
Planning Report

Development:

Upgrade Works to Garrykennedy Inner Harbour, Garrykennedy, Co. Tipperary

Client:



Comhairle Contae Thiobraid Árann
Tipperary County Council

Date of Report:

24th June 2025

Project Ref. No.:

24152

Limerick

The Park
Lord Edward Street
Limerick
V94 840C
Tel 061 310701

Wexford

14 Crescent Mall
Henrietta Street
Wexford
Y35 XD1K
Tel 053 9152814

Dublin

20 Harcourt Street
Dublin 2
D02 H364
Tel 01 4007515

W: www.draconsulting.ie **E:** info@draconsulting.ie

Table of Contents

1.0	Introduction	2
2.0	Overview of Proposed Development	3
2.1	Existing Inner Harbour.....	4
2.2	Proposed Inner Harbour	4
2.3	Changing Places Facility	4
2.4	Accessibility	5
3.0	Ecology	5
4.0	Traffic & Parking.....	5
5.0	Public Lighting	5
6.0	Flooding	6
7.0	Water Services.....	6
7.1	Wastewater	6
7.2	Surface Water	6
7.3	Watermain.....	6
8.0	Archaeology.....	6

Document Control

Producer:	Date:	Reviewer:	Date:	Approver:	Date:	Revision Status:
R.Power	24/06/2025	J.Reidy	24/06/2025	A.Dennany	24/06/2025	1
R.Power	04/07/2025	J.Reidy	04/07/2025	A.Dennany	04/07/2025	2
R.Power	11/07/2025	J.Reidy	10/07/2025	A.Dennany	10/07/2025	3

1.0 Introduction

The following report outlines the details for the proposed upgrade works to the Garrykennedy Inner Harbour, Garrykennedy, Co. Tipperary which has been commissioned by Tipperary County Council. The proposed project is guided by the Tipperary County Council County Development Plan, National Tourism Policy and the Tipperary County Council Tourism strategy.

This project was tendered in July 2024 and DRA Consulting Engineers in association with Ailtiri Architects, Moloney Fox Consulting Engineers and Molloy QS were commissioned in September 2024. This report forms part of the Approval Application by Tipperary County Council to An Board Pleanála. Approval is sought for this development in accordance with the procedure outlined in Article 249 of the Planning & Development Regulations (as amended) and Section 179 of the Planning and Development Act 2000 (as amended).

Garrykennedy is a hidden gem of a village on the shores of Lough Derg. The outer harbour is a modern harbour which is managed and maintained by Waterways Ireland. However, the Inner Harbour nearest the village centre is in very poor condition and detracts from the visitor experience to Garrykennedy and Lough Derg. With access by the lake being critically important to visitors, the Inner Harbour requires significant investment to bring it up to standard for a location of Garrykennedys importance.

Garrykennedy has an abundance of outdoor recreation on offer, with access to blue and green infrastructure located side by side. Garrykennedy Forest Walk was the beneficiary of ORIS Measure 2 funding in 2019. This delivered a wheelchair accessible walk right from the heart of the village through the forest to the lakeshore. The tranquillity of the walk provides a beautiful location to be 'at one' with nature. The Lough Derg Way which connects Limerick City to Dromineer runs through Garrykennedy village. Viewing points and amenity areas at The Graves of the Leinsterman, Tountinna, The Lookout and Castlough all feature along this route. A Greenway is also planned along this route and this is progressing with the initial public consultation having taken place. Garrykennedy is also a trail head for one of Lough Derg's accredited Blueway water trails and is a key destination on one of the routes on Nenagh Cycle Hub.

Lough Derg, with Garrykennedy as one of the main focal points, has a range of on-water activities on offer. There are world-class angling, kayaking, Stand Up Paddle Boarding, and sailing opportunities available. It should be noted that Tipperary County Council / Waterways Ireland have also provided a playground, picnic areas and toilets with direct linkage to the lake. With well-renowned eateries and a long tradition as a hub of Irish Music, the village is a top-class destination for outdoor enthusiasts with a backdrop of great entertainment.

Tipperary County Council has secured funding from the Department of Rural & Community Development under the Outdoor Recreation Infrastructure Scheme Project Development Measure to the upgrading of the Inner Harbour. Tipperary County Council through detailed engagement with various stakeholders intend to bring the Inner Harbour up to the standard of the Outer Harbour. The final project will see a fit for purpose upgraded harbour and proper regulated berthing piers.

The interventions required in order to bring the facility up to the required standard that will enhance the offering available in Garrykennedy and address the environmental and aesthetic issues arising from the current state of the facility.

In delivering the new Inner Harbour Tipperary County Council are seeking to adhere to best practice and to deliver the project in an environmentally friendly manner using green technologies. Accessibility measures have been incorporated into the design. Waterways Ireland, in their engagements with Tipperary County Council, has indicated that the Inner Harbour could be a template pilot model for the future development of harbours.

The new Inner Harbour will provide a space for day boat commercial businesses to drop and collect boat passengers. It should also facilitate the local fishing and sailing communities.

2.0 Overview of Proposed Development

An overview of the proposed development is:

- Clearance of the Inner Harbour including removal of abandoned boats.
- Addressing safety concerns in relation to the existing boardwalk by removal of existing and replacement with modern floating pontoons for 47No small boat berths that include facilities to enable wheelchair users to access the water.
- Extension to existing welfare building to provide “changing places” facility.
- Alterations to existing parking to facilitate 4No. recreational vehicle parking spaces with power & water points and updated accessible parking.
- Provision of bike parking / charging facilities.



Figure 1 – Existing Site Plan

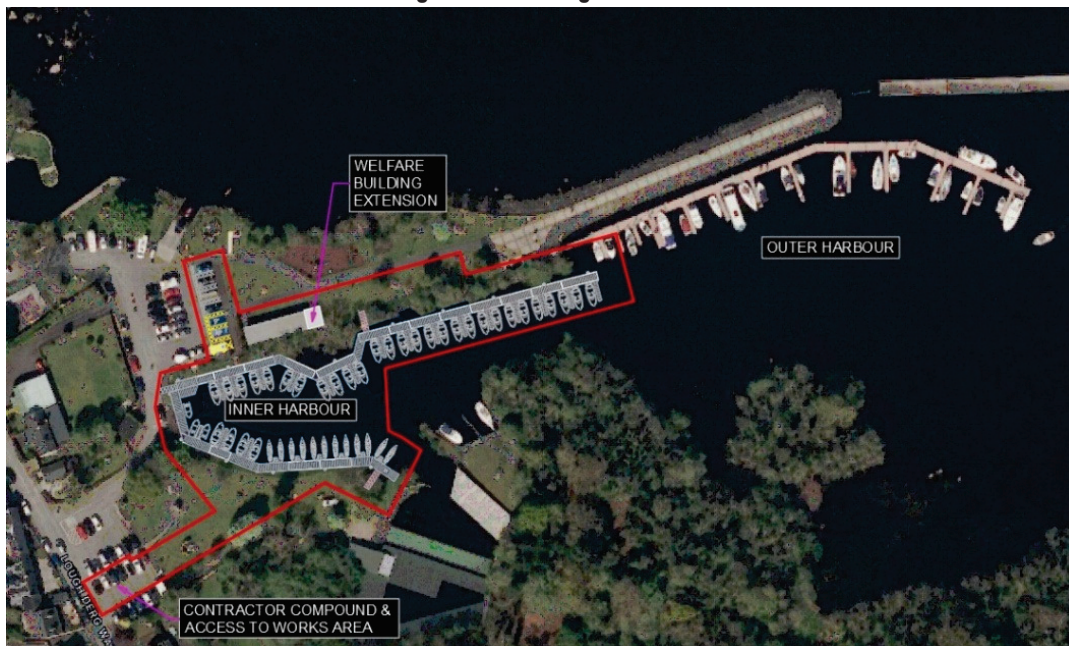


Figure 2 – Proposed Site Plan

2.1 Existing Inner Harbour

The existing Inner Harbour, which consists of timber boards on a steel frame, is in a state of disrepair, is not fit for purpose, has a negative impact of the overall area and is unsafe. The current access points to the existing Inner Harbour are also unsuitable for wheelchair users or users with reduced mobility.



Image 1 – Existing Walkway



Image 2 – Existing Walkway

2.2 Proposed Inner Harbour

The proposed project aims to address the safety and accessibility issues associated with the existing walkway. The upgrade works will also address the aesthetic improve the overall amenity space. The upgraded harbour will match the aesthetic of the existing outer harbour and will consist of composite floating pontoons. 3No. ramped access points will be provided to the upgrade Inner Harbour to facilitate access for wheelchair users and persons with reduced mobility.

As part of the proposed works an accessible changing facility will be added to the existing welfare building.



Image 3 – Composite Pontoon / Walkway



Image 4 – Typical Access Walkway



Image 5 – Typical Services & Light Pedestal

2.3 Changing Places Facility

As part of the Inner Harbour upgrade, it is proposed to provide additional accessible changing facilities to the existing welfare building which will be in accordance with the *Universal Design Guidelines for Changing Places* by the *National Disability Authority*.

A Changing Places Toilet is an accessible sanitary facility with a toilet, hoist, basin, adult-sized changing bench, and optional shower with adequate space for use by persons with a range of abilities who may require assistance (Technical Guidance Document M, 2022).

Changing places toilets offer larger sanitary facilities that address the needs of people for whom other sanitary accommodation is inadequate. They enable people with complex care needs to take part in everyday activities such as travel, shopping, family days out or attending a sporting or cultural event. This includes people using larger motorised wheelchairs. In addition, some neurodiverse people may also benefit from Changing Places Toilets as there is more space provided, and excessive noise can be avoided.

There are many benefits from providing Changing Place Toilets. These include:

- Increased participation in society: Providing access to a Changing Places Toilet benefits a disabled person by preventing exclusion from society and promoting community engagement and participation. It also benefits family members and personal assistants / carers, who may assist the disabled person.
- Improved hygiene and dignity for end-users: Changing Places Toilets prevent people from having to use the floor of toilets as a space to change, which is inadequate, unsafe, undignified, and unsanitary.
- Business benefits: Organisations that provide Changing Places Toilets can benefit from a wider range of people visiting their business and increased customer satisfaction.

Further details about this proposed extension can be found the Ailtiri Architects design statement which accompanies this application.

2.4 Accessibility

Providing access to the water for persons of reduced mobility is a key aim of this project. Part M compliant ramped access to the new floating pontoons are being provided. The proposed project also includes for the addition of a fully accessible changing places facility onto the existing welfare building, as noted above.

3.0 Ecology

The ecological impact of the proposed development and all required mitigation measures have been detailed in the Ross Swift Ecology Ltd. reports which accompanies this application.

4.0 Traffic & Parking

The proposed development is to upgrade the existing Inner Harbour and to provide additional accessible facilities. These works are intended to better accommodate the existing boat and visitors and it is not envisioned that any additional trips / visits will be generated by the completed harbour. As such there will be no impact on the existing traffic and parking arrangements at Garrykenny.

5.0 Public Lighting

There are several public lighting columns throughout the site. An assessment of the existing public lighting has confirmed that the existing public lighting achieves a Class P3 as per IS EN 13201-2:2015. Please refer to enclosed Moloney Fox Consulting Engineers drawing which accompanies this report.

6.0 Flooding

The site location for the welfare building extension is outside the CFRAM mapping flood zones. We also note that the site is located on the bank of Lough Derg. The water level in Lough Derg is managed by the ESB and as such there is a minimal level difference in the top and bottom water level. As such the risk of flooding is minimal and as such a Stage 1 Flood Risk Assessment has not been deemed necessary.

7.0 Water Services

7.1 Wastewater

The existing welfare building discharges to an existing wastewater treatment pump which in turn discharges to a wastewater treatment plant.

The proposed welfare building extension will discharge into the existing infrastructure. We note the increase in volume of the development will be minimal and will not impact the capacity of the existing infrastructure.

7.2 Surface Water

The existing surface water for the welfare building discharges to a soakaway.

It is proposed to discharge the surface water from the proposed extension to a new soakaway.

7.3 Watermain

The existing welfare building is supplied by a metered connection to the Uisce Eireann network.

The proposed extensions water supply will be via the existing Uisce Eireann connection.

Please refer to enclosed existing and proposed water services drawings (24152-101 & 24152-150) for details on the existing and proposed surface water, foul sewer and watermain.

8.0 Archaeology

The archaeological impact of the proposed development has been detailed in the TVAS (Ireland) Ltd. Archaeological Impact Assessment which accompanies this application.

End of Report