

# Tidy Towns Competition 2005

## Adjudication Report

Centre: **Borrisokane**

Ref: **632**

County: **Tipperary North**

Mark: **197**

Category: **B**

Date: **04/07/2005**

	Maximum Mark	Mark Awarded 2005	Mark Awarded 2004
Overall Developmental Approach	50	26	
The Built Environment	40	31	
Landscaping	40	27	
Wildlife and Natural Amenities	30	15	
Litter Control	40	27	
Tidiness	20	15	
Residential Areas	30	23	
Roads, Streets and Back Areas	40	26	
General Impression	10	7	
<b>TOTAL MARK</b>	<b>300</b>	<b>197</b>	

### Overall Developmental Approach:

Borrisokane Tidy Towns Committee is indeed welcome back to the competition after a long absence! You would appear to have a large committee of thirty people so it is suggested that perhaps you sub-divide into a number of smaller sub-committees to concentrate on different aspects of the competition and then meet up with the main committee on a regular basis. You would appear to have a good level of support from local businesses and financial contributions in the form of your church gate collection. Many thanks for maps provided, which proved most useful on the day. It is important to formulate a work programme for the town. This document should span a period of time from between three to five years. It need only be two or three pages long outlining your aims and objectives for the town's future development. You should set a timeframe against the achievement of these. You could use the comments contained within this report as a starting point and work from there! Good luck with your inaugural flower festival.

### The Built Environment:

Most public and commercial premises of the town looked fine on the day. Some indeed were extremely fresh! There is a distinct problem with the profusion of plastic signage. These should be replaced with ones of a more traditional timber variety. The National School looked very fresh but its boundary wall will need painting before next year's competition. The modern Church and grounds looked well and the Garda Station was fresh. The unusual wrought ironwork signage of the Community Centre was greatly admired but will need to be restored to its former glory. The

Community College building looked well although the Lifelong Learning Centre will need a fresh coat of paint before next year's competition. The Courthouse building looked well although the adjacent one will need painting before next year. Its unusual bulls eye windows with detailed lattice work in limestone was greatly admired. In terms of commercial premises, of note were the following - Country Kitchen Cafe, O'Meara's Pharmacy, the Woolpack, the Griffin Arms and the Swallow Inn, all of which were most fresh. Hayes Motors with its traditional stepped gable was greatly admired and its retention is commendable but it will need painting up before next year's competition.

### **Landscaping:**

You mention in your application that you focussed on the entrance areas to the town and these indeed looked extremely well on the day. The attractive riverside area with its seating was admired but there is scope for further development in this location. Although the steps, gravel and paving were admired, the planted beds had yet to take and appeared quite bare. There are a number of ideal locations for creating incidental landscaped spaces throughout the town in key locations. Perhaps you could concentrate on this for next year's competition? Some of the archways throughout the town have been treated well, giving glimpses to attractive garden areas beyond. Others could benefit from following this example. The pump area in the centre of the village will need painting before next year and that to the courtyard area surrounded by houses was quite damaged and will need to be repaired or replaced.

### **Wildlife and Natural Amenities:**

The adjudicator was pleased to hear of your vibrant nesting area at the Fair Green. Perhaps you can work in collaboration with the local school children and teacher in relation to this category of the competition? Possible ideas would be to have them build bird boxes, bat boxes, feeding tables. Other possible projects that could be considered would be making studies of the wildlife habitats in your locality or creating a wild flower garden. For further ideas on developing this aspect of the competition consult your Tidy Towns Handbook.

### **Litter Control:**

The standard of litter control on the day could have been better with quite a bit being evident, both in the town centre and along approach roads such as those to Nenagh, Terryglass and Birr. More was evident in the centre of the town - in particular, outside the Gem and along the roadside by the Community College.

### **Tidiness:**

Generally the town had a reasonably neat and ordered appearance on the day. However, a derelict property in its prominent location at the crossroads looked quite unfortunate. This is a shame as this is a most unusual and attractive property which would be quite magnificent if restored to its former glory. Do discourage advertising hoardings as they can give approach roads a rather cluttered appearance and many were evident on the day. Flyposting is also a practice which should be discouraged, although this was not as prevalent. Weed control was a minor problem on the Nenagh Road at one or two entrances, such as that outside the Bushy Park Nursing Home and at the David Clarke Memorial. An empty site on the Athlone Road appeared quite stark. In terms of the recycling bins, these were suitably and discreetly screened by the riverside area on the Terryglass Road although there was evident of dumping in this location and the bins themselves should be washed down.

### **Residential Areas:**

New houses were noted on the Nenagh approach road and new apartments in the centre of town. Do ensure that these are finished, in terms of their materials and landscaping, in a suitable manner that respects the unique character of the town. The magnificent buildings set back around a courtyard at

the Finnoe Road junction were greatly admired as were the magnificent Georgian houses with flat arched doorways at the terrace on the Nenagh approach. Many of the street houses on the Athlone Road sported some very colourful window boxes. A most attractive garden was noted with a stone boundary wall and vegetable garden and pergola on the Athlone approach and a charming colourful cottage garden extending to roadside was also admired on this road. There are many fine houses and gardens on the road to the Courthouse.

### **Roads, Streets and Back Areas:**

Generally these were in good condition. The Nenagh Road had been well maintained and the permanent planting framing the nameplate was greatly admired. This is an attractive entrance to the town with its high overhanging trees. One of the Children Crossing signs on this road appeared a little grubby. The Athlone Road looked well with well maintained verges and its grassy banks left a little longer sporting wild flowers. This effect works rather well as due to the cut verges it is immediately evident that the roadside has not been neglected but is in a managed condition. One patchy spot of verge looked like it required seeding or had been recently seeded. Dead grass marred banks on the Terryglass Road as obviously this area had been cut or strimmed but the dead grass not removed. The Birr Road looked quite overgrown and littered - so much so that the junction sign was obscured. The road to the courthouse appeared quite overgrown.

### **General Impression:**

Borrisokane is a most interesting and charming town which this adjudicator had the pleasure of visiting for the very first time. It is with an immense amount of potential as it is quite unspoiled. It has a unique and charming character all of its own which you should endeavour to maintain at all costs. There are a number of Planning Notices evident throughout the town so do ensure that you resist the temptation to replace the wonderful buildings that you have with newer ones. It is also important that their architectural integrity is not damaged by the use of inferior plastic windows instead of good quality timber sash windows, replacement of original features with inferior modern reproductions and the inappropriate removal of render from buildings that were intended to be plastered.