



## **PLANNING & DEVELOPMENT ACT 2000, as amended, PLANNING & DEVELOPMENT REGULATIONS 2001, as amended**

### **ARTICLE 81 OF PART 8 OF THE PLANNING & DEVELOPMENT REGULATIONS 2001, as amended**

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:** The former Courthouse is a Protected Structure comprised of a detached, three bay, single-storey court house, built in the early 1860s. The Bridewell (or gaol) is also a Protected Structure and is located adjacent to the Courthouse with an open courtyard in between the two structures, bounded by enclosing walls to the north and south. These structures in association with the courtyard and open access areas to the north and south and a forecourt bounded at the street edge by a low wall comprise the development site.

**Proposal:** It is proposed that the buildings and open spaces are repurposed as a multi-purpose community-focussed hub with a proposed new infill / extension and public realm improvements within the site curtilage which will combine to support the requirements of the new facility.

**Location:** The proposed development will be carried out at the former Courthouse and Bridewell, Newport, Co. Tipperary fronting onto Jail Street.

#### **Nature and Extent of Proposed Development**

The proposed development consists of / comprises the carrying out of works which would materially affect the character of a Protected Structure.

Refurbishment, repurposing and extension of the former Courthouse and Bridewell, Newport, Co. Tipperary as a multi-purpose community-focussed hub use.

Works involve:

- I. Refurbishment with internal and external alterations to the Protected Structure (former Courthouse and Bridewell) including installation of new windows and doors, building fabric upgrades for energy efficiency, building services installations, along with repairs and upgrades to roof coverings and rainwater goods. The buildings as existing have a gross internal area of circa 79m<sup>2</sup> (Courthouse) and 112m<sup>2</sup> (Bridewell) giving a total of 191m<sup>2</sup> on the ground floor and 112m<sup>2</sup> (Bridewell) on the first floor. This gives a gross internal area of the buildings as existing of 303m<sup>2</sup>.
- II. New infill / extension between the existing Courthouse and Bridewell buildings, across two levels including installation of a new lift which will access all floors and installation of new fully accessible toilets on the ground floor with a total area of 217m<sup>2</sup>.
- III. New openings in existing stone walls to Courthouse and Bridewell within central courtyard to facilitate access between new infill / extension and existing buildings and to the north and south elevations of the Bridewell at ground level.
- IV. Accessible public realm comprised of hard landscaping to the east up to junction with existing boundary wall fronting Jail Street. Asphalt surfacing to vehicular areas, permeable natural stone paving to the public areas, with installation of Nature Based Sustainable Urban Drainage Management system.
- V. Installation of feature lighting to former Courthouse and Bridewell buildings.
- VI. Provision of 6no. car parking spaces plus 2no. accessible car parking spaces to service the community hub in close proximity to the building entrance, provision of EV charging point and short stay bicycle parking.
- VII. Landscaping of former exercise yards to rear (west) of former Bridewell, to include the formation of a new opening in the dividing wall between the north and south yards.

The development has been the subject of an Appropriate Assessment (AA) 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 (AA) 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 (AA) and EIA Preliminary Examination Report / EIA Screening Report, 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, E91 N512
- Tipperary County Council, Civic Offices, Limerick Road, Nenagh, Co. Tipperary, E45 A099

from 9.30 am – 4.30 pm Monday to Friday, for a period from the 16th April 2025 to 22nd May 2025.

Details of the proposed development are also available online at <https://www.tipperarycoco.ie>

Details of the proposed development are also available at <https://planning.localgov.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 **Liam Brett, Director of Services, Roads & Transportation, Health & Safety, Nenagh Municipal District, Tipperary County Council, Civic Offices, Nenagh, Co. Tipperary**, should be clearly marked '**Part 8 in respect of proposed refurbishment, repurposing and extension of the former Courthouse and Bridewell**' or online by clicking the '**Have Your Say**' button on the following web page: <https://consultations.tipperarycoco.ie/consultations/> no later than 4.30 pm on 6th June 2025.

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: Liam Brett,**  
Director of Services,  
Roads & Transportation, Health & Safety, Nenagh Municipal District,  
Tipperary County Council, Civic Offices, Nenagh, Co. Tipperary.

Date: 16/04/2025.