



Comhairle Contae Thiobraid Árann
Tipperary County Council

Chief Executive's Report
P8/22/05A

Part VIII Development

Cashel Public Realm Refurbishment & Enhancement Works

Cashel, Co. Tipperary.

OCTOBER 2022

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

The proposed development includes for public realm refurbishment and enhancement works within Cashel's town centre, comprising of the following:

- i. New raised table shared surface at the intersection of Main Street and throughout Commandant PJ Hogan Square, at the intersection of Main Street and throughout Wesley Square and from the intersection of Main Street and John's Street to Main Street and Moor Lane.
- ii. New kerb alignment and pavement surfaces on Main Street from Lower Gate Square up to and including the roundabout at Friar Street and Bank Street including upgrading of pedestrian crossings, installation of new public lighting, undergrounding of overhead cables and hard and soft landscaping.
- iii. New streetscape layout and pavement surfaces for Commandant PJ Hogan Square with a shared surface concept, installation of new public lighting, undergrounding of overhead cables, new uncontrolled pedestrian crossing and hard and soft landscaping.
- iv. New streetscape layout and pavement surfaces for Wesley Square with a shared surface concept, installation of new bicycle racks, new uncontrolled pedestrian crossing and hard and soft landscaping.
- v. New streetscape layout and pavement surfaces for Moor Lane with a shared surface concept, installation of new public lighting, undergrounding of overhead cables, new uncontrolled pedestrian crossing, installation of removable bollards, hard and soft landscaping and change of traffic management on Moor Lane to one-way access from Main Street towards Dominic Street.
- vi. Change of use to pedestrianisation at Back of the Pipes from Moor Lane to Bank Street including new pavement surfaces, installation of new public lighting, undergrounding of overhead cables and hard and soft landscaping.
- vii. New streetscape layout and pavement surfaces for The Plaza including installation of new public lighting, new uncontrolled pedestrian crossings, installation of new bicycle racks, recessed power points, large ground level stone finished chess table at the gable of City Hall, installation of 5 no. removable canopies, installation of a new steps/seating arrangement and new linear street hard and soft landscaping.
- viii. New kerb alignment and pavement surfaces on the south end of Bank Street including upgrading of existing controlled pedestrian crossing, installation of new public lighting, undergrounding of overhead cables and hard and soft landscaping.
- ix. New pavement surfaces, drainage and public lighting to Maher's Lane and Greenhouse Lane linking Friar Street Car Park to Main Street.
- x. Restoration repair works to Back of the Pipes fountain.
- xi. Alteration of on-street parking for Main Street, Commandant PJ Hogan Square, Moor Lane, Friar Street and Bank Street.
- xii. Undergrounding of overhead electrical cables, installation of new public lighting and upgrading of existing public lighting across the entire project area.
- xiii. Development of associated drainage services including nature based sustainable drainage systems and provision of required utility services across the entire project area.
- xiv. Provision of interpretative murals at Lower Gate Street, Commandant PJ Hogan Square, John Street and Bank Street.
- xv. Provision of a bus shelter adjacent to the bus stop at the north side of Main Street.
- xvi. Provision of street furniture throughout the entire project area.

- xvii. Provision of wayfinding, information and directional signage throughout the entire project area including John Street, Friar Street and Agar's Lane.
- xviii. All associated site works.

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 is located in the historic core of the Cashel town centre. The proposed works will extend to Main Street, and areas of Moor Lane, Friar Street, Bank Street, John Street, Lower Gate Square, Commandant PJ Hogan Square, Wesley Square, Agar's Lane, Maher's Lane and Greenhouse Lane, pedestrian access lanes between Main Street to Friar Street Car Park in the townland of Cashel, Cashel, Co. Tipperary.

The Part 8 site comprises a total area of c.1.3 hectares.

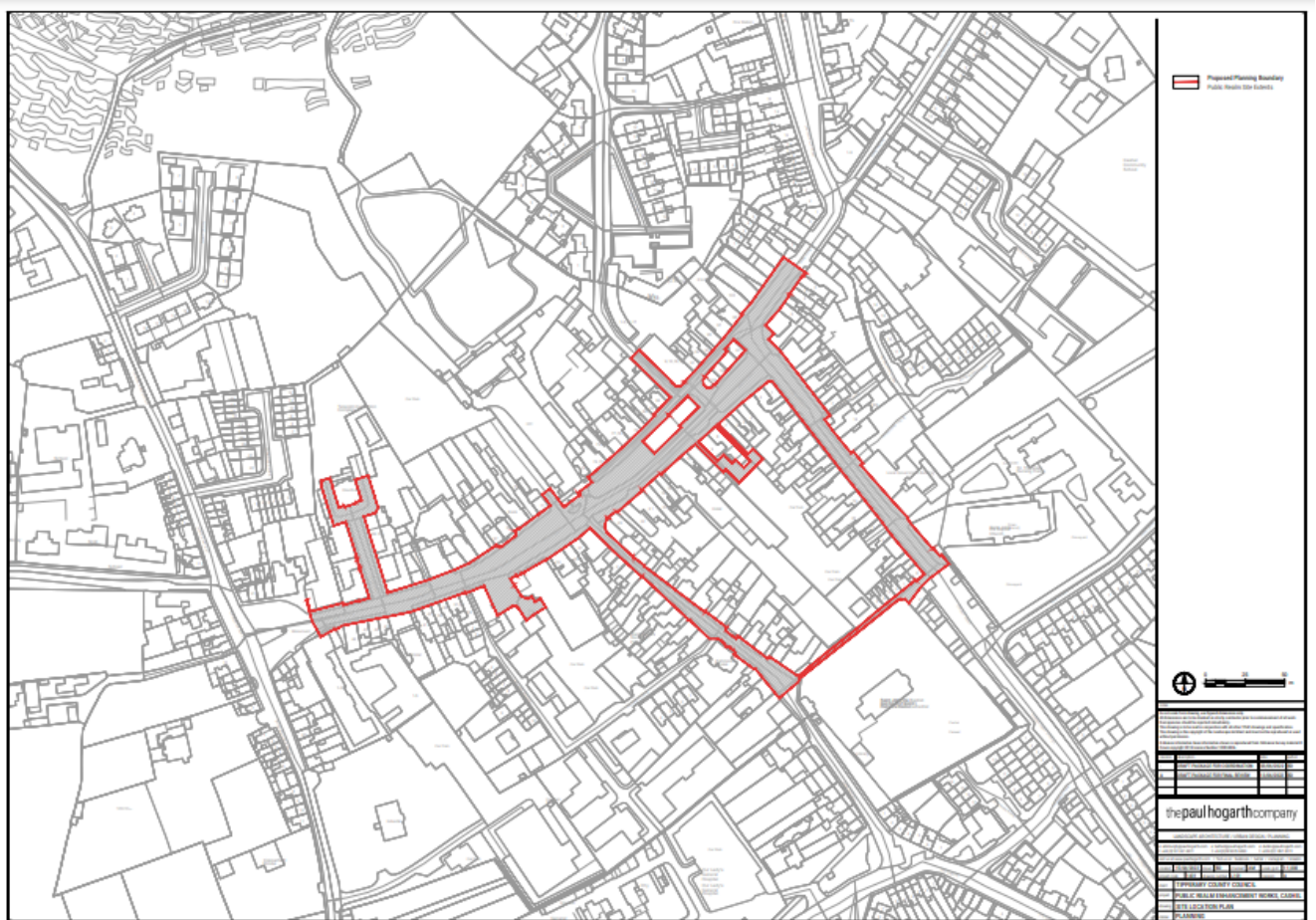


FIGURE 1 SITE LOCATION MAP

3. PUBLIC CONSULTATION:

Plans and particulars of the proposed development were available for inspection and purchase from Monday to Friday from 5th July to 22nd August 2022 at the following locations:

- Tipperary County Council, Civic Offices, Emmet Street, Clonmel, Co. Tipperary.
- Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary.

- Tipperary-Cahir-Cashel Municipal District Offices, Rosanna Road, Tipperary Town, Co. Tipperary.
- Cashel Library, Friar Street, Cashel, Co. Tipperary.

Submissions and observations with respect to the proposed development could be made in writing or via the online portal to Tipperary County Council no later than 4.30 pm on 6th September 2022.

13 no. submissions were received during the public consultation period. These are listed, below in the order of date received.

Submission Ref. No.	Name and Address	Date received
1. (a)	Cllr Declan Burgess 1 Moor Lane, Cashel. Co. Tipperary.	26/08/2022 via portal
(b)	Cllr Declan Burgess 1 Moor Lane, Cashel. Co. Tipperary.	05/09/2022 via portal
2.	Tom Wood 27 Main Street, Cashel, Co. Tipperary.	15/08/2022 via post
3.	Donagh Davern (none provided)	10/08/2022 via portal
4.	Deirdre & Patrick Purtill John Street, Cashel, Co. Tipperary.	10/08/2022 via portal
5. (a)	Raymond Davern 21& 22 Main Street, Cashel. Co. Tipperary.	09/08/2022
(b)	Raymond Davern 21& 22 Main Street, Cashel. Co. Tipperary.	05/09/2022 via portal
6.	Mike Ryan	30/08/2022 via portal
7.	Cliff Cope of behalf of Cashel Tidy Towns	05/09/2022 via portal
8.	Martin Lynch on behalf of Cashel Chamber of Commerce	06/09/2022 via portal
9.	Fáilte Ireland	06/09/2022 via portal
10.	Cathal & Mary Kelleher 65 Main Street, Cashel, Co. Tipperary.	06/09/2022 via portal
11.	Sean Óg O'Dwyer on behalf of O'Dwyer Pharmacy	06/09/2022 via portal
12.	Raymond Morrissey on behalf of Morrissey's Supervalu	06/09/2022 via portal
13.	Avison Young on behalf of An Post	06/09/2022 via portal

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.

4. PRESCRIBED BODIES:

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

- An Táisce
- Fáilte Ireland
- Irish Water
- Department of Housing, Local Government and Heritage
- The Heritage Council
- Transport Infrastructure Ireland
- Environmental Protection Agency
- Waterways Ireland
- An Chomhairle Ealaíon

A reply was received from Fáilte Ireland. This has been logged as a submission. A summary of the submission in addition to the consideration and recommendation of the Chief Executive on same are included under Section 8 of this report.

5. REFERRALS

The Part VIII application was referred to the following internal sections for comment;

- Housing Section
- Environment & Climate Action Section
- Roads Capital Projects
- Water Services
- Executive Engineer, Cashel Area
- Broadband Officer

No responses were received.

6. PLANNING POLICY CONTEXT:

The Cashel and Environs Development Plan 2009, as varied, contains the following policies/objectives that are relevant to the proposed development.

Strategic Policy 1: SP 1 Balanced Development of Cashel Town and Environs:

It is the policy of the Council to;

- (a) Provide for a more balanced spatial pattern of growth and development,
- (b) Provide for a strong and vital Town Centre,
- (e) Ensure that community recreational and educational facilities and needs are provided in line with new development, and,
- (f) Provide an attractive and thriving environment for all existing and future residents and visitors.

Policy TC 1: Enhancing the quality of the Town Centre

It is the policy of the Council to strengthen the commercial, cultural and residential functions of the town centre, to seek improvements to the visual quality of the town centre as part of new development and to facilitate the appropriate redevelopment of the town centre subject to compliance with the development standards set out in Chapter 9 Development Management and the Architectural Conservation Area (ACA) Statement Appendix 4, where applicable.

Policy TC 2: Enhancement of the Town Centre and Public Realm:

It is the policy of the Council to improve access between the Rock of Cashel and the Main Street in line with the objectives of the Town Centre Strategy and the Public Realm Plan.

Section 6.8 Specific Town Centre Objectives

TC2 It is the objective of the Council to improve pedestrian and mobility impaired facilities in the town and to work towards the achievement of Gold Star Status for disability access for the Town.

TC4 It is the objective of the Council to seek the provision of alternatives to town centre car parking, such as shuttle bus facilities (as part of new tourism development), and cycle facilities as opportunities arise.

Policy ENV 1: Protected Structures

This policy deals with the conservation and protection of buildings, structures and sites contained in the record of protected structures and states that the consideration of development proposals will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities and relevant Conservation and Management Plans where applicable.

Policy ENV 2: Architectural Conservation Area (ACA)

The Council's policy is to ensure the enhancement and management of the ACA. Within the ACA the Council will have regard to:

- (a) the impact of proposed development on the character and appearance of the ACA 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.

Policy ENV 3: Archaeology:

It is the policy of the Council to safeguard sites, features and objects of archaeological interest generally and will protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places and sites, features and objects of archaeological and historical interest generally.

Policy ENV 4: The Rock of Cashel:

It is the policy of the Council to:

- (a) To promote the Rock of Cashel for consideration as a UNESCO World Heritage Site;
- (b) To consider the setting and importance of the Rock of Cashel in assessing proposals for new development; and,
- (c) To promote public access to the Rock of Cashel from the Main Street and the Town Centre.

Policy ENV 5: Cashel City Walls:

It is the policy of the Council to protect the Cashel City Walls, both upstanding and subsurface remains. The Council will have regard to the Cashel City Walls Conservation and Management Plans and will seek to promote and improve access to the City Walls as part of new development proposals for a City Wall Public walk.

Policy ENV 6: Improving Cashel's Public Realm:

It is the policy of the Council to enhance movement and accessibility, through improved public access required as part of new development proposals in line with the policies of the 'Public Realm Plan' as part of any development proposal located within the designated 'Primary Zone'.

Policy ENV 13: Open Space & Residential Development:

It is the policy of the Council to require the development of a new central Town Park on lands located between the Rock of Cashel and Main Street as part of the St Patrick's Rock Master Plan and to require the development of further green areas and parklands as part of new developments.

Policy ENV 14: Zones of Visual Sensitivity:

It is the policy of the Council to protect the character and setting of the built heritage of the Development Plan area and when assessing applications for development will apply the following requirements;

(b) Zone of Urban Sensitivity: New development within the zone of urban sensitivity must enhance the urban character of the historic core of Cashel.

Policy ENV 16: Listed Trees:

It is the policy of the Council to protect trees as set out in Appendix 6 of the Cashel and Environs Development Plan 2009-2015.

Policy CS 2: Addressing Social Inclusion:

The Council will ensure that new development addresses issues of social inclusion where appropriate. The Council will also work with other key stakeholders to address issues of equality of access for all to services, facilities and decision-making processes. In particular it will actively implement the findings of the Accessibility Audit.

Policy INF 5: Pedestrian and Cycle Routes:

The Council will seek to improve and create additional facilities for pedestrians and cyclists as opportunities arise as part of new developments. The Council will seek to secure the provision of interlinking key historic routes.

7. PLANNING ASSESSMENT:

PRINCIPLE OF PROPOSAL

The aim of the proposed development is to provide a vibrant and attractive town centre with enhanced accessibility for all users through the town centre and to the town's heritage assets.

The proposal conforms with the land use zoning objectives for Cashel's town centre area and with the following policies/objectives of the Cashel and Environs Development Plan 2009, as varied:

- Policy TC 1 The development will improve the visual quality of the town centre.
- Policy TC2: The development will enhance the town centre public realm and improve accessibility.
- Specific town Centre Objective TC2: The development will improve pedestrian facilities in the town centre.
- Policy ENV 6: The development will enhance movement and accessibility.
- Policy ENV 14: The development will enhance the urban character of Cashel whilst respecting its historic importance.

DEVELOPMENT DESIGN

The development will provide a high quality, modern public realm design which compliments and respects the existing heritage of Cashel. The development will create an improved public realm within the centre of Cashel which will be safer and more inclusive for all users .

The scheme is located within the Cashel Architectural Conservation Area (ACA) and the 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 town centre, the ACA and will improve the setting of the Protected Structures within the scheme area.

The AHIA has examined the development relative to the significance of the Rock of Cashel and its potential status as a World Heritage Site and considers the development does not visually or physically impact on same.

ACCESS AND PARKING

The proposed development will alter the existing traffic arrangements in Cashel through the following key changes

- Introduction of a one-way carriageway system travelling north from Main Street along Moor Lane towards Dominic Street - this will return to a two-way system after c.60m just after the junction with Dominic Court.
- Pedestrianisation of the north-eastern section of Back of the Pipes.
- On street parking will be rationalised 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 car parking spaces removed from the streets within the scheme area with the main parking losses occurring on Main Street and Friar Street. Parking supply at Lowergate will increase, as will parking supply at Ladyswell Street-Lower. A survey of parking within Cashel was undertaken in advance of the preparation of the scheme design in order to establish parking space supply and parking space use. The Parking Assessment Report included with the Part 8 documentation sets out details of the surveys undertaken and calculates the 12 hour parking demand for Main Street at 54 no. spaces, which is less than the proposed parking supply on the street. The parking provision on Main Street therefore exceeds normal demands. The loss of spaces on Friar Street is not considered an issue as the surveys undertaken show the average occupancy of parking in this area is less than 50%.

The reduction in parking must be assessed against the overall improvement that will result from the development-the town centre streets will be visually improved, the streets will be more pedestrian friendly with increased crossing points, traffic will be calmed and a more people centred environment will be developed.

FLOODING

The development is outside any known flood risk area and the scheme presents no flood risk issues.

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 Cashel. An Archaeological Impact Assessment (AIA) has been undertaken in support of the application and same considers that the scheme will not entail the excavation of deep trenches, pits or reduction of ground level and therefore impacts on

subsurface archaeology should not arise. The scheme design has taken account of areas within Cashel where particular archaeological sensitivity exists (Wesley Square) and impacts on archaeology at these locations have been mitigated by design.

However, noting the archaeological sensitivity of the site area and in order to fully mitigate archaeological impacts the AIA recommends the following measures are undertaken:

- Any groundworks associated with the development shall be monitored by a suitably qualified archaeologist.

The above measures will be undertaken as part of the development.

8. SUMMARY OF SUBMISSIONS & CHIEF EXECUTIVES RECOMMENDATIONS:

This section summarises the key points raised in the submissions on the proposed development and also gives the consideration and recommendation of the Chief Executive 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.	Submission Name & Address
1	Declan Burgess via email (2 submissions) declan.burgess@cllr.tipperarycoco.ie
Summary	
The submission outlines the following recommendations for changes to the proposals and the following concerns:	
<ul style="list-style-type: none"> • The bike stand and bollard design should be revised. The submission includes for examples of bike stand and bollard designs to be considered. • Big belly type litter bins should be considered with flaps or lids to prevent litter from being dispersed. Noted that some bins include technology that indicate when same are ready to empty. • The proposed parking bays beside the Polish shop on Chapel St to be reviewed as when same were temporarily installed last summer they caused obstruction to a resident entering their property. • Consideration to be given to full pedestrianisation at the Back of the Pipes. If the development is passed for this area as proposed it must allow for closing off of this area for community events. • Unnecessary removal of one parking bay outside Campion Insurance to be reviewed. • Concern with parking survey data for Zone 5, same may be influenced by Covid 19 restrictions. Concern with zebra crossing in this area removing parking. Crossing would be more appropriate up Friar St located outside Mr Mister clothes shop, this area may be safer and has a narrower carriageway and would result in less parking being removed. • Parking sign to be moved from outside the window of the Post Office. Window is an attractive architectural feature and the sign impacts negatively on it. • Trees on Wesley Square to be removed and replaced with a shrub. • Loss of parking outside the Willow Gift Shop to be reconsidered. 	
Consideration	
The bike stand and bollard design (which forms part of a wider palette of street furniture) proposed are considered an appropriate design response for the development and were determined having regard to the architectural heritage importance of Cashel and having regard to requirements for safety, usability and legibility. The design proposed for these elements are clean and contemporary and are considered respectful of the town's character. In order to address the particular concerns raised with the bollard types	

proposed, the use of bespoke branding can be incorporated into the bollard design, with branding used to reflect the town's historic identity.

The use of segregated bin designs to prevent litter dispersal can be incorporated into the development at detailed design stage.

The designs of all elements of the scheme work from a traffic movement perspective. The access/egress arrangements from the property opposite parking bays 15 and 16 has been examined and no impact on same will arise. Traffic movement on Chapel St will be made one way and the design and location bays will not impact on egress from the property.

The loss of the parking space outside Campion Insurance is as a result of providing increased disabled parking throughout the town centre area and as a result of feedback obtained through the initial public consultation stages of the project. Retention of this disabled space is considered appropriate.

The Back of the Pipes-east to west lane is to be fully pedestrianised. Delivery vehicles only will be permitted to access this area. The scheme design provides for all the Back of the Pipes area to be at a consistent level and surface treatment giving the feel of a fully pedestrianised zone. The design allows for the area to be closed off if required.

The parking survey was undertaken in September and October 2021 at times when the most severe Covid restrictions were not in force. The surveys provide evidence based data on parking supply in Cashel and how it is used and this data has been used to inform the scheme proposals. The loss of parking within Zone 5 is off-set by an increase in on-street parking in close proximity on Ladyswell Street.

Relocation of the proposed pedestrian crossing further south on Friar Street would disrupt the desired pedestrian movement route. The proposed location is considered the optimum location for the crossing from a road safety perspective.

Appropriate planting will be chosen so as not to obscure the window display to properties at Wesley Square. Relocation of the parking sign outside the Post Office can be accommodated such that it does not impact on the Post Office window.

The recommendation regarding maintaining on-street parking outside the Willow Gift shop has been examined. On street parking at this location would impact on the available sight line to traffic entering Main Street from John Street and therefore presents road safety concerns. In this regard it is considered this element of the scheme should remain unaltered.

Recommendation

Arising from the foregoing considerations it is recommended that:

- Bespoke branding is incorporated into the bollard design to reflect the towns historic identity.
- The detailed design of the scheme include for use of segregated bin of adequate capacity to prevent litter dispersal.
- Appropriate planting is chosen so as not to obscure window display to properties at Wesley Square.
- Relocation of the parking sign outside the Post Office is undertaken such that it does not impact on the Post Office window.

Ref. No. 2	Submission Name & Address Tom Wood, 27 Main St., Cashel, Co. Tipperary
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Summary

The submission raises the following questions and suggestions and notes the following points of concern with the proposals:

- Concern with a reduction in parking spaces.
- Questioned whether it is legal for vehicles to reverse onto Main St.
- The 19th century kerb and flag stones to be retained in areas where they exist.
- Request that works from John St to Lowergate get priority as project is developed. Important to underground cables and protect footpaths in this area.
- Concern with problems that may arise from narrowing Main St and large vehicles and machinery passing through.
- Concern with planting a tree on Wesley Square as it could block windows of some premises, same to be reconsidered in favour of a flower bed.

Consideration

The submission, together with other submissions received on the proposal, raise concerns with the loss of on-street parking and negative impact of same on residents, business owners, customers, tourist/visitors and employees. In order to alleviate the concerns with parking loss on Main Street it is recommend that the scheme be revised such that one of the disabled parking bays located outside Supervalu is relocated to Wesley Square. This will allow for the development of 2 additional parking bays outside Supervalu. This change would reduce the extent of the soft landscaped area in Wesley Square.

The development, as proposed and incorporating the above amendment will result in the loss of 11 parking spaces in total with the main parking losses occurring on Main Street and Friar Street. Parking supply at Lowergate will increase as will parking supply at Ladyswell Street-Lower. The above loss must be viewed in the context of the scheme objectives and the benefits to the town centre environment that will arise from giving more space to pedestrians. The above must also be viewed in the context of the supporting documentation and surveys undertaken that informed the scheme design. Detailed parking surveys were undertaken in 2021 and a Parking Assessment Report was prepared that contains a detailed analysis of parking supply and demand within Cashel. The Parking Assessment Report calculates the 12 hour parking demand for Main Street at 54 spaces, which is less than the parking supply proposed for the street (58 spaces). The parking provision on Main Street therefore exceeds normal demands. The loss of spaces on Friar Street is compensated by additional parking provision nearby.

Undertaking reversing parking manoeuvres from perpendicular parking spaces onto Main Street is not considered illegal.

The development can include for re-use of historic kerbing and flagstones where the condition of these features allow.

The request to commence the works section from John Street to Lowergate is noted and will be considered as phasing programmes for the project are developed.

The recommendation to underground cables on John Street is noted. This proposal together with any associated re-surfacing of John Street shall be included as a specific recommendation of this Part 8 proposal given the historic importance of John Street and negative impact the overhead cabling currently has on the John Street streetscape.

The proposals otherwise include for undergrounding cables along Main Street.

The designs of all elements of the scheme work from a traffic movement perspective and the scheme will not impair the movement of large vehicles and machinery passing through Main Street.

Appropriate planting will be chosen so as not to obscure window display to properties at Wesley Square.

Recommendation

Arising from the foregoing considerations it is recommended that:

- The scheme design is amended such that one of the disabled parking bays located outside Supervalu is relocated to Wesley Square and 2 additional perpendicular parking bays are provided outside Supervalu.
- The development can include for re-use of historic kerbing and flagstones where the condition of these features allow.
- The scheme includes for the undergrounding of overhead cables on John Street and associated pavement resurfacing works.
- Appropriate planting is chosen so as not to obscure window display to properties at Wesley Square.

Ref. No.	Submission Name & Address
3	Donagh Davern via email donaghdavern@gmail.com

Summary

The submission requests that the movement of ESB poles on John St be included as part of the proposals. The ESB poles and cabling are considered unsightly and out of keeping with the heritage street.

Consideration

The recommendation to underground overhead cables and remove poles on John Street is noted. This proposal together with any associated re-surfacing of John Street shall be included as a specific recommendation of this Part 8 proposal given the historic importance of John Street and negative impact the overhead cabling currently has on the John Street streetscape.

Recommendation

Arising from the foregoing considerations it is recommended that:

- The scheme includes for the undergrounding of overhead cables on John Street and associated pavement resurfacing works.

Ref. No.	Submission Name & Address
4	Deirdre and Patrick Purthill paddyfpurthill@outlook.com

Summary

The submission requests clarification on whether the proposals include for removal of poles and cabling from John Street. This would be welcomed as it would enhance the heritage aspects of the street.

The submission requests that the widening of John Street from St to William St junction on the left hand side be considered. This may result in street being made one way.

Consideration

The recommendation to underground overhead cables and remove poles on John Street is noted. This proposal together with any associated re-surfacing of John Street shall be included as a specific

recommendation of this Part 8 proposal given the historic importance of John Street and negative impact the overhead cabling currently has on the John Street streetscape.

The proposal does not include for traffic management changes to John Street. The current traffic management arrangement on John Street is to remain unchanged.

Recommendation

Arising from the foregoing considerations it is recommended that:

- The scheme includes for the undergrounding of overhead cables on John Street and associated pavement resurfacing works.

Ref. No.	Submission Name & Address
5	Raymond Davern, Daverns of Cashel, 21&22 Main Street, Cashel, Co. Tipperary

Summary

The submission highlights a concern with the right of way to the Davern retail shop and residential premises being affected and requests that all legally held right of way be treated with equal respect.

The submission makes reference to a letter from Thomas Jennings-DBFL Consulting Engineers and a letter of agreement with the Council however these are not included in the submission.

The submission recommends a traditional band stand in wrought iron be developed at the Plaza and that seating be in one design theme.

Consideration

The development maintains the right of way to the Davern retail and residential premises.

As stated the submission makes reference to a letter from Thomas Jennings-DBFL Consulting Engineers, and a letter of agreement with the Council however these enclosures are not included in the submission and therefore cannot be commented on further.

The recommendation to install a traditional band stand in the plaza area is noted. The designs proposed include for a temporary / removeable canopy structure to be installed in the plaza, this design was arrived at following 2 rounds of public consultation and is considered optimum in allowing for flexible use of the space and seasonal adaptability.

The design of street furniture throughout the scheme area will be to a consistent theme as per the design types presented with the Part 8 proposal.

Recommendation

No changes are recommended on foot of this submission.

Ref. No.	Submission Name & Address
6	Mike Ryan mike@fortressplanning.ie

Summary

The submission seeks clarification on whether the existing roundabout at the junction between Main Street, Friar Street and Bank Place is being removed. The submissions considers removing this roundabout would be a mistake.

Consideration

The scheme design includes for a mini roundabout at the junction of Main Street, Friar Street and Bank Place. This forms part of a wider proposals for this area that includes for traffic calming and improved pedestrian crossings.

Recommendation

No changes are recommended on foot of this submission.

Ref. No.	Submission Name & Address
7	Cliff Cope -Cashel Tidy Towns cliffc228@gmail.com

Summary

The submission welcomes the proposed upgrading of Main Street and Friar Street along with the Plaza, Hogan Square, Wesley Square and Back of the Pipes. The submission states that Cashel Tidy Town group look forward to work starting and offer any help the group can give to this project.

The submission makes the following points and raises the following questions on the proposal:

- Questioned as to how the areas that cannot be reached by a road sweeper will be cleaned.
- Requests that sufficient ramps will be added to the plaza to allow access for all.
- New trees should be replaced with types that cannot be easily vandalised.
- The fountain when working is a significant attraction.

Consideration

The positive comments on the proposals are acknowledged and the offer of assistance from the Cashel Tidy Towns Group is welcomed.

The areas that cannot be reached by road sweeper will be cleaned manually by Local Authority staff.

Access to the plaza area is provided for all users however the steps at the northwest side of same, as proposed, will need to be maintained. Providing level access from this side would require a high degree/extent of ramps and railings and would undermine the design objectives for the plaza. Adequate access is provided without undertaking any design change.

Tree types will be selected on the basis of their suitability to an urban environment and will be protected from vandalism when set. The scheme includes for the repair and operation of the fountain.

Recommendation

No changes are recommended on foot of this submission.

Ref. No.	Submission Name & Address
8	Martin Lynch on behalf of Cashel Chamber of Commerce cashelchamber2015@gmail.com

Summary

The submission welcomes the decision to invest in the infrastructure of our town and considers the commercial and residential use of our towns and villages should be encouraged and fostered as far as possible particularly in light of national ambitions towards rural regeneration.

The submission makes the following points regarding the proposals:

- Concerned that the removal of parking provisions for residents, business owners, customers, tourist/visitors and employees on the main street without the delivery of a viable alternative will have a significant effect on the commercial and societal fabric of the town. The proposed works should explore putting short stay car parking spaces directly outside premises that are likely to attract short stay customers
- Works should support on-street public charge points for electric vehicles. Unable to identify any EV charging on plans.
- Sufficient bike parking be incorporated into the plans with e bike charging facilities.
- Tipperary County Council have recently endorsed a list, including the Rock of Cashel, to be considered as a UNESCO World Heritage site. Cashel's Public Realm development will critically impact Cashel's ability in achieving UNESCO World Heritage Status. On the current plans I don't see any meaningful collaboration or reference to partnering with the Royal Sites of Ireland or other national and international stakeholders concerning UNESCO World Heritage status for the Rock of Cashel. Working with national stakeholders such as the Royal Sites of Ireland and the World Heritage Unit should commence immediately.
- The development should consider Cashel's connections with Music, Music Performance, The Arts and Visual Art. The development of a new high quality public plaza in Cashel should be a key element to Cashel's Public Realm development and our music and visual art heritage. However, the current proposals to install temporary canopies at the Plaza, and new layout to the Plaza is not enough. installing a permanent covered fixture on the Plaza should be considered to public performances of Music/Visual Art or to display pieces of visual art. The area to have power connectivity and design to take account of the unpredictable nature of the Irish weather.
- Plans fail to include for removal of overhead cables on Dominic Street.
- Designs for bus shelter and street furniture to be reconsidered in the context of heritage design in keeping with UNESCO World Heritage site guidelines.
- Request that an executive summary be provided of all preliminary examinations undertaken which confirmed that an EIA is not required.

Consideration

The submission, together with other submissions received on the proposal, raise concerns with the loss of on-street parking and negative impact of same on residents, business owners, customers, tourist/visitors and employees. In order to alleviate the concerns with parking loss on Main Street it is recommend that the scheme be revised such that one of the disabled parking bays located outside Supervalu is relocated to Wesley Square. This will allow for the development of 2 additional parking bays outside Supervalu. This change would reduce the extent of the soft landscaped area in Wesley Square.

The development, as proposed and incorporating the above amendment will result in the loss of 11 parking spaces in total with the main parking losses occurring on Main Street and Friar Street. Parking supply at Lowergate will increase as will parking supply at Ladyswell Street-Lower. The above loss must be viewed in the context of the scheme objectives and the benefits to the town centre environment that will arise from giving more space to pedestrians. The above must also be viewed in the context of the supporting documentation and surveys undertaken that informed the scheme design. Detailed parking surveys were undertaken in 2021 and a Parking Assessment Report was prepared that contains a detailed analysis of parking supply and demand within Cashel. The Parking Assessment Report calculates the 12 hour parking demand for Main Street at 54 spaces, which is less than the parking supply proposed for the street (58 spaces). The parking provision on Main Street therefore exceeds normal demands. The loss of spaces on Friar Street is compensated by additional parking provision nearby.

Provision of short stay parking spaces on Main Street can be examined as part of a review of the parking bye laws in Cashel.

The inclusion for on street EV parking would undermine the parking strategy proposed for Main St and would result in longer duration use of parking spaces for the purposes of charging. EV charging is being considered for an off street car park in Cashel, with details to be confirmed in the coming weeks.

It is considered that the scheme includes sufficient bicycle parking infrastructure. The scheme does not include for e-bike charging facilities.

The development has been designed taking account of the inclusion of the Rock of Cashel for consideration as a UNESCO World Heritage site.

The comments regarding installing a permanent covered structure in the plaza is noted however the installation of a high quality temporary structure is considered to make best use of the space by allowing for flexibility in how the space can be used. Power sockets are to be installed and integrated into the seating areas in the plaza.

The recommendation to underground overhead cables and remove poles on Dominic Street is noted. The scheme does not extend to Dominic Street.

It is considered that the designs for bus shelter and street furniture are in keeping with UNESCO World Heritage site guidelines. The importance of such a designation for Cashel was fully considered in developing the scheme design.

The considerations regarding the need for EIA are clearly set out in the EIA Screening report that accompanies the application. This report was available for inspection or purchase within the statutory consultation timeline. There is no requirement on the Local Authority to provide an executive summary of this report.

Recommendation

Arising from the foregoing considerations It is recommended that:

- The scheme design is amended such that one of the disabled parking bays located outside Supervalu is relocated to Wesley Square and 2 additional perpendicular parking bays are provided outside Supervalu.

Ref. No.	Submission Name & Address
9	Fáilte Ireland 88-95 Amiens Street, Dublin 1, D01 WR86

Summary

Fáilte Ireland welcomes and supports the wide range of public realm enhancements in the proposed development. The submission makes the following points regarding the proposals:

- Cashel is a key tourism destination within Ireland's Ancient East.
- The improvements to the public realm proposed will increase visitor flow between the Rock of Cashel and the town and also encourage them to stay for longer. This has the potential to position Cashel as a gateway to the wider County for visitors.
- The Rock of Cashel is iconic in its historic significance and internationally a recognised attraction which receives approximately 400,000 visitors annually. The ongoing works at the Rock of Cashel are hugely significant from a tourism and economic perspective for Ireland's Ancient East and for

Tipperary. The Partnership investment in combination with public realm and traffic management improvement will maximise the benefits to the town of Cashel.

Consideration

The positive comments on the proposals are acknowledged.
The development has been designed taking account of the inclusion of the Rock of Cashel for consideration as a UNESCO World Heritage site. The National Monuments Service of the Department of Housing, Local Government and Heritage were consulted in the preparation of the scheme design.

Recommendation

No changes are recommended on foot of this submission.

Ref. No.	Submission Name & Address
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10

Cathal and Mary Kelleher
marykelleher00@gmail.com

Summary

The submission is from the residents of 65 Main Street, Cashel who identify the following concerns with trees located outside their property:

1. The tree roots may invade the property basement.
2. Foliage on the tree may result in loss of light to the property.

Consideration

In order to address the concern with the basement being impacted a root barrier system can be installed within on-street planting areas to prevent tree roots impacting on nearby properties.

It is considered that the trees outside 65 Main Street are generously spaced away from the building so as not to adversely impact on same through light loss.

Recommendation

Arising from the foregoing considerations It is recommended that:

- A root barrier system is installed within on-street planting areas to prevent tree roots impacting on nearby properties.

Ref. No.	Submission Name & Address
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11

Sean Óg O'Dwyer on behalf of O'Dwyer Pharmacy

Summary

The submission raises concerns with the reduction in parking and notes that if public cannot get parking they will not come to Cashel. The submission notes that parking at the O'Dwyer Pharmacy premises is being reduced and considers the proposals will make it difficult for deliveries and collections from the Pharmacy. The submission requests that the tree in Wesley Square be relocated to avoid blocking window display at premises.

Consideration

The submission, together with other submissions received on the proposal, raise concerns with the loss of on-street parking and negative impact of same on residents, business owners, customers, tourist/visitors and employees. In order to alleviate the concerns with parking loss on Main Street it is recommend that the

scheme be revised such that one of the disabled parking bays located outside Supervalu is relocated to Wesley Square. This will allow for the development of 2 additional parking bays outside Supervalu. This change would reduce the extent of the soft landscaped area in Wesley Square.

The development, as proposed and incorporating the above amendment will result in the loss of 11 parking spaces in total with the main parking losses occurring on Main Street and Friar Street. Parking supply at Lowergate will increase as will parking supply at Ladyswell Street-Lower. The above loss must be viewed in the context of the scheme objectives and the benefits to the town centre environment that will arise from giving more space to pedestrians. The above must also be viewed in the context of the supporting documentation and surveys undertaken that informed the scheme design. Detailed parking surveys were undertaken in 2021 and a Parking Assessment Report was prepared that contains a detailed analysis of parking supply and demand within Cashel. The Parking Assessment Report calculates the 12 hour parking demand for Main Street at 54 spaces, which is less than the parking supply proposed for the street (58 spaces). The parking provision on Main Street therefore exceeds normal demands. The loss of spaces on Friar Street is compensated by additional parking provision nearby.

The scheme design allows for accessibility to O'Dwyer Pharmacy and adjoining business by customers and delivery vehicles. A time managed set down area is proposed directly in front of the Pharmacy.

Appropriate planting can be chosen so as not to obscure window display to properties at Wesley Square.

Recommendation

Arising from the foregoing considerations it is recommended that:

- The scheme design is amended such that one of the disabled parking bays located outside Supervalu is relocated to Wesley Square and 2 additional perpendicular parking bays are provided outside Supervalu.
- Appropriate planting shall be chosen so as not to obscure the window display to properties at Wesley Square.

Ref. No. 12	Submission Name & Address Raymond Morrissey, Morrissey's SuperValu raymorrisey@me.com
Summary	
<p>The submission raises a concern with major traffic disruption during project construction and impact of same on business effected placing same at a disadvantage against businesses not located on Main St. The submission notes that the time scale/period for works is not outlined.</p> <p>The submission considers the plan fails to offer any comfort that the affect will not outweigh the unknown benefits and notes that no reassurance has been provided that the disruption & possible turmoil on the horizon will not affect trade and employment.</p>	
Consideration	
<p>The concerns regarding disruption to business and trade through the construction phases of the development are noted. The management and phasing of the works have not been finalised and same will be developed in conjunction with stakeholders to minimise disruption and maintain access to businesses, services and residences.</p> <p>It is considered that, post implementation of the development, the public realm of Cashel will be significantly enhanced with improved pedestrian infrastructure. It is considered this will result in positive impacts on the Town Centre.</p>	

Recommendation

No changes are recommended on foot of this submission.

Ref. No.

13

Submission Name & Address

An Post c/o Avison Young 2-4 Merrion Row, Dublin 2 D02 YN56
heather.mcmeel@avisonyoung.com

Summary

The submission notes that An Post welcomes this opportunity to engage with Tipperary County Council on this Part 8 Application for Public Realm works in Cashel Town Centre and supports the commitment set out as part of the Public Realm improvements works to make Cashel a more user friendly and enjoyable place to live, work and visit.

While An Post welcomes and supports the undertaking of public realm works within the Town Centre, it is requested that the Local Authority carefully consider the operational requirements of An Post at all stages of the development process. An Post Operational Requirements are outlined as follows:

- It is imperative that, in order to protect the smooth operation of the existing postal service in this location, access for deliveries/collections are protected.
- it is requested that the requirements of existing operators in the Town Centre in relation to facilitating and supporting delivery vehicles are recognised and that Tipperary County Council safeguard the accessibility for delivery vehicles to/from An Post's facility on Main Street and Commandant P.J. Hogan Square throughout the duration of the construction phase of the proposed development works.

Consideration

The concerns regarding disruption to business and trade through the construction phases of the development are noted. The management and phasing of the works have not been finalised and same will be developed in conjunction with stakeholders to minimise disruption and maintain access to businesses, services and residences.

The scheme design facilitates access to the An Post premises for collections/deliveries and customers.

Recommendation

No changes are recommended on foot of this submission.

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 are satisfied that the proposals are consistent with 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.
2. Bespoke branding is incorporated into the bollard design to reflect the town's historic identity.
3. The detailed design of the scheme include for use of segregated bin of adequate capacity to prevent litter dispersal.
4. Appropriate planting is chosen so as not to obscure the window display to properties at Wesley Square.
5. Relocation of the parking sign outside the Post Office is undertaken such that it does not impact on the Post Office window.
6. The scheme design is amended such that one of the disabled parking bays located outside Supervalu is relocated to Wesley Square and 2 additional perpendicular parking bays are provided outside Supervalu.
7. The development shall include for re-use of historic kerbing and flagstones where the condition of these features allow.
8. The scheme shall include for the undergrounding of overhead cables on John Street and associated pavement resurfacing works.
9. A root barrier system is installed within on-street planting areas to prevent tree roots impacting on nearby properties.

Signed: *L. Butler-Ryan*
Lauren Butler-Ryan
District Planner

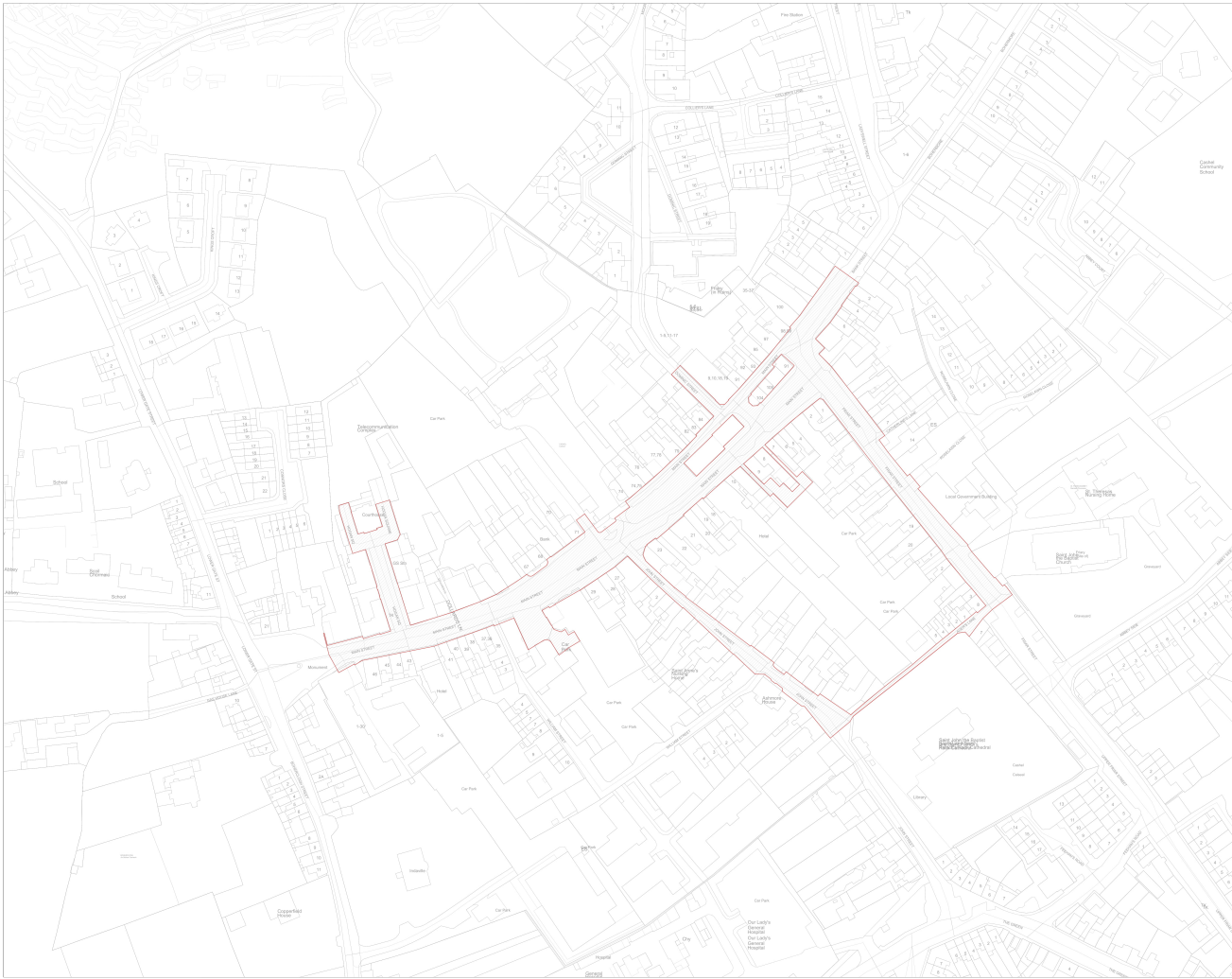
Date: 20/10/2022

Signed: *Jonathan Flood*
Jonathan Flood
Acting Senior Executive Planner

Date: 20/10/2022

Signed: *Eamonn Lonergan*
Eamonn Lonergan
Director of Services

Date: 21/10/2022



Proposed Planning Boundary
 Public Realm Site Extent



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Revision	Description	Date	Author
1	DRAFT PACKAGE FOR COORDINATION	05/04/2022	BD
A	DRAFT PACKAGE FOR FINAL REVIEW	13/04/2022	BD

thepaulhogarthcompany

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Project: PUBLIC REALM ENHANCEMENT WORKS, CASHEL
 Client: TIPPERARY COUNTY COUNCIL
 Date: 13/04/2022