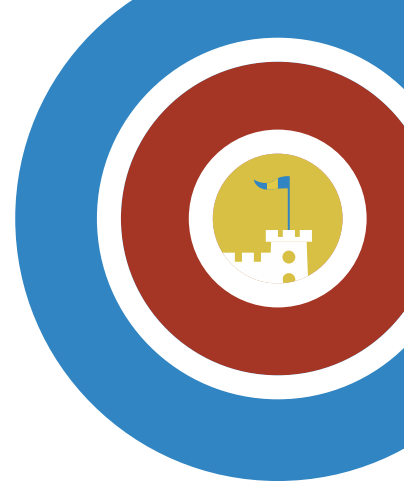




Tipperary Town Heritage Action Plan 2020-2022



Prepared by the Tipperary Town CTCHC Heritage Sub-Group
of the Tipperary Town Revitalisation Task Force



Rialtas na hÉireann
Government of Ireland

An Chomhairle Oidhreachta
The Heritage Council



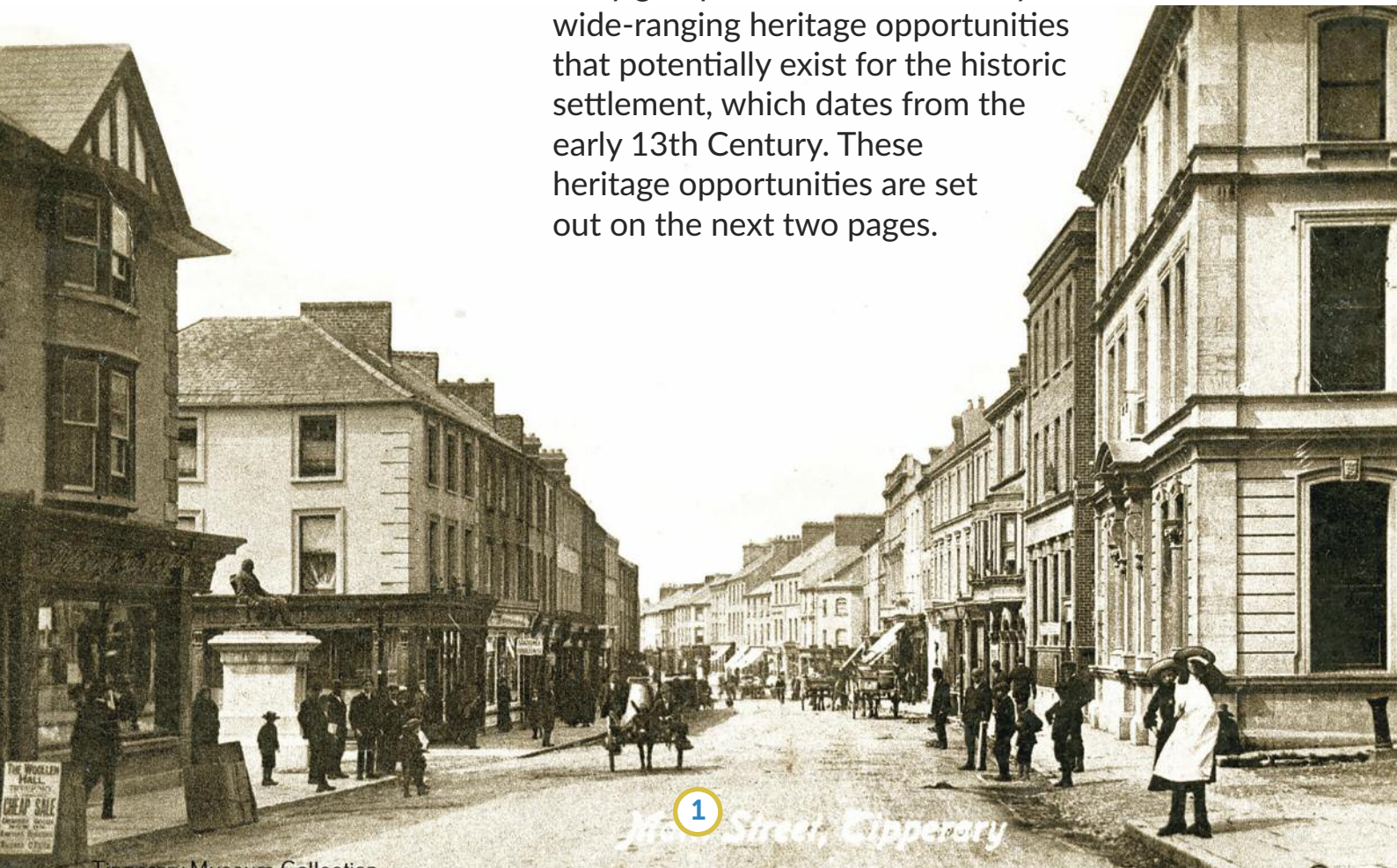
Comhairle Contae Thiobraid Árann
Tipperary County Council

A

Identifying the wide-ranging Heritage Opportunities for Tipperary Town



Following on from the Collaborative Town Centre Health Check (CTCHC) Workshop held in January 2020, the first meeting of the Collaborative Town Centre Health Check (CTCHC) Heritage Group¹ was held in the Excel Centre on the 25th February 2020. A list of all the group members is provided at Appendix A. There was a lively group discussion to identify the wide-ranging heritage opportunities that potentially exist for the historic settlement, which dates from the early 13th Century. These heritage opportunities are set out on the next two pages.



1
Main Street, Tipperary

List of Heritage Opportunities for Tipperary Town

1. Undertake site visit to Fethard, Co. Tipperary to **meet local community/heritage and tourism champions** who were supported by the Heritage Council, Tipperary LEADER and Tipperary County Council;
2. Review designated **Architectural Conservation Area** (ACA) as part of county development plan review - see submission re. Louth County Development Plan – Tipp ACA is small for the size of the town – appoint conservation architect to look at recommended boundary based on CTCHC;
3. Conservation and Management Plan for the **Court House and other landmark buildings** and grounds including the Bridewell, i.e. establish a 'Statement of Significance', etc;
4. **Fethard Town Hall** – see tender doc circulated by email along with link to Fethard Public Realm Plan (Fethard PRP won an award from the IPI back in 2009) – see Appendix B;
5. Motte and bailey – **origins of Tipperary Town** – examine and record other similar heritage features in the environs of Tipperary Town.
Also, investigate what other towns in Ireland are formed from this early form of settlement?
6. **Tower** – Thomas Jackson – contact Irish Architectural Archives to check where the archives are – conservation and management plan needed for this remaining part of a historic structure– compile statement of significance – NIAH recording?
7. **Historic Landscape Characterisation²** (HLC) for Tipperary Town would be beneficial – see footnotes below – explore funding proposals asap;
8. Need to examine, map and write up the **'time-depth' of Tipperary Town** – see Derry Public Realm Plan from 2004 – this PRP secured funding of £12m – see 'layers' of cultural heritage for Derry;
9. Promote links to **Brian Boru** (ca 941-1014), King of Munster and High King of Ireland (also Emperor of the Gaels) – explore, map and promote historic battle sites and important burial sites with the environs of Tipperary Town, etc.



List of Heritage Opportunities for Tipperary Town



10. Military Heritage and Tourism – explore asap – build on iconic song “Long Way to Tipperary...”, etc.- include military heritage in any ‘time-depth’ study – include role of Dan Breen et al in the War of Independence e.g. burial sites at Donohill Graveyard (also a motte and bailey) – link all military elements to peace component, i.e. United Nations (UN) and the Tipperary Peace Convention³;

11. Tipperary Town Trail – assess and upgrade along with overall public realm of historic centre;

12. Explore relationship between **Tipperary Town and Australia and Tasmania** (known as Van Diemen’s Land until the 1850s) and role of historical figures with links to Tipperary, etc;

13. Manchester Martyrs – explore links with this cultural asset asap – focused effort due to potential for hard Brexit;

14. Public Realm Plan (PRP) needed as soon as traffic sorted out in historic town centre – see Heritage Council PRPs for Fethard, Birr, Wicklow PRPs, etc⁴;

15. Potential to develop **Butter Market Tourism** attraction – explore feasibility – record and catalogue artefacts asap – involve experts, etc;

16. Glen of Aherlow – explore the potential as a greenway, cultural way, etc;

17. Stained glass in the local churches – explore significance – talk to an expert asap;



18. National Heritage Week 2020 – focus on walk and talk of historic town with architectural historian Barry O’Reilly and links to Manchester Martyrs – this needs to be fast-tracked to ensure Tipp Town has some creative events – cross fertilise with Culture Night and the Tipperary County Council Arts Officer; and

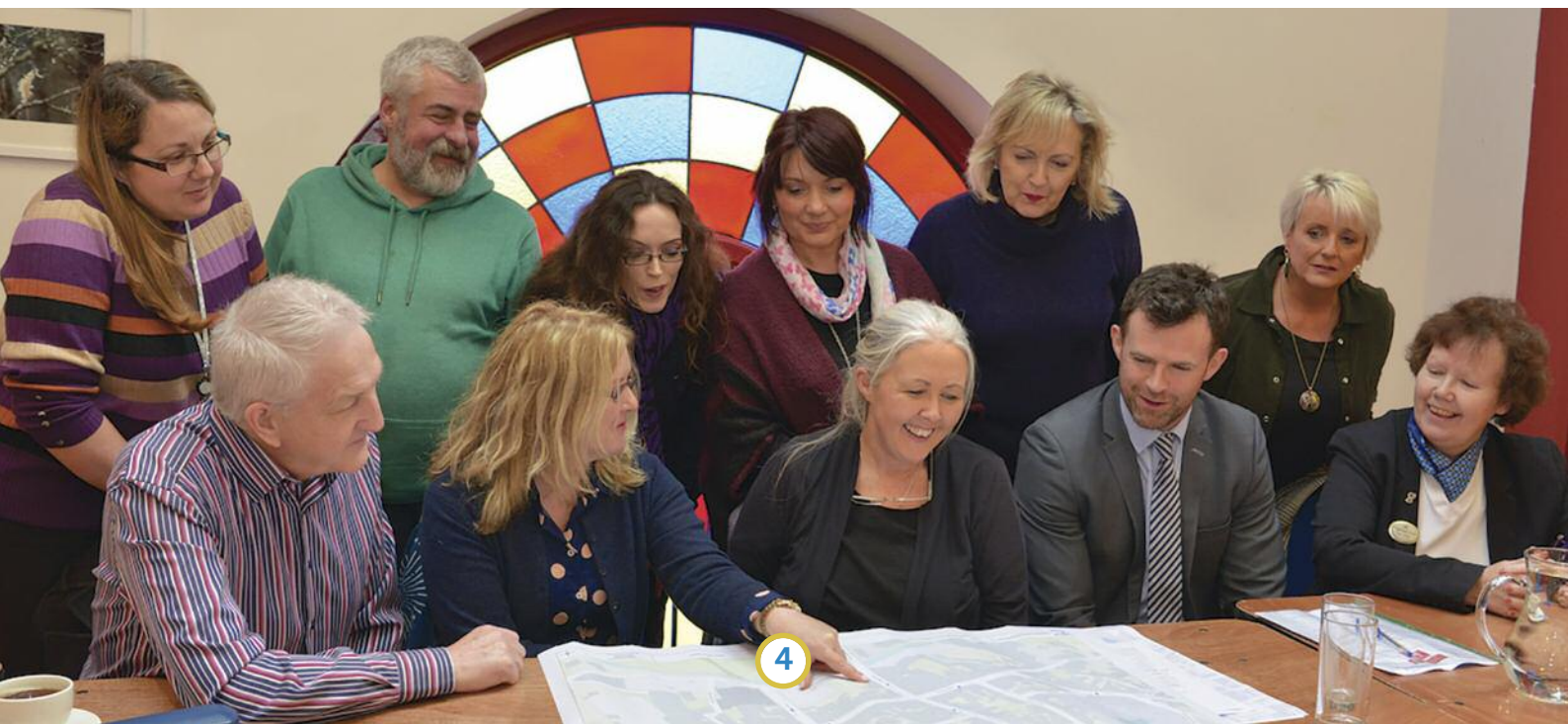
19. Potential to **develop historic gardens** in the town and environs – explore potential of the restoration of the gardens as part of the Courthouse and Bridewell – see item No. 3.

B

Agreed Heritage Priorities for Tipperary Town



Based on the comprehensive list of Heritage Opportunities for Tipperary Town Centre compiled by the group at the first meeting of the CTCHC Heritage Group on the 25th February 2020, a second team meeting was organised in the Excel Centre on the 10th March to discuss, identify and agree the Heritage Priorities for the historic town centre. The committed team worked in small groups to assess heritage opportunities and priorities and then came together as a full group to report back and discuss their key findings. There was complete consensus within the group, as to what the priorities should be for the historic town centre in relation to heritage management, enhancement and promotion. The priorities are set out on the following pages.



1

Commission innovative **Conservation and Management Plan** (with costed Action Plan) for Tipperary Courthouse, Bridewell Jail and Grounds – establish ‘Statement of Significance’ and cultural value of the historic buildings/grounds

Explore how to utilise and reuse the **overall landmark historic buildings/structures** and attendant grounds to tell the story of the historic town. As part of this, examine ‘time-depth’ of Tipperary Town and tap into international links to diaspora looking to trace their genealogical roots. Examine the potential use(s) of the attendant grounds as a Peace Garden, recreation of historic gardens, etc.

Celebrate and tell the story of the iconic song – “It’s a Long Way to Tipperary”...explore potential to design and **develop an innovative military tourism product** within the historic complex focusing on the military role of Tipperary – i.e. the town’s overall role in British Colonisation, WWI and Ireland’s War of Independence, etc. Involve international military tourism experts asap.

Identify potential **development and investment options for the historic complex in partnership with stakeholders**, government agencies, Tipperary’s Local Heroes/Diaspora, etc. Undertake Feasibility Study and include as one complex: Court House, Bridewell Jail and historic military/colonial role, consider potential for some type of formal gardens in the attendant grounds, e.g. Peace Gardens. Involve historic garden experts to work on the project. Link to other historic structures and complexes in Tipperary Town and create a range of unique historic attractions within the town centre.



Review potential to build links with former recipients of the **Tipperary International Peace Award**, for example, explore potential to build collaborative links to former award recipient Ban Ki-Moon (2014) and the *Ban Ki-moon Centre for Global Citizens*⁵ in Austria, etc. Explore potential to link with other recipients and their international centres, e.g. former President Mary Robinson (2018) and U.S. Senator George Mitchell (1999).

Develop a Tipperary Legacy Peace Programme for Tipperary Town with these centres, e.g. The George Mitchell Institute for Global Peace.



Visit and review Tarbert Bridewell Heritage Centre Courthouse and Jail⁶ in Co. Kerry as a national case study – review development and operating options and costs, sources of funding, revenue streams from events and re-enactments, etc. In addition, assess Fethard Town Hall and development costs/revenue, etc. Review other relevant case studies nationally and internationally.

As part of the above review, it would be crucial to explore the **restoration of court sittings to Tipperary Town Courthouse**. In 2010, the Tipperary Town District Court was moved to a local dance studio and the Tipperary Circuit Court sittings were moved to Clonmel Courthouse, following the deterioration of the historic Tipperary Town court building. It is envisaged that a restored and fully functioning courthouse could be a focal point for the town and would see the three days of scheduled sittings of the district court each month, along with the four annual Circuit Court sittings restored. In addition, the Court building could also be used as a venue for Workplace Relations Commission (ERC) tribunals and Labour Court hearings and utilised for mediations/arbitrations.

The review would also involve meeting with decision-makers and decision-takers in relation to **the future of the historic building and its principal former use**. Explore feasibility of dual usage of the historic building, i.e. Court and heritage tourism attraction.

Assess and explore all funding opportunities to transform this historic complex for the benefit of citizens and visitors to Tipperary Town – devise projects for funding in 2021 and beyond – transform into the ‘jewel in the crown’ in the historic town centre.



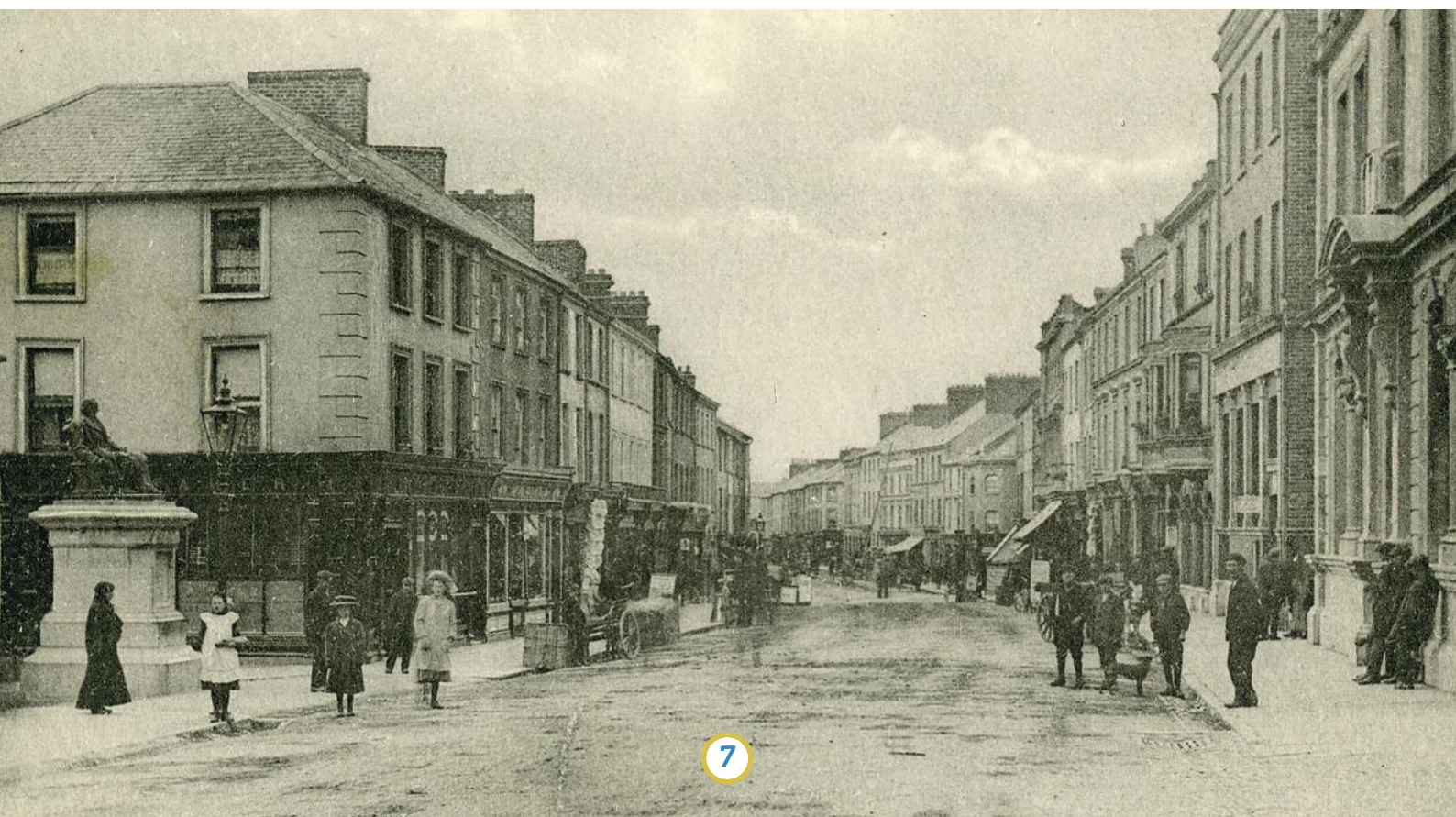
2

Enhancement of the Historic Main Street in Tipperary Town Centre – circa. 18th Century

In parallel with the above conservation and management plan, ensure that there are **robust policies and objectives in place to support the regeneration of Tipperary Town Centre** and its historic streetscape and landmark buildings within the emerging 'statutory' County Tipperary Development Plan, the statutory Tipperary Town Local Area Plan (LAP), and County Tipperary Heritage Plan (non-statutory).

These county and local plans are prepared in accordance with the **National Planning Framework**⁷ (NPF) and the recently published **Regional Spatial and Economic Strategy** (RSES) for the Southern Regional Assembly⁸, which came into effect on the 31st January 2020.

Invite representatives from the **Southern Regional Assembly**⁹ to present to the CTCHC Heritage Group at the next team meeting on the scope of the RSES and the role of historic town centres with regards to proper planning and sustainable development and the



UN's Sustainable Development Goals (SDGs) as reproduced at Appendix C. Explore the potential to undertake a Town Renewal Plan for Tipperary Town in support of the RSES's regional policy objectives (RPOs).

The **historic buildings and shopfronts of Main Street** (and other streets) in Tipperary Town display excellent decorative detailing, arcading, etc. The street is designated as an Architectural Conservation Area. Tipperary's Main Street, which dates back to medieval times, is a key architectural glory of the town and its role as an administrative and commercial centre for the county and wider area.



Examine and review other **innovative and creative heritage and placemaking projects** to enhance historic main streets in Ireland and other EU Member States, e.g. Daly Place Historic Towns Initiative (HTI) Project in Tralee (2020), which came out of the Tralee CTCHC Project. Also, *Henrietta Street Conservation Plan*¹⁰ in the heart of historic Dublin – see Appendix D.

Review need for a **public realm plan** (PRP) to assist the regeneration of the historic main street in Tipperary Town using the key findings from the historic landscape characterisation (HLC) undertaken as part of the above conservation and management plan for the historic court and jail complex. Utilise the findings of the CTCHC to inform the restoration and management of this historic street, landmark buildings and associated historic public spaces.

Assess and **explore all funding opportunities** (public, private and civic) to transform this historic street and 'main stage' for Tipperary Town – devise transformative regeneration projects for funding in 2021 and beyond, e.g. Project Ireland 2040, Historic Towns Initiative (HTI), Protected Structure Fund (PSF), etc.



Tipperary Town to take part in National Heritage Week 2020



Given the ongoing pandemic, the group envisages that an exciting programme of online events will be organised as part of National Heritage Week 2020¹¹ (15th-23rd August 2020) and that funding and support will be sought from various sources, including the Tipperary Town Revitalisation Task Force and Tipperary County Council, as an immediate action. National Heritage Week events will include a virtual 'Walk and Talk' of the historic Town Centre with the architectural historian Barry O'Reilly. A planned historic re-enactment in the town centre will have to be postponed until 2021 – this re-enactment will mark the unique role that Tipperary Courthouse played in the exiling of tens of thousands of Irish Citizens to Van Diemen's Land and Australia, etc.

In relation to National Heritage Week 2020, it is also hoped that an innovative online event will be organised in partnership with the Manchester Martyrs Memorial Committee along with a 'pilot' street art project to raise awareness of the history of the town and its people. The street art project will be undertaken in partnership with the local authority Arts Officer as a lead into *Culture Night* in September 2020.

Finally, an outline budget proposal for Tipperary Town's planned National Heritage Week 2020 celebrations will be prepared by Tipperary Town Revitalisation Task Force in May 2020.





Tipperary Town Heritage Action Plan



An outline Heritage Action Plan for Tipperary Town is set out in the following table:

	Heritage Action	Partners	Budget Required	Priority
1	National Heritage Week 2020 (and beyond)	Tipp Task Force, Local Heritage Groups & Tipperary County Council	€3-5,000	Immediate
2	Organise a Social Media Campaign re. Heritage in Tipp	Tipp Task Force, Tipperary County Council, Local Heritage Groups	€3-5,000	Immediate
3	Commission Historic Landscape Characterisation (HLC)/ Heritage Audit – create 'time-depth' for the historic town and environs	Tipp Task Force, Heritage Council, Tipperary county Council, Local Heritage Groups, Tipp LEADER, etc.	€20-25,000 ¹²	Immediate
4	Create Green Wall and Mural for Excel Centre Gable Wall based on a local historical figure	Tipp Task Force, Local Heritage Groups, Heritage Council, Tipp County Council, private sponsors, crowd funding, etc	€20-25,000 (design & build)	Immediate
5	Commission Conservation Architects to review ACAs in Tipperary Town	Tipperary County Council and Tipp Task Force	€8-10,000	High



Tipperary Town Heritage Action Plan

	Heritage Action	Partners	Budget Required	Priority
6	Commission Conservation & Management Plan for historic buildings and structures in the town based on the HLC/ Heritage Audit	Heritage Council, Southern Regional Assembly, Tipp Task Force	€30-35,000	High
7	Commission military tourism experts to create quality tourism product development investment plan around Military Tourism, Brian Boru, Norman Invasion, WWI (Long Way to Tipperary, etc), War of Independence, etc.	Tipp Task Force, Tipperary County Council, Regional Assembly Failte Ireland, etc.	€40-45,000+ (for plan only)	High
8	Undertake Feasibility Study to develop historic buildings and structures in the town, e.g. Courthouse, Bridewell, Clock Tower, etc. ¹³	Heritage Council, Tipp Task Force Southern Regional Assembly, Tipperary County Council	€20-25,000	High
9	Explore relevant historic archives & collections to do with Tipp Town – feed into all of the above...	Tipp Task Force, Local Heritage Groups, Tipp County Council	N/A	High
10	O'Sullivan Beara – Beara Breifne Way ¹⁴ , develop links with Tipp Town and links to surrounding towns in Co. Tipperary	Tipp Task Force, Tipp CoCo, Failte Ireland, etc.	€15-20,000	Medium

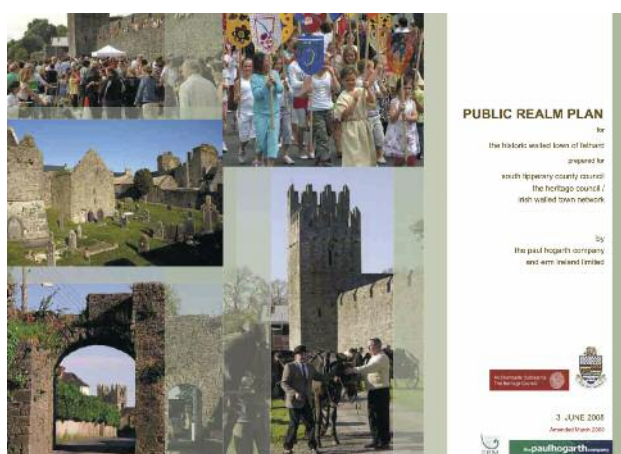
	Heritage Action	Partners	Budget Required	Priority
11	Commission Feasibility Study to develop links with Tipperary International Peace Prize recipients and their foundations: Ban Ki-Moon (Austria), President Mary Robinson (Mayo) and US Senator George Mitchell (QUB, Belfast) – develop an international legacy programme	Tipperary International Peace Group, Tipperary Task Force, Tipp County Council, Department of Foreign Affairs, Private sponsors, etc.	€30-40,000	Medium
12	Explore other tourism product development potential in the town including butter market, etc.	Tipp Task Force, Tipperary County Council, Regional Assembly Failte Ireland, etc.	€20-25,000	Medium
13	Explore and develop a high-quality event to celebrate historic links between Tipperary and Australia and Tasmania – include all Australian citizens.	Tipperary Task Force, Department of Foreign Affairs, Failte Ireland, etc	€20,000	Medium



Appendix A: Members of CTCHC Heritage Group

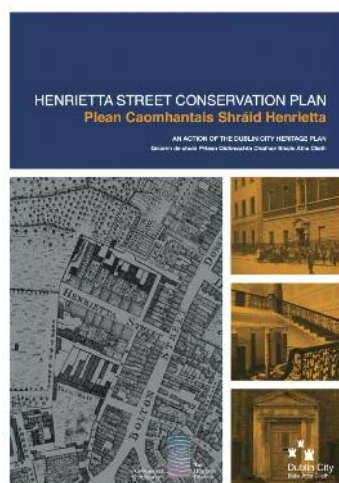
- | | | |
|-----------------------|-------------------------|------------------------|
| 1. Ruth Broderick | 8. Sylvia Greene | 15. Martin Quinn |
| 2. Anthony Coleman | 9. Eoin Griffin | 16. Siobhan Rogers |
| 3. Padraig Culbert | 10. Ali Harvey | 17. Annemarie Ryan |
| 4. Jacqui Finnan | 11. Colin Morrissey | 18. Caitriona Ryan |
| 5. Patrick Fitzgerald | 12. Roisin O'Grady | 19. Mary Margaret Ryan |
| 6. Elaine Fitzpatrick | 13. John O'Connor | 20. Stephanie Staunton |
| 7. Carmel Fox | 14. Mary Alice O'Connor | 21. Catherine Taylor |

Appendix B: Fethard Public Realm Plan



https://fethard.com/reports/Public_Realm_Plan.pdf

Appendix D: Henrietta Street Conservation Plan



http://www.dublincity.ie/sites/default/files/content/Planning/HeritageConservation/Documents/plean_caomhantais_shraid_henrietta_street_conservation_plan.pdf

Appendix C: United Nation's Sustainable Development Goals (SDGs)

SUSTAINABLE DEVELOPMENT GOALS



Footnotes:

- 1 CTCHC refers to Heritage Council and Partners' Collaborative Town Centre Health Check Programme. As part of the CTCHC Programme, the Tipperary Town CTCHC was set up in January 2020 and officially launched in March 2020 at the Excel Centre in Tipperary Town Centre – see link for more information on the CTCHC Programme:
<https://www.heritagecouncil.ie/projects/town-centre-health-check-training-programme>
- 2 https://www.heritagecouncil.ie/content/files/historic_landscape_characterisation_guidance_2013_8mb.pdf
- 3 <http://www.tipperarypeace.ie/>
- 4 Ali Harvey initiated and manages the Heritage Council's Public Realm Plan (PRP) Programme. The PRP Programme was initially set up through the Irish Walled Towns Network (IWTN) in 2007 and then expanded due to demand.
- 5 <https://bankimooncentre.org/>
- 6 <http://www.tarbertbridewell.com/>
- 7 <http://npf.ie/>
- 8 <https://www.southernassembly.ie/regional-planning/regional-spatial-and-economic-strategy>
- 9 <https://www.southernassembly.ie/>
- 10 http://www.dublincity.ie/sites/default/files/content/Planning/HeritageConservation/Documents/plean_caomhantais_shraid_henrietta_street_conservation_plan.pdf
- 11 <https://www.heritageweek.ie/>
- 12 Based on an approx. cost of €300-400 per sq m. This cost does not include annual maintenance costs.
- 13 Review Feasibility Study undertaken for Youghal Clock Tower in 2007/8 by Irish Walled Towns Network (IWTN).
- 14 <https://www.bearabreifneway.ie/>

Images courtesy of:

Tipperary County Museum, Annemarie Ryan, Mary-Margaret Ryan, Martin Quinn and Raymond Lonergan.

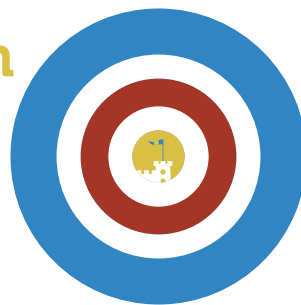
Cover page illustration created by local Tipperary artist Neil O'Dwyer (www.murals.ie) for the CTCHC Programme's suite of Children's Colouring-in Drawings created during Covid-19 Lockdown, April 2020.

Finished drawing of Tipperary Clocktower by Mary-Margaret Ryan.

Written by
Ali Harvey

Tipperary Town CTCHC Project Manager, August 2020

Tipperary Town Heritage Action Plan 2020-2022



www.heritagecouncil.ie/projects/town-centre-health-check-training-programme



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