

# Tidy Towns Competition 2012

## Adjudication Report

Centre: **Tipperary** Ref: **520**  
County: **Tipperary(South)** Mark: **260**  
Category: **E** Date(s): **20/06/2012**

	<b>Maximum Mark</b>	<b>Mark Awarded 2011</b>	<b>Mark Awarded 2012</b>
Overall Development Approach	50	42	43
The Built Environment	50	36	37
Landscaping	50	31	31
Wildlife and Natural Amenities	50	30	32
Litter Control	50	32	31
Tidiness	30	15	14
Waste Minimisation	20	11	11
Residential Areas	40	23	23
Roads, Streets and Back Areas	50	30	31
General Impression	10	7	7
<b>TOTAL MARK</b>	<b>400</b>	<b>257</b>	<b>260</b>

### Overall Development Approach:

Welcome to the National Tidy Towns Competition 2012. Your committee of nineteen people are very enthusiastic and hard working and you have many successful links with the local authority and other public bodies in the area as well as support from the community. You are to be complimented on your efforts particularly this year because of the wet spring and summer. We note that you have had Donaldson and DeStafford consultants examine your area and are following their guidelines. Their reports are presumed to be three year plans which expired last year and were not included with your submission. We assume therefore that you will be pursuing another plan for the next three years. The map provided only includes main roads and is not adequate for an adjudicator who is not familiar with your area. You highlighted 38 areas to visit but these were not marked on any map.

### The Built Environment:

Tipperary is a large town with some very important old buildings and newer developments. The traditional shop fronts on Main Street are a feature of the town and in general where in use are well maintained. The upper floors of Kinnanes and First Edition need painting. The Lidl store and car park were nicely landscaped but there was some litter to be seen. There was a great mural at Danny Ryan's Music Shop. The Porter House, Times Hotel and La Candela Restaurant looked well. The Kickham Statue and Plinth needs cleaning. The Town House Deli looks well, the wall and door to the left need attention. The information signs around the town are to a high standard and made interesting reading. AIB and the Bank of Ireland are impressive buildings, O'Rahellys and Nellie O'Briens were well painted. There was a vacant shop beside Wellworths, An Stad was also closed but its window was used to good purpose as a display. Could this approach be taken with other vacant premises? The upper floors of the permanent TSB were in need of painting. The Maid of Erin is an interesting feature and is now positioned in a safe corner (since 2003). The entire feature and information signs look very well. We wondered why it was necessary to enclose the site with railings but

perhaps that is why it is so clean and tidy. Apart from the gable at the junction of Church Street and John Street which needs a fresh coat of paint, the other shops were in good repair. C. Ryan's Pub and the adjacent buildings were well painted; unfortunately the buildings opposite were in need of attention. The terraced houses further on were in good repair and the Topaz Station was clean and tidy. We admired the small open space with seating bandstand and planting. St. Mary's Church and Cemetery and boundary wall looked well from Martin Breen Terrace and the new Government office were noted. The on going improvement works in progress at the Tipperary Hills Pitch and Putt Club were visited. This and the ball alley are great facilities so close to the town. Some unoccupied houses opposite were noted. Most buildings in Davis Street in particular, Fitzpatricks, The old RIC Barracks, the Library and Post Office looked well. The planting and information signs at the Post Office looked well but the bollards need painting. The small green space outside the new wall at the library is an opportunity for planting. It is presumed that a new entrance and landscape scheme are planned for this area which will eliminate the present untidiness of traffic barriers, cones and old concrete posts. For the most part, the houses on Grattan Street are well painted, James's Street could follow suit. The impressive landmark, St. Mary's COI could do with a little attention to its boundary wall at John Street. The heritage sign was most informative. Webster Insurances is a great use for a former church building and Coman's building nearby looks well. The old Town Hall was a sad sight but the Excel Centre seems well used and the sculptures of children in the Market Place are quite attractive. The redeveloped Market Square has a well marked car park, attractive lighting, good planting and toilets, too often lacking in other towns and an absence of litter. St Michael's Church was under repair, the railings were well painted and the impressive yew trees were noted. St. Michael's Girls' National School and the nearby Marian Hall were well presented. The yard at the old Courthouse and Bridewell had some litter and the sculpture/yard opposite was derelict. The Amber Service Station looked good as did the cheerful striped paintwork on the building opposite. The Canon Hayes Recreation Centre is a major facility in the town and is well maintained. The grounds of the Abbey CBS looked well and the Augustinian Arch was a nice feature. The Railway Station was well presented and commercial firms such the Coop, the Galtee Service Station and Pierce Motors also looked well.

### **Landscaping:**

It is important to use permanent planting as structural elements of the landscape and therefore the main focus should be on trees, shrubs and hedging with the use of flowers being restricted to the town centre to highlight its importance. In that regard, some trees on the approach to the town had flower beds planted at the base which is unnecessary in this location and only adds to your workload. It would be more appropriate to provide wall plants to screen the low concrete wall. The lollipop pruning of the trees is not in accordance with good practice. In this area it would be more important to focus on the roundabout at the Shopping Centre where there is an opportunity to do a special welcoming feature. The hoarding at this location is also an opportunity for a mural to screen the dereliction. It is also a pity to see the incorrect pruning done on trees opposite the terraced stone houses on the Cashel Road. They should be allowed to form a crown and not made look like lollipops. Hanging baskets were in profusion all along the Main Street. The interesting plant containers on Main Street are quite large and well planted; outside Mattie McGrath's office, they could do with being refreshed. A good standard of landscape treatment was noted on the site opposite Aidan Doherty's enterprise. Remove supporting stakes where trees are well established. Rose beds are somewhat shaded and hidden in the area of the Kingdom Hall. Consider moving these to the edge of the road margin for better impact, more light and rain. The shrub planting to the side of the Technology Park is impressive. The river area is well planted, the trees are fine and the stone wall sets of the scene. The cemetery on the Cashel Road is very visible and the car park fronting it is plain. Some screening such as is done on the opposite side of the road would benefit the view here.

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

The riverside park was well developed with seating, information signs, trees, and a nice low stone wall on the roadside. We note the well documented reports that you have provided on CD in this category, the updating of that information and your on going work with BirdWatch. This is valuable information and the activities are exactly what is required under this category. The information gathered will be a valuable resource for your local schools and a guideline for your approach to landscape measures in the area.

### **Litter Control:**

The control of litter is difficult especially for a town of your size. We have noted your efforts to deal with this challenge. Cigarette butts were on the ground outside the Times Hotel. Extensive litter was in the SuperValu car park at the rear of the hotel. Some litter was spotted on Main Street, at the bring centre near Davis Street, at the Spar and in the river.

### **Tidiness:**

The difficulty of maintaining tidiness is complicated at present because of the recession. The most noticeable site that needs attention is the SuperValu car park where the entrance barriers need painting. In this same area, the rear of the Times Hotel is derelict, there was a blank "More O'Ferrall" display sign and the adjacent

stone wall was badly in need of repair. There were bags of bottles beside the bring banks and fences placed around holes in the car park and empty tree pits nearby. The entire area is in need of major redevelopment. There were weeds in some gutters, in chimney tops and at downpipes on some buildings in Main Street. The gable of O'Dwyers was covered in weeds which if not removed will cause structural damage to the building. The telephone box was broken and there was litter in that vicinity. Knockanrawley Resource Centre looked well but Namco is closed down and the site is overgrown. The well kept Gaelscoil has a nice sculpture in the front yard and the school is well kept. Unfortunately there are weeds at the kerb outside. Opposite the Gaelscoil there are large concrete blocks outside the unfinished estate. Perhaps these were intended to prevent unauthorised encampment but another remedy would be more visually pleasing. Cable ties from posters were seen on some poles. The old service station on the Clonmel Road needs a clean-up. A rusty old shed to the right of the Canon Hayes Recreation Centre needs attention. The old Military Barracks is disused and overgrown. Perhaps it is being repaired because some windows appeared to be freshly painted.

#### **Waste Minimisation:**

It is good to see that you have the cooperation of the local authority in the collection of bulky waste and electrical goods. The use of energy efficient lighting in residential areas is an appropriate measure. We note the success of your schools on their green flag efforts, particularly St. Josephs and the use of the allotments and the composting of grass waste. In regard to public areas it is better to cut grass more frequently and allow the mowings to decompose back into the ground than to remove it.

#### **Residential Areas:**

Martin Breen Terrace and its green space were fine. The Aherlow estate is well maintained and has trees and shrubs. The plant containers in grass are not needed and the sign for the Heights needs cleaning. The terraced cottages on the Clonmel Road were well cared for in most cases. Some cottages on the Bansha Road made a special effort. The terraced stone houses on the Cashel Road are impressive. Avondale Crescent estate was well presented.

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

Good use has been made of the back of the "Welcome" sign with Slan Abhaile on the Clonmel Road. Weeds were at the base of the wall. The natural vegetation was fine but littered. Some signs are hidden by vegetation and should be exposed. The roundabout and planting on Railway Road makes for a nice approach. The gate at Sean Treacy GAA grounds needs painting. The new shopping centres on the outside of the town were looking well and well landscaped. One unfinished retail park was fenced off. The street name signs on some buildings are rusty and cannot be read. There are well established trees on the unnamed road towards the Fire Station. The station was clean but some landscaping would enhance the area. CMP (Mushrooms) has a good entrance and there are cherry trees and boulders outside the fence.

#### **General Impression:**

You are to be congratulated on your efforts to implement improvements in your community. A number of challenges need to be overcome to enable your further progression. We hope that this report assists your endeavours and we look forward to your application in 2013.