



Comhairle Contae Thiobraid Árann
Tipperary County Council

Thurles & Environs Local Area Plan 2024 - 2030

Appendix 3

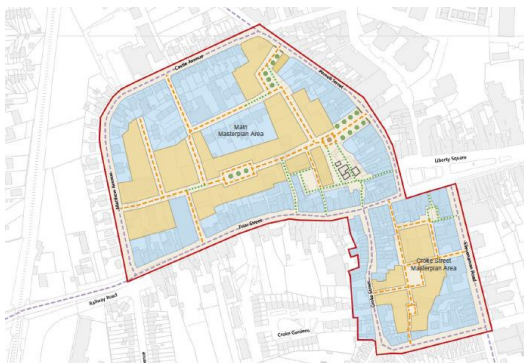
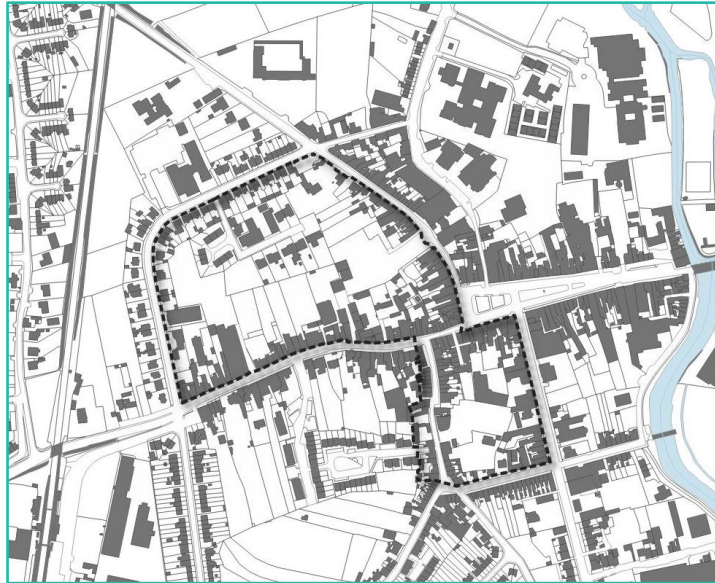
Regeneration Sites

March 2024



Consolidation Sites

Consolidation 1 – Friar Street/Castle Avenue Masterplan



Site Location and Description

The masterplan site covers a large block (approx 9.6 ha) of backland located west of Liberty Square and bounded by Friar Street, Matthew Avenue, Castle Avenue and Parnell Street. The masterplan also extends to the south of Friar Street encompassing backlands associated with Croke Street, Thomond Road and Slievenamon Road.

The masterplan area covers backland areas, existing residential and retail plots, large areas of surface car parking and key heritage assets for the town including Black

Castle. Currently connectivity around the masterplan area is fragmented and poor. The backlands area within the masterplan area is largely inaccessible, with limited movement from Parnell Street, Matthew Avenue, Castle Avenue, Friar Street and Croke Street due to private land ownership, boundary fences and overgrown scrub vegetation. Site is within an ACA and a Zone of Archaeological Potential (ZAP).

The site is zoned 'Urban Core' in the Thurles LAP.

Key Planning Criteria – View [Thurles Town Centre Masterplan Proposals \(2021\)](#)

- Consolidate town centre uses with additional residential use and reduce peripheral town centre development;
- Utilise Council owned land where possible as well as bringing redundant or unused land back into meaningful use;
- Meet social/affordable housing requirements in the town;
- Meet the needs of any future demands for student housing in the town centre;
- Establish opportunities for a broad range of housing needs including young people and older members of the community;
- Maximise opportunities presented by the close proximity of the masterplan area to the existing retail core and commercial town centre as well as transport links such as the railway station;
- Ensure scheme proposals are consistent with national funding programmes for town centre redevelopment;
- Creating new high quality civic and public realm spaces;
- Regenerate and introduce a step change in the quality of the existing public realm;
- Enhance town centre permeability and active transport connections through the site and to the train station; and
- Showcase the potential for development within Thurles' urban core for education, employment, leisure and residential developments.
- 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.
- Thurles Town Centre Masterplan is available [here](#)

Consolidation 2 – Stradavoher Backlands



Location and Description

The site includes underused backlands (approx. 2.31 ha) to the rear of Stradavoher (R659) and Butler Avenue. The site is accessed to the south of Stradavoher by a narrow entrance onto a section of Council owned land. There is also potential for access further north on Stradavoher through a currently derelict dwelling of which the façade remains (pictured above). The site is characterised by hardcore to the entrance

and around the boxing club, an area of cleared lawn to the south, and backland scrub to the north east. Site is partially within a Zone of Archaeological Potential.

The site is zoned 'Urban Core' in the Thurles LAP.

Key Planning Criteria

- Consolidated approach to a town centre residential development and reduce peripheral town centre development;
- Provide for a mix of uses appropriate to Urban Core zoning;
- Utilise Council owned land where possible as well as bringing redundant or unused land back into meaningful use;
- Meet social/affordable housing requirements in the town;
- Establish opportunities for a broad range of housing needs including young people and older members of the community;
- Creating new high quality civic and public realm spaces;
- Enhance town centre permeability and active transport connections through the site and to the town centre and train station.
- New development shall have regard to the Zone of Archaeological Potential.

Regeneration 1 – Munster Hotel



Site Location and Description

The site is located on Cathedral Street in the town centre. It has an area of 0.77 hectares. It is fronted by a former hotel which is a substantial and prominent town centre building. The building consists of four floors, including the roof level and a basement (4,728 m² excluding basement) and was constructed in 1999 to replace a former hotel on the site. The site also comprises a car-park to the rear which is accessed from the Mitchell Street/Kickham Street roundabout. The site is surrounded by a number of important protected structures including the Cathedral of the Assumption, St. Patrick's Seminary and Barry's Bridge. Site is within a ZAP.

The site is zoned 'Urban Core' in the Thurles LAP.

Key Planning Criteria

- Re-use and redevelopment of existing building would be preferable.
- The site would be suitable for a mixed-use development, incorporating uses relating to residential, hospitalities or educational uses with a retail or other active use at ground floor level.
- A high-quality design, with materials that complement and reflect the surrounding historic buildings and structures.
- Car-park access and egress to be considered in collaboration with Council Roads Section.
- New development proposals should have regard to the built heritage sensitivities associated with recorded monuments and protected structures surrounding the site.
- New development shall have regard to the Zone of Archaeological Potential.

Regeneration 2 – Fitzgibbons Mitchell Street



Site Location and Description

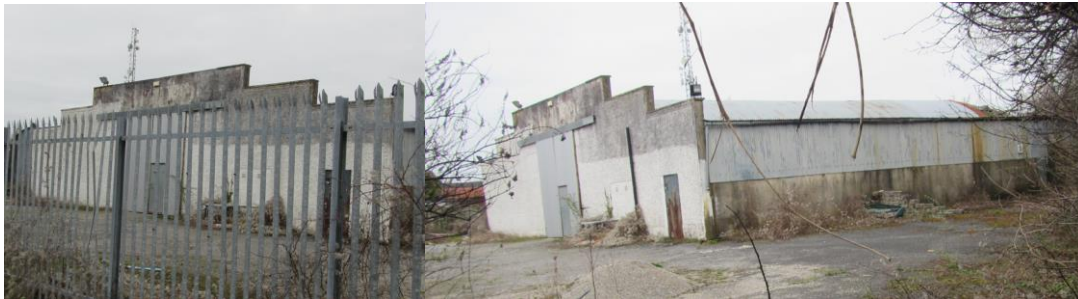
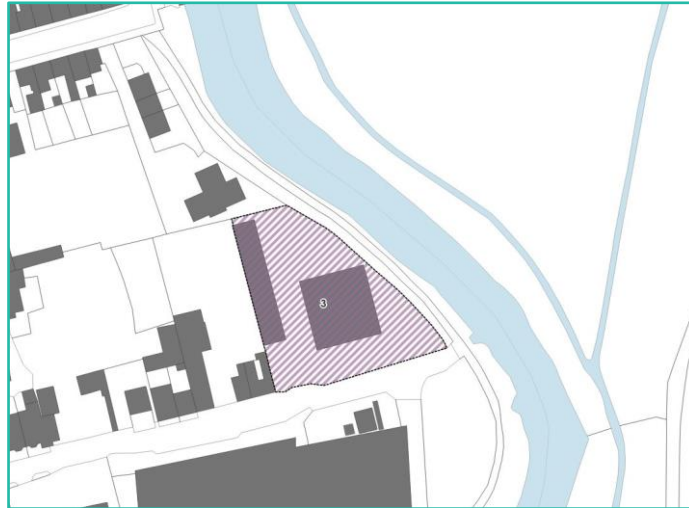
The site is 0.36 hectares and is located on Mitchell Street, east of the town centre. It comprises two structures formerly used for light industrial uses. The site is surrounded by predominantly residential uses. Both buildings are now disused. Site is within a ZAP.

The site is zoned 'Regeneration' in the Thurles LAP.

Key Planning Criteria

- The site would be suitable for residential or employment uses sympathetic to its location.
- Any development should respect the residential amenity of adjoining sites.
- Permeability and active transport linkages to the adjoining Ikerrin Court.
- New development shall have regard to the Zone of Archaeological Potential which extends partially through the site.

Regeneration 3 – Kavanagh Place



Site Location and Description

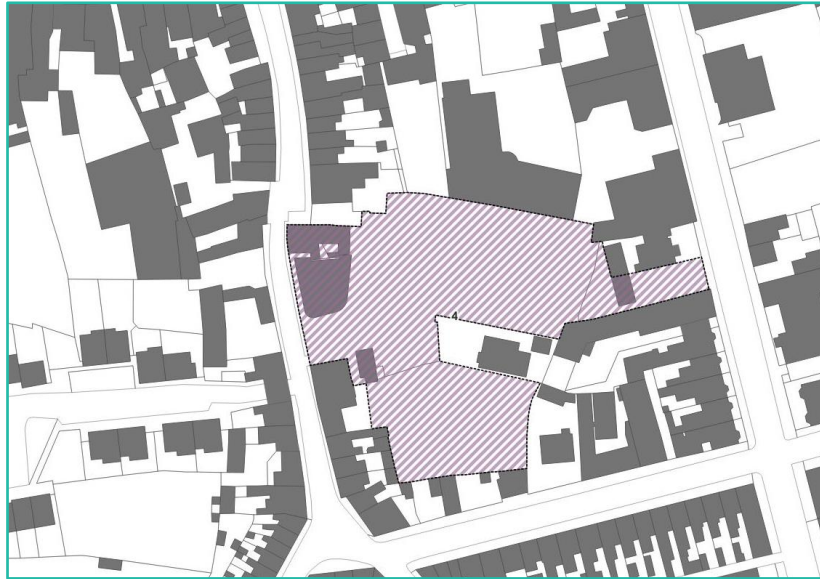
A brownfield site of 0.28 hectares which is accessed from Kavanagh Place. The site is abutting the River Suir walkway to the east with apartments to the north and the Thurles Shopping Centre to the south. The site was formerly used for light industry and employment uses but now lays vacant. The site is located within a flood zone.

The site is zoned 'Urban Core' in the Thurles LAP.

Key Planning Criteria

- Site is suitable for town centre uses including residential.
- Boundary treatment to the east to be designed in cognisance to the adjoining amenity and biodiversity corridor.
- Any development should respect the residential amenity of adjoining site to north.
- A Site-Specific Flood Risk Assessment will be required for any development proposal.
- Development proposals shall be screened for their potential adverse effects on the Lower River Suir SAC. The requirement for "Appropriate Assessment" is set out in Articles 6(3) and 6(4) of the Habitats Directive (92/43/EEC).

Regeneration 4 – Croke Street (Forms part of Masterplan)



Site Location and Description

Brownfield site (0.56 ha) fronting onto Croke Street with additional access to the east onto Slievenamon Road. The site includes a large, unfinished carpark building that has lay derelict for a number of years. This site forms part of the Friar Street/Castle Avenue Masterplan area. Site is located within a ZAP.

The site is zoned 'Urban Core' in the Thurles LAP.

Key Planning Criteria

- Suitable for a residential or mixed-use development.
- A strong building edge to the street to reflect its position in the urban core of Thurles.
- Active travel route connecting Croke Street and Slievenamon Road.
- New development shall have regard to Zone of Archaeological Potential.

Regeneration 5 – Croke Street



Site Location and Description

Brownfield site (0.13 ha) comprising of a number of disused buildings and sheds with accesses onto Croke Street. North of site consists of a courtyard with vacant apartments and business premises'; south of site includes disused land. Site is located within a ZAP.

The site is zoned 'Urban Core' in the Thurles LAP.

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;
- Any development should respect the residential amenity of adjoining sites.
- New development shall have regard to the Zone of Archaeological Potential.

Regeneration 6 – Stradvoher



Site Location and Description

A former petrol filling station located in Stradavoher (0.20 ha) and accessed from the R659. This prominent corner site is in an area comprised of residential and employment uses and enjoys good pedestrian linkages with the town centre.

The site is zoned 'Regeneration' in the Thurles LAP.

Key Planning Criteria

- The site would be suitable for residential or employment uses sympathetic to its location.
- Any development should respect the residential amenity of adjoining sites.
- Permeability and active transport linkages to rear of site.

Regeneration 7 – Stradvoher (Across from Mart)



Site Location and Description

A former farmyard complex (0.48 ha) consisting of disused dwelling and outbuildings. A large and underused site located in an area dominated by residential and agricultural (the mart) uses.

The site is zoned 'Regeneration' in the Thurles LAP.

Key Planning Criteria

- The site would be suitable for residential or employment uses sympathetic to its location.
- Any development should respect the residential amenity of adjoining sites.

Regeneration 8 – Garryvichaleen



Site Location and Description

Greenfield site (2.3ha) with gym and petrol station to the entrance which is accessed from Abbey Road. The site is adjacent to a housing development to the west and a large retail warehouse to the east.

The site is zoned 'Mixed Use' in the Thurles LAP.

Key Planning Criteria

- The site would be suitable for the development of community facilities such as a nursing home/elderly living or health centre
- The site is not suitable for retail warehousing due to access and egress constraints

- Any development should respect the residential amenity of adjoining sites
- Significant improvements in the quality on access for vehicles, pedestrians and cyclists required
- Sufficient secure bicycle parking to be provided.