



**Comhairle Contae Thiobraid Árann**  
Tipperary County Council

# **Draft Roscrea Local Area Plan 2023 - 2029**

## **Appendix 3: Schedule of Regeneration Sites**

## 1. Convent of the Sacred Heart, Convent Road

### Site Location and Description

A brownfield site with an area of 0.76 hectares is located on Convent Road, south of the town centre. The Convent (a protected structure), which fronts onto Convent Road, is an intrinsic part of the history of Roscrea and the restoration of the buildings is desirable. The site comprises several other buildings, all of which are protected structures and which are located to the rear of the main convent building. There is a vehicular access at the northern boundary to service the rear of the site. The site is surrounded by mature trees to the north and northwest. To the south of the convent is a primary school; to the west and east are residential properties.



The site is zoned 'Regeneration' in the Draft Roscrea Local Area Plan.

### Key Planning Criteria

- The site would be suitable for a mixed-use development, incorporating uses relating to either the hospitalities industry or to educational uses.
- Restoration of buildings on the site to enhance the quality of the existing streetscape whilst preserving the character and design of the protected structure.
- An Architectural Impact Statement should be prepared and should inform development proposals.

## 2. Grove Street Backlands

### Site Location and Description

A brownfield site with an area of 0.11 hectares, with frontage onto Grove Street and benefits from pedestrian access onto Green Street to the southwest and onto a laneway to the northeast.

The site comprises a large galvanised steel shed and is currently in use for solid fuel storage and sales. Apart from the main access onto Grove Street and two pedestrian accesses, the site is bounded on all sides by existing properties, both residential and commercial.



The site is zoned 'Urban Core' in the Draft Roscrea Local Area Plan.

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## Key Planning Criteria

- Any development should respect the residential amenity of adjoining sites.
- Strong pedestrian linkages and walkability between the development and amenity areas and facilities within the town to ensure that residents have ease of access to public open space.

## 3. Grove Street

### Site Location and Description

The site has an area of 0.12 hectares and is located on the junction of Grove Street (R421) and The Crescent (N62). The site is zoned 'Urban Core' in the Draft Roscrea Local Area Plan.

The site currently comprises a terrace of 3 no. two storey buildings facing onto Grove Street with a large garden area to the rear. These buildings were primarily residential, with one ground floor serving as a commercial unit. The buildings have been disused for a number of years with overgrown gardens.



### Key Planning Criteria

- High standard of urban design for this prominent site on the junction of Grove Street (R421) and The Crescent (N62), being the approach roads to the town from Birr and Kinnitty, respectively.
- Any development should respect the residential amenity of adjoining sites.

## 4. Lourdes Road - Former Pharmaceutical Factory Site (Antigen)

### Site Location and Description

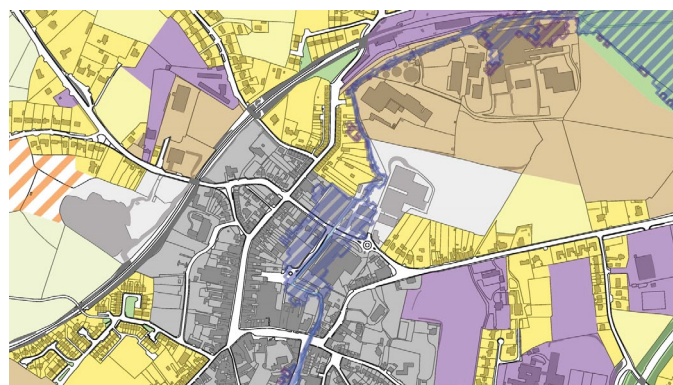
A brownfield site, with an area of 3.45 hectares, located on Lourdes Road north east of the town centre. The site is occupied by a former pharmaceutical factory (Antigen) and has existing access, and frontage onto Lourdes Road.



The site is bounded to the east and west by residential properties, and to the north by industrial developments. The River Bunnow runs through the site, and care will be required to manage flood risk both within the site, and on adjoining sites (a significant part of this site is located in Flood Zone A), and to protect the riparian zone. Policy 8.4 with respect to flood risk management will apply to any development proposal, and proposals shall ensure that vulnerable uses are located outside of the flood risk area. The site is zoned 'Regeneration' in the Draft Roscrea LAP.

### Key Planning Criteria

- A Site-Specific Flood Risk Assessment will be required for any development proposal.
- A Masterplan will be required to demonstrate how the entire site has been given consideration in laying out a development proposal. Consideration should be given to Site 6 as part of Masterplan.
- A distinct sense of place, as it would provide a significant extension of the town centre to the north.
- Contemporary and/or modern design.
- Appropriate scale and massing which respects the existing townscape
- Ensure sufficient pedestrian/vehicular linkages and permeability through the site and to the centre
- Enhancement of the river frontage to provide an amenity area along its bank with low vulnerability uses in areas at risk of flooding.



*Extract from Map 1 illustrating area at risk of flooding*

## 5. Birr Road

### Site Location and Description

A brownfield site (former sand and gravel pit) with an area of approximately 2.9 hectares, predominantly back land, west of the town centre. The site is located on the southern side of the N62 Birr Road with the railway line forming the eastern boundary.

The site is zoned 'Regeneration' in the Draft Roscrea LAP.



### Key Planning Criteria

- A masterplan will be required to demonstrate how the entire site has been given consideration in laying out a development proposal.
- A distinct sense of place, as an extension of the town centre to the west and to create synergy with the vision sought for the Gantly Road Age Friendly Masterplan area.
- A masterplan should consider providing sufficient pedestrian/vehicular linkages and permeability through the site, also through to 'Strategic Reserve' lands to the north west, and east to the town centre, with consideration for a pedestrian bridge over the railway line to connect through land on the west side of Gantly Road, as indicated in the Gantly Road Age Friendly Masterplan.
- Contemporary and/or modern design.
- Irish Water shall be consulted with respect to the connection of the site to the foul sewer.

## 6. Golden Grove Road

### Site Location and Description

A greenfield site with an area of 0.2 hectares, located on the southern side of Golden Grove Road, between the fire station site to the east and railway line to the west.

The site is currently vacant and overgrown with vegetation. The topography of the site includes sloped boundaries to Golden Grove Road and the railway line, possibly engineered as part of the railway bridge construction.



The site is zoned 'Urban Core' in the Draft Roscrea LAP.

### Key Planning Criteria

- Due to the nature of the boundary to Golden Grove Road, any development would be accessed from the N62 Birr Road to the south, with potential for a shared access arrangement with the library and fire station. For this reason, the site is possibly more suited to a social or community facility.
- A key deliverable for any development on the site would be the potential for a pedestrian link from Golden Grove Road through to the N62 Birr Road, allowing improved access to the library from neighbourhoods to the north and also improving modal share in favour of walking and cycling.

## 7. Lourdes Road

### Site Location and Description

A greenfield site with an area of 0.1 hectare is located on the northern side of Lourdes Road, east of its junction with Grove Street and immediately west of the former Taro Pharmaceuticals site.

This greenfield infill site is currently vacant and divided in two by a mature evergreen hedge.

The site is zoned 'Urban Core' in the Draft Roscrea LAP.



### Key Planning Criteria

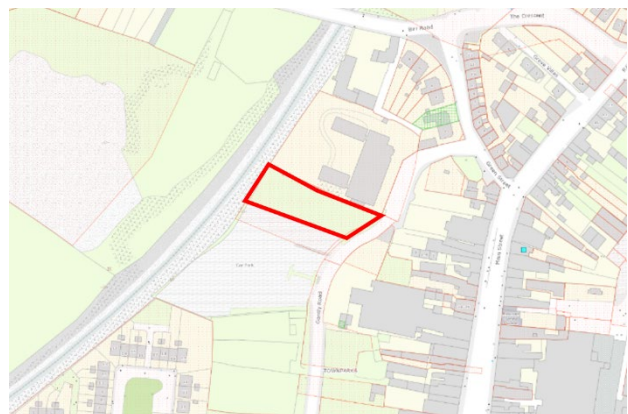
- The site has potential for a development with a strong building edge to the street, considering the immediate built environment and characteristics of the site itself.
- Consideration should be given to collaboration with the owners of adjoining Site 4 – Lourdes Road.

## 8. Gantly Road

### Site Location and Description

A greenfield site with an area of 0.2 hectares, located on the west side of Gantly Road. The site adjoins Aldi convenience store to the north and Supervalu car park to the south.

The site is currently vacant apart from Supervalu signage close to the front / eastern boundary.



The site is zoned 'Urban Core' in the Draft Roscrea LAP.

### Key Planning Criteria

- Consideration of Gantly Road Age-Friendly Masterplan, a project which received Part 8 approval by the Council in April 2022, and subsequently received RRDF government funding in November 2022.
- High quality design and interface with Gantly Road Vision and Chapel Lane will be paramount to contribute to the creation of a vibrant neighbourhood sought under the Gantly Road Age Friendly Masterplan.

## 9. Gantly Road / Chapel Lane

### Site Location and Description

A greenfield site with an area of 0.7 hectares, with frontage to Gantly Road to the east and Chapel Lane to the south. The site adjoins Supervalu car park to the north and Árd Ross housing estate to the west.

The site, which is currently vacant, is zoned 'Urban Core' in the Draft Roscrea LAP.



### Key Planning Criteria

- Consideration of Gantly Road Age-Friendly Masterplan, a project which received Part 8 approval by the Council in April 2022, and subsequently received RRDF government funding in November 2022.
- High quality design and interface with Gantly Road and Chapel Lane will be paramount to contribute to the creation of a vibrant neighbourhood sought under the Gantly Road Age Friendly Masterplan.

## 10. Gantly Road / Green Street

### Site Location and Description

A brownfield site with an area of 0.1 hectares, with frontage to Gantly Road to the west and north and Green Street to the northeast. The majority of the site comprises a large mound of clay with vegetation along with semi-derelict outbuildings (protected structures) on the east side, to the rear of a dwelling (a protected structure) which fronts Main Street.



The site is zoned 'Urban Core' in the Draft Roscrea LAP.

### Key Planning Criteria

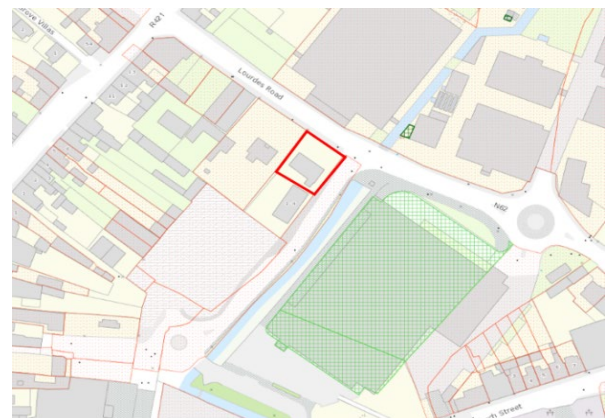
- Consideration of Gantly Road Age-Friendly Masterplan, a project which received Part 8 approval by the Council in April 2022, and subsequently received RRDF government funding in November 2022.
- A high-quality design and interface with Gantly Road Vision and Green Street will be paramount to contribute both to the creation of a vibrant neighbourhood sought under the Gantly Road Age Friendly Masterplan and also to reflect the prominent site location as a gateway to Gantly Road from the north and close proximity to Main Street.
- A high-quality design with materials that complement and reflect the surrounding historic buildings and structures, particularly those fronting Main Street.

## 11. Lourdes Road / Grove Street

### Site Location and Description

A brownfield site with an area of 0.1 hectares, with frontage to Lourdes Road to the north and Grove Street to the east. The site comprises a vacant single storey building.

The site is zoned 'Urban Core' in the Draft Roscrea LAP.



### Key Planning Criteria

- A high-quality design required for corner site, including active frontage / interface to Lourdes Road and Grove Street.
- Layout, building height and building lines to have due regard for adjacent built environment.

## 12. Lourdes Road / Church Street

### Site Location and Description

A brownfield site with an area of 0.18 hectares is located to the north-east of Roscrea Town, at a distance of approximately 360m from Market Square.

The site is located on the junction of Lourdes Road and Church Street, and currently accommodates a number of buildings including a garage/service station, 2 no. semi-detached dwellings and a number of outbuildings to the rear. The site is bounded on all sides by dwellings and is in close proximity to the Tesco site.





The site is zoned 'Urban Core' in the Draft Roscrea LAP.

### Key Planning Criteria

- A high-quality design, with materials that complement and reflect the surrounding historic buildings and structures.
- Building height to preserve the visual amenity of the area.
- Enhancement of the streetscape.
- Any development should respect the residential amenity of adjoining sites.

## 13. Ballyhall / Glebe View

### Site Location and Description

A brownfield site with an area of 0.18 hectares is located on the corner of Glebe View and Ballyhall. The site currently consists of a number of old buildings that are underutilised. These buildings all vary in height. The site rises along the eastern road and lowers to the south east. The site is adjoined by an existing two storey building to the south east and a residential property to the south.



The site is zoned 'Urban Core' in the Draft Roscrea LAP.

### Key Planning Criteria

- A high-quality design, with materials that complement and reflect the surrounding historic buildings and structures.
- Building height to preserve the visual amenity of the area.
- Enhancement of the streetscape.
- Any development should respect the residential amenity of adjoining sites.