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INTRODUCTION

Background

- 12.1 This Chapter of the EIAR addresses the effects on the archaeological, architectural and cultural heritage of the application site and the surrounding area of a proposal to replace the existing biomass-fired boilers and biomass-fired thermal fluid heater with new renewable energy plants at Medite's manufacturing plant in Redmondstown, Clonmel, Co. Tipperary. The site location and study area are indicated in **Figure 2-2**.
- 12.2 The Proposed Development comprises replacement of existing aging biomass boilers and biomass thermal fluid heater serving both of Medite's two production lines. The new renewable energy plants will have rated thermal input capacity of up to 60 MW and 30 MW for Line 1 and Line 2 production lines, respectively. The proposed 60MW plant serving Production Line 1 will also provide the thermal energy currently provided by a gas fired thermal fluid heater that will be retained for backup purposes. The proposed development is described in detail in Chapter 2 of this EIAR.
- 12.3 The Proposed Development will be located within the confines of the existing Medite site and within three primary development areas as indicated in Figure 2-5 and plate 12-7 below. They are:
- Development Area 1 will accommodate the fuel reception, storage and conveying/screening plant and associated infrastructure works, including the modified MTX building and associated plant.
 - Development Area 2 will accommodate the new Line 1 energy plant which will be located to the south of the Medite site. The two existing wood biomass fired boilers (18MW each) that serve Line 1 will be decommissioned and the existing equipment will be retained on site. The natural gas-fired Thermal Fluid Heater will be retained as a backup energy source. Trees will be removed to facilitate the proposed development at this location.
 - Development Area 3 will accommodate the new Line 2 energy plant which will be located adjacent to the existing Line 2 Energy Plant. The existing single wood biomass fired Thermal Fluid Heater (19MW) serving Line 2 will be decommissioned and the existing Thermal Fluid Heater equipment will be dismantled and removed from the site.
- 12.4 The Proposed Development also includes an area to the northeast boundary to allow for replacement tree planting.

Scope of Work / Methodology

- 12.5 This study is an assessment of the known or potential cultural heritage resource within a specified study area relating to the proposed development and includes the information that may reasonably be required for reaching a reasoned conclusion on the significant effects of the project on the environment, taking into account current knowledge and methods of assessment.

- 12.6 It consists of a collation of existing written and graphic information in order to identify the likely context, character, significance and sensitivity of the known or potential cultural heritage, archaeological and structural resource using an appropriate methodology (EPA 2002, 2003 and 2022).
- 12.7 The criteria and definitions for describing effect is drawn from the 2022 EPA Guidelines Table 3.4 Description of Effects. The study involved detailed investigation of the archaeological and historical background of the development site, the landholding and the surrounding area extending 1km from the development boundary (**Figure 12-1**). In the professional judgment of the assessor based on more than 30 years experience of archaeological, architectural and cultural heritage 1km represents a reasonable area in which to assess the potential impacts on archaeological, architectural and cultural heritage presented by the current proposal under assessment. This area was examined using information from the Record of Monuments and Places of County Tipperary, the Tipperary County Development Plan 2022 - 2028, lists of excavations and cartographic and documentary sources. A field inspection was carried out to identify and assess any known archaeological sites and previously unrecorded features and portable finds within the application site.
- 12.8 An impact assessment and mitigation strategy have been prepared. An impact assessment is undertaken to identify likely significant adverse effects that the proposed development may have on the cultural resource, while a mitigation strategy is designed to avoid, reduce or offset such adverse impacts.

Application Site

- 12.9 The application site is in the townland of Redmondstown, Co. Tipperary, on OS Six Inch sheets Nos. TS 77 and TS 83, immediately to the west of the L2506 local road and c.1.5km to the north-east of the town of Clonmel. The proposed application area is 29.7ha in extent.
- 12.10 Extracts from the Record of Monuments and Places for County Tipperary are presented on a map of the local area around the site in Figure 12-1. RMP sites included on the Records of Monuments and Places statutory mapping are identified by black circles and polygons. These are discussed in the archaeological assessment section and all RMPs in the study area are included in Appendix 1. The application area is shown in red.

Contributors / Author(s)

- 12.11 The assessment was prepared by Dr. Charles Mount who is a member of the Institute of Archaeologists of Ireland and has more than thirty years of cultural heritage assessment experience. He holds M.A. and Ph.D. degrees in archaeology as well as a professional diploma in EIA and SEA Management. Dr. Mount has recently prepared the EIAR cultural heritage assessments for:
- Irish Water for the Ringsend Wastewater Treatment Plant and the Co. Fingal Regional Biosolids Storage Facility.
 - Saint-Gobain Mining (Ireland) Ltd. for the open cast gypsum mine at Knocknacran (East & West) and Drumgoosat, Co. Monaghan.

- Irish water for the proposed Solar Photovoltaic (PV) development at the Ballymore Eustace Water Treatment Plant (WTP) in Bishopsland Townland, Ballymore Eustace, Co. Kildare.
- For Shanon Resources Ltd. for the proposed Garrylaun, Cos. Kilkenny and Laois mining project.
- Crodaun Development Company Ltd. for the proposal to develop a residential development for 320 dwellings and a childcare facility at Crodaun, Celbridge, Co. Kildare.
- Vida M1 Limited for the M1 Business Park, at M1 Junction 5, Co. Fingal.
- Hibernia Steel (Manufacturing) Ltd. for a Proposed Galvanising Facility at Mell, Drogheda, Co. Louth.

Limitations / Difficulties Encountered

- 12.12 No difficulties were encountered during the desktop study, field inspection or in the preparation of this report.

REGULATORY BACKGROUND

- 12.13 The following paragraphs set out the regulatory background regarding cultural impact assessments in Ireland in general and the site-specific planning background relevant to this cultural impact assessment.

Legislation

- 12.14 Apart from the EIA Directive, no specific Irish legislation exists governing cultural heritage assessments.

Planning Policy and Development Control

The Tipperary County Development Plan 2022-28

- 12.15 The Tipperary County Development Plan 2022-28 is the statutory county level plan detailing the development objectives/policies of the local authority. The plan includes objectives and policies, relevant to this assessment, i.e., regarding cultural heritage.

Cultural Heritage

- 12.16 Chapter 13 of the Tipperary County Development Plan 2022-28 sets out the policies on cultural heritage within the county. The protection and conservation of buildings, structures and their settings, as protected structures and archaeological monuments, will continue to be a key element in built heritage policy.

Built Heritage

12.17 There are a range of policies and objectives related to Built Heritage in the plan (see below).

Policy 13 - 1 Encourage and support the sympathetic restoration, re-use and maintenance of protected structures thereby ensuring their conservation and protection. In considering proposals for development, the Council will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities, (DAHG 2011) or any amendment thereof, and proposals that will have an unacceptable impact on the character and integrity of a protected structure or adjoining protected structure will not be permitted.

Policy 13 - 2 Encourage and support new development that contributes to the enhancement of ACAs with regard to; a) Impact on the character, appearance and integrity of the ACA in terms of compatibility in design, colour, finishes and massing of form; b) Impact on the existing amenities, character and heritage of the ACA; c) The importance of retaining important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, plasterwork etc as appropriate.

Policy 13 - 3 Seek the sympathetic restoration, appropriate re-use and maintenance of buildings/features which are considered to be of local and vernacular architectural importance.

Policy 13 - 4 Safeguard sites, features and objects of archaeological interest, including Recorded Monuments, National Monuments and Monuments on the Register of Historic Monuments, and archaeological remains found within Zones of Archaeological Potential located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure their preservation (i.e. in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the Department of Arts, Heritage and the Gaeltacht. Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require an archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at, or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact on the underwater environment and developments requiring EIA.

Policy 13 - 5 Respect and preserve the remains (both sub-surface and upstanding) of the medieval towns in line with the Conservation, Management and Interoperation Plans in place for each town, in line with the guidance of the Heritage Council and the National Policy on Town Defences (DEHLG, 2008).

Policy 13 - 6 Consider landscapes of archaeological significance and, if considered necessary, require an impact assessment for proposed development which could have a significant impact on the identified landscape.

Policy 13 - 7 Consider underwater archaeology and ensure that development to river banks or coastal edges within the vicinity of a site of archaeological interest shall not be detrimental to the character of the archaeological site or its setting.

Objective 13 - A Support the owners of structures on the RPS and structures in ACAs through educational and information actions to assist in the conservation and active use of built heritage.

Objective Policy 13 - B Administer and manage built heritage funding schemes such as the 'Built Heritage Investment Scheme', 'Structures at Risk Scheme' etc and any review thereof, to support owners of built heritage in the county.

Objective Policy 13 - C Ensure that the towns of Cashel, Fethard, Carrick on Suir and Clonmel remain members of the Irish Walled Towns Network, and to carry out an annual maintenance, interpretation and conservation programme in respect of each of these towns

Objective Policy 13 - D Carry out an audit of archaeological landscapes in Tipperary over the lifetime of the Plan, having consideration to landscapes that may extend into adjoining counties.

Objective Policy 13 - E Work closely with the relevant State bodies, International Council on Monuments and Sites, UNESCO, the relevant local authorities and local stakeholders to support the designation of the Royal Sites as a UNESCO World Heritage Site.

Objective Policy 13 - F Safeguard archaeological artefacts found on land or in rivers and, as appropriate, to file a 'Report of Discovery' with the National Museum of Ireland under Section 68 (2) of the National Cultural Institutions Act, 1997.

Archaeological and cultural heritage

12.18 Policy LH16: Archaeology and Cultural Heritage

It is the policy of the Council to safeguard sites, features and objects of archaeological interest, including monuments on the Sites and Monuments Record (SMR), the Record of Monuments and Places (as established under Section 12 of the National Monuments (Amendment) Act, 1994) and archaeological remains found within Zones of Archaeological Potential (ZAPs) located in historic towns and other urban and rural areas. In safeguarding such features of archaeological interest, the Council will seek to secure the preservation (i.e. preservation in situ or in exceptional circumstances preservation by record) and will have regard to the advice and recommendation of the Department of Arts, Heritage and the Gaeltacht.

Where developments, due to their location, size or nature, may have implications for archaeological heritage, the Council may require archaeological assessment to be carried out. This may include for a requirement for a detailed Visual Impact Assessment of the proposal and how it will impact on the character or setting of adjoining archaeological features. Such developments include those that are located at or close to an archaeological monument or site, those that are extensive in terms of area (1/2 ha or more) or length (1 kilometre or more), those that may impact the underwater environment and developments that require an Environmental Impact Statement.

The Clonmel and Environs Development Plan 2013

12.19 The Clonmel and Environs Development Plan 2013, currently under review, is the statutory local plan detailing the development objectives/policies of the local authority. The plan includes objectives and policies, relevant to this assessment, i.e., regarding cultural heritage.

Cultural Heritage

12.20 Chapter 7 of the Clonmel and Environs Development Plan 2013 sets out the policies on cultural heritage within the local area.

Built Heritage

12.21 There are a range of policies and objectives related to Built Heritage and Archaeology in the plan (see below).

Policy AH 1 It is the policy of the Council to conserve and protect buildings, structures and sites contained in the RPS that are of special interest and to ensure any development is appropriate and sensitively undertaken. In assessing development proposals the Council will, where applicable, have regard to the Architectural Heritage Protection Guidelines for Planning Authorities and any relevant Conservation and Management Plans. The Council will proactively work with developers/applicants to facilitate the appropriate reuse/redevelopment of Protected Structures. The Planning Authority will resist;

- a) Demolition of protected structures, in whole or part,
- b) Removal or modification of features of architectural importance,
- c) Development that would adversely affect the setting of a protected structure

Policy AH 2 Policy AH 2: Architectural Conservation Area (ACA)

It is the policy of the Council to ensure the enhancement and management of the ACA. Within the ACAs the Council will have regard to:

- a) The impact of proposed development on the character and appearance of the ACA in terms of compatibility of design, colour and finishes, and massing of built form;
- b) The impact of proposed development on the existing amenities, character and heritage of these areas; and,
- c) The need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, decorative plasterwork, etc.

Policy AH 3 It is the policy of the Council to safeguard sites, features and objects of archaeological interest generally and the Council will protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places and sites, features and objects of archaeological and historical interest generally.

Policy AH 4 It is a policy of the Council to continue to protect, conserve, manage and promote the Town Walls in a manner appropriate to their significance whilst also capitalising on their tourist potential. Proposed developments which would have a negative impact on the Town Walls will not be favourably considered.

Guidelines

12.22 The report format and some of the descriptions of effects are based on the **Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment** published by the Environmental Protection Agency (EPA) in May 2022.

Significant Risks

12.23 There are no known significant risks to human health or environmental effects, which may occur in relation to this cultural heritage assessment.

RECEIVING ENVIRONMENT

Study Area

- 12.24 The overall study area extends 1km from the application area in all directions and is shown in Figure 12-1.

Baseline Study Methodology

- 12.25 Research has been undertaken in two phases. The first phase comprised a paper survey of all available archaeological, historical and cartographic sources. The second phase involved a field inspection and assessment of the proposed development area.

Paper Study

- 12.26 This is a document search. The following sources were examined and a list of sites and areas of archaeological potential compiled:

- Record of Monuments and Places County Tipperary
- The Sites and Monuments Record
- Available remote sensing data
- Cartographic and written sources relating to the study area
- Tipperary County Development Plan 2022-28
- The Clonmel and Environs Development Plan 2013¹
- The National Inventory of Architectural Heritage

The Record of Monuments and Places

- 12.27 This was established under section 12 (1) of the 1994 National Monuments (Amendment) Act and provides that the Minister shall establish and maintain a record of monuments and places where the Minister believes there are monuments, such record to be comprised of a list of monuments and relevant places and a map or maps showing each monument and relevant place in respect of each county in the State. The associated files contain information of documentary sources and field inspections where these have taken place. Five Recorded monuments were noted within the study area. All available information on these sites is provided in Appendix 12.1.

Cartographic Sources

- 12.28 This included seventeenth century mapping as well the 1st and 2nd editions of the Ordnance Survey six-inch maps and Documentary sources provide more general historical and archaeological background.

¹ The Draft Clonmel Local Area Plan 2024-2030 was also reviewed however the Record of Protected Structures (RPS) is not included as part of the draft stage.

The County Development Plan

12.29 This notes structures listed for preservation.

Field Inspection

12.30 A field inspection was carried out on the 8th of September 2022 and the 9th of November 2023 to determine the location, extent and ascertain the significance of any archaeological sites and to identify any previously unrecorded or suspected sites and potable finds.

RECEIVING ENVIRONMENT, HISTORICAL AND ARCHAEOLOGICAL LANDSCAPE**The Landscape**

12.31 The application site located in the townland of Redmondstown, Co. Tipperary, on OS Six Inch sheets Nos. TS 77 and TS 83 , immediately to the west of the L2506 local road and c.1.5km to the north-east of the town of Clonmel. The soil is a Clonroche series Fine loamy drift with siliceous stones (<http://gis.teagasc.ie/soils/map.php>).

Historical and Archaeological Background

12.32 The following is a brief summation of the main types of sites and monuments that are known from the county along with the historical development of the study area. It is intended as a guide to the types of sites and monuments that might be encountered in the study area.

12.33 The site is situated in the townland of Redmondstown Co. Tipperary, in the civil parish of Kilgrant and barony of Iffa and Offa East.

The Prehistoric Period

12.34 There is no evidence for prehistoric activity in the study area.

The Early Medieval Period

12.35 In the Early Medieval period (500 AD-1170 AD) the study area was part of the tricha (local kingdom) of Uibh Eóghain Fhinn, known in the later medieval period as Iffowyn which was part of the regional kingdom of Déisi Muman (McCotter 2008, 217-8). Classically settlement at this period is indicated by the presence of enclosed farmsteads known as ringforts, when enclosed with earthen banks, and cashels when enclosed by stone walls. There are ringforts known from the study area in Laganore (RMP TS083-008---- and TS083-009----), Redmondstown (RMP TS083-010-townlands and Enclosures, that may be the remains of ringforts, known from Ballyvaughan (RMP TS077-102----) and Tikincor Lower (RMP WA002-081----) that indicate Early Medieval settlement.

The Later Medieval Period

12.36 In 1185 Prince John granted William de Burgo Iffowyn which later became known part the barony of Iffa and Offa East (Otway-Ruthven 1980, 69).The process of sub-infeudation is normally

associated with the construction of timber castles, known as Motte and Baileys. These earthwork fortifications were used to house and defend the Norman lords and their retinues while they set about the process of pacifying and organizing their new fiefs. The closest Motte to the study is RMP TS077-021 in Clonwalsh townland 2km to the north.

- 12.37 In the 15th and 16th centuries tower houses, fortified residences in the form of rectangular towers, usually four or five storeys high, constructed by lords or landholder and were often partially or completely enclosed by a bawn. There are no tower houses in the study area. The closest example in Powerstown townland RMP TS077-087001- is situated 1.2km to the north-west of the application area. It was held by the Power family of Powerstown the sixteenth and seventeenth centuries.

The Post-Medieval Period

- 12.38 The Civil Survey (Simington 1931 Vol 2, 287) records that in 1640 Redmondstown was held by Thomas Lord Baron of Caher. The land was recorded as having no buildings or other improvements. By 1670 the Book of Survey and Distribution (<http://downsurvey.tcd.ie/>) records the lands had come into the hands of Hugh Adcliffe and Charles Alcock.
- 12.39 In the eighteenth century much of Redmondstown had been regained by the Butler’s of Caher and in 1816 Richard Butler was made Earl of Glengall. In 1814 Redmondstown House was occupied by J. Parson Ducket and by 1837 by the Quinn family. In the 1850s R.G. Fitzgerald held the house from the Earl of Glengall. In 1853 most of Redmondstown was sold by the Butlers (landedestate.ie). Griffith’s Primary Valuation of Ireland 1848-64 records that Redmondstown was held by R.G. FitzGerald, the Earl of Glengall, Joseph Clibburn and the Rev. Maurice wall (<http://griffiths.askaboutireland.ie/>).

BUILDINGS

Protected Structures

- 12.40 The Tipperary County Development Plan 2022-28 and the Clonmel and Environs Development Plan 2013 Record of Protected Structures contained therein was examined as part of the baseline study for this chapter of the EIAR. The review established that there are no Protected Structures within the application area. There are two Protected structures listed within the study area (see below and Fig. 12-1).

**Table 12-1
Protected Structure**

No.	12 and 13
Structure type	Country house
Townland	Newtownanner Demesne
Designation	Record of protected Structures
Data source	Clonmel and Environs Development Plan 2013

Perceived Significance:	Regional
Type of effect:	Neutral. These structures are considered to be too far distant to be effected by the Proposed Development.
Significance of effect:	None. These structures are considered to be too far distant to be effected by the Proposed Development.
Description	<p>Detached country house, built 1829, comprising three-bay two-storey centre block with slightly-projecting three-bay three-storey wings and slightly-lower two-storey T-shaped block to rear comprising central three-bay part flanked by five-bay part to north-west and four-bay to north-east, latter with bowed west end and having single-storey canted-bay to rear. Pitched slate roof to centre block and hipped slate to wings and to east and west gables of rear block. Rendered chimneystacks to rear elevations of wings and to rear block. Decorative carved timber bargeboards to pitched north gable of rear block. U-plan stairwell pierces roof at junction of centre and rear blocks, with curving slate roof. Roughcast rendered walls with cut limestone eaves course. Square-headed window openings with timber sliding sash windows and limestone sills. Nine-over-six pane windows to ground floor, six-over-six pane windows to first floor and four-over-eight pane to second floor of wings. Six-over-six pane timber sliding sash windows to bowed east end of south-east rear block, with various timber transomed and mullioned and other casement windows to rear elevations. Oriel window to east elevation of east wing, supported on moulded brackets, having moulded cornice and sill course, with six-over-six pane timber sliding sash window to front and eight-pane casements to sides, all with shouldered and kneed render surrounds. Ornate carved limestone doorcase comprising round-headed opening with carved limestone archivolt with elaborate petal and cobweb fanlight. Entablature with patera and frieze and paired Doric-style cut limestone engaged columns framing sidelights with decorative glazing and timber panel and glazed double-leaf door with cut limestone advance. Cut limestone piers to entrance gates to main road, with carved caps and cast-iron gates and railings.</p> <p>Farmyard to the east of Newtownanner House; Farmyard of stone buildings set out in a court yard.</p>

Non-designated Structures

12.41 The National Inventory of Architectural Heritage (NIAH) which is maintained by the Dept. of Housing, Local Government and Heritage was examined as part of the baseline study for this chapter of the EIAR on the 8th of November 2023. The review established that there are no additional structures included in the NIAH situated within the application area. There are ten structures listed in the NIAH in the study area (see below and Fig. 12-1).

**Table 12-2
Non-designed Structure 1**

No.	NIAH 22207721
Structure type	Grotto
Townland	Newtownanner Demesne
Designation	None
Data source	NIAH
Perceived Significance:	Regional
Type of effect:	Neutral. This structure is considered to be too far distant to be effected by the Proposed Development.
Significance of effect:	None. This structure is considered to be too far distant to be effected by the Proposed Development.
Description	Three-bay single-storey rubble limestone masonry shell grotto to north-west of country house, built c.1830. Pointed-arch entrances with rubble limestone voussoirs. Cut limestone steps and rubble limestone masonry well with pointed-arch opening adjacent to shell grotto.

**Table 12-3
Non-designed Structure 2**

No.	NIAH 22207722
Structure type	Garden temple
Townland	Newtownanner Demesne
Designation	None
Data source	NIAH
Perceived Significance:	Regional
Type of effect:	Neutral. This structure is considered to be too far distant to be effected by the Proposed Development.
Significance of effect:	None. This structure is considered to be too far distant to be effected by the Proposed Development.
Description	Remains of garden temple, built c.1830, to west of Newtownanner House, with boathouse to underside, looking onto boating canals and ponds. Flights of cut limestone steps to north and south having

	rendered brick and rubble limestone piers at landing level and at base. Ruinous remains of stone and brick temple to platform accessed by the flights of steps.
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**Table 12-4
Non-designed Structure 3**

No.	NIAH 2207723
Structure type	Walled garden
Townland	Newtownanner Demesne
Designation	None
Data source	NIAH
Perceived Significance:	Regional
Type of effect:	Neutral. This structure is considered to be too far distant to be effected by the Proposed Development.
Significance of effect:	None. This structure is considered to be too far distant to be effected by the Proposed Development.
Description	Walled garden to north of Newtownanner House, built c.1830, having rubble sandstone and limestone masonry piers with rendered caps and rubble sandstone and limestone masonry walls to exterior and brick to interior. Orchard to interior.

**Table 12-5
Non-designed Structure 4**

No.	NIAH 22208301
Structure type	Church
Townland	Powerstown
Designation	None
Data source	NIAH
Perceived Significance:	Regional
Type of effect:	Neutral. This structure is considered to be too far distant to be effected by the proposal.

Significance of effect:	None. These structures are considered to be too far distant to be effected by the proposal.
Description	Freestanding cruciform-plan Roman Catholic church, dated 1810, having two-bay nave, single-bay transepts and three-bay east end having single-bay chancel with two-bay sacristy behind, and extensions added 1992 comprising catslide roofs to north-east re-entrant corner and octagonal-plan belltower with lantern to west, entrance, end. Pitched artificial slate roofs, hipped to belltower. Pebbledashed walls, render cross to bell tower, and limestone plaque dated 1993. Round-headed window openings with stained glass windows, with lower timber casement windows to sacristy and vertical ribbon windows to tower. Timber battened double-leaf doors to tower. Segmental-arched door opening to west end of nave with dressed limestone surround and dropped keystone dated 1810, having half-glazed timber battened double-leaf doors. Interior has timber king-post truss roof, gallery to entrance end, marble altar furniture and side altar. Graveyard to site. Painted square-profile piers, wrought-iron double-leaf gates, and rendered and rubble stone walls to site boundary.

Table 12-6
Non-designed Structure 5

No.	NIAH 22208316
Structure type	House
Townland	Twomilebridge
Designation	None
Data source	NIAH
Perceived Significance:	Regional
Type of effect:	Neutral. This structure is considered to be too far distant to be effected by the Proposed Development.
Significance of effect:	None. These structures are considered to be too far distant to be effected by the Proposed Development.
Description	Detached U-plan three-bay two-storey over basement house, built c. 1770, subsequently remodelled c. 1880, having three-storey elevation to rear, projecting full-height bowed entrance bay with open-bed pediment, balustraded canted-bay windows to ground floor front, and recent flat-roofed two-storey extension and recent fire escape to rear. Entrance bay has full-height pilasters at junction with house proper, presenting to ground floor as Ionic pilasters with entasis. Hipped slate roofs, pitched to central recessed rear bay, with rendered

chimneystacks. Decorative paired brackets to front and south elevations only, with moulded cornice above, continuing to form part of pediment to entrance bay, and moulded platband below. Painted lined-and-ruled rendered walls with render detailing to front and south elevations, comprising plinth with moulded coping, platband at cornice level of bay windows, moulded platband at first floor sill level, forming sills to windows of south elevation and continuing to form coping to balustrades of bay windows. Timber sliding sash one-over-one pane windows to front and south elevations, with rounded corners to glazing, and having moulded surrounds to south elevation and to first floor of front elevation, all with render keystones, ornately-detailed knees to front elevation and shoulders and knees to south elevation, and having cut limestone sills to all windows of front elevation. Venetian windows to first floor end bays of front elevation with render keystones and moulded imposts. South elevation has one tripartite window to first floor. Bay windows have double sash frames to front faces, with panel detail to mullions, moulded render string course above windows and having balustrades with slightly projecting moulded plinths.

Rear elevation has six-over-six pane timber sliding sash windows, extension has some three-over-three pane timber sliding sash windows, and both have some uPVC replacement windows, all windows having cut limestone sills. Entrance bay has blind oculus to pediment with render surround, and round-headed window to first floor flanked by square-headed windows to curved sides, with sills set into sill course. Square-headed entrance doorway with glazed timber panelled vertically-divided door with overlight and flanked by render Ionic pilasters, matching those elsewhere to entrance bay, and similar windows to first floor. Square-headed door opening with render Ionic pilasters with half-glazed timber panelled vertically-divided door with overlight and limestone step. Doorways, one blind, to south elevation, with moulded render surrounds, one with keystone and glazed timber panelled double-leaf door with sidelights and overlight. Walled garden to north with rubble stone walls. Yard to north has ranges of two-storey outbuildings to west and north, having barrel-profile corrugated-iron roofs and rendered rubble stone walls. Seven-bay west range has round-headed doorways with render over cut sandstone voussoirs and remains of timber battened doors, segmental-headed windows with brick arches and remains of timber frames, and lunette over centre doorway with render over rubble sandstone voussoirs. North range has paired elliptical-headed carriage entrances to centre and round-headed doorways to ends, with cut sandstone voussoirs with raised keystones, and segmental-headed windows with brick voussoirs and timber sliding sash windows.

**Table 12-7
Non-designed Structure 6**

No.	NIAH 22208317
Structure type	School
Townland	Killaloe Lower
Designation	None
Data source	NIAH
Perceived Significance:	Regional
Type of effect:	Neutral. This structure is considered to be too far distant to be effected by the Proposed Development.
Significance of effect:	None. These structures are considered to be too far distant to be effected by the Proposed Development.
Description	Detached multiple-bay single-storey former school, having two-storey teacher's residence to north end, built c. 1860, with dormered vents to front elevation and dormer windows to front and north elevations of teacher's house. Lower one-bay projection to front elevation, with shallower porch projection to south and recent flat-roofed extension to rear elevation. Now in use as house. Slate roofs, hipped to school and teacher's residence, hipped and with vent gablet to projection and having gablets to dormers and entrance to teacher's residence, and to triangular-headed vents in front elevation of school and to centre of projection, with ornately-carved timber valences to overhanging eaves of all elevations except rear, and similarly-detailed bargeboards with carved inverted finials to all gablets and dormers. Rendered triple-offset chimneystacks. Snecked roughly-dressed limestone walls with cut-stone quoins and dressed plinth to all except rendered rear elevation and extension. Square-headed window openings with cut limestone sills, windows of south and front elevations having carved limestone label-mouldings and sills, continuous to groups of windows to south elevation and south end of front elevation, these groups comprising triple sliding sash windows flanked by double sash windows, all mullioned-and-transomed four-over-four pane and having pointed arch glazing to upper sashes and to pivoting toplights. Similar triple sash window to projection, square-headed four-pane timber casement window set in blind Tudor-arch recess to west elevation of teacher's residence and double timber sliding sash one-over-one pane window with pointed glazing to toplight to south elevation Tudor-arch door openings to school porch and to entrance of teacher's residence, with cut limestone voussoirs, timber panelled doors, being replacement to latter entrance. Double timber sliding sash two-over-four pane windows to dormer of teacher's residence, upper lifts having

	pointed glazing. Replacement uPVC and timber windows to rear elevation, extension and some to west front elevation of teacher's residence. Rubble limestone walls and square-profile piers to site boundary, with metal gate.
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**Table 12-8
Non-designed Structure 7**

No.	NIAH 22208318
Structure type	Country house
Townland	Twomilebridge
Designation	None
Data source	NIAH
Perceived Significance:	Regional
Type of effect:	Neutral. This structure is considered to be too far distant to be effected by the Proposed Development.
Significance of effect:	None. These structures are considered to be too far distant to be effected by the Proposed Development.
Description	Detached three-bay two-storey over basement house, built c. 1820, with three-bay rear and side elevations, having slightly-lower single-bay addition slightly recessed to west elevation, full-height single-bay return and addition to north. Hipped slate roof, lean-to to return and full-height addition and hipped to lower addition, with rendered chimneystacks, oversailing timber panelled eaves, and moulded render eaves course. Render removed from all except north wall, exposing snecked rubble sandstone with squared quoins. Square-headed window openings with tooled limestone sills and red brick to surrounds and below sills, with timber sliding sash windows, three-over-six pane to first floor and basement and six-over-six pane to ground. Segmental-headed opening with red brick voussoirs, chamfered cut limestone doorcase with side panels having chamfered panel detail, moulded cornice, plain fanlight, timber panelled door and having cut limestone steps and threshold. Square-headed doorway to west elevation with glazed timber panelled door with plain overlight and reached by steps over basement area. Yard to north has segmental-headed carriage archway and camber-arched pedestrian entrance, having brick voussoirs to former and sandstone to latter, in rubble sandstone wall. Two-bay two-storey outbuilding to north side of yard with pitched corrugated asbestos roof, rubble stone walls, square-headed window openings and segmental-arched door opening. Multiple-bay two-storey outbuilding to west side of yard with lean-to artificial slate roof,

	roughcast rendered walls, square-headed openings and elliptical-headed carriage entrance. Recent rubble sandstone boundary walls and piers to road entrance to site.
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**Table 12-9
Non-designed Structure 8**

No.	NIAH 22208321
Structure type	Bridge
Townland	Ferryhouse
Designation	None
Data source	NIAH
Perceived Significance:	Regional
Type of effect:	Neutral. This structure is considered to be too far distant to be effected by the Proposed Development.
Significance of effect:	None. These structures are considered to be too far distant to be effected by the Proposed Development.
Description	Six-arch humpbacked road bridge over River Suir, built 1690, comprising five irregular segmental arches, with cut sandstone V-cutwaters to west elevation, and one dry elliptical arch to river bank at south side. Rubble limestone walls and parapets, with metal tie-bars and cut limestone voussoirs, having ornate carved scroll keystones to west elevation.

**Table 12-10
Non-designed Structure 9**

No.	NIAH 22900201
Structure type	Bridge
Townland	Ferryhouse
Designation	None
Data source	NIAH
Perceived Significance:	Regional
Type of effect:	Neutral. This structure is considered to be too far distant to be effected by the Proposed Development.

Significance of effect:	None. These structures are considered to be too far distant to be effected by the Proposed Development.
Description	Five-arch rubble stone hump back road bridge over river, c.1740, with single-arch pedestrian underpass to north. Repointed, c.1990. Random rubble stone walls repointed, c.1990, with cement mortar having cut-stone triangular cut-waters to piers to west, cast-iron tie plates, and rendered coping. Series of five segmental arches with squared stone voussoirs having chamfered reveals, scroll keystone to one arch, and rubble stone soffits having render over. Single round arch to pedestrian underpass with squared rubble stone voussoirs, and squared rubble stone soffits having render over. Sited spanning River Suir with grass banks to river supporting tow path to north.

The structure closest to the application area, NIAH 22207722 a garden temple, is located c. 90m north-east of the application area in woodland on the far side of the Anner River and is considered too far distant to be directly or indirectly impacted by the proposal. This setting of this building will be further screened by the proposed woodland planting on the north-east boundary of the development area. The remaining NIAH structures in the study area are more distant and are considered to be too far distant to be directly physically effected and are all screen by trees so that their settings are not effected.

Field Inspection

- 12.42 Fieldwork was carried out on the 8th of September 2022 to identify any additional upstanding non-designated structures in the vicinity of the application area. This involved assessing all upstanding structures that are marked on the 1906 edition of the six-inch Ordnance Survey mapping either within or within 100m of the application area (see Fig. 12-1). There are two structures situated in this area that are not of special architectural interest (see below).

Table 12-11
Field Inspection Structure 1

No.	1
Structure type	Semi-detached cottage
Townland	Redmondstown
Designation	None
Data source	1906 6 inch Ordnance Survey map
Perceived Significance:	None
Type of effect:	Neutral. This structure is not of special architectural interest.
Significance of effect:	None. This structure is not of special architectural interest.

Description	Two semi-detached cottages, two bay with slate roofs and single chimney. Each has a right-angle extension to the front. No heritage interest.
Photos:	Plates 12-1 – 12-2

Table 12-12
Field Inspection Structure 2

No.	2
Structure type	Cottage
Townland	Redmondstown
Designation	None
Data source	1906 6 inch Ordnance Survey map
Perceived Significance:	None
Type of effect:	Neutral. This structure is not of special architectural interest.
Significance of effect:	None. This structure is not of special architectural interest.
Description	Cottages, two bay with concrete tile roof and two chimneys. No heritage interest.
Photos:	Plates 12-3 – 12-4

ARCHAEOLOGY

Archaeological Assessment

Recorded Monuments

Examination of the Record of Monuments and Places for Co. Tipperary SR indicated that there are no Recorded Monuments located within the application area (see Fig. 12-1 and Appendix 12.1). The closest Recorded Monument externally to the application area is a Ringfort – rath in Redmondstown townland RMP TS083-010----. This is described in the RMP as:

On a natural rise, now at edge of landscaped grounds of Medite factory which is located to W of monument. The ringfort is very badly overgrown and interior inaccessible at time of inspection. Roughly circular area (dims. c. 31-36m based on OS 6-inch map) enclosed by a substantial bank (Wth 2.1m crest, 8.2m base; int. H 1m; H above fosse 3.26m) and external fosse (Wth 7.1m; D 0.9m). Described in 1983 as "a large circular, flattish area surrounded by a large earthen bank on very high embankment with a silted up fosse

outside. Interior slopes from W-E and a very large depression running W-E along S half is visible" (OPW file), this appears to be the result of quarrying. According to the OPW file the entrance may have been at E. Landscaping has changed topography to S and SW outside fosse, which latter may have been widened during this work.

This monument is preserved in a landscaped buffer zone to the east of the existing development and application area. This is in accordance with the following conditions that were attached to the planning application Ref. No. P37509 granted in May 1981 - Condition no. 3:

The ancient earthworks which is located close to the road boundary fence towards the eastern end of the site shall be preserved.

And planning permission Ref. No. P312290 granted in July 1990 - Condition no. 3

The ancient earthworks which is located close to the road boundary fence towards the Eastern end of site shall be preserved and shall not be interfered with in any way by the proposed development.

The monument was inspected on the 8th of September 2022. It is located within a fenced and landscaped buffer zone as mandated in P312290 Condition no. 3 (see Plate 12-5). The monument has no views of the existing development or the proposed application area and will not be directly or indirectly effected by the current proposal.

- 12.43 The remaining Recorded Monuments in the study area are situated further from the application area than RMP TS083-010--- and are considered too far distant to be directly or indirectly effected by the Proposed Development.

Sites and Monuments Record

- 12.44 Examination of the Sites and Monuments Record (SMR) which is maintained by the Dept. of Housing, Local Government and Heritage on the 8th of November 2023 indicated that there are no SMRs included within the application area. There is one SMR included within the study area (see **Figure 12-1** and **Appendix 12-2**). SMR TS083-032---- Inchnabraher, Twomilebridge is a bridge that crosses the Anner River. It is located c.0.8km south of the application area and is considered too far distant to be directly or indirectly effected by the proposal.

Cartographic Sources

- 12.45 The Ordnance Survey 1st and 3rd edition six-inch maps and the first edition 25-inch maps of the area were examined. The analysis did not indicate any previously unrecorded archaeological or architectural sites in the application area or vicinity.

Place Name Evidence

- 12.46 The place names were extracted from the cartography in order to facilitate the search for structures and monuments and small finds, to help identify any unrecorded monuments or structures, to search for any published papers and documents related to the study area and to assist in the study of the historical development of the area. The English translations of the townland names of the study presented above below are based on Logainm.ie. The placenames refer to proprietors, topography and land cover. Ballinvoher refers to an old road, Ferryhouse refers to an old ferry crossing of the River Suir, Killaloan refers to a Medieval church (RMP TS083-012----), Kilgaine may refer to a wood as there is no recorded church in the vicinity. Tikincor refers to a weir in the River

Suir and Twomilebridge refers to Thomas Osborne’s bridge across the Suir (RMP TS083-022----) which is about two miles from Clonmel.

Ballinvoher	town of the road
Ballyvaughan	Ó Beacháin’S town
Clonwalsh	Breatnach’s pasture
Curtistown	Cúirtéis’s town
FarranJordan	Siurdán’s land
Ferryhouse	originally Tigh an Chalaídh
Inchnabraher	river-meadow of the friars
Killaloan Upper	church of Uí Luáin
Kilgainy Lower	Smiths church or wood
Laganore	hollow of the gold
Moangarriff	rough bogland
Newtown	new town
Newtownanner Demesne	new town of the Anner River
Poulboy	shallow pool
Powerstown	de Paor’s town
Redmondstown	Mac Réamainn’s town
Tikincor Lower	weir head house
Twomilebridge	bridge at the second mile

National Museum of Ireland

- 12.47 Examination of the finds registers and topographical files held by the National Museum of Ireland revealed that no artefact discoveries from the study area of the proposed development or vicinity have been reported to the National Museum.
- 12.48 The sources were supplemented by the examination of a number of standard corpus studies including: Irish battle axes Simpson 1990; An analysis of Irish early Bronze Age hoards containing copper or bronze objects O’Flaherty 1995; Hoards of the Irish Later Bronze Age Eogan 1983; La Tène in Ireland Raftery 1984; The Funerary Bowls and Vases of the Irish Bronze Age Ó Ríordáin and Waddell 1993; The axes of the Early Bronze Age in Ireland Harbison 1969 and The Bronze Age burials of Ireland Waddell 1990. No finds were noted.

Archaeological investigations in the study area

- 12.49 There have been two licensed archaeological investigations carried out within the study area that uncovered nothing of archaeological significance (see below).

Bulmer’s Factory, Annerville, Twomilebridge, Clonmel No archaeological significance 07E1085

Monitoring of topsoil-stripping in advance of the construction of attenuation ponds was carried out. No features or finds of archaeological significance were revealed.

Bulmer’s, Twomilebridge, Clonmel No archaeological significance 08E0850

Planning permission was being sought for a proposed extension to the Bulmer’s Factory at Annerville, Twomilebridge, Clonmel, Co. Tipperary. An assessment, to include testing, was requested by South Tipperary County Council. There are no known archaeological sites within the proposed development site. Five test-trenches were excavated at the proposed development site. No features or finds of archaeological significance were revealed.

Development Plans

- 12.50 Tipperary County Development Plan 2022-28 No sites of archaeological importance, National Monuments, or protected structures listed in the Tipperary County Development Plan 2022-28 or the Clonmel and Environs Development Plan 2013 are located within the proposed development area or vicinity.

Aerial Photographs

- 12.51 Examination of the Ordnance Survey 1995, 2000 and 2005 aerial imagery as well as Google earth imagery from 2010, 2011, 2013, 2016, 2018, 2018, 2019, 2020, 2021 and 2022, Bing imagery from 2016 and Apple Maps imagery from 2017 did not indicate any additional cultural heritage sites in the application area or vicinity.

Field Assessment

- 12.52 A field inspection was carried out on the 8th of September 2022 to identify any previously unknown archaeological, architectural or cultural heritage sites in the application area. See plate 12-7 for the numbered fieldwork areas.

Area 1

- 12.53 Area 1 will accommodate fuel reception, storage and conveying/screening equipment. This area has already been developed with hardstanding (see Plate 12-8). There is no visible indication of any cultural heritage material in Area 1.

Area 2

- 12.54 Area 2 will accommodate the new Line 1 energy plant. This area has already been developed with structures and hardstanding except for a tree-covered area measuring 125m east-west by a maximum of 44m north to south in its eastern part (see Plates 12-9 and 12-1). There is no visible indication of any cultural heritage material in the tree-covered area or the remaining part of Area 2 (see Plate 12-10).

Area 3

- 12.55 Area 3 will accommodate the new Line 2 energy plant. This area has already been developed with hardstanding (see Plate 12-12). There is no visible indication of any cultural heritage material in Area 3.

Area 4

- 12.56 This is an L-shaped area along the east and south edge of a rectilinear field of a south sloping pasture enclosed by low stone walls, hedgerow and fencing (see Fig 12-13). In the north-west corner of the field at the highest point, a few metres from the west field boundary, there is a 22m long arcing segment of ditch extending in a south-east direction (see Fig. 12-4). The ditch is c.8m wide at the top and c.20cm deep below the level of the surrounding ground (see Fig 12-15). About 56m south of this is another segment of ditch c.15m wide at the top and 10-15cm deep below the level of the surrounding ground, that extends from the field boundary in a south-east direction.

These two ditch segments may enclose a circular-oval area measuring c. 56m north-east to south-west (see Fig. 12-2) . This may represent the remains of a potential circular-oval ditched enclosure.

ASSESSMENT OF POTENTIAL EFFECTS

Direct Effects

- 12.57 Proposed tree planting in Development Area 4 will effect a potential enclosure identified during fieldwork in November 2023 and described in section 12.56. There will be no other direct effects on any known items of archaeology, architecture or cultural heritage in the application area or the vicinity.

Indirect Effects

- 12.58 There will be no indirect effects on any known items of archaeology, architecture or cultural heritage in the application area or the vicinity.

Interactions with Other Effects

- 12.59 No interaction with other effects have been identified.

Do Nothing Effects

- 12.60 If the proposed development were not to proceed there would be no negative effect on the cultural heritage.

Worst Case Effect

- 12.61 In the worst case scenario, the development might disturb previously unknown deposits or artefacts without preservation by record taking place in the undeveloped wooded part of Development Area 2 and during tree planting in Development Area 4.

Unplanned Events

- 12.62 No unplanned events arising from the proposal capable of effecting known cultural heritage within the application area has been identified by the assessment.

Cumulative Effects

- 12.63 The existing development has no effect on the setting of Ringfort – rath RMP TS083-010----, the proposed development will not have any effect on the setting of this monument and therefore the application is not considered to have any cumulative effects on cultural heritage.

RECOMMENDATIONS / PROPOSED MITIGATION MEASURES

Direct Effects

- 12.64 Proposed tree planting will effect a potential enclosure identified during fieldwork in November 2023, and also due to the possibility of the survival of previously unknown subsurface archaeological deposits or finds within undeveloped wooded part of Development Area 2 and Development Area 4, topsoil-stripping in these area will be archaeologically monitored under licence from the National Monuments Service. Any archaeological material identified during archaeological monitoring should be preserved by record under licence from the National Monuments Service.
- 12.65 No effects on any structures of heritage interest in the study area have been identified that require mitigation.

Indirect Effects

- 12.66 No indirect effects warranting specific mitigation were identified during the course of the cultural heritage assessment.

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PLATES



Plate 12-1
View of structure 1 looking south.



Plate 12-2
View from structure 1 looking north-west to the application area.



Plate 12-3
View of structure 2 looking west.



Plate 12-4
View from structure 2 looking north-west to the application area.



Plate 12-5

View of the Ringfort – rath RMP TS083-010---- looking east.



Plate 12-6

Panoramic view from the Ringfort – rath RMP TS083-010---- looking west to the application site.



Plate 12-7

Google earth aerial image of the application area taken in 2019 showing the areas of proposed infrastructure outlined in gold, blue, purple and green and numbered according to the ground level images below.



Plate 12-8
View of Development Area 1 looking south-west.



Plate 12-9
View of the western part of Development Area 2 looking north-east.



Plate 12-10

Panoramic view of the wooded area in the western part of Development Area 2 looking west.



Plate 12-11

Panoramic view of eastern part of Development Area 2 looking north-east.



Plate 12-12
View of Development Area 3 looking south.



Plate 12-13
View of Area 4 looking west.



Plate 12-14

View of the length of arcing ditch of the potential enclosure looking north. The ranging rod is in the base of the ditch.



Plate 12-15

View of the arcing ditch of the potential enclosure looking north-west. The ranging rod is in the base of the ditch.

FIGURES

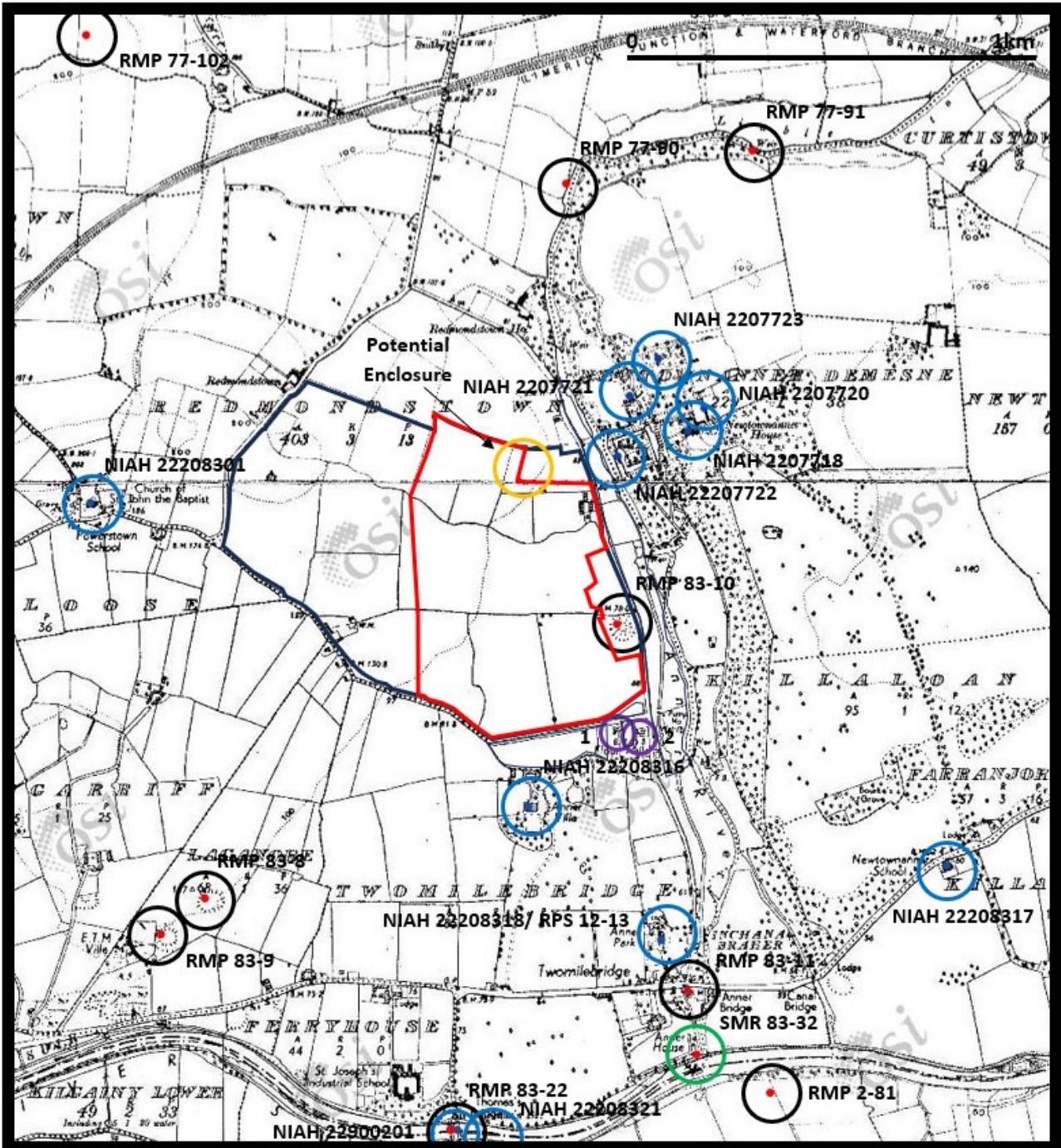


Figure 12-1
 Extracts from the Record of Monuments and Places for Co. Tipperary

The study area indicated on the RMP map sheets for Co. Tipperary SR Nos 77 and 83. The application area is indicated with the red line. RMP sites are indicated with black circles, the SMR site with a green circle, the potential enclosure with a gold circles, NIAH sites with a blue circles and structures in the vicinity of the proposed development with purple circles.

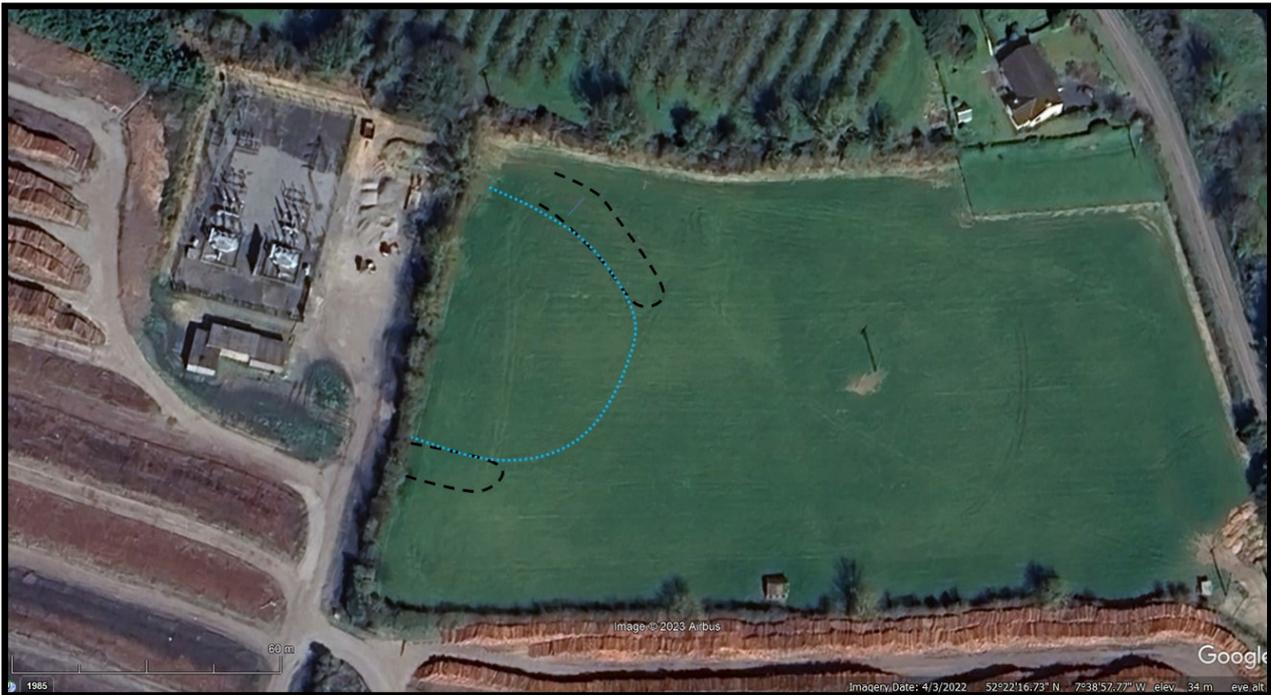


Figure 12-2 Proposed Woodland Planting Area

Field drawing of the general position of the northern arching ditch segment and the southern ditch and the with black dashed lines and the potential oval-circular enclosure with dashed blue line.

APPENDIX

Appendix 12-1 Sites in the Record of Monuments and Places

Appendix 12-2 Sites in the Sites and Monuments Record

(Refer to EIAR Volume 3 for Appendices)