



Comhairle Contae Thiobraid Árann
Tipperary County Council

Tipperary County Council

**Proposal for new East Gate Public Park,
Burke Street, Fethard, Co. Tipperary
Article 81(2)(d)(i) of the Planning and
Development Regulations 2001 (as
amended).**

Description of the Proposed Development

November 2017

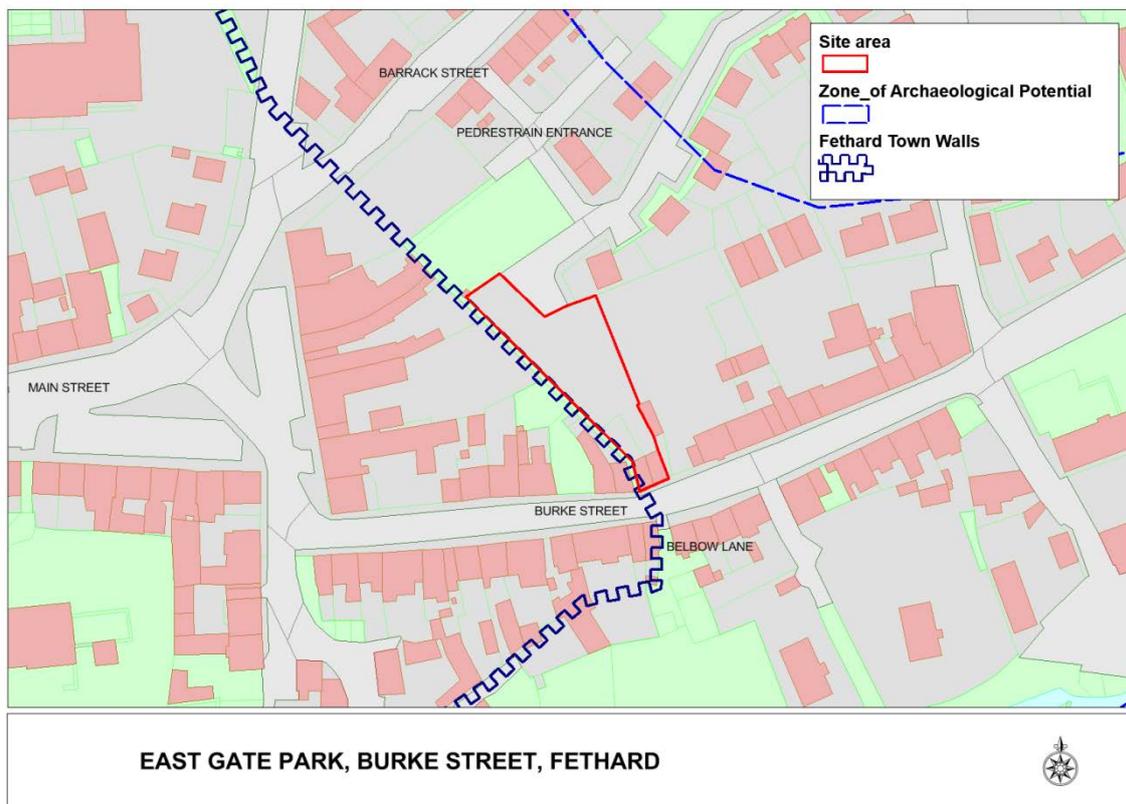
Introduction

This document describes the nature and extent of the proposed development subject of this Part 8 process, and the principal features thereof, and the following documents are attached;

- A location map to a scale of 1:1000 to identify clearly the land on which it is proposed to carry out the proposed development.
- A site layout plan to a scale of 1:250 showing the boundary of the site on which it is proposed to carry out the proposed development and the buildings or other structures, and roads or other features, in the vicinity of the site, and
- Plans and drawings to an appropriate scale as are necessary to describe the proposed development
- Concept/artists impressions drawings of the proposal and a palette of sample materials and finishes.
- Written Description of the Proposal
- Archaeological Impact Assessment of the Proposal
- Habitats Directive Screening Report

The site

The site is approximately 0.2 ha in area and its location is indicated in red on the site location plan. The site is currently vacant and disused. Two derelict facades form the Burke Street frontage (south) of the site, whilst the northern aspect of the site opens onto a housing development with access to Barrack Street via a pedestrian access and a vehicular access. There is no access to the site at present. There is a significant slope on the site with a fall of approximately 4 metres from north to south. A significant upstanding portion of the medieval town wall runs along the western boundary of the site. The original East Gate entrance to the walled town of Fethard was located at the Burke Street aspect of the site.



Why the Council has decided to prepare a design scheme for this site

The site is addressed in the Fethard Public Realm Plan 2008 and the Fethard Settlement Plan 2017. It is stated in the Public Realm Plan that *'There is an opportunity to create access along the town walls north of Burke Street as far as Barrack Street. This would provide an important link of the proposed walkway circuit around the entire walled town'*. It is considered that access to the medieval town walls at this location would be best delivered by the construction of a high quality pocket park. This would have the additional benefit of delivering pedestrian access between Burke Street and Barrack Street, giving access to a

new section of the Fethard Medieval Town Trail and providing new tourism and local asset in the town in the form of a public park.

Consultation to date

Local stakeholders met with the designers for the amenity in the Tholsel Museum in August. In addition, the Council accepted written submissions regarding the proposal and made the site available for entry to local residents at this time. Interaction carried out to date with local stakeholders and the designers has positively informed the final design and proposal.

Archaeology and the Town Walls

The adjoining town walls are a protected structure (Reference S645 of the South Tipperary County Development Plan 2009 (as varied)). The site is also located in the Zone of Archaeological Potential as set out in the Fethard Settlement Plan 2017. An Archaeological Impact Assessment (AIA) prepared by Mary Henry, Archaeologist, is set out as an appendix to this report.

Streetscape

The site as it fronts onto Burke Street is located in the Architectural Conservation Area as set out in the Fethard Settlement Plan 2017. For this reason, the interaction and function of the proposed park must be viewed in the context of the architectural character of Burke Street.

The proposal is informed by a desire to provide visibility towards the medieval town walls from both Burke Street and from within the site, and to give a sense of looking towards the fortified town. In her publication 'The Walled Towns of Ireland, 2006', Avril Thomas discusses the importance of visibility towards town Walls from both a defensive perspective and a sense of urban pride¹, and it is this visibility that the proposed plan seeks to achieve. At present, visibility of the Walls from Burke Street is completely obscured by the existence of the facades of two derelict terraced dwellings of no particular architectural merit. It is proposed to remove these derelict facades.

The remaining derelict facades have no architectural merit and offer little contribution to the streetscape at this point. The total width of the facades is approximately 9 metres and therefore, their removal from the streetscape will not result in a significant gap and will not

¹ The Walled Towns of Ireland, Volume 1, 2006, Avril Thomas, page 11.

damage the medieval town wall. It is considered that the benefit gained from the removal of the facades at this location (the former location of the East Gate), will demarcate the external circuit of the town walls and support existing features designed to inform the passerby that they are entering the original walled town, for example, paving across the public road. In addition, the removal of the facades will provide visibility into the site and thus ensure passive surveillance of the area.

However, it is considered important to acknowledge the fabric of the streetscape at this location, therefore, the proposed plan plays homage to the existence of the former dwellings by the preservation of their footprints and by the set back of the proposed park gates to the rear boundary of the dwellings.

Environmental Impact Assessment (EIA):

The development for which permission is sought is not a type of development included for under Schedule 5 of the Planning and Development Regulations 2001, as amended.

Next steps

Any person may make a submission to this Part 8 process in accordance with the details outlined in the public notice. All submissions will be considered prior to consent being given to the proposal. After the design has been finalised for the project, the Council will consider funding opportunities to facilitate the construction of the new park.

Appendix 1: HABITATS DIRECTIVE ASSESSMENT SCREENING REPORT

HABITATS DIRECTIVE ASSESSMENT SCREENING REPORT

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:

Site location:	Burke Street, Fethard, Co. Tipperary
Development for which permission is sought:	For the layout of a new public park.
Site size:	0.2 ha
Is the application accompanied by EIS	No – not required

(B) IDENTIFICATION OF THE RELEVANT NATURA 2000 SITE(S):

Natura 2000 site(s) within 15km and distance to same:	Within 15km Lower River Suir SAC 700m (Clashawley River) River Barrow and River Nore SAC 13.2km
Sites within the zone of influence:	The Clashawley is a tributary of the Lower River Suir
Conservation objectives/qualifying interests of the site and the factors that contributes to the conservation value of the site: (which are taken from the Natura 2000 site synopses and, if applicable, a Conservation Management Plan: (all available at www.npws.ie)	Objective: To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected: <ul style="list-style-type: none"> • Margaritifera margaritifera • Austropotamobius pallipes • Petromyzon marinus • Lampetra planeri • Lampetra fluviatilis • Alosa fallax • Salmo salar (only in fresh water) • Atlantic salt meadows (Glauco-Puccinellietalia maritimae) • Lutra lutra • Mediterranean salt meadows (Juncetalia maritimi)

	<ul style="list-style-type: none"> • Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation [3260] • Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels • Old sessile oak woods with Ilex and Blechnum in the British Isles
Key Environmental conditions to support site integrity.	Maintenance of water quality in habitat. Maintenance of integrity of habitat.

(C) POSSIBLE IMPACTS ARISING FROM THE PROJECT:	
Consider the potential for direct impacts on habitats	
<i>Consider proposed developments within 200m of the Natura 2000 site</i>	
Y/N and Comment	
1.1	Could the proposed project give rise to direct loss of habitats for which the Natura 2000 site is designated, or other habitats occurring within the Natura 2000 site?
N	
1.2	Could the proposed project give rise to increased human usage/access to the site, which could potentially cause deterioration of certain habitat types eg woodlands, wetlands or riverbanks. Consider proposals for development of a large scale within 1km of sensitive woodlands eg large scale residential development or hotels. Consider proposals for the development of paths or cycleways along the river.
N	
1.3	Does the proposed project involve development of drainage systems? If yes, could this cause drying out of wetland or woodland habitats within the Natura 2000 site?
N	
Consider the potential for impacts on water quality within the Natura 2000 site	
<i>Consider all proposed developments within the catchment of the Natura 2000 site.</i>	
Y/N and Comment	
2.1	Are there any rivers, streams or drains connecting the proposed development site and the Natura 2000 site? If
N	

	yes, consider whether there is potential for construction related impacts on water quality.	
2.2	Would the proposed project result in surface water or other discharges to rivers, streams or drains directly connected to the Natura 2000 site? If yes, consider whether the discharges could give rise to increased eutrophication or other pollution risk within the Natura 2000 site. Consider whether increased surface water discharge could give rise to increased risk of downstream storm water surges.	N
2.3	Would the proposed project require an industrial waste water discharge license? If yes, consider the potential impacts of the discharge on water quality in the Natura 2000 site.	N
2.4	Is the proposed project located within a flood zone? If yes, consider whether there is potential for construction or operational related impacts on water quality in the Natura 2000 site; consider whether the proposed project increases flood risk elsewhere in the catchment and particularly the Natura 2000 site; or increases the risk of stormwater surges downstream.	N
2.5	Are the proposals for waste water treatment in compliance with EPA requirements?	N/a
2.6	Could the proposed project contribute to cumulative negative impacts on water quality? Consider the current status of the freshwater system (see www.wfdireland.ie).	N
2.7	Would the proposed project involve dredging (construction or ongoing maintenance related)?	N
Consider potential for impact on species		Y/N and Comment
<i>Freshwater Pearl Mussel</i>		
3.1	Protection of this species will be achieved by the protection of water quality (see section 2 above), by the protection of river habitats (see section 1 above), and by the maintenance of free passage for fish.	N
<i>Freshwater Crayfish</i>		

3.2	Protection of this species will be achieved by the protection of river habitats (see section 1 above).	N
<i>Fish species including Salmon, Lamprey spp. and Twaite Shad</i>		
3.3	Protection of these species will be achieved by the protection of water quality (see section 2 above), by the protection of river habitats (see section 1 above), and by the maintenance of free passage for fish.	N
<i>Otter</i>		
3.4	Would the proposed project result in any interference with river banks within the Natura 2000 site?	N
3.5	Would the proposed project result in increased levels of disturbance to the habitat of the Otter?	N
<i>Bats</i>		
3.6	Would the proposed project involve the removal of trees, hedgerow or woodland?	N
3.7	Does the proposed project involve the repointing of old bridges or the restoration or demolition of old buildings or other structures?	N

D) NPWS ADVICE:

Summary of advice received from NPWS:	N/a
--	------------

(E) SCREENING CONCLUSION:

Screening concludes that : (Tick [✓] the appropriate box A, B or C)

A) Appropriate Assessment is not required because the project is directly connected with or necessary to the nature conservation management of the site.	
B) No potential for significant effects therefore Appropriate Assessment is not required.	✓
C) Significant effects are certain, likely or uncertain. (In this situation seek a Natura Impact Statement from the applicant or reject the project. Reject if too potentially damaging or inappropriate.	

Tipperary County Council

Appendix 2: Archaeological Impact Assessment