

Chief Executive's Report

Part 8 Development

**Cahir Public Realm, to include Cahir Square,
Church Street, Old Church Road, St. Mary's Street
and Castle Street, Cahir, Co. Tipperary**

P8.21/16

January 2022

1. NATURE AND EXTENT OF THE PROPOSED DEVELOPMENT AND THE PRINCIPAL FEATURES THEREOF:

The proposed development comprises the following elements:

- i. New raised table shared surface on Castle Street from Cahir Castle to the Castle Car Park entrance to the East and The Mall entrance to the North.
- ii. New kerb alignment and pavement surfaces from the Castle Street Car Park entrance to The Square junction, including upgrading of pedestrian crossing, installation of new public lighting and soft landscaping.
- iii. New streetscape layout for Cahir Square with new alignment design for footpaths, parking areas and trafficked areas incorporating a raised table shared surface from the junction with Castle Street, to the Junction with St Mary's Road and to North of The Fountain, new kerb and pavement surfaces throughout The Square, new hard and soft landscaping, new street furniture, new bollards, new bicycle racks, installation of new and upgrade of existing public lighting.
- iv. Alteration of on-street parking for Castle Street, The Square, Church Street, Old Church Street and The Square end of St Mary's Road.
- v. New pavement surfaces on St. Mary's Road, Old Church Street and Church Street.
- vi. New controlled pedestrian crossings and soft landscaping on Church Street and Old Church St.
- vii. Undergrounding of overhead electrical cables, installation of new public lighting and upgrading of existing public lighting across the entire project area.
- viii. Development of associated drainage services and utilities across the entire project area.
- ix. All associated site works.

The proposed development is located within the Cahir Town Architectural Conservation Area (ACA) and is adjacent to over 40 protected structures.

A site layout plan of the development and a map showing the development location is attached to this report.

2. SITE DESCRIPTION AND LOCATION:

The proposed development will involve works at Cahir Square and town centre streets of Church Street, Old Church Road, St. Mary's Street and Castle Street. The works area is confined to the existing public realm (streets and footpaths).

3. PUBLIC CONSULTATION:

Plans and particulars of the proposed development together with the project Appropriate Assessment Screening Assessment, Environmental Impact Assessment Screening Report and other supporting reports and assessments were available for inspection and purchase from the 10/11/2021 to the 9/12/2021 at the following locations:

- Tipperary County Council, Civic Offices, Emmet Street., Clonmel, Co. Tipperary, E91N512
- Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary, E45 A099
- Tipperary-Cahir-Cashel Municipal District Offices, Rosanna Road, Tipperary Town, Co. Tipperary, E34 WD51
- Cahir Library, The Square, Cahir, Co. Tipperary (from 1pm – 5pm on Mondays and Thursdays, from 10am – 1pm and 2pm-5pm Tuesdays and Fridays, and from 10am-1pm on Saturdays during the above period)

Details of the proposed development were also available online at www.tipperarycoco.ie .

Submissions or observations with respect to the proposed development, dealing with the proper planning and sustainable development of the area could be made by 4.30 pm on 23/12/2021.

4. PRESCRIBED BODIES:

The Part 8 was referred to the following internal sections and prescribed bodies;

- An Chomhairle Ealaíon
- An Táiisce
- Fáilte Ireland
- Irish Water
- Department of Housing, Local Government and Heritage
- The Heritage Council
- Transport Infrastructure Ireland (TII)
- Environmental Protection Agency
- Waterways Ireland
- Housing Section
- Roads Capital
- Environment and Climate Control
- Water Services
- District Engineer

A response has been received from TII and is addressed as submission No. 1 below. TII advised that they had no comments to make.

5. SUBMISSIONS RECEIVED:

8. no. submissions were received during the statutory consultation period. The submissions are listed in order of the date of receipt below. A summary of the submissions in addition to the consideration and recommendation of the Chief Executive are included under Section 8 of this report. It is considered that the implementation of the requirements and conditions as set out under Section 11 of this report will address the issues raised in the submissions received.

Submission Ref	Name and Address	Date received
1	Transport Infrastructure Ireland (TII), Parkgate Business Centre, Parkgate Street, Dublin 8 D08 DK10	7/12/2021
2	Cahir Development Association, Enterprise Centre, Market Yard, Cahir, Co. Tipperary	16/12/2021
3	Walsh and Walsh Architects, The Enterprise Centre, Cahir, Co. Tipperary	22/12/2021
4	Mossie Casey, Cahir Business Park, Cahirabbey Lower, Cahir, Co. Tipperary (by e-mail info@cummins-ins.ie)	22/12/2021
5	Kamel Birem, Galileo Café, Church Street, Cahir, Co. Tipperary (by e-mail kamelbiren05@gmail.com)	22/12/2021
6	John Cummins, Cummins Financial Services, The Granary, Church Street, Cahir, Co. Tipperary (by e-mail info@cummins-ins.ie)	22/11/2021
7	Cahir Social and Historical Society, c/o PJ O'Meara, Chairperson, Newtownadam, Cahir, Co. Tipperary	23/12/2021
8	Breda Gallagher, Cahir Tidy Towns and Enhancement Group, c/o Market Yard, Cahir, Co. Tipperary	23/12/2021

6. PLANNING POLICY CONTEXT:

DEVELOPMENT PLAN OR OTHER DESIGNATIONS

The **Cahir Local Area Plan (LAP) 2021-2027** contains the following policies/objectives that are relevant to the proposed development.

The lands on which the development is proposed is zoned for Town Centre use the objective of which is to provide and enhance the service base of the town through the provision of mixed-use development including retail, office, service and community facilities.

The site subject to the Part 8 is located within the Architectural Conservation Area (ACA) and the Zone of Archaeological Potential (ZAP) associated with Cahir.

4.2 Town Centre Regeneration Strategy

The NPF recognises that investment in our towns and villages through regeneration, public realm improvements and the appropriate adaptation and re-use of our built heritage are key factors in creating a vibrant and liveable town centre and supporting the socio-economic regeneration of our wider communities.

The Council, informed by the public consultation process on the Plan and building on national policy, prepared a public investment strategy focusing on four key pillars to be planned, developed and delivered in partnership with stakeholders and the community over the lifetime of the Plan:

- Pillar 1: Delivery of Cahir Market House Business Centre
- Pillar 2: Town Centre Public Realm Enhancement
- Pillar 3: River Suir Blueway Enhancement
- Pillar 4: A Living Town Centre

The objectives of the initial stages of the Strategy are to create vibrancy around the town centre, by re-purposing Market House as a contemporary Business Centre and re-designing the square to create a pedestrian friendly, living and vibrant environment. Funding has recently been secured through the Rural Regeneration Development Fund to develop Pillar 1 and Pillar 2 through the design stages.

4.4 Protecting and Enhancing the Historic Core

Cahir Town Centre has a history of settlement stretching back to early Christian times. The modern layout of the town was largely established in the 18th century and the town has an extensive and impressive array of ecclesiastical, industrial and fortification architecture still in use. The layout and buildings in the historic core are largely unaltered since the early 19th century, and the architectural and cultural quality of the place can support regeneration initiatives in the town. New development within the town centre and historic core will be required to: consider the historic layout of the town; conserve and enhance the setting of historic buildings and monuments; improve existing route ways and public spaces and promote increased residential occupancy.

TC4: Ensure the enhancement and protection of building and streetscapes within the ACA. In the assessment of development proposals, the Council will have regard to:

- a) The impact of the proposed development on the character and appearance of the ACA in terms of compatibility of layout, urban grain, design, colour and finishes, massing of built form and architecture;
- b) The impact of the 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.

TCO4.1 Continue to develop and implement the Town Centre Regeneration Strategy in partnership with the Rural Regeneration Development Fund and other funding sources as may be available.

TCO4.2 Prepare a plan for the improvement of the public realm in Cahir, including proposals for redesign of the square, improving the pedestrian environment for residents and visitors, and traffic management in the town.

TCO4.8 Support the provision of cycle parking facilities and electric vehicle charging points in the town centre subject to ensuring traffic and pedestrian safety.

EDO6.4 Develop Cahir as 'Destination Town' and to seek funding to realise this objective in accordance with Fáilte Ireland's Destination Town Guidelines.

TM1. Improve accessibility and movement within Cahir, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport.

TM2. Ensure that new developments are designed to comply with Design Manual for Urban Roads and Streets (2019) including making provision for pedestrian and cycle infrastructure and enhancing connectivity and accessibility to the town.

NBH3. Ensure the setting and character of Cahir Castle is safeguarded and enhanced in the assessment of new development proposals

NBH4. Safeguard sites, features and objects of archaeological interest (in situ where practicable or as a minimum, preservation by record) included in the Record of Monuments and Places and sites.

IU3. Require that all development proposals demonstrate that appropriate Sustainable Urban Drainage Systems (SuDS) are examined and where feasible provided.

8.5 Built Heritage & Archaeology

Cahir has a high-quality built heritage, dating from the early part of the 12th century when the King of Thomand, Conor na Cathrach O'Brien built the castle on the site of an earlier earthen fort. From the late 18th century, the modern development of the town took place. Prominent buildings such as Cahir House, the Market House and the Inn were built during the late 1700s and early 1800s. Manor Mills on the bridge of Cahir, The Suir Mills on the Cashel Road, and the Cahir Abbey Mills were built in the years 1775-1790, reminders of the impressive industrial heritage of Cahir. St. Paul's Church, Erasmus House and Swiss Cottage were all designed by John Nash, one of the foremost architects of the Regency and Georgian eras, and best known for his work on Buckingham Palace.

Cahir has an Architectural Conservation Area and Zone of Archaeological Potential. These areas will be managed and developed in accordance with the policies set out in the relevant legislation, the County Development Plan (CDP) and the policies sets out in the Town Centre section above.

In accordance with the policies of the CDP, the Council will encourage the sympathetic restoration, re-use and maintenance of protected structures thereby ensuring their conservation and protection. In considering proposals for development, the Council will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities, (DAHG2011) or any amendment thereof, and proposals that will have an unacceptable impact on the character and integrity of a protected structure or adjoining protected structure will not be permitted.

7. PLANNING ASSESSMENT:

PRINCIPLE OF PROPOSAL

The aim of the proposed development is to revitalise and enhance the town centre of Cahir making the Square the focal point in the town as a quality public space. The adjoining streets will be improved and made more attractive, more space and priority is given to pedestrians and visitors, space for cars and car parking is reduced and traffic is managed.

The proposal forms part of a wider suite of proposals for Cahir that include the regeneration of Market House as a business hub, the relocation of the Library to the Granary building and the development of a new car park with capacity for 86 car parking spaces and buses. Part 8 consent has been obtained for the above proposals.

The proposal is in conformity with the town centre land use zoning objectives for the site and with the following policies/objectives of the Cahir LAP 2021:

- TCO4.1 Continue to develop and implement the Town Centre Regeneration Strategy in partnership with the Rural Regeneration Development Fund and other funding sources as may be available.
- TCO4.2 Prepare a plan for the improvement of the public realm in Cahir, including proposals for redesign of the square, improving the pedestrian environment for residents and visitors, and traffic management in the town.
- TCO4.8 Support the provision of cycle parking facilities and electric vehicle charging points in the town centre subject to ensuring traffic and pedestrian safety.
- TM1. Improve accessibility and movement within Cahir, reduce dependency on private car transport, increase permeability in the town, and encourage the use of energy efficient forms of transport through the promotion of walking, cycling and public transport.
- TM2. Ensure that new developments are designed to comply with Design Manual for Urban Roads and Streets (2019) including making provision for pedestrian and cycle infrastructure and enhancing connectivity and accessibility to the town.

DEVELOPMENT DESIGN

The development will provide a high quality, modern public realm design which compliments and respects the existing heritage and strengths of Cahir. The development will create a new public realm space at the Square making it the focal point of the town centre. Existing footpaths leading to the Square will be widened and improved which will act as a draw to the Square. The public realm will be made safer and more inclusive for all users.

The development includes for public realm improvements to Church Street which tie in with the public realm improvements proposed for the car park under a separate Part 8.

The scheme is located within the town's Architectural Conservation Area (ACA) and scheme area contains a number of Protected Structures. The development will serve to enhance the public realm within the ACA and improve the setting of the protected structures. The development was subject to an Architectural Heritage Impact Assessment (AHIA) that examined in detail the impact of the development on the character and setting of the town's ACA and protected structures. Overall the AHIA considers the development will visually enhance the key the town centre, adjoining streets and lanes. The AHIA outlines measures to ensure impacts on built heritage features of importance are mitigated:

- Protection of historic architectural elements (doorsteps, doorcases, railings etc) during the course of works.
- Retention of historic street furniture elements (limestone kerbs and service covers).
- Protection of stone shopfronts /stone pilasters during works.
- Any existing basements to be considered in terms of location for planting.
- The plaque at the front of Market House to be relocated.

The above measures will be incorporated into the scheme as it progresses through detailed design and construction stages. Further investigation can be undertaken to determine the presence of basements on Castle Street. This will determine the detailed design for the works proposed in these areas.

ACCESS AND PARKING

The proposed development will alter the existing traffic and parking arrangements in Cahir through the following key changes

- The road layout in Cahir will be rationalised with the current 4 priority junction reduced to 2. This will optimise traffic flow and allow for development of the Square into a quality public space.
- On street parking will be reduced and the new roads and parking layout will improve traffic flow.
- Additional controlled and uncontrolled pedestrian crossings and traffic calming measures will be developed to make pedestrian movement easier and safer.

The road and footpath layout and junctions have been designed in accordance with the Design Manual for Urban Roads and Streets (DMURS).

The development will see 33 car parking spaces removed from the streets. This parking will be more than compensated for by the development of the new car park off Church Street which will directly link to the Square through the Market House site. Loading and unloading areas will be provided by designated time controlled set down bays that will revert to parking spaces outside loading times.

The design allows for use of part of the Square for car parking during winter months when demand for outdoor use would be lower.

FLOODING

A Flood Risk Assessment has been undertaken in respect of the proposed development and same concluded that flood risks arising from the development is negligible. The Flood Risk Assessment contained the following considerations:

- The development will not significantly change the existing ground levels across the scheme.
- The existing flood defence embankments and walls will not be compromised by the proposed scheme.
- The proposal will not impact any important flow paths and will not affect floodplain storage or conveyance.
- The runoff characteristics of the proposed finishes will be consistent with the existing.

SERVICES - WASTEWATER DISPOSAL AND SURFACE WATER DISPOSAL

The proposals present no impact on existing water / wastewater collection and drainage services. These services are existing.

ARCHAEOLOGY

The site is within the zone of archaeological interest associated with Cahir. An Archaeological Impact Assessment (AIA) has been undertaken in support of the application and same recommends the following measures are undertaken:

- Any excavations associated with the proposed development that take place within the existing road network be monitored by a suitably qualified archaeologist.

The above measures will be undertaken as part of the development. The AIA considers the development will have a positive visual impact on the amenity and public realm of Cahir.

8. SUMMARY OF SUBMISSIONS & CHIEF EXECUTIVE OFFICER'S RECOMMENDATION'S:

This section summarises the key points raised in the submissions on the Part 8 proposal and also gives the consideration and recommendation of the Chief Executive Officer to the points made, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area, and any relevant policies or objectives.

Ref. No. 1	Submission Name & Address Transport Infrastructure Ireland (TII), Parkgate Business Centre, Parkgate Street, Dublin 8 D08 DK10
Summary The submission advises that TII have no specific observations to make regarding the development.	
Consideration The submission advises that TII have no specific observations to make regarding the development. No considerations therefore arise.	
Recommendation No change is recommended arising from the foregoing consideration.	

Ref. No. 2	Submission Name & Address Cahir Development Association, Enterprise Centre, Market Yard, Cahir, Co. Tipperary
Summary The submission welcomes the development and considers the development, taken with the re-development of the Old Library into a business hub and the proposed car park, will add immensely to footfall in the town. The submission notes the footpaths and road surface are in need of upgrading. The submission questions whether there is provision for outdoor dining in the winter months as same worked well during summer of 2021 and whether there is an alternative traffic plan should the proposed traffic plan not work.	
Consideration The comments in support of the development and other associated developments in Cahir (Business Hub at Market house and the proposed Car park) are acknowledged and welcomed. The comments made regarding the footpath and road condition is noted and this infrastructure will be renewed as part of the works. It was considered during development of the proposal that the demand for outdoor dining would reduce during winter months due to shorter days, lower temperatures and inclement weather and the use of the Square would revert to car parking during winter season. The design for the Square however allows for it to be used for outdoor dining at all times, should there be a demand for outdoor dining during winter months this can be accommodated without any changes to the development design. This will result in less parking spaces being allocated during winter months.	

Recommendation

No change is recommended arising from the foregoing consideration.

Ref. No.	Submission Name & Address
3	Walsh and Walsh Architects, The Enterprise Centre, Cahir, Co. Tipperary
Summary <p>The submission notes the proposals to rearrange the public areas for the betterment of the town are welcomed and are considered long overdue.</p> <p>The submission highlights the issue of excessive traffic and through traffic through the town centre and considered it possible to limit unnecessary HGV and passing traffic by diverting same around the by-pass route. Heavy traffic coming from the Ardfinnan Road could be addressed in future by developing a by-pass and constructing a new river crossing south of the golf club.</p> <p>The submission considers it reasonable to review the design proposal in light of the foregoing proposals of removing unnecessary through traffic.</p> <p>The submission considers the proposal is the best out of the options presented but raises concerns that the Square would be segregated into two zones which would detract from the original design intention.</p> <p>The submission raises the following concerns with the design details:</p> <ul style="list-style-type: none">• The over fussiness of the paving patterns detracts from the space as a whole and does not reflect the potential of the enclosing street frontages.• The proposed trees in any part of the square are unnecessary and offensive. The trees will work in the adjoining streets but only detract from the urban nature of the central space.• Provision should be made for the existing statuary and memorial plaques.• The proposal does not include adequate provision for delivery and or school bus activity in the square.• The published design does not include any of the inevitable street signage for directions and parking signs and no- park-signs all of which are most likely to detract from scheme.• The proposed paving includes too many different materials and the pattern will clash with the existing retained fountain and it's slightly out of kilter orientation. It is unclear where this preoccupation with the paving patterns originated.• Overall the proposal lacks any sense of originality. The process appears to be dominated by the road engineer's requirements with little input from the urban design specialists. The result is a plethora of standard details and materials borrowed from previous projects without reference to the location. Particularly annoying is the use of the bollards on the footpath edge as they are a danger to pedestrians and will inevitably be rearranged by some HGV. <p>The submission raises concerns with the proposed development, development of the town hall and car park being undertaken at a time when the pandemic has stymied discussion and considers this gives the impression that the Council wish to avoid interaction with the general public. The submission states that there have been no public meetings, the process has been rushed and the general public has not been adequately informed.</p> <p>The submission the proposal will eliminate a large number of car parking spaces in the square and adjoining streets, the proposed parking charges will not compensate for this loss due to the intended parking charges. The space could be used for parking after 6PM all year round as the space may appear desolate at such times.</p>	

Consideration

The concerns raised regarding the through traffic and large vehicle types travelling through Cahir's town centre are noted. Management of this traffic through diverting same around existing alternative routes or developing new routes is outside the scope of the proposed development. The development cannot eliminate through traffic vehicular movement through Cahir.

The particular points of concern regarding the design of the development are noted and the following considerations are set out regarding same:

- The development will significantly reduce the space in the Square that is dedicated to vehicular traffic movement and will greatly enhance and improve the space dedicated to pedestrians. The development cannot eliminate through vehicular movement but instead aims to re-balance the existing vehicle dominance by restricting through traffic to one side of the Square and by the introduction of shared space and additional wider crossings where possible to achieve traffic calming and to reinforce the presence and safety of pedestrians.
- High quality natural paving is to be used throughout the Square, comprising a combination of granite slabs and setts with Irish Limestone kerbs and edges. The paving types and unit sizes respond to the building edges and the different uses intended within the Square, e.g. larger slabs within pedestrian only areas adjacent to buildings and smaller slabs/setts within mixed use areas which include permanent and seasonal parking spaces. The simple palette of natural materials as proposed is not considered over-fussy as it will provide a consistent finish that reinforces the pedestrian emphasis of the space.
- It is considered that the trees and planting proposed will add to the visual quality, vibrancy and biodiversity of the Square. The existing trees around the fountain demonstrate how trees can contribute to a heritage setting and, although not part of the original design, have become an important and cherished feature of the Square. The proposed trees are intended to further reinforce the character of the space by providing a foil to the surrounding buildings as well as seasonal interest, shade and climate adaptation benefits. The species selected will have clear stems up to 2.50m height, allowing uninterrupted views to building frontages, and an overall form appropriate to the urban setting.
- Provision will be made for the existing statuary and memorial plaques. An Architectural Heritage Impact Assessment was prepared for the project that outlines measures to ensure impacts on built heritage features of importance are mitigated, and these measures will be incorporated into the scheme as it progresses through detailed design and construction stages.
- Dedicated loading / set down bays are provided within the proposed development. There are 3 proposed loading/setdown areas proposed, 1 at the top of Castle St, 1 on the East side of the Square and 1 where Church St enters The Square. The development design allows for movement of buses, dedicated bus parking is not accommodated as bus parking spaces are included in the Part 8 proposal for the car park development.
- The development includes the de-cluttering of existing signage and road markings, and under-grounding of overhead cables where necessary. The scheme will require regulatory signage and markings as per the Traffic Signs Manual 2019, as varied, but the intent is to minimise this wherever practicable in response to the heritage setting.
- The scheme has been developed from the outset by the Urban Designers to respect and enhance the historic context while accommodating the inevitable traffic requirements through the town centre (including the limited use of bollards where absolutely necessary to control vehicle movements). The main components are representative of the type of high-quality finish envisaged for the scheme and will be developed throughout the detailed design stage to further reinforce the distinctive sense of place.

Public consultation regarding the redevelopment of Cahir town centre was undertaken pre Part 8 stage with consultation held from 16th August to the 3rd of September 2021, 80 submissions were received during this period and the submissions influenced the design evolution. Also 2 online meetings were held at pre Part 8 stage between the project designer NDJ and local businesses in the project area on the 16th and 17th of August 2021. A consultation was also held in Coláiste Dún Iascaigh Cahir on Monday 6th of September with students. Part 8 notice was issued on the 10th of November 2021. Drawings and reports were available for viewing in Clonmel Office, Tipp MD Office and Cahir Library up until close of submission period on 23rd of December at 4:30pm.

The development must be viewed in the context of the Cahir Car Park development which includes for development of 86 car parking spaces off the town centre which will cater for the current and future needs of Cahir and compensate for any loss of on street parking. Part 8 consent for this car park has been obtained and the development of the Square and proposed car park will be undertaken in tandem.

Recommendation

There are no recommendations arising from the foregoing consideration.

Ref. No.	Submission Name & Address
4	Mossie Casey info@cummins-ins.ie
<p>Summary</p> <p>The submission is in favour of the proposal and consider it will greatly add to the ambience of the town, increase footfall and add to property values.</p>	
<p>Consideration</p> <p>The comments in support of the development are acknowledged and welcomed.</p>	
<p>Recommendation</p> <p>There are no recommendations arising from the foregoing consideration.</p>	

Ref. No.	Submission Name & Address
5	Kamel Birem kamelbiren05@gmail.com
<p>Summary</p> <p>The submission considers the development will give rise to a very attractive and modern town square and will be an amazing enhancement to the town. The submission considers that adding more parking facilities will always interest more people to come and do business, go for a walk or visit family and friends.</p>	
<p>Consideration</p> <p>The comments in support of the development are acknowledged and welcomed. The proposals for increased parking within the town centre were the subject of the Part 8 concerning the Cahir Car Park.</p>	
<p>Recommendation</p> <p>There are no recommendations arising from the foregoing consideration.</p>	

Ref. No.	Submission Name & Address
6	John Cummins info@cummins-ins.ie
<p>Summary</p> <p>The submission considers the proposal will greatly enhance the Square and give it a 21st Century look and feel, will improve economic activity, will link the Castle to the Square and will allow for more freedom of pedestrian movement in the Square.</p> <p>The submission specifically notes the positives with the following elements of the development:</p> <ul style="list-style-type: none"> • extra and wider pedestrian crossings, • the improved footpaths /paving, • the existing and proposed parking that will serve business and social activity, • extra trees and landscaping, • extra seating, • new lighting and removal of overhead cabling. 	
<p>Consideration</p> <p>The comments in support of the development are acknowledged and welcomed.</p>	
<p>Recommendation</p> <p>There are no recommendations arising from the foregoing consideration.</p>	

Ref. No.	Submission Name & Address
7	PJ O'Meara, Chairperson Cahir Social and Historical Society, Newtownadam, Cahir, Co. Tipperary
<p>Summary</p> <p>The submission confirms that Cahir Social and Historical Society is fully supportive of the County Council in its determination to regenerate Cahir and highlights recent developments in Dungarvan as illustrative of the potential that can be delivered.</p> <p>The submission expresses disappointment that the gains for Cahir will be at the expense of the former Castle Court Hotel on Church Street. The submission notes this building had a distinguished history and its location within the Architectural Conservation Area did not give it any protection. The submission notes an alternative entrance is available to the new car park through the Co-op lands.</p> <p>The submission welcomes the addition of more pedestrian crossings and traffic calming measures and requests whether the introduction of a 30km zone would be a logical extension.</p> <p>The submission raises the following concerns/ presents the following suggestions with regard to the development</p> <ul style="list-style-type: none"> • Considered that loss of exit lane at Castle Street Car Park will lead to traffic build up. • Raise table suggested at location of pedestrian crossing on Old Church Street. • Widening the pavement outside Bank of Ireland would slow traffic through the Square to the Ardfinnan Road. • The dangers of a sloping pathway outside AIB on Castle Street should be addressed. 	

- The planting of 7 trees on the west side and 5 trees on the east side of the Square are superfluous and they will over time conceal the heritage facades of the area. The trees near Market House should be planted closer to the Post Office for this reason. Tree maintenance and care is essential.
- The trees proposed on the street leading to the square is viewed positively.
- There is an absence of commitment or intention to restore the fountain. Repairs to existing and replacement of existing elements together with erection of a protective railing is required.
- Orientation of the fountain should be reconsidered as it will not be aligned with the plethora of fresh street marking on the Square.
- Concern with proposal to install a Tensile Canopy Structure, some society members cite preference for a bandstand style structure while other consider a modern structure may be appropriate.
- Society would welcome involvement on the relocation of the “Crimean Bob” memorial plaque.
- Every effort to be made to ensure features of significance such as railings, piers and jostle stones will be protected during the course of works.

Consideration

The statement of support for the Council’s regeneration plans for Cahir are noted.

The demolition of the former Castle Court hotel does not form part of the subject Part 8 proposal. The proposals for the former Castle Court Hotel for Cahir were considered and approved under Part 8 Reference P8.21.17.

All elements of the development layout were designed to ensure the free flow of traffic is maintained while meeting the overall development objectives of making Cahir’s town centre a more pedestrian friendly environment.

In this regard it is noted it is not considered that loss of the exit lane at Castle Street Car Park will lead to significant traffic build up, traffic exiting the car park will exit onto a street that is traffic calmed ensuring slower vehicle speeds which will allow easier exit.

The development of a raised table at the location of the pedestrian crossing on Old Church Street and widening of the footpaths outside Bank of Ireland have been examined but are not considered the optimum solutions. It is considered that the proposed scheme layout and design is optimum to calm traffic while also allowing for the free flow of same.

The pavements laid as part of the development will be undertaken at a level to ensure pedestrian safety.

It is considered that the trees and planting proposed will add to the visual quality, vibrancy and biodiversity of the Square. The existing trees around the fountain demonstrate how trees can contribute to a heritage setting and, although not part of the original design, have become an important and cherished feature of the Square. The proposed trees are intended to further reinforce the character of the space by providing a foil to the surrounding buildings as well as seasonal interest, shade and climate adaptation benefits. The species selected will have clear stems up to 2.50m height, allowing uninterrupted views to building frontages, and an overall form appropriate to the urban setting. All trees and planting will be subject to maintenance as required.

The development includes for the restoration and refurbishment of the fountain however protective railings to surround same or reorientation of the fountain do not form part of the proposals.

The appearance of the Tensile Canopy Structure is illustrated on drawing 22396 MWP ZZ ZZ DR A 0030 Rev P02 and is lightweight modern structure design so as not to visually overbear or dominate the Square and surrounding buildings and facades of heritage importance.

The Council will liaise with the Cahir Social and Historical Society on the relocation of the “Crimean Bob” memorial plaque.

An Architectural Heritage Impact Assessment was prepared for the project that outlines measures to ensure impacts on built heritage features of importance are mitigated. The AHIA includes the following particular recommendations and mitigation measures:

- Historic architectural elements such as limestone doorsteps, doorcases, limestone steps, railings and plinth walls, carriage archways and doorways should be protected during the course of works from any physical damage which may occur during the installation of the new surfaces, lighting etc. and from damage caused by materials such as cement and grouting.
- Historic street furniture elements such as limestone kerbs and jostle stones should be retained and reused in their original locations rather than discarded and/or replaced.
- A number of the buildings in the centre of Cahir have stone shopfronts and/or stone pilasters, including Glengall House, the Bank of Ireland and the shops to the west side of the Square. These architectural features must be protected during resurfacing works and should not be altered or damaged by the laying of new surfacing material.

The above measures will be included as the scheme progresses through detailed design and construction stages.

Recommendation

There are no recommendations arising from the foregoing consideration.

Ref. No.	Submission Name & Address
8	Breda Gallagher, Cahir Tidy Towns & Enhancement Group
<p>Summary</p> <p>The submission welcomes the proposal in the main and notes the Square is the centre of town and need to be brought back to full glory, the submission welcomes that the fountain will be the centrepiece of the development and will be renovated.</p> <p>The submission notes that traffic congestion can be an issue and there are concerns with the proposed traffic flow, a Plan B should be considered if the current layout does not work. The submission also considers the concept of seasonal parking can works but will require a review if it does not work.</p> <p>The submissions considers the public realm scheme should be extended to create a roundabout at The Super Valu junction as the traffic flow for the Square backs up at this point.</p> <p>The submission considers ducting should be provided to facilitate future provision of public and private services and void digging up the Square.</p> <p>The submission considers sustainable planting should be implemented that avoid maintenance issues.</p> <p>The submission considers loss of parking space to the front of the Bank of Ireland building could have a detrimental effect to any future development of this site. The submission considers the footpath width can be reduced in this area to make room for some parking spaces.</p>	
<p>Consideration</p> <p>The comments in support of the development are acknowledged and welcomed.</p> <p>The development has been designed to ensure the free flow of traffic through the town centre while meeting the scheme objectives and design requirements under the Design Manuals for Urban Roads and Streets</p>	

(DMURS). The individual junctions within the development have been designed to ensure they have adequate capacity for all vehicle types.

The proposal for development a roundabout at the Super Valu junction is outside the scope of the proposed development.

The development will, where possible, incorporate ducting for service provision for public and private service providers.

The landscaping and planting proposals have been selected as appropriate for an urban setting and to avoid excessive maintenance requirements.

The suggestion of reducing the footpath width outside the Bank of Ireland premises to increase on street parking at this location would be contrary to the overall objectives of the development. It is considered that there will be an adequate quantum of available and accessible parking in close proximity to the town centre that will cater for the parking needs of all premises in the town

Recommendation

There are no recommendations arising from the foregoing consideration.

9. APPROPRIATE ASSESSMENT & ENVIRONMENTAL IMPACT ASSESSMENT(EIA):

The development has been the subject of an Appropriate Assessment screening in accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Article 250(1) of the Planning and Development Regulations 2001, as amended. The Appropriate Assessment screening concluded that the proposed development would not be likely to give rise to significant or indeterminate impacts on any Natura 2000 site.

Having regard to the information specified under Schedule 7A of the Planning and Development Regulations 2001, as amended, and based on an examination of the nature, size and location of the development, it is determined that there is no real likelihood of significant effects on the environment arising from the proposed development, and an Environmental Impact Assessment (EIA) is not required.

10. CONCLUSIONS & RECOMMENDATIONS:

The Planning Authority is satisfied that the proposal, subject to the following considerations being implemented, is in line with the South Tipperary County Development Plan 2009, as varied, and the Cahir Local Area Plan 2021. The development is acceptable in terms of impacts on built heritage, presents no impacts on the conservation objectives of the Lower River Suir SAC or any Natura 2000 site, is acceptable in terms of access and circulation and presents no flood risk or drainage issues.

The development as set out on the plans and particulars is considered acceptable and is consistent with the principle of the proper planning and sustainable development of the area. Therefore, it is recommended that the proposed development should proceed subject to the following recommended requirements and conditions.

11. REQUIREMENTS & CONDITIONS:

The development should be subject to the following:

1. The mitigation measures outlined under the Architectural Heritage Impact Assessment and Archaeological Impact Assessment shall be undertaken in full.

Signed: 

Jonathan Flood

Date: 20.01.2022

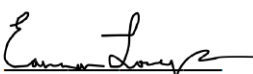
District Planner

Signed: 

Caroline Conway

Date: 20.01.2022

Senior Executive Planner

Signed: 

Eamon Lonergan

Date: 20/01/2022

A/Director of Services