

Gardaí investigate three burglaries in Golden area

Gardening equipment, building materials and tools were stolen in three burglaries in the Golden area over the past week.

A lawnmower and gardening tools were stolen from sheds at two homes in Golden village between 1am and 4am on Friday,

September 22. Meanwhile, builders' materials and tools were stolen from a house under construction at Rathclogheen, Golden between 5pm on Tuesday, September 19 and 7am on Wednesday, September 20. Gardai at Tipperary Town

Garda Station are investigating the spate of break-ins.

They have appealed to anyone who saw suspicious activity in Golden village or Rathclogheen on the nights the burglaries took place to contact the station at (062) 80670.

Grenade found near War of Independence monument

The Defence Forces bomb squad destroyed a hand grenade, believed to date from the War of Independence, that was discovered near the Soloheadbeg Ambush monument at Solohead last Friday morning.

The grenade was found by council workers carrying out road repairs near the monument shortly after 9am on September 22.

A Tipperary Town Garda Station spokesman said a number of neighbouring homes were evacuated as a precaution after the grenade

was discovered.

The Defence Forces Explosive Ordnance Disposal team was summoned from Cork.

The team removed the grenade to a safe location where it was destroyed in a controlled explosion.



Comhairle Contae Thiobraid Árann
Tipperary County Council

ROADS ACT 1993, AS AMENDED

PLANNING & DEVELOPMENT ACT 2000, AS AMENDED

FORM OF NOTICE TO BE PUBLISHED PURSUANT TO SECTION 51(3)(a) OF THE ROADS ACT 1993 (AS AMENDED) IN RELATION TO AN APPLICATION FOR APPROVAL OF A PROPOSED ROAD DEVELOPMENT AND THE SUBMISSION OF AN ENVIRONMENTAL IMPACT ASSESSMENT REPORT AND NATURA IMPACT STATEMENT

SUIR ISLAND INFRASTRUCTURE LINKS

TAKE NOTICE that Tipperary County Council has applied under Section 51(2) of the Roads Act 1993 (as amended) to An Bord Pleanála ('the Board') for approval in relation to a proposed road development consisting of the construction of:

- Two pedestrian bridges, the first bridge linking the proposed North Plaza on The Quay/Quay St./ Sarsfield St. Junction to Suir Island, and the second bridge connecting Suir Island to Raheen Road.
- Provision of a new public open space called the North Plaza which will be aligned with Sarsfield Street. The steps and ramp will be visible from O'Connell Street creating a new landmark in the town of Clonmel and will encourage pedestrian movement towards the River Suir.
- Provision of a bus stop on the western side of the North Plaza located on Quay Street with five benches providing comfortable facilities for public transport users.
- Provision of a sloping landscaped terrace with public seating, located inside the hairpin-shaped access ramp leading up to the northern bridge crossing.
- Provision of three benches and a 9-metre-long stepped promenade seating area integrated into the circular-shaped plaza.
- Provision of a pedestrian path or promenade along the existing berm embankment across Suir Island linking the two pedestrian bridges, to facilitate access between Denis Burke Park on Raheen Road and the proposed North Plaza on The Quay.
- Construction of a pedestrian/bicycle ramp from the link promenade onto Suir Island Carpark. The ramp is fully integrated into the landscape by using the existing slope of the berm.
- Construction of three sets of steps connecting the link promenade to Suir Island carpark and the eastern end of Suir Island.
- Provision of a mini public space within Suir Island Carpark at the entrance to the proposed Suir Island Gardens.
- Provision of a south arrival point for the second bridge connecting Suir Island to the Raheen Road. The south arrival point will consist of one access ramp to the east and one set of steps to the west, integrated with the bridge landing level and running parallel to the footpath.
- Construction of a new foul pumping station to be located within Suir Island car park which will facilitate future Irish Water connections. Wastewater will be pumped 0.1km approx. via rising main along the proposed bridge linking Suir Island to the proposed North Plaza where it will connect into the existing public network along The Quay.
- Ancillary site development works to include, but not limited to, surface water drainage, lighting and associated electrical works, hard and soft landscaping, road works to include surfacing and line marking, landscaping and installation of street furniture.
- The proposed development is located at The Quay, Quay Street, Suir Island and Raheen Road in Clonmel County Tipperary.

The location of the proposed development is illustrated in the map above right.

An Environmental Impact Assessment Report has been prepared in respect of the proposed development. The proposed development has the potential to impact on a designated European site or sites. A Natura Impact Statement has also been prepared and submitted in respect of the proposed development under Part XAB of the Planning and Development Act, 2000, as amended, for the purposes of Article 6 of the Habitats Directive.

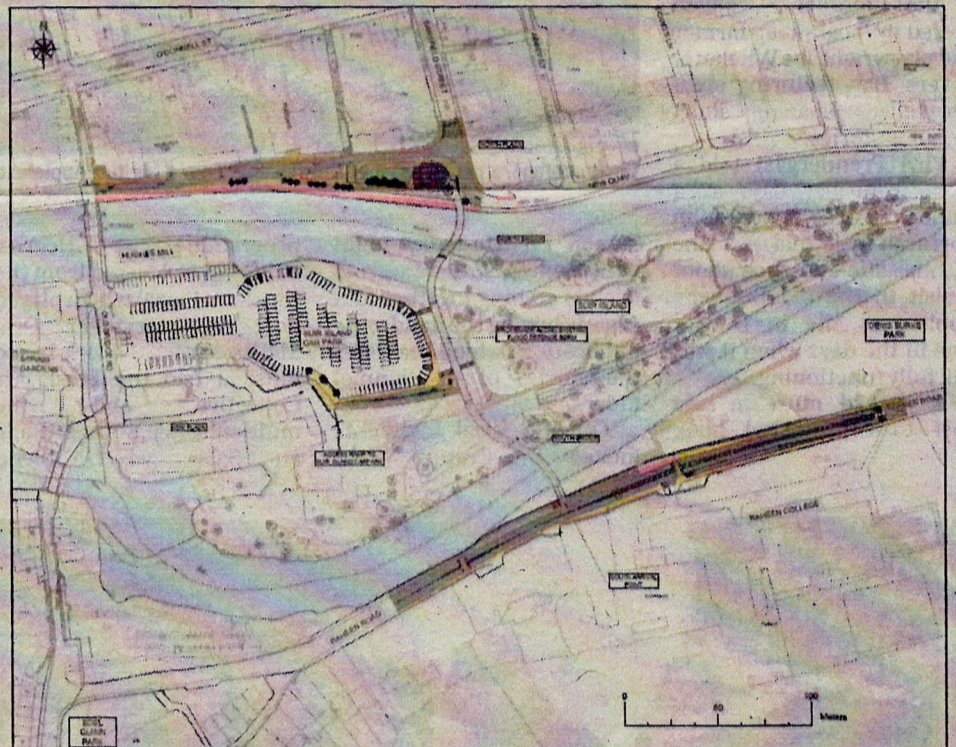
The application documentation including the Environmental Impact Assessment Report and the Natura Impact Statement may be inspected free of charge or purchased at a fee not exceeding the reasonable cost of making a copy, at the following locations on working days between the hours of 9.30am and 4.30pm Friday 29th September 2023 to Monday 13th November 2023 inclusive (excluding public holidays):

- At
- Tipperary County Council, Civic Offices, Emmet Street, Clonmel, County Tipperary E91D5T7
 - Tipperary County Council, Civic Offices, Limerick Road, Nenagh, County Tipperary, E45A099

And the offices of An Bord Pleanála, 64 Marlborough St, Dublin 1, D01 V902. Opening hours: Monday to Friday - 9.15am to 5.30 pm (Tel: 01 8588100).

Details of the proposed development are also available online at: <https://consultations.tipperarycoco.ie/suir-island-infrastructure-links-project>

The Board may, in relation to an application for approval under Section 51 of the Roads Act 1993 (as amended), by order, approve the proposed road development with or without modifications or it may refuse such development or any part thereof.



Submissions or observations may be made, in writing, to the Board at An Bord Pleanála, 64 Marlborough St, Dublin 1, D01 V902 and must be received during the period specified above i.e., on or before 5.30pm on Monday 27th November 2023 in relation to:

- the implications of the proposed development for proper planning and sustainable development of the area in which the development is concerned;
- the likely effects on the environment of the proposed development, and
- the likely significant effects of the proposed development on a European site, if carried out.

Any submissions/observations must be accompanied by a fee of €50 and must be received by the Board not later than 5.30pm on 27th November 2023. This fee will not apply to certain prescribed bodies including those specified in Section 51(3)(b) of the Roads Act 1993 (as amended) or to landowners.

Submissions/observations can also be made on the An Bord Pleanála website at the following address: <https://online.pleanala.ie/en-ie/sid/observation>.

Any enquiries relating to the application process should be directed to the Strategic Infrastructure Development Section of An Bord Pleanála (Tel. 01-858 8100).

A person may question the validity of any decision by An Bord Pleanála on a proposed road development by way of an application for judicial review, under the Rules of the Superior Courts (and in particular Order 84 of the Rules of the Superior Courts contained in S.I. No. 15 of 1986 as amended) and in accordance with Sections 50, 50A and 50B of the Planning and Development Act 2000 (as amended).

Practical information on the review mechanism can be accessed under the heading: "Legal Notices - Judicial Review Notice" on An Bord Pleanála website www.pleanala.ie. This information is also available on the Citizens Information Service website www.citizeninformation.ie.

Dated this 22nd day of September 2023.

Signed: Marcus O'Connor, Director of Services
Roads, Transportation and Infrastructure, Tipperary County Council,
Civic Offices, Limerick Road, Nenagh, Co. Tipperary.

Average secondhand semi rose by 4.2%

The price of the average secondhand three-bed semi in Tipperary has increased to €234,375, up 4.2% from €225,000 in three months, according to a national survey by Real Estate Alliance.

Across the county, the average time taken to sell has increased by one week to an average of five weeks, the Q3 REA Average House Price

Index shows.

The survey shows that 68% of purchasers were first-time buyers, and 13% of purchasers were from outside of the county. A total of 36% of sales in the county this quarter were attributed to landlords leaving the market.

Average prices in Roscrea increased 5.4% to €195,000, with time to sell increasing by

one week to an average of six weeks.

"Roscrea town is still very much a local market, and there has been no new developments constructed here in 15 years," said Seamus Browne of REA Seamus Browne, Roscrea.

Average prices in Newport increased 8.7% to €250,000, with time on the market in the area currently averaging

at four weeks.

"Supply is a major issue, although currently there are not as many customers in the market," said James Lee of REA John Lee, Newport.

Nenagh prices increased by 1% to €247,500, with time to sell increasing by one week this quarter to an average of four.

"The market for July and August was very quiet in

general as many purchasers were taking extended summer holidays," said Eoin Dillon of REA Eoin Dillon Nenagh.

"There were virtually no three-bed semis available for sale in quarter 3, with only one listed on websites as of September 5.

"We would expect that if one were available then it would be snapped up very

fast," he said.

In Clonmel, average prices increased 2.1% to €245,000, with time to sell increasing by one week to four weeks.

The REA Average House Price Index concentrates on the actual sale price of Ireland's typical stock home, the three-bed semi, giving an accurate picture of the secondhand property market in towns and cities.



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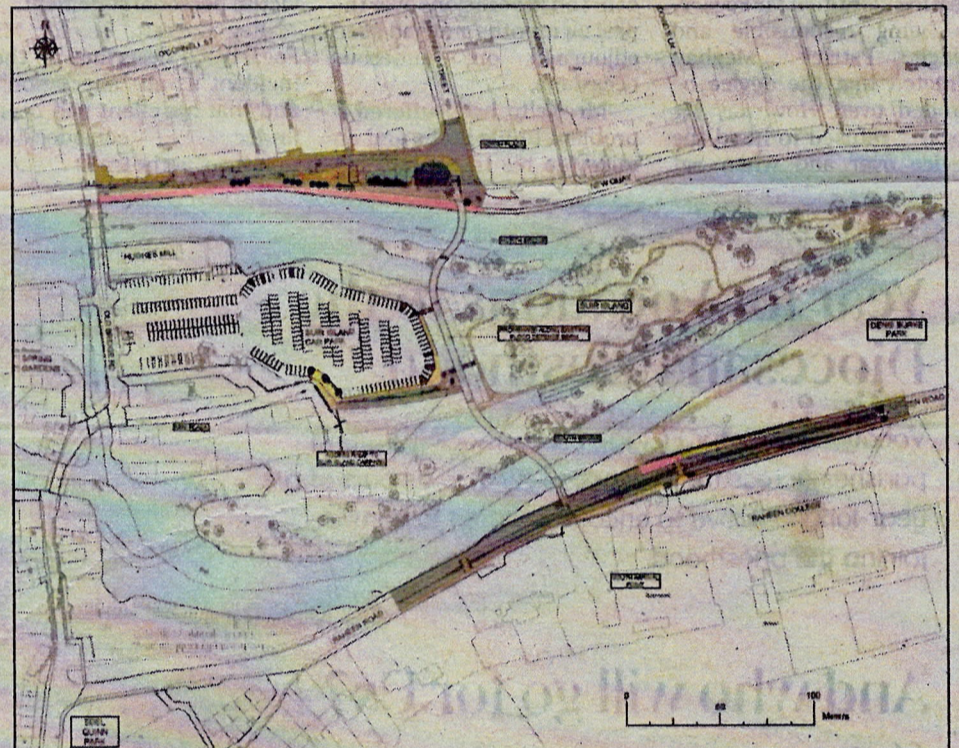
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Dated this 22nd day of September 2023.

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