



**Comhairle Contae Thiobraid Árann**  
Tipperary County Council

# **Chief Executive Officer's Report**

**Part VIII Development Ref PT8TT65**

**Stable Lane Car Park,**

**Carrick on Suir,**

**Co. Tipperary**

**1<sup>st</sup> February 2024**

## **1. Nature and extent of the proposed development and the principle features thereof:**

This Part VIII proposal provides for the development of new carpark in the townland of Townparks, between Chapel Street (identified as L6711 New Lane on GIS system) to the west and Stable Lane to the east and to the north of Main St, Carrick on Suir, Co. Tipperary. The proposal will provide convenient off-street parking in close proximity to Main Street.

This parking will complement the reduction in parking to Main Street resulting from the delivery of the Carrick-on-Suir Regeneration Plan. The aim of the Carrick-on-Suir Regeneration plan is improvements in active travel, sense of place, and pedestrian and vulnerable road users' use. The development of Stable Lane car park aligns with the Carrick-on-Suir Regeneration Plan by providing separate off street parking area and ensuring that parking is provided within a 5-minute walk of main street and the towns attractions.

The proposals involve works in the town's Architectural Conservation Area (ACA) and in the vicinity of a number of protected structures. The site is also within a Zone of Archaeological Potential (ZAP).

The proposed works will comprise of the following:

- Provision of primary vehicular entrance to the West from Chapel Street.
- Vehicle exit point to Stable Lane to the east.
- Demolition of existing walls, two sheds and concrete yard within the proposed site.
- Demolition of existing boundary wall with Chapel Street and North boundary wall adjacent to Chapel Street to allow reconfiguration of the existing vehicle and pedestrian access points onto Chapel Street.
- Demolition of boundary wall with Stable Lane.
- Drainage works to carpark.
- Street lighting to carpark.
- Construction of new Boundary wall to the east of the site along Stable Lane – including vehicle exit point and pedestrian access point.
- Construction of new boundary wall to the North of the site adjacent to the Chapel St entrance.
- New asphalt surface finishes to carpark, laid to falls and surface water run-off will be directed to gulleys.
- Car park with 33 parking spaces, including two number accessible parking bays and two number electrical vehicles charging bays.
- Bicycle Parking Shelter.
- Signage and Linemarking.
- Landscaping.
- All associated site works

## **2. Site Location & Description**

As set out above the subject site is located in the townland of Townparks, between Chapel Street (identified as L6711 New Lane on GIS system) to the west and Stable Lane to the east, North of Main St, Carrick on Suir, Co. Tipperary. The site is irregular in configuration and extends to circa 0.15 ha.

The site is currently occupied by two buildings serving as storage and works buildings for the adjoining Town Hall staff. A large, late-twentieth century shed is located towards the east of the site, with a smaller, modern lean-to shed just to the north of it. A modern timber and corrugated plastic roof has been constructed to the south-west of the larger shed, covering a yard area.

The walls of the covered yard are earlier stone walls. Within the site to the west, there is a series of current and former property boundary walls, which vary in height and construction materials. Some of the walls are fully or partially constructed of rubble stone, with the appearance of having been constructed in the nineteenth or early twentieth century.

**A Site Location Map and Site Layout Plan of the proposed Part VIII is attached to this report.**

### 3. Public Consultation

Plans and particulars of the proposed development were available for inspection and purchase from 9:30 am to 4.30 pm., Monday to Friday from 7<sup>th</sup> December 2023 to 12<sup>th</sup> January 2024 at the following locations:

- District Office, New Street, Carrick on Suir, Co. Tipperary, E32TV00
- [www.tipperarycoco.ie](http://www.tipperarycoco.ie)
- <https://planning.localgov.ie>

Submissions and observations with respect to the proposed development could be made in writing to Tipperary County Council no later than 4.30 pm on 29<sup>th</sup> January 2024.

12 submissions were received during the public consultation period (not including submission received from Irish Water which is dealt with under prescribed bodies). These are listed below in the order of date received.

Submission Ref. No.	Name and Address	Date Received
1	Mr. Harry Nolan & Mrs. Josephine Nolan, 65 Main Street, Carrick on Suir.	23/01/2024
2	Denis Coghlan, Care Plus Pharmacy, 99 Main Street, Carrick on Suir.	24/01/2024 and online on 29/01/2024
3	Trish & Emma, Carrick Print, 85 Main Street, Carrick on Suir.	25/01/2024
4	Paul O'Sullivan, Splash & Chat, 86 Main Street, Carrick on Suir	25/01/2024
5	Paul O'Rafferty, Lloyds Pharmacy Ireland Ltd., United Drug House, Magna Business Park, Citywest Road, D24 XKE5	25/01/2024
6	Robert Fitzgerald, Fitzgerald Fleming Long, Railway House, Cregg Road, Carrick on Suir.	26/01/2024
7	Ber Whelan, Main Street, Carrick on Suir	26/01/2024
8	Maurice Whelan, Main Street, Carrick on Suir	26/01/2024
9	Michael Whelan, Main Street, Carrick on Suir	26/01/2024
10	Jennifer Kearns, Urban Escape Beauty Salon, 71 Main Street, Carrick on Suir	26/01/2024

11	Louise Whelan, 30 Oaklands, Carrick on Suir, Co. Tipperary.	29/01/2024
12	Margaret Drohan, 5 Chapel Street, Carrick on Suir	29/01/2024

#### 4. Consideration of Submissions

A summary of each submission received in addition to the Chief Executive's Consideration and Recommendation is set out below.

<b>Ref No. 1</b>	<b>Submission name and address</b> Mr. Harry Nolan & Mrs. Josephine Nolan, 65 Main Street, Carrick on Suir.
<b>Summary:</b> The submission advises that Mr and Mrs. Nolan are the owners of a property at 65 Main Street, consisting of an 'Arch' which provides access to both Chapel Street and the entrance point to the proposed development. The submission	
<ul style="list-style-type: none"> <li>(a) Raises concerns of increased traffic volumes and possible safety risk to householders who are wheelchair users and person(s) with a disability, entering and exiting their home directly from/onto the roadway under the Arch.</li> <li>(b) Refers to ongoing difficulties with the height restriction of the Arch which has been damaged on numerous occasions, and suggests that increased traffic volumes will increase potential for future such events.</li> <li>(c) Points out that their actively used garage is located opposite the entrance to the proposed car park and tends to cause traffic hold-up when they are in the process of entering and exiting the garage with their vehicle.</li> </ul>	
<b>Consideration:</b>	
<ul style="list-style-type: none"> <li>(a) The approach to the proposed new car park from Chapel Street will involve traffic traversing a shared space giving priority to pedestrians, to the extent that vehicles will travel at a very slow pace through the arch.</li> <li>(b)(c) The issues raised are outside of the scope of this proposed development but can be examined separately during the construction phase to provide appropriate measures to address these concerns.</li> </ul>	
<b>Recommendation:</b> No change recommended.	

<b>Ref No. 2</b>	<b>Submission name and address</b> Denis Coghlan, Care Plus Pharmacy, 99 Main Street, Carrick on Suir.
<b>Summary:</b> The writer expresses concerns about the town development plan and suggests that on-street parking for older persons is a priority, while urging retention of parking spaces on-street.	
<b>Consideration</b> The comments are noted.  The issues raised in this submission are outside the scope of this proposed development which pertains to the provision of additional car parking spaces at Stable Lane only.	
<b>Recommendation:</b> No change recommended.	

<b>Ref No. 3</b>	<b>Submission name and address</b> Trish and Emma, Carrick Print, 85 Main Street, Carrick on Suir.
<b>Summary:</b> The submission states that proposed Car Park at Stable Lane is too far away from their place of business with limited and restricted access which they feel will not be used. The writers suggest that angled parking on one side of the street would provide double the amount of spaces currently insitu.	
<b>Consideration;</b> The comment concerning distance of proposed car park to their place of business is noted. The comment relating to parking layout on-street is outside the scope of this proposed development which relates to the provision of car parking spaces at Stable Lane only.	
<b>Recommendation:</b> No change recommended.	

<b>Ref No. 4</b>	<b>Submission name and address</b> Paul O'Sullivan, 'Splash & Chat', 86 Main Street, Carrick on Suir
<b>Summary:</b> The submission states that proposed Car Park at Stable Lane is too far away from his place of business with limited and restricted access which he feels will not be used. The writer suggests that angled parking on one side of the street would provide double the amount of spaces currently insitu.	
<b>Consideration;</b> The comment concerning distance of proposed car park to their place of business is noted. The comment relating to parking layout on-street is outside the scope of this proposed development which relates to the provision of car parking spaces at Stable Lane only.	
<b>Recommendation:</b> No change recommended.	

<b>Ref No. 5</b>	<b>Submission name and address</b> Paul O'Rafferty, Lloyds Pharmacy Ireland Ltd., United Drug House, Magna Business Park, Citywest Road
<b>Summary:</b> The submission refers to proposed amendments to car parking spaces on Main Street and the development of new car park at Stable Lane, north of Main Street. The writer suggests that the replacement of on-street parking places with spaces in the proposed new car park is not acceptable as the location of the car park is too far away. He further states that removal of car parking spaces on Main Street will further deter people from shopping in the town, leading to closure of business and job losses as a result.	
<b>Consideration:</b> Comments are noted. The comment relating to parking layout on-street is outside the scope of this proposed development which relates to the provision of car parking spaces at Stable Lane only.	

**Recommendation:**

No change recommended.

**Ref No. 6****Submission name and address**

Robert Fitzgerald, Fitzgerald Fleming Long, Railway House, Cregg Road, Carrick on Suir.

**Summary:**

Submission states that provision of additional car parking spaces is very positive for the town of Carrick on Suir and writer considers it an excellent initiative.

Requests that the Council would consider allowing access to Ball Alley Lane or north of Chapel Street to reduce the length of time it takes to access St. Nicholas Church, My Dress Bridal Shop and other businesses located at the upper end of New Street when walking, and with their cars parked with the lanes being used as pathway safe access mode.

**Consideration**

Comments are noted.

The proposed new car park will enhance the connectivity via Ball Alley Lane to William Street and New Street as suggested in this submission.

**Recommendation:**

No change recommended.

**Ref No. 7****Submission name and address**

Ber Whelan, Main Street, Carrick on Suir

**Summary:**

Writer states that proposed car park is too far from her place of business with limited and restricted access which she feels will not be used. She further refers to proposed revised layout to parking at Main Street, and the impact of same and seeks the provision of 5 no parking spaces directly outside her shop

**Consideration**

The comment concerning distance of proposed car park to their place of business is noted. The comment relating to parking layout on-street is outside the scope of this proposed development which relates to the provision of car parking spaces at Stable Lane only.

**Recommendation:**

No change recommended.

**Ref No. 8****Submission name and address**

Maurice Whelan, Main Street, Carrick on Suir

**Summary:**

Writer states that proposed car park is too far from his place of business with limited and restricted access which he feels will not be used. He further refers to proposed revised layout to parking at Main Street, permitted under P8.21.18 and the impact of same and seeks the provision of 5 no parking spaces directly outside his shop

**Consideration**

The comment concerning distance of proposed car park to their place of business is noted.

The comment relating to parking layout on-street is outside the scope of this proposed development which relates to the provision of car parking spaces at Stable Lane only.

**Recommendation:**

No change recommended.

**Ref No. 9**

**Submission name and address**

Michael Whelan, Main Street, Carrick on Suir

**Summary:**

Writer states that proposed car park is too far from his place of business with limited and restricted access which he feels will not be used. He further refers to proposed revised layout to parking at Main Street, permitted under P8.21.18 and the impact of same and seeks the provision of 5 no parking spaces directly outside his shop.

**Consideration**

The comment concerning distance of proposed car park to their place of business is noted. The comment relating to parking layout on-street is outside the scope of this proposed development which relates to the provision of car parking spaces at Stable Lane only.

**Recommendation:**

No change recommended.

**Ref No. 10**

**Submission name and address**

Jennifer Kearns, Urban escape Beauty Salon, 71 Main Street, Carrick on Suir

**Summary:**

Writer states that proposed car park is too far from her place of business with limited and restricted access which she feels will not be used. She further refers to proposed revised layout to parking at Main Street, and the impact of same and suggests that this plan is should be shelved until the Carrick on Suir bypass has been completed and she elaborates on the possible impact on her business.

**Consideration.**

The comment concerning distance of proposed car park to their place of business is noted. The comment relating to parking layout on-street is outside the scope of this proposed development which relates to the provision of car parking spaces at Stable Lane only.

**Recommendation:**

No change recommended.

**Ref No. 11**

**Submission name and address**

Louise Whelan, 30 Oaklands, Carrick on Suir, Co. Tipperary.

**Summary:**

Submission states that proposed new car park is a welcome development. However, the writer refers to proposed revised layout of parking spaces at Main Street, and seeks retention of current layout, owing to impact on older persons and persons with a disability.

**Consideration**

The comment concerning distance of proposed car park to their place of business is noted. The comment relating to parking layout on-street is outside the scope of this proposed development which relates to the provision of car parking spaces at Stable Lane only.

**Recommendation:**

No change recommended.

**Ref No. 12****Submission name and address**

Margaret Drohan, 5 Chapel Street, Carrick on Suir

**Summary:**

The author has examined the proposed Part VIII and has no concerns with the proposal as outlined.

**Consideration**

Submission noted.

**Recommendation:**

No change recommended.

As set out above there are no changes recommended to the Part VIII arising from the submissions received.

## 5. Prescribed Bodies

The Part VIII application was referred to the following prescribed bodies for comment;

- Uisce Éireann
- The Heritage Council
- An Taisce
- Minister for Housing, Local Government and Heritage
- The Arts Council
- Failte Ireland

A response was received from Uisce Éireann stating as follows (in summary);

- Uisce Éireann has no objection in principle to the proposal, however our records indicate the presence of water services infrastructure which may be impacted by the proposed development.
- Uisce Éireann requests any grant of permission be conditioned as follows:
  1. The applicant shall liaise with Uisce Éireann regarding existing water services infrastructure in the vicinity of the proposal prior to and during construction to ensure that the integrity of Uisce Éireann's infrastructure shall be protected both during and after the completion of the works relating to this proposal.



2. Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Uisce Éireann for written approval prior to works commencing.
3. Separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. have to be in accordance with the Uisce Éireann Codes of Practice and Standard Details.
4. All development shall be carried out in compliance with Uisce Éireann Standards codes and practices.
5. All Uisce Éireann infrastructure affected by the works shall be reinstated in accordance with Uisce Éireann Standards.

**Reason: To ensure adequate provision of water and wastewater facilities.**

The requirements of Uisce Éireann will be reflected as requirements attached to the Part VIII and will be incorporated into the development at the detailed design stage.

## 6. Referrals

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

- Roads Capital
- Water Services
- Environment and Climate Action

No responses were received from the internal sections.

## 7. Planning Assessment

The Part VIII application includes the following supporting documentation;

- Planning Report
- Road Safety Audit
- Outdoor Lighting Report
- Asbestos Report
- Archaeological Impact Assessment
- Architectural Heritage Impact Assessment
- Environmental Impact Assessment (EIA) Screening Report
- Appropriate Assessment (AA) Screening Report

### Planning Policy Context

The site subject to this Part VIII is located within the remit of the Carrick on Suir Town Development Plan 2013, as varied.

The site is zoned for town centre use the land use zoning objective of which is *“To preserve, enhance and/or provide for town centre facilities. Proposals for development on lands zoned for town centre should comprise of mixed use developments consisting of a combination of retail, office, service, community and/or residential uses”*.

A car park is open for consideration on this land use zone under the land use zoning matrix.

## **2.1 Vision Statement**

The Vision Statement of the Development Plan is as follows;

*“To develop Carrick on Suir as a balanced settlement, centred on a strong and vibrant town centre, to build on the location and heritage strengths of the town; to develop a sustainable tourism industry in order to offer a high quality of life for residents and to support the wider hinterland from an economic and service perspective. To promote the town as an attractive settlement in which to do business, reside, visit, recreate in and enjoy so as to balance the demands of a vibrant economy with the need for a healthy and sustainable environment and to ensure the protection of the unique built, cultural and natural heritage of the area”.*

## **3 Town Centre Strategy**

### **3.3 Vehicular Parking**

A car parking survey was undertaken in the town on the 2nd, 4th and 6th July 2012. The survey examined the capacity of all existing public and private car parks and on street car parking spaces within the town centre area. The survey results (attached as Appendix 7 – Results of Car Parking Survey) found that there are approximately 696 car parking spaces within the town. In an average hour there are 392 car parking spaces available within the town centre area, 361 of these spaces are public car parking spaces and 81% of these spaces are located within a 5 minute walk of the Main Street. It is considered that there is sufficient existing car parking to meet the needs of the town. A deficit in Coach Parking was highlighted at the Pre-Draft Consultation Stage. It is a Specific Action of this Draft Development Plan to identify suitable locations for coach parking within the town and examine the possibility of adapting existing car parks to provide for coach parking bays. The Draft Development Plan also provides for a Coach Parking Facility to be provided as part of new development on Strategic Development Site 3. The delivery of this Coach Park is dependent on this site being brought forward for development and is likely to be delivered in the medium to long term.

### **8.1.2 Architectural Conservation Areas**

The Architectural Conservation Area (ACA) is outlined in Figure 8 and includes Main Street, West Gate, Sean Kelly Square and parts of Bridge Street, New Street and Castle Street. The ACA is so designated owing to the area having particular architectural and environmental qualities which derive from the unique layout, design, unity of character and the mellowing of time. The Council considers that the protection of the historic townscape within this area is a critical element in the successful regeneration of the town as an attractive retail, tourism and heritage product, but also acknowledges that many of its buildings, frontages and open spaces require improvements and visual enhancement. Traditionally change in the ACA was gradual and building alterations and additions were undertaken in a manner complementary to the built fabric of the street. Local materials were primarily used, resulting in consistency and a distinctive regional or local character.

#### **ACA Statement**

In an ACA, the carrying out of works to the exterior of a structure will be exempted development only if these works would not materially affect the character of the area excluding maintenance and repair works which are carried out sensitively. Furthermore works must be

consistent with the appearance of the structure itself and neighbouring structures. Owners of buildings within the ACA should consult with the Planning Authority prior to carrying out works and the following principles should apply;

- Sensitivity is required in the design of buildings or extensions within an ACA
- Conversion/adaptation of an existing property should be considered before the need to demolish and replace. Older buildings can be successfully adapted to new uses and conversion can make good economic sense. Conversion can often enable an important street facade to be retained.
- Extensions/alterations must complement the existing building. The extension should be subordinate in scale and in a form that allows the identity and character of the original structure to be retained. Important architectural details should be preserved and protected, including stone walls, iron railings, sash windows and moulded plasterwork.
- New build should complement neighbouring properties and adjacent spaces. Proposals should have regard to the continuity of rhythm, scale, mass and outline of adjacent buildings and their details, materials, texture and colour.

#### **Policy AH 2: Architectural Conservation Area (ACA)**

It is the policy of the Council 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.

#### **8.1.3 National Monuments and Places**

A Zone of Archaeological Potential (Figure 9) has been identified by the National Monuments Section of the Department of Arts, Heritage and the Gaeltacht in Carrick on Suir. This zone along with other sites and features of archaeological significance are listed by the National Monuments Section in the Record of Monuments and Places (RMP) and are protected by National Monument legislation.

The Council will require the preparation of archaeological assessment where a proposed development is located at or close to known archaeological monuments or sites, including site works that are extensive in terms of area (ground disturbance of half hectare or more) or length (1 kilometre or more) and developments that require an Environmental Impact Statement. In this regard the Council will consult with the DECLG and other statutory consultees when considering applications for planning permission for development on or in the vicinity of archaeological sites and/or monuments.

**Policy AH 3: Archaeology** It is the policy of the Council to safeguard sites, features and objects of archaeological interest generally and the Council 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.

## 8.2.1 Lower River Suir SAC

### Policy AH 5: Lower River Suir SAC

To conserve the favourable conservation status of species and habitats within the River Suir Special Area of Conservation and ensure that development is not permitted that adversely affects the integrity of the site unless of overriding public interest and subject to compliance with Article 6 of the EU Habitats Directive.

## 10. Development Management Guidelines

### Policy DM 1: Development Standards

It is the policy of the Council to require all development to comply with the relevant standards identified in the Development Management Section of the COSTDP 2013-2019.

### Carrick-on-Suir Regeneration Plan “A Journey from the Suir Blueway to the Ormond Castle Quarter”

Contract now awarded for the delivery of Phase 1 of this Plan which will includes;

- At Sean Healy Park – construction of new footpaths, hard paved areas and widening of the Suir Blueway including associated landscaping and services/utilities to serve the proposed and future uses.
- The Suir Blueway will be extended to connect to North Quay to provide cycleway and pedestrian linkages from Sean Healy Park to Ormond Castle.
- Upgrade of the Castle Street approach to Ormond Castle Park.
- Undertaking of ecological and amenity improvements within Castle Park grounds including new lighting along Strand Walk and repointing of Castle Park walls.

### Principle of the Proposed Development

The proposed Part VIII is in accordance with the land use zoning objective for the site and the strategic vision for the town and is considered to be acceptable in principle. Whilst Section 3.3 of the current Development Plan refers to car parking and states that there is sufficient car parking available within the town same is based on surveys undertaken in 2012 and pre-dates the current proposals for the town under the Carrick on Suir Regeneration Plan, Sean Kelly Square Public Realm, Ormonde Castle Park Ecological and Amenity Improvement Scheme and Castle Street/New Street Public Realm.

### Design & Layout

The proposal includes for the demolition of two existing sheds within the existing Tipperary County Council Service Yard and in addition to the removal of some existing external and internal boundary walls and concrete hardstanding.

The existing boundary wall to the east is to be demolished and replaced with a new boundary wall. This boundary wall will be constructed in stonework from the demolished internal wall where possible. The existing boundary wall to the north, adjacent to Chapel St. shall be demolished and shall be replaced with a new boundary wall, this wall will be set back to provide a pedestrian walkway from Chapel Street to the housing north of Stable Lane carpark. This boundary wall will also be constructed in stonework from the demolished internal wall where possible.

The layout of the 33 proposed car parking spaces and associated public lighting, boundary treatment and landscaping do not present any design related concerns.

### **Impact on Architectural Conservation Area (ACA)**

The southern portion of the site is located within the ACA and the Part VIII proposal is duly accompanied by an Architectural Heritage Impact Assessment undertaken by JCA Architects.

The report identifies that *“the existing site and the structures now present on the site are of local significance. There are no structures subject to individual statutory architectural heritage protection, and the rubble stone walls contained within the site do not form part of the curtilage of the two Protected Structures adjoining the south-eastern site boundary, but the southern part of the proposed car park site lies within the Carrick-on-Suir ACA. While some of the existing rubble stone walls are evidently of historic construction, they survive in part only and do not presently form a legible boundary to any structure or site of obvious significance”*.

The report recommends the following architectural Mitigation Measures and Recommendations;

- It is intended to reuse stonework from walls to be demolished in the construction of the new pier and boundary wall at the proposed new entrance point on Chapel Street and the new boundary wall on Stable Lane. If constructed carefully with records of existing wall construction used to inform the coursing pattern of the new walls, this can provide mitigation against the loss of the original walls.
- Coloured asphalt should be chosen to minimise visual impact on the surrounding streetscape and individual buildings.
- Care should be taken in the design of the entrance to the new Car Park on Chapel Street as there are historic buildings on either side of this entrance.

The Part VIII proposal undertakes to consider the recommendations of the Architectural Heritage Impact Assessment at the detailed design stage and subject to same I am satisfied that the proposal will not have an impact on the ACA.

### **Archaeology**

The site is located within the Zone of Archaeological Potential (ZAP) associated with the historic town of Carrick on Suir. It is noted in the submitted Archaeological Impact Assessment that in terms of visual impact, a car park development by its nature is low level, and the proposed development location for the Stable Lane and Chapel Street (New Lane) is sufficiently distant and hidden by the intervening townscape such that there will be no visual impact on Ormond Castle, a National Monument.

The report recommends the mitigation measures including

- Pre-Development Archaeological Testing, and,
- Photographic Record of Built Heritage

These recommendations will be included as requirements under Section 9. Owing to the brownfield nature of the site the National Monuments Service may be satisfied with archaeological monitoring at the construction stage rather than pre-development testing and the requirement will allow for agreement with the Department in this regard.

## Services

### Access

The proposed layout will allow for an entry point along Chapel Street with exit onto Stable Lane. The area already operates as an informal parking area and it is considered that the proposals will not adversely impact the mobility of the surrounding transport network.

### Surface Water

The proposal does not result in additional hardstanding areas and the surface water from the carpark will be drained to the east to existing drainage infrastructure on Stable Lane which is a combined sewer and to the west to existing drainage on Chapel St. which is a combined sewer. Permeable paving has been applied to the carparking spaces and where suitable, landscape areas have been included to reduce the areas of hardstanding within the proposed carpark.

### Water and Wastewater

The proposed scheme does not include any new demands on the water supply or generate sewerage.

## Flooding

The subject site is not shown to be at risk of flooding.

## Appropriate Assessment (AA) and Environmental Impact Assessment (EIA)

The Planning Authority has had regard to the document 'Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities' published by the DoEHLG in December 2009. This document provides a guide to the requirements of Articles 6(3) and 6(4) of the Habitats Directive.

The Lead Section has engaged MWP to undertake a screening exercise which appraises the potential impact of the development on the Lower River Suir SAC and other Natura 2000 sites. The Lower River Suir SAC is identified as the only site within the zone of potential impact influence. It is considered that the proposed project poses no potential negative effects on the Lower River Suir SAC or any Natura 2000 site. I have assessed the submitted Screening Report and I concur with the findings of same.

Schedule 5 (Development for the purposes of Part 10), Part 2, Category 10 (Infrastructural Projects) of the Planning and Development Regulations includes for the following;

(b)(ii) Construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.

(iv) Urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

The proposal is sub-threshold with respect to the above classes. An examination of the nature, size and location of the development has been undertaken (see EIA Screening Report by MWP attached) and it has been determined that there is no real likelihood of significant effects on the environment arising from the proposed development, and accordingly an EIA is not

required. I have assessed the submitted Screening Report and I concur with the findings of same.

## 8. Conclusions and Recommendations

The Planning Authority is satisfied that the proposal, subject to the following considerations being implemented, is in accordance with the Carrick on Suir Town Development Plan 2013, as varied, will not impact on the visual amenity of this area, is acceptable in terms of access, is acceptable in terms of drainage, presents no significant impacts on the conservation objectives of the Lower River Suir SAC and presents no flood risk 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.

## 9. Requirements and Conditions

The development should be subject to the following:

1. **Archaeological** – Unless otherwise agreed with the National Monuments Service i.e. archaeological monitoring at the construction stage may be deemed to be sufficient, a programme of archaeological test trenching of the site should be conducted. The trenching should be subject to the approval of and issuing of the appropriate licence by the National Monuments Service of the Department of Housing, Local Government and Heritage, and should be conducted as a pre-development scoping exercise in advance of any construction works. In the event potential impacts on the subsurface archaeological resources are identified an appropriate resolution strategy shall be agreed with the National Monuments Service.
2. **Record of Built Heritage** - Prior to any demolition works being undertaken on the site, a full photographic and drawn record of the standing walls for demolition should be prepared, in mitigation towards their removal.
3. **Architecture** - The mitigation measures and recommendations contained in Section 7 of the submitted Architectural Heritage Impact Assessment Report shall be adhered to and incorporated into the proposal at the detailed design stage.
4. **Irish Water** –
  - i. The Lead Section shall liaise with Uisce Éireann regarding existing water services infrastructure in the vicinity of the proposal prior to and during construction to ensure that the integrity of Uisce Éireann's infrastructure shall be protected both during and after the completion of the works relating to this proposal.
  - ii. Any proposals by the applicant to divert or build over existing water or wastewater services shall be submitted to Uisce Éireann for written approval prior to works commencing.
  - iii. Separation distances between the existing Uisce Éireann assets and proposed structures, other services, trees, etc. have to be in accordance with the Uisce Éireann Codes of Practice and Standard Details.

- iv. All development shall be carried out in compliance with Uisce Éireann Standards codes and practices.
- v. All Uisce Éireann infrastructure affected by the works shall be reinstated in accordance with Uisce Éireann Standards.



Signed: Caroline Conway  
Senior Executive Planner

Date: 01.02.2024

Signed:   
Ann Marie Devaney  
A/Senior Planner

Date: 02/02/2024

Signed:   
Sharon Kennedy  
Director of Services

Date: 2nd February 2024