

# Submission Details

## Submitter

Name	John Egan
Address	Dovea Templemore tipperary E41Y684

RECEIVED: 30/08/2023

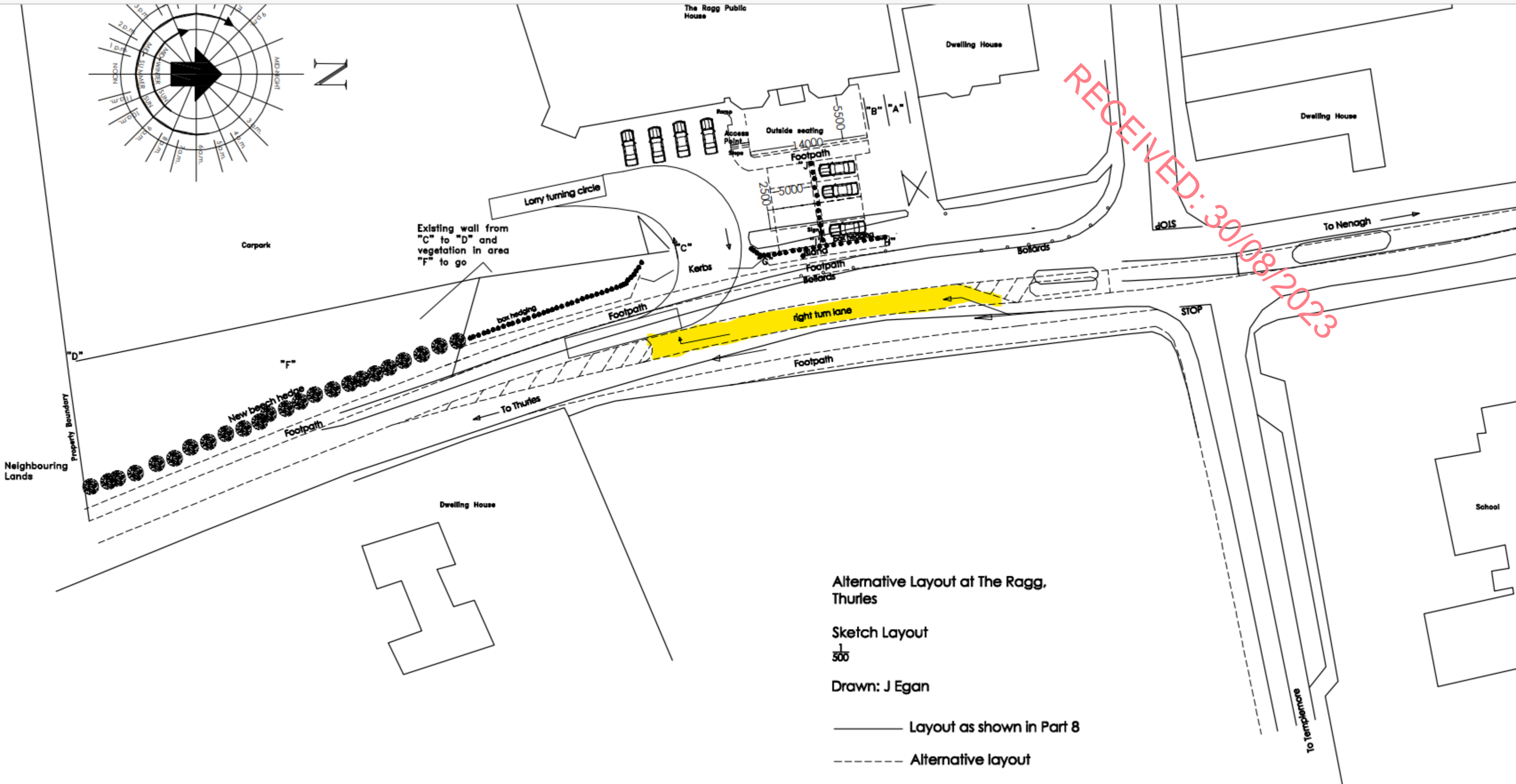
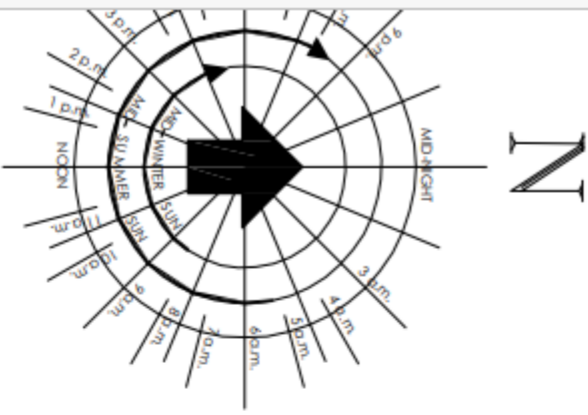
Note

John Egan B. E. M.I.E.I., Civil Engineer T/a Corner-stone Engineering Ltd Dovea, Templemore, Co. Tipperary. Tel: 0504 56053 Email: johnegancornerstoneeng@gmail.com F.A.O Mr Marcus O'Connor, Director of Services, Roads, Transportation and Infrastructure, Tipperary County Council, Civic Offices, Nenagh, Co. Tipperary, 29/8/23 Ref: Part 8 in respect of Improvement works and active travel measures at the Ragg Dear Marcus, I write regarding the above and in submission to the Part 8 process for the project. I write on behalf of and as part of a group which has recently purchased the Ragg Public House and Function Rooms. Our group consists of six local people and we operate as a company, BEEKOH Investments Ltd. Overall the road improvement and associated works are very welcome as they will certainly improve safety and access within the village and around the cross and school. That said, there are a number of significant changes to the layout of the area to the immediate front of the Ragg Public House and we are anxious to get this right as proposals will result in a significant reduction in parking space as currently available to the business. The dwelling house to the immediate north of the public house is being retained by the current owner Mrs Rose Young. As part of the sale of the pub it has been agreed that two car parking spaces in the area marked "A" and "B" on the drawing attached will be kept for the dwelling house occupants while remaining within the public house premises. We also plan to have 4 other parking spaces here and then the remainder of the carpark can be separate and accessed only from the main entrance. This layout gives the independence required at spaces A and B as well as facilitating some separate staff and disabled parking in the premises. All other parking will be via the main entrance to the south and as formalized by the proposed introduction of the raised island. To achieve this, could there be another layout solution to the proposed project?. See sketch attached and comments below. This alternative layout involves the introduction of a right turning lane for access to the Ragg carpark. It also allows for right turning into the small area containing "A" and "B" independently. See drawing attached with right turn lane shaded yellow. It will require a slight realignment of the road which could be worked as shown. The pathway along in front of the pub could also be continued as far as the end of the landholding as shown. It would be lovely to see the pathway network from the village centre linked to the Ballycahill road junction and this would facilitate a future link up there. In order to do this there will be some land needed from the area marked "F" which is part of the public house property. With the clearing of area "F" this could be possible. A simple beech hedgerow could be planted just inside the new footpath here with some box hedging over the last section to tie in with the other side of the entrance. The raised island "G"- "H" directly in front of the public house would move slightly further away from the pub and a second raised island "I" -"J" could be used to create the separation. A well maintained box hedge along both islands would soften the hard landscaping and enhance the visual amenity of the area. The entrance to the carpark will need to be wider than shown in the Part 8 drawings so as to continue to facilitate buses and lorries who will now have a much tighter turning space as a result of the proposed works. Ease of access for passing trade is critically important for the sustainability of the business going forward. The entrance may need to be moved a bit further to the south in order to ensure this. We hope that these measures can be considered and worked into the project. We are available to meet on site to discuss and to agree a workable solution for all parties and to see this worthy project advanced. Kind Regards, \_\_\_\_\_ John Egan

## In relation to application

Application Number	PT8TT30
Applicant Name	Tipperary County Council
Development Address	Bouladuff & Clehile The Ragg, Thurles

RECEIVED: 30/08/2023



**Alternative Layout at The Ragg,  
Thurles**

Sketch Layout  
1/500

Drawn: J Egan

- Layout as shown in Part 8
- - - - - Alternative layout