



Comhairle Contae Thiobraid Árann
Tipperary County Council

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An Coimisiún Pleanála,
64 Marlborough Street
Dublin 1
D01 V902

28/01/2026

An Coimisiún Pleanála Case Number: ACP-323836-25

RE: The proposed development consists of a new footbridge and resurfacing of existing lane with walkway link to the existing park in the form of new footpaths and all ancillary site works as required to complete the works, Newport Ball Alley and park, Newport, Co Tipperary.

A Chara,

Tipperary County Council wish to thank you for the opportunity to make a submission in regard to the observations received in relation to the application.

Response to Brian Dunne and Jorie Szkudlarski submission

We would like to acknowledge and thank the aforementioned for their support of the project and wish to address their concerns as outlined in their submission to An Coimisiún Pleanála.

The proposed bridge and upgraded pedestrian access are intended to encourage increased legitimate foot traffic, improve passive surveillance, and reduce antisocial behaviour through improved visibility, comfort, and usability.

The Design Objectives as part of the Current Design:

- Improve pedestrian safety and accessibility for all users.
- Increase legitimate foot traffic to support passive surveillance.
- Reduce opportunities for antisocial behaviour through improved lighting and sightlines.
- Create a more welcoming and attractive public space.
- Support safe day-time and night-time travel.

We have proposed the following in the design to achieve the above requirements which, when implemented, will increase the foot traffic and reduce the antisocial behaviour.

Increasing visibility and natural surveillance through lighting and open sightlines as demonstrated in the design's linear pathways and removal of scrub land for planted seating area. The introduction of the new access way will encourage regular use by pedestrians, which in turn discourages antisocial activity which the area is currently experiencing.

Compliance with relevant disability access standards (Part M) where practically possible. The Upgrade of the surface and introduction of handrails, where possible, will allow for a wider userbase and increase legitimate foot traffic.

Tipperary County Council have engaged with Building Control in Tipperary and have sought their recommendations and have implemented same in the current design. These recommendations included the introduction of a non-slip surface, handrail and lighting.

The design has aimed to clearly define pedestrian space to improve user confidence and perceived safety by the introduction of Lighting and selective planting and further community connection such as:

- Safer and more comfortable walking environment
- Increased use of the footpath during both day and evening hours
- Improved community perception of safety
- Enhanced connectivity between key destinations

The proposed bridge and access way upgrade will deliver a safer, more attractive pedestrian corridor that encourages legitimate use and passive surveillance. By improving lighting, accessibility, and visibility, the project will contribute to reduced antisocial behaviour and support safer travel for the local community.

In relation to concerns that the lane is very narrow currently and the introduction of the handrail will narrow the access for those needing to use the laneway to service the rear of their properties, the minimum width for a footpath is 1.8m and the overall width is circa 2.2m thus there is ample space for pedestrian access and a handrail. This will allow for the existing access to continue to be used as it is currently.

Response to Patrick Gleeson submission

The design encompasses a clear delineation with selected planting between the path and surrounding areas to improve legibility and safety. The linear nature and removal of the scrub land to the rear of Mr Gleesons property, for formal planting aims to avoid hidden corners or enclosed spaces where antisocial behaviour will take place.

The design promotes interior use of the park land to the north of the river as the current situation leads to congregation at the riverbank and the immediate area to the rear of Mr Gleesons property as there is no formal river crossing. The linear design of the benches adjacent to the central pathway and foot bridge moves the social congregation to the most central point maximizing the seclusion distance from the adjacent properties reducing noise.

Response to Newport Tidy Towns submission

We would like to acknowledge and thank the aforementioned for their support of the project in creating the positive link to the Village centre from the existing ball alley park. The proposed bridge

and upgraded pedestrian access are intended to encourage increased legitimate foot traffic, improve passive surveillance, and reduce antisocial behaviour through improved visibility, comfort, and usability. This aligns to the ethos as outlined in the Tidy Towns submission by impacting on the Social, Financial and health benefit of the Village of Newport by formalising additional links to an isolated park.

Response to Fiona Bonfield submission

We would like to acknowledge and thank the aforementioned for their support of the project in creating the positive link to the Village centre from the existing ball alley park. The formalisation of the river crossing is intended to create a safe accessible link for the community to engage the local amenity thus creating a safer more functional asset to the Village as a whole.

We hope that the above response outlines how the design aims to achieve the reduction in the antisocial behaviour and reinforce confidence in the design by addressing the other concerns regarding access and creating a link from the village centre to the isolated park. We acknowledge the support for the application and the aims of Tipperary County Council in linking the park to village centre.

Yours Faithfully,



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