Emmett Place, with new buildings which address the street and central areas through the site;
- New development shall have regard to the buildings listed on the Record of Protected Structures both within and adjacent to the site, the Architectural Conservation Area, and the Zone of Archaeological Potential.



7. Emmett Place

The site is located on the southern side of Emmett Place, adjacent to Scroope's. The site includes a number of derelict buildings and former commercial buildings. The site is zoned 'Urban Core'.

Key Planning Criteria

- It is considered that residential uses would be most appropriately located on the site, though other 'Urban Core' uses may be supported;
- New development will be required to strengthen the streetscape of Emmett Place;
- New development shall have regard to the buildings listed on the Record of Protected Structures adjacent to the site, the Architectural Conservation Area, and the Zone of Archaeological Potential.



8. Church View

The site is located in Church View, a small cu-de-sac accessed from the top of Pearse Street. Church View is approximately 6m in width and cannot therefore accommodate pedestrian footpaths and two-way vehicular traffic. The site is located adjacent to Nenagh Castle, Castle Gardens and St Mary's Church of Ireland, nationally and regionally significant heritage assets. The site is zoned 'Urban Core'.

Key Planning Criteria

- It is considered that residential uses would be most appropriately located on the site, though other 'Urban Core' uses may be supported. Given the constrained nature of the cul-de-sac, new development should incorporate uses with low levels of private vehicular requirements;
- New development will be required to provide a defined street edge;
- The sensitive nature of the adjacent buildings requires new development to respect these heritage assets and provide very-high quality design. Opportunities, where available, should be taken to provide enhanced views of the Castle from Church View;
- New development shall have regard to the adjacent structures listed on the National Monuments register, buildings on the Record of Protected Structures adjacent to the site, the Architectural Conservation Area, and the Zone of Archaeological Potential.



9. Martyr's Road

The site is on Martyr's Road, located just to the south of the Franciscan Abbey, a National Monument. The building on the site is a store / garage. A small part of the site is within Flood Zone B.

Key Planning Criteria

- The re-use of the building for creative or civic type uses would marry well with the surrounding land use and future redevelopment of the Martyr's Road area, though other 'Urban Core' uses may also be supported;
- Any re-use of the building on the site will be required to address the neighbouring residential uses and heritage assets sensitively;
- If re-use of the existing building is proposed, the existing 'art-deco' and industrial style façade should be maintained;
- If redevelopment of the site is proposed, new development will be required to improve existing relationships with the adjoining neighbouring residential uses to improve light and amenity to these properties, whilst respecting the setting of the national monument to the north;
- New development shall have regard to the adjacent structures listed on the National Monuments register, the Architectural Conservation Area the Zone of Archaeological Potential.



10. Dublin Road

The site is located on the Dublin Road, on lands between the Abbeycourt Hotel and the entrance to Nenagh Leisure Centre and park. The site is zoned 'Urban Core'. Part of the site is within Flood Zone B.

Key Planning Criteria

- It is considered that residential uses would be most appropriately located on the site, though other 'Urban Core' uses may also be supported, particularly as part of the site is located within Flood Zone B.
- New development will be required to provide active frontages onto the access road to the west of the site and the Dublin Road;

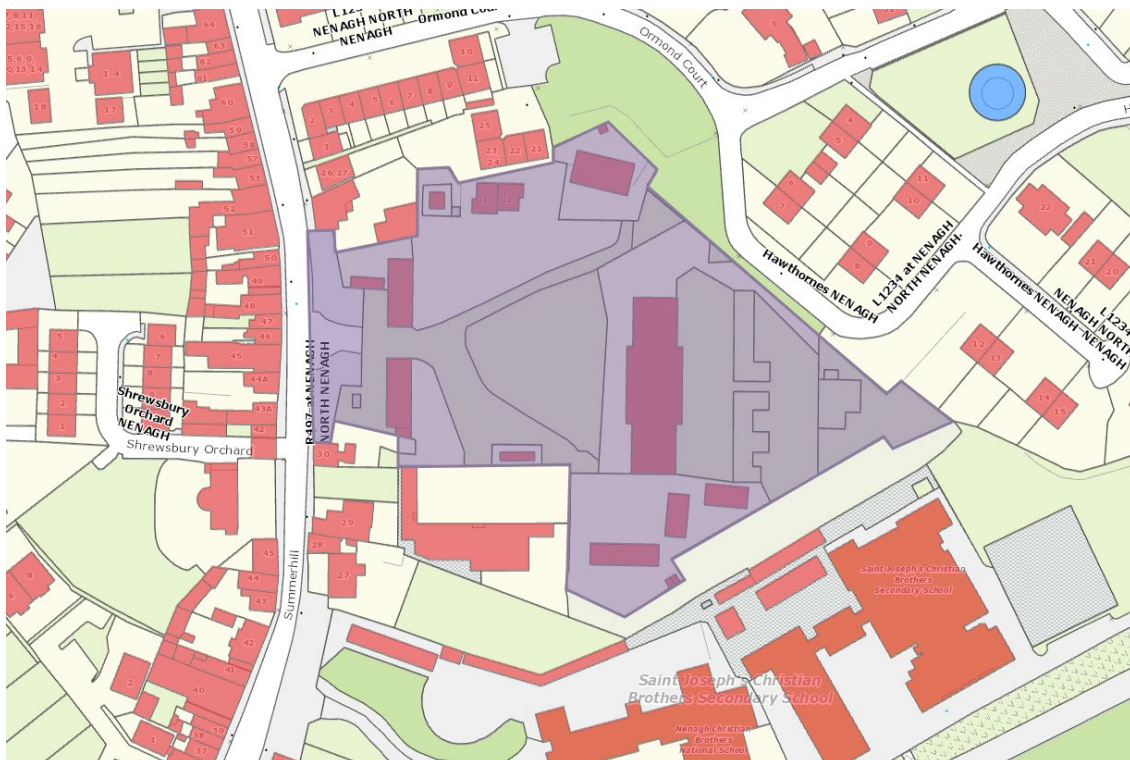


11. Nenagh Military Barracks

The site is located on Summerhill, at the northern end of the urban core. The site is occupied by the formerly Nenagh Military Barracks, which was used in some capacity until the 1990s. The site has historical and cultural importance in reflecting the military history of Nenagh and its impact on local communities. The site includes three private dwellings at the northern end and is zoned ‘Urban Core’.

Key Planning Criteria

- The ‘Urban Core’ land zoning use supports a number of different uses.
- Development proposals on the lands will be required to have regard to the social and cultural history of the site, the protected structures, the historic structure on or adjacent to the site.
- The sensitive nature of the adjacent buildings requires any development to respect these heritage assets and provide high-quality design.



12. St Flannan's Street

The site is located at the junction of St Flannan's Street, St. Joseph's Park and the Drommin Road. All of the properties are currently vacant. Though outside the 'Urban Core', the lands are within minutes walking distance of all of the local schools and the services of the town centre.

Key Planning Criteria

- The site should support residential uses in accordance with the land use zoning 'Existing Residential'.
- For sustainability reasons and reducing carbon load, the re-use and refurbishment of the existing buildings fronting St Flannan's Street is the preferred strategy for the lands, unless it is unviable to do so. However, the building on the corner should be redeveloped to take the opportunity to improve the functioning of the junction, and provide a landmark building in this location while respecting views of the historic urban core;
- New development will be required along St. Joseph's Park to provide a defined street edge, and any redevelopment along St Flannan's Street should respect the existing building line;
- Innovative urban housing typologies to make best use of the backlands areas may be considered appropriate
- New development will be required to respect neighbouring amenity;

