



SITE NOTICE

Pursuant to the requirements of Part 8 of the Planning and Development Regulations 2001, as amended, Tipperary County Council hereby gives notice that it proposes to carry out the following development:

Description: Improvement works to the Tipperary Hills Recreation and Amenity Area.

Nature and extent of the proposed development is as follows:

Location	Nature and Extent of Proposed Development
The proposed development will be carried out at Tipperary Hills, Tipperary town, Co. Tipperary, in the townland of Murgasty, Tipperary, Co. Tipperary.	<p>General development throughout the site includes the upgrading of all existing tarmac pathways to a minimum width of 2 metres, upgrading existing gravel paths to bound gravel paths, development of new seating areas, development of the Peace Path, upgrade of all existing seating, installation of information and wayfinding signage, construction of a dog exercise area, introduction of native woodland planting and specimen trees along with native wildflower meadows in selected locations throughout the amenity area and reorganisation of the existing carpark area.</p> <p>Localised developments include:</p> <p><u>Access Lane – St Patrick's Avenue to St John's Famine Graveyard</u></p> <ul style="list-style-type: none">a) Widening to 2.75m and refurbishment of tarmac pathway between St Patrick's Avenue entrance and entrance to St John's Famine Graveyard to facilitate hearse access.b) Introduction of safety guard rail to north edge of pathwayc) Introduction of bicycle parking at St Patrick's Avenue entranced) Introduction of an information sign at St Patrick's Avenue entrance <p><u>Clanwilliam Rugby Club</u></p> <ul style="list-style-type: none">e) Upgrading of existing pathway to bound gravel pathway, 1.2m wide along east and north boundary of Clanwilliam Rugby Club <p><u>Pitch and Putt Clubhouse</u></p> <ul style="list-style-type: none">f) Realign existing pathway to improve width and gradient to facilitate accessibilityg) Construction of new steps with safety handrailh) Introduction of timber knee rail to south-western edge of pathway to limit access to pitch and putt greensi) Relocation of existing signagej) Introduction of seatingk) Landscaping and planting on both sides of pathway <p><u>Flat Hollow Playing Pitch</u></p> <ul style="list-style-type: none">l) Levelling and reseeding of the playing pitchm) Introduction of natural seating area with bound gravel surfacen) Realignment of existing pathway to improve width and gradient to facilitate accessibilityo) Construction of new concrete steps with handrailp) Landscaping, specimen tree planting and perennial planting <p><u>Bohercrow/Monastery Road</u></p> <ul style="list-style-type: none">q) Improved pedestrian access to The Hills including new style entrance, new concrete steps, safety handrails and resurfacing to pathwayr) Demolition and reconstruction of boundary stone wall from the Mass Path to the car park entrance to facilitate the introduction of new 2m wide footpath. <p><u>'The Hollow' Area of Tipperary Hills</u></p> <ul style="list-style-type: none">s) Introduction of timber knee rail edge at western and northern edge of pathwayt) Introduction of information sign <p><u>'Cup and Saucer' Area of Tipperary Hills</u></p> <ul style="list-style-type: none">u) Introduction of timber steps with handrails to provide safe access to the top of 'Cup and Saucer'v) Introduction of bound gravel path to circumference of top of 'Cup and Saucer'w) Installation of 2 log seats <p><u>Telecoms Mast</u></p> <ul style="list-style-type: none">x) Introduction of localised network of bound gravel paths and seating to the south of the masty) Introduction of areas of native woodland planting <p><u>Dog Exercise Area</u></p> <ul style="list-style-type: none">z) Development of fenced dog exercise area with 2 gates and bound gravel surface to the west of 'The Hollow'

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.

And

In accordance with Article 120(1)(a) of the Planning and Development Regulations 2001, as amended, the Planning Authority has carried out a preliminary examination of nature, size and location of the proposal, and has concluded that there is no real likelihood of significant effects on the environment arising from the proposed development, and an EIA is not required.

Plans and particulars of the proposed development, including the Appropriate Assessment and Environmental Impact Preliminary Examination Screening Reports and Archaeological Impact Assessment will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy, or for inspection at:

- 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

from 9.30 am – 4.30 pm Monday to Friday, for a period from the 23rd February 2023 to the 27th March 2023.

Details of the proposed development are 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 in which the development will be situated, may be made in writing and addressed to **Anthony Coleman, Director of Services, Tipperary-Cahir-Cashel Municipal District, Rosanna Road, Tipperary Town, Co. Tipperary**, should be clearly marked **'Part 8 in respect of proposed Improvement works to the Tipperary Hills Recreation and Amenity Area'** or online at the following web page: <https://consultations.tipperarycoco.ie/consultations/> no later than 4.30 pm on Tuesday 11th April, 2023.

Any person may, within 4 weeks from the date of this notice, apply to An Bord Pleanála for a screening determination as to whether the development would be likely to have significant effects on the environment.

Signed:

Anthony Coleman
Director of Services,
Tipperary-Cahir-Cashel Municipal District,
Rosanna Road,
Tipperary Town,
Co. Tipperary

Dated: 23/02/2023