



Comhairle Contae Thiobraid Árann
Tipperary County Council

Chief Executive's Report
PT8TT2

Part VIII Development

Dan Breen House, 74 Davis Street, Tipperary Town,
Co. Tipperary.

MARCH 2023

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

The proposed development includes for repurposing Dan Breen House (Protected Structure) as a youth and further education training centre. The proposed development includes the following elements:

- i. Refurbishment and minor alterations to the Protected Structure, Dan Breen House including installation of new windows and doors, building fabric upgrades for energy efficiency, building services installations, installation of a new lift which will access all floors, alteration of the current toilet layout and installation of new fully accessible toilets on the ground floor and first floor. The building has a gross internal area of 58m² on the lower ground floor, 189m² on the ground floor and 184m² on the upper floor giving a gross internal area of 431m².
- ii. Refurbishment and repurposing for training and educational use of a single storey outbuilding of stone construction situated within a lower terrace area towards the south western boundary. Works involve installing roof structure and roof coverings, installing new windows and doors, building services installations and building fabric upgrades. The building has an internal area of 41m².
- iii. Refurbishment and repurposing for training and educational use of a two storey outbuilding situated along the western boundary. Works involve replacement roof structure and roof coverings, installing new windows and doors, building services installations and building fabric upgrades. The building has an internal area of 65m² on the ground floor and 67m² on the upper floor giving a gross internal area of 132m².
- iv. Demolition of the single storey former Tipperary Town Library, single storey store/canteen building to the north of the library and replacement with a new single storey extension for flexible use with an internal area of 245m².
- v. Demolition of the single storey red brick toilet block extension to the North of the two storey outbuilding at the rear of Dan Breen House and formation of a building services plant building situated along the north western boundary with a covered 'loggia' structure for outdoor activities, storage and cycle parking.
- vi. Development of a rear court yard surrounded by the new extension to the East, the new 'loggia' structure to the North, the existing two storey out building to the West and Dan Breen House to the South.
- vii. Construction of a new entrance hall that will link the existing Dan Breen House to the new extension and allow access to the rear court yard including construction of a new stepped arrangement for access to the lower level of Dan Breen House and the lower level single storey outbuilding.
- viii. Installation of photovoltaic solar panels to the flat roof of the new single storey plant building and 'loggia' structure to the North of Dan Breen House.
- ix. Landscaping enhancements throughout the site including installation of new edgings at junctions between hard and soft landscaping, asphalt surfacing to car park and access road, natural stone paving to the front of Dan Breen House, the new extension and the court yard along with installation of Nature Based Sustainable Urban Drainage Management systems to protect and enhance the existing mature trees and plants on site.

- x. Installation of low-level lighting to carpark, courtyard and walkways, up lighting to the mature trees, Dan Breen House and the buildings to the rear along with lighting within the columned frontages of the new extension and northern 'loggia' structure.
- xi. Provision of 10no. car parking spaces including 2no. accessible parking spaces in close proximity to the main building entrance, provision of EV charging points and short stay secure bicycle parking.
- xii. Development of a vehicle access security system at the vehicle entrance to the site.

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 at Dan Breen House, 74 Davis Street, Tipperary Town.

The development site comprises a total area of c.0.36 hectares, and is presently occupied by a two-storey, slate roofed former rectory building constructed in circa 1841 and two outbuildings from the same period. a series of structures of late-20th century construction are situated on the site, namely the single storey former Tipperary Town Library and single story store/canteen building to the north of the library and a single storey red brick toilet block extension to the north of the two storey outbuilding at the rear of Dan Breen House.

Davis Street runs along the eastern boundary of the site and Tipperary Road runs along the site northern boundary. Vehicular access to the site is from Davis Street.

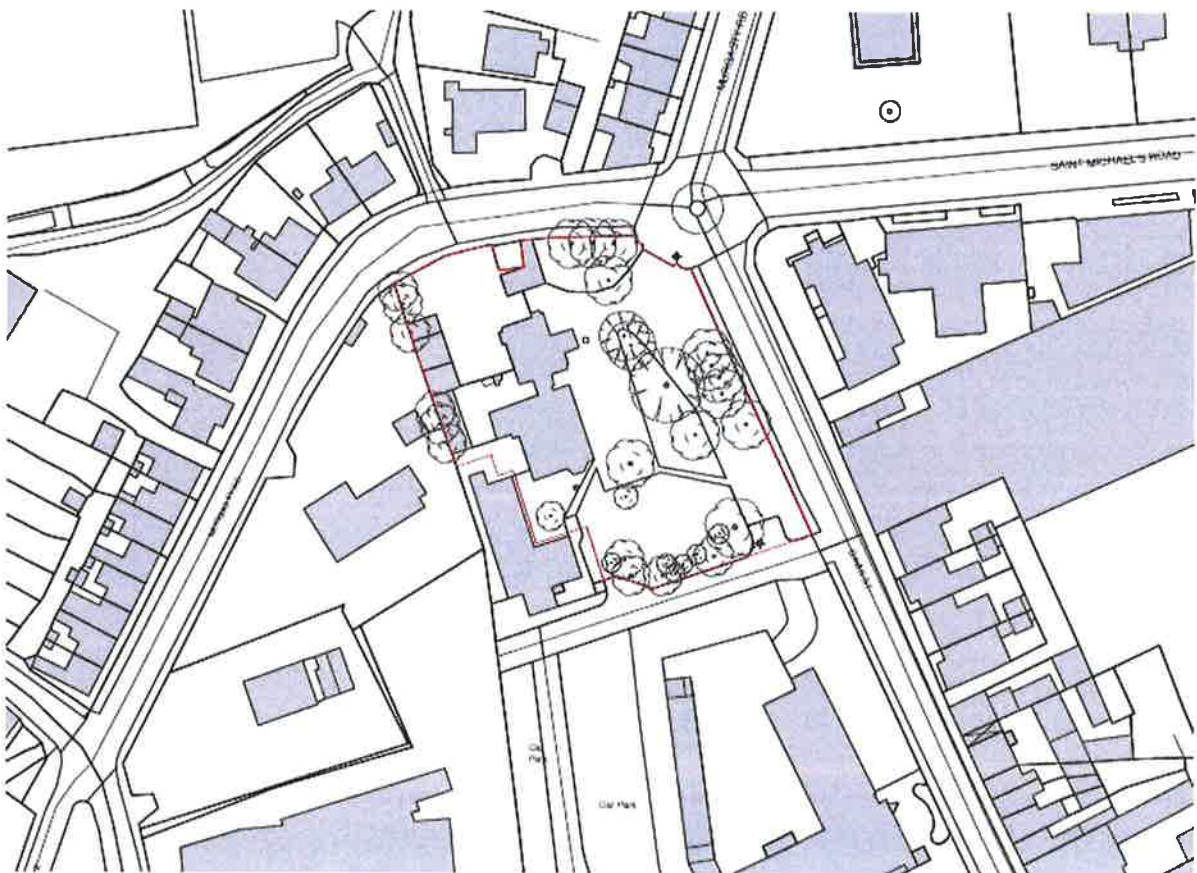


FIGURE 1 SITE LOCATION MAP

3. PUBLIC CONSULTATION:

Plans and particulars of the proposed development were available for inspection and purchase from 22/12/2022 to 03/02/2023 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.
- Online at www.tipperarycoco.ie

Submissions and observations with respect to the proposed development could be made in writing or online to Tipperary County Council no later than 4.30 pm on 20/02/2023

4 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.	Trish Carroll, Arravale Terrace, Galbally Road, Tipperary town.	21/01/2023 online
2.	An Taisce, Tailors' Hall, Back Lane, Dublin, D08 X2A3	07/02/2023 online
3.	Mary Alice O'Connor, Tipperary Revitalisation Taskforce Heritage Representative	20/02/2023 hard copy
4.	Carmel Fox, Tipperary Town Revitalisation Taskforce Chairperson	20/02/2023 hard copy

A summary of the submissions in addition to the consideration and recommendation of the Chief Executive are included under Section 8 of this report.

4. PRESCRIBED BODIES:

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

- An Taisce
- Fáilte Ireland
- Department of Housing, Local Government and Heritage
- The Heritage Council
- An Chomhairle Ealaíon

A reply was received from An Taisce. 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

- District Engineer
- Broadband Officer

No responses were received.

6. PLANNING POLICY CONTEXT:

The Tipperary Town and Environs Development Plan 2013, as varied, contains the following policies/objectives that are relevant to the proposed development.

The site is located on lands zoned for Town Centre use the 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.*

Policy TC 1: Enhancing the quality of the Town Centre

It is a policy of the Council to strengthen the retail/commercial, residential and recreational functions of the town centre, retaining high value uses at ground floor level within the Primary Retail Area, to seek improvements to the visual quality of the town centre as part of new development and to facilitate the appropriate development of the town centre subject to compliance with the relevant development standards where applicable.

Policy AH 1: Protected Structures

It is the policy of the Council to conserve and protect buildings, structures and sites contained in the Record of Protected Structures that are of special interest and to ensure any development is appropriate and sensitively undertaken. In assessing development proposals the Council will, where applicable, have regard to the Architectural Heritage Protection Guidelines for Planning Authorities and any relevant Conservation and Management Plans.

The Council, will proactively work with developers/applicants to facilitate the appropriate reuse/redevelopment of Protected Structures. The Planning Authority will resist;

- (a) Demolition of protected structures, in whole or part,
- (b) Removal or modification of features of architectural importance,
- (c) Development that would adversely affect the setting of a protected structure

Table 7: Car-Parking Standards

No standard set out for educational/training use.

9.10.2 Cycle Facilities

In assessing new development proposals the Council will have regard to its policy on cycle facilities. The Council will require provision of cycle routes within new residential and employment developments and provision of secure bicycle parking facilities within new developments, including commercial and office developments and residential proposals. Proposals for cycle facilities should be identified at planning stage.

7. PLANNING ASSESSMENT:

PRINCIPLE OF PROPOSAL

The proposed development is considered acceptable in principle. The proposal conforms with the land use zoning objectives for Tipperary Town's town centre area and will result in the re-purposing of Dan Breen House into an educational and training facility that will significantly contribute to the towns educational/training and community infrastructure.

DEVELOPMENT DESIGN

The development will provide a high-quality design solution for Dan Breen House (Protected Structure) and site. The development design respects the special character and interest of Dan Breen House, interventions to the original fabric are limited to that required to adapt the building to a modern use and features of interest and importance are to be retained and repaired. The outbuildings at the rear of the site, which are in poor condition, are to be sensitively repurposed as part of the development in a manner that retains their existing character.

The new buildings and landscaping proposals (hard and soft) are sensitively designed to integrate into the site and respect the character of Dan Breen House.

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 Dan Breen House and outbuildings on the site. The AHIA considers the development will positively enhance the character and significance of the buildings and their contribution to the landscape and the wider heritage landscape of the town.

ACCESS AND PARKING

The existing vehicular and pedestrian access to the site remains unchanged. The site development includes for provision of 10 dedicated parking spaces. This provision is designed to meet the parking needs identified by the development operator. The site is located within the town centre, has a high degree of accessibility and is easily accessible from nearby public parking spaces.

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 located outside the designated zone of archaeological potential associated with Tipperary town. The development raises no issues with archaeological impacts.

8. SUMMARY OF SUBMISSIONS & CHIEF EXECUTIVE'S 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. 1	Submission Name & Address Trish Carroll, Arravale Terrace, Galbally Road, Tipperary town.
Summary	
<p>The submission welcomes the proposal but raises concern with the parking provision which is not considered sufficient. The submission considers at least 30 parking spaces (5 disabled) are necessary. The submission suggests provision of underground parking and locating the disabled spaces beside the facility entrance door and access ramp.</p>	
Consideration	
<p>The development provides for 10 on-site parking spaces, 2 of which are disabled spaces. The development will be used by Youth Work Ireland Tipperary and Tipperary Education and Training Board, same were consulted during the preparatory stages of the project and the parking provision meets the parking needs identified by the building users.</p> <p>The distance from the parking bays to the main building entrance are 16m and 18m respectively. The number and location of accessible parking meets the requirements of the following:</p> <ul style="list-style-type: none"> • Building Regulations Part M-5% to be accessible spaces. • Irish Wheelchair Association Guidance- 1 accessible parking bay for every 15 provided. Locate accessible bays within 25 metres maximum distance of main entrance. • Buildings For Everyone by the National Disability Authority's Centre for Excellence in Universal Design- Accessible car parking spaces to be located as close as possible to the building /facility entrance and preferable within 25 metres. 	
Recommendation	
No recommendations arising from this submission.	

Ref. No. 2	Submission Name & Address An Taisce, Tailors' Hall Back Lane Dublin D08 X2A3
Summary	
<p>The submission from An Taisce welcomes the development and considers the new use for Dan Breen House as appropriate.</p>	
Consideration	
<p>The positive commentary on the proposal is acknowledged and welcomed.</p>	
Recommendation	
No recommendations arising from this submission.	

Ref. No.	Submission Name & Address
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3	Mary Alice O'Connor, Tipperary Revitalisation Taskforce, Heritage Representative
Summary	
<p>The submission outlines the support of the Tipperary Revitalisation Taskforce for the project. The submission notes the development will maintain the character of Dan Bren house with minor adjustments to enhance same to modern standards. The submission commends the use of the development as a youth training and education facility.</p>	
Consideration	
<p>The positive commentary on the proposal is acknowledged and welcomed.</p>	
Recommendation	
<p>No recommendations arising from this submission.</p>	

Ref. No.	Submission Name & Address
4	Carmel Fox, Tipperary Town Revitalisation Taskforce Chairperson
Summary	
<p>The submission outlines support for the project and notes that the project is one of the key infrastructural projects in the Tipperary Town Revitalisation Strategy and Action Plan. The submission considers the development will be a key action in addressing the low levels of educational attainment in Tipperary Town.</p> <p>The submission notes the development will complement and enhance existing services delivered through community and voluntary providers in the town and will bring numerous benefits to the town:</p> <ul style="list-style-type: none"> • Spaces to cater for formal and non-formal learning. • Youth spaces for drop-in and possibly a youth cafe • Smaller rooms that would facilitate use for service providers where needed • Open study support centre, facilitating space for self-managed or directed learning • Tailored vocational workshop space • Digital space providing access for learners to online, blended learning • A quality location for teaching and learning, centrally located in Tipperary Town allowing for the development of clear learning pathways • A central reception area that would serve as an information point and signposting service i.e. link people to the relevant information or service they may be looking for. 	
Consideration	
<p>The positive commentary on the proposal is acknowledged and welcomed. The Council acknowledge the significant benefits that will arise from the project.</p>	
Recommendation	
<p>No recommendations arising from this submission.</p>	

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.

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

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 as proposed.

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

Date: 23/03/2023

Signed: *Andrae Dwyer*
Senior Planner

Date: 23/03/2023

Signed: *Anthony Odeh*
Director of Services

Date: 23/03/2023