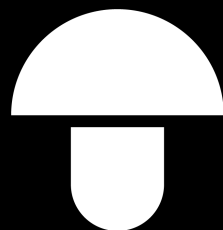


GRANT'S HOTEL

Feasibility Study



Comhairle Contae Thiobraid Árann
Tipperary County Council



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(Tipperary CoCo Conservation Officer)

INTRODUCTION

Background to the Project
Methodology & Project Team

01

BACKGROUND TO THE PROJECT

Tipperary County Council commissioned a multi-disciplinary feasibility study, led by the AAB Group, to explore future uses for the former Grant’s Hotel site in Roscrea. Funding for the project has been secured under the Town and Village Renewal Scheme for the Project Development Measure to support the identification of potential uses for the building and the site to enhance the cultural and economic potential of Roscrea.

The site, a prominent vacant property with a key presence on Castle Street and considerable backland development extending to 2,300 sq.m, has remained unused since 2013. The existing building constitutes meaningful heritage value within the townscape of Roscrea due to its historic, cultural and architectural characteristics. The significance of the structure is reflected within their Protected Status on the National Record of Protected Structures.

The project focuses on identifying an appropriate, sustainable use for the site - most notably assessing the potential to reinstate hotel use - while contributing to the regeneration, vibrancy, and economic development of Roscrea’s town centre. Stakeholder engagement and public consultation have been central to the project, ensuring that emerging proposals are grounded in local knowledge, community priorities, and the specific context of Roscrea.

The following sets out the key objectives for the project:

PROJECT OBJECTIVES:

- Boost tourism activity within the town;
- Increase footfall and dwell time within the town centre;
- Cater for the local community & provide employment opportunities;
- Facilitate a complementary mix of uses across the site;
- Stimulate the nighttime economy within Roscrea;
- Celebrate and re-connect with the heritage of the site;
- Utilise the site’s location to create linkages between key heritage assets of the town;
- Explore opportunities for town centre living;
- Explore opportunities for placemaking and improved public realm.



View of the historic frontage from Castle Street



Significant backland plot to the rear of the site

METHODOLOGY

The Roscrea Feasibility Study followed a structured and methodical approach, ensuring that all aspects of the site’s potential were thoroughly explored. The key stages of the project included:

- 1. **Desktop Research:** The study began with a comprehensive desktop review of current context of Roscrea, including relevant reports, planning policies, and strategic documents, such as the Town Centre First Plan.
- 2. **Site & Market Analysis:** A detailed analysis of the study site was undertaken, assessing factors such as physical condition, accessibility, infrastructure, and environmental considerations. In parallel, a market review was conducted to provide a demographic overview, local economic conditions, existing tourism landscape and demand analysis.
- 3. **Stakeholder Engagement:** Meaningful engagement with local stakeholders was central to the study. A series of consultations were held with community representatives, local businesses, public agencies, elected officials and the wider local community to gather insights, understand priorities, and test emerging ideas.
- 4. **Potential Uses & Concept Development:** A list of potential site uses was developed through research and stakeholder engagement. This was refined into a core set of viable uses, reflecting local needs and strategic priorities. These informed the development of three distinct concept design options, each testing different site configurations and spatial arrangements. The options were evaluated against criteria including policy alignment, planning considerations, and environmental performance.
- 5. **Financial Feasibility:** The final stage involved a high-level financial appraisal of the three concept design options. This included cost estimates, potential revenue streams, operational costs and economic impact.

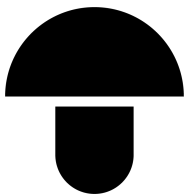
To ensure a thorough and wide-ranging assessment, a multidisciplinary team of specialists was brought together to contribute their expertise across a range of fields. This collaborative approach allowed for a holistic understanding of the project’s potential, culminating in the development of a robust and comprehensive final report.

The diagram (right) sets out the Project Team members who contributed towards the project:

PROJECT TEAM



AAB Group
Project Lead
Financial & Economic Consultants



Studio Myco
Design Lead
Architecture & Urban Planning

James Grieve Architects

James Grieve Architects
Specialist Conservation Architects



CORA Consulting
Structural Engineers



WPS
MEP & Energy Consultants



Rainey & Best
Quantity Surveyors



Archaeological Management Solutions
Archaeological Consultants

CONTEXT

Location

Character & History

Policy & Regeneration

Development Considerations

LOCATION

The Region

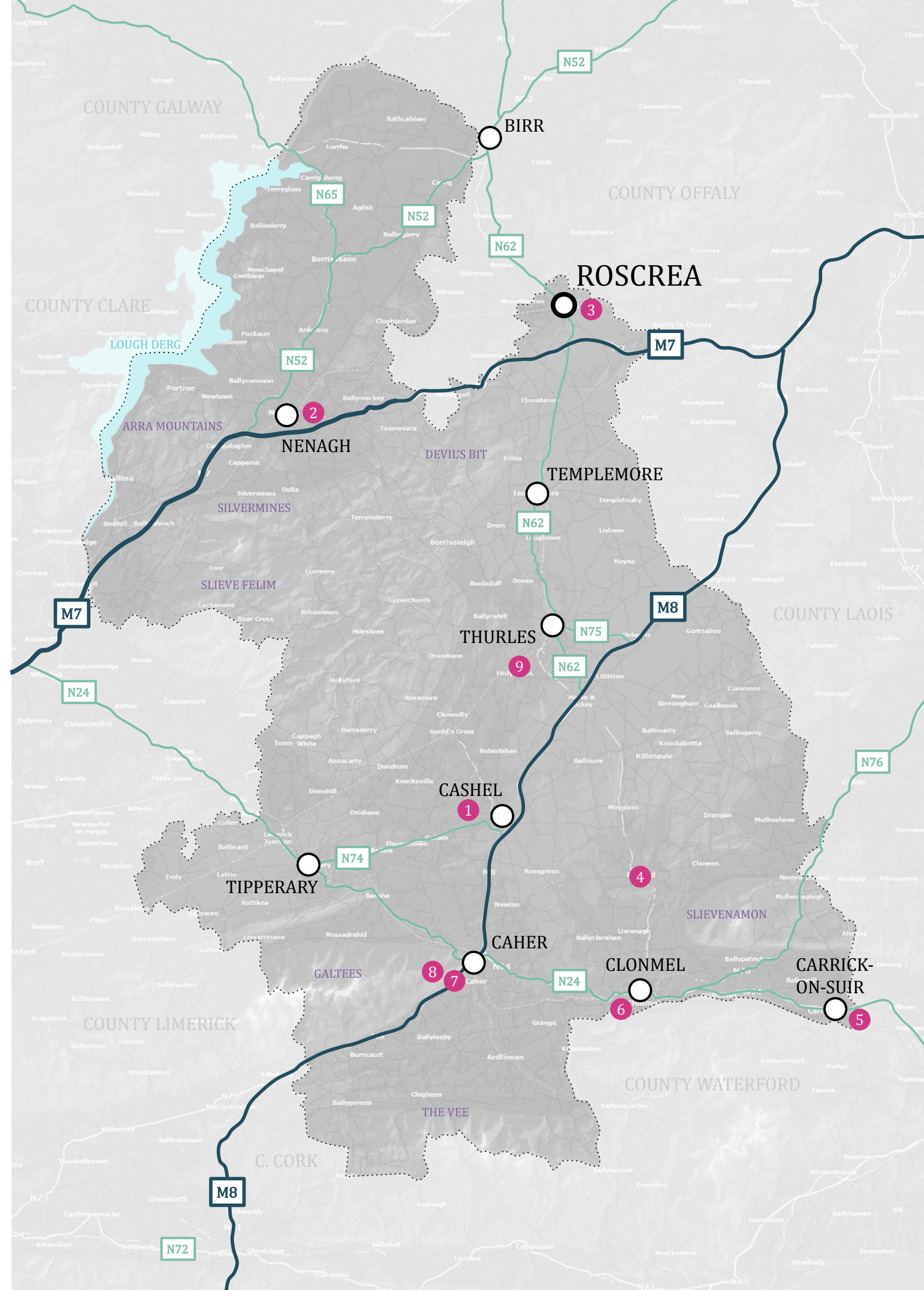
Roscrea is a historic market town in located within North Tipperary. County Tipperary is located in the province of Munster, in the central-southern region of Ireland. It is Ireland's sixth-largest county by area and is bordered by eight counties—Galway, Offaly, Laois, Kilkenny, Waterford, Cork, Limerick, and Clare—making it one of the most well-connected counties in the country. Tipperary is traditionally divided into North and South Ridings, with key urban centres including Clonmel, Nenagh, Thurles, and Roscrea. It is known for its rich agricultural land, scenic landscapes, and strong historical and cultural heritage.

Tipperary is home to several major attractions that draw visitors from Ireland and beyond. One of its most famous landmarks is the Rock of Cashel, an iconic medieval site featuring a 12th-century round tower, a Gothic cathedral, and Cormac's Chapel. Cahir Castle, one of Ireland's best-preserved castles, stands on the banks of the River Suir, offering a glimpse into the county's Norman past. The Glen of Aherlow provides stunning views of the Galtee Mountains, making it a popular destination for hiking and outdoor activities. Lough Derg, on the county's northern border, is a haven for water sports, angling, and scenic boat tours. Additionally, Holycross Abbey, Ormond Castle, and the Mitchelstown Caves are key attractions that showcase Tipperary's diverse historical and natural heritage.

Roscrea has a rich architectural and cultural history shaped by its strategic location along the Slí Dhála, one of the five great ancient roads of Ireland. It is located close to the Offaly border and along the M7 motorway, a key national route linking Dublin and Limerick, ensuring strong regional connectivity. The N62 national road that dissects the town provides strong connectivity to towns such as Thurles, Templemore and Birr. The R445 runs through the town, providing direct access to neighbouring settlements and maintaining Roscrea's role as an important local centre.

Key (Regional Attractions)

1. Rock of Cashel, Cashel
2. Nenagh Castle, Nenagh
3. Roscrea Castle / Damer House, Roscrea
4. Fethard Medieval Town, Fethard
5. Ormond Castle, Carrick-on-Suir
6. The Main Guard, Clonmel
7. Swiss Cottage, Cahir
8. Cahir Castle, Cahir
9. Holycross Abbey, Holycross



LOCATION

The Town

The historic market town of Roscrea in County Tipperary, Ireland, possesses a distinctive townscape character shaped by its medieval origins, Georgian architecture, and market-town layout. At its core, the town is defined by its medieval heritage, with the 13th century Roscrea Castle standing as a dominant landmark alongside the nearby round tower and remnants of a monastic settlement. The town's layout reflects this long history, with an organic street pattern radiating from the historic centre, particularly along Main Street and Castle Street, which serve as the commercial and social heart of Roscrea. Narrow lanes and irregular plot sizes further reflect centuries of incremental development. Roscrea features significant topography, with Main street raised on an elevation of approximately 7m to the River.

Currently, Roscrea has a streetscape that is highly car-oriented, with wide roads, perpendicular parking, and narrow footpaths. While off-street car parks exist, they are underutilised, as drivers tend to favour on-street parking. Public transport is predominantly bus-based, with four NTA Local Link services and two private commuter bus routes. Despite its strategic location on the Limerick–Ballybrophy rail line, Roscrea train station remains underused, with only two daily return departures.

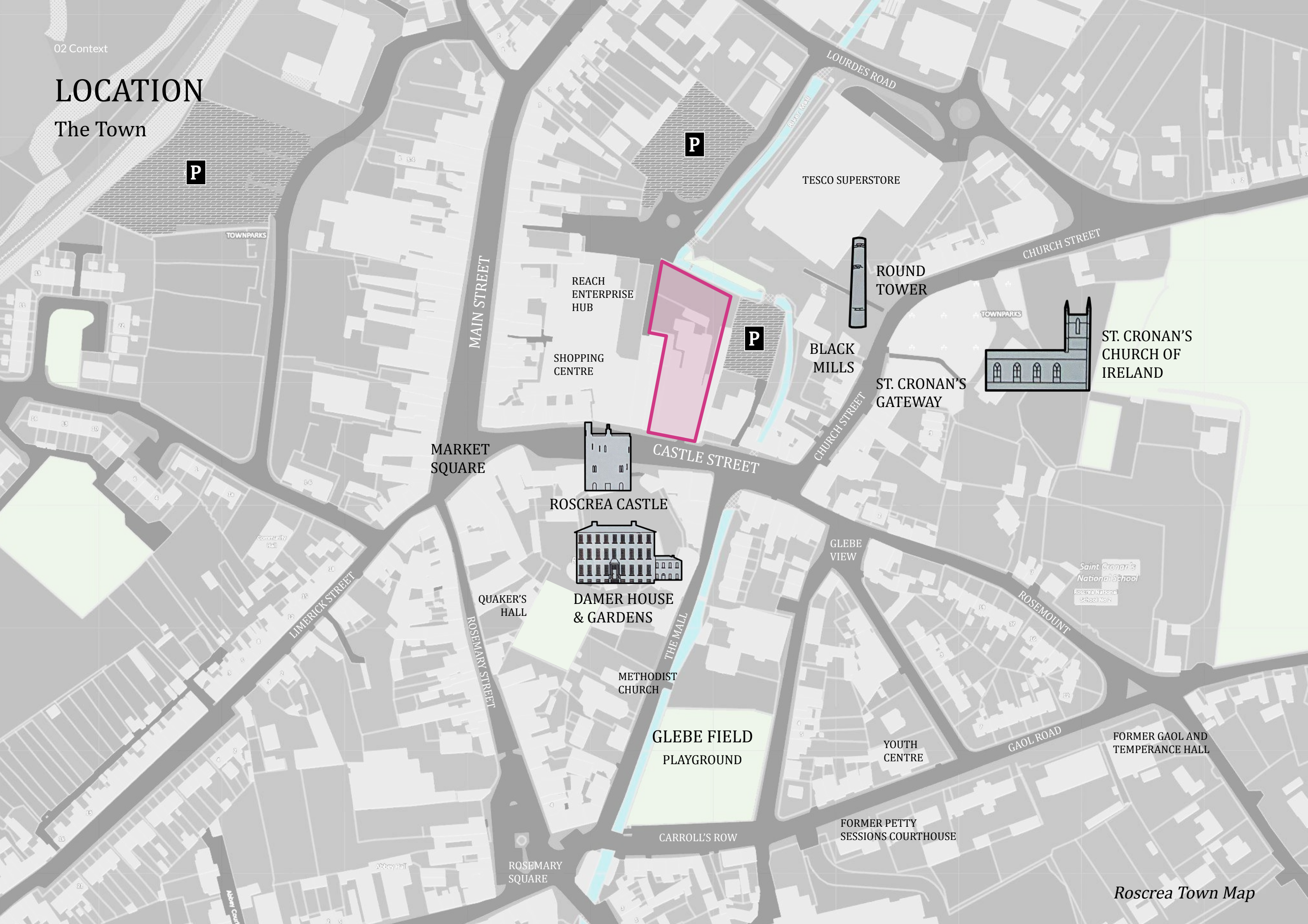
The Grant's Hotel site is a key location within the town, with its main frontage and entrance along Castle Street, adjacent to the Bank of Ireland building and offering views of Roscrea Castle. To the rear, the site boundary is defined by the River Burrow, though large boundary walls obstruct views and limit engagement with the river. More broadly, the river remains an untapped asset for the town, with few accessible stretches, limited visibility, and a lack of walking routes or seating areas along the riverside.

The rear of the site lacks active frontage or animation, functioning primarily as a service and parking area, despite its close proximity to several key heritage landmarks such as the round tower, Blackmills, St. Cronan's Gateway and Church, as well as more commercial elements like the Tesco Superstore, Shopping Centre and off-street parking facilities. Efforts to enhance the inner town plaza have been made, with the REACH Enterprise Hub set for completion this year, alongside improvements to laneways connecting Main Street to the inner town plaza.



LOCATION

The Town



CHARACTER & HISTORY

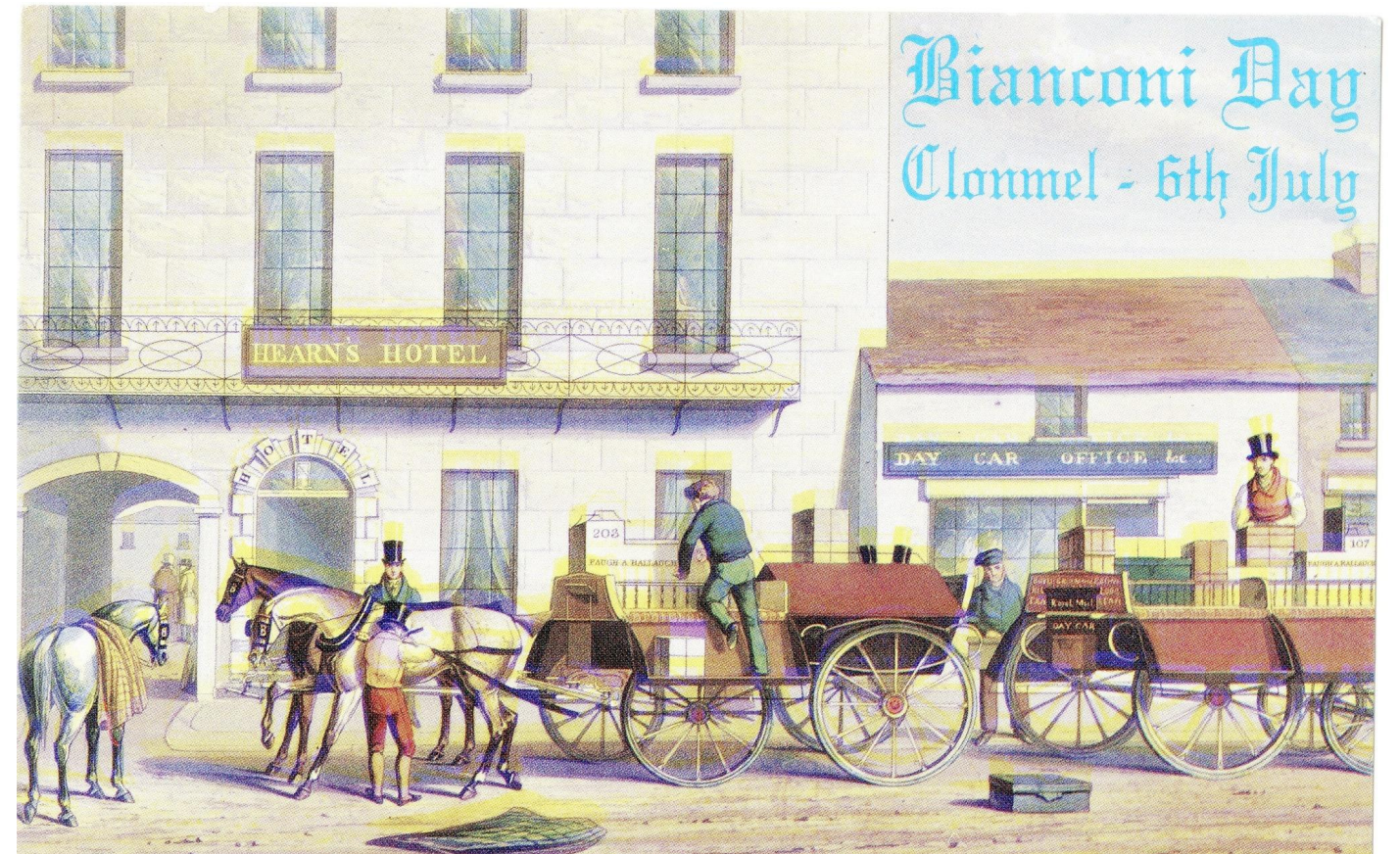
Townscape

The town's origins date back to the 7th century, when Saint Cronán established a monastery, laying the foundation for its role as a religious and cultural centre. Over time, Roscrea became home to key mediaeval structures such as the Round Tower, High Cross, and Roscrea Castle, solidifying its status as an important ecclesiastical and defensive settlement. The Norman influence in the 13th century introduced fortified architecture, with Roscrea Castle playing a pivotal role in the town's mediaeval governance, while later religious developments, such as the 15th-century Franciscan Friary, further reinforced its significance.

Roscrea's evolution continued into the 18th century, when it became a thriving market and commercial town under the influence of the Georgian period. The town's layout and architecture adapted to reflect this prosperity, with symmetrical Georgian townhouses, decorative shopfronts, and formal urban planning shaping streets like Main Street and Market Square. Wealthy merchants and landowners contributed to the construction of civic and commercial buildings, many of which remain today and are protected as part of the town's architectural heritage. A notable example is Damer House, an elegant 18th-century Palladian residence set within the mediaeval castle complex, reflecting the influence of the landed gentry in shaping Roscrea's urban and social development.

Roscrea's strategic location along the Slí Dhála played a key role in its development as a hub for travelling trade and hospitality. In the 19th century, Italian-born entrepreneur Carlo Bianconi established a stagecoach network across Ireland, providing scheduled transport for passengers and goods. To support these routes, coaching inns were built along key stops - which included Roscrea and lead to the construction of the hotel and stableyard in the late 18th Century. Bianconi's transport system not only improved mobility but also contributed to economic growth, trade, and infrastructure development, connecting isolated communities before the advent of railways. By the 1830s and 1840s, his network covered over 1,000 miles, fostering commerce and tourism. Although the rise of rail travel in the mid-19th century led to the decline of stagecoaches, Bianconi's legacy remains as a pioneer of organized public transportation in Ireland.

Today, the town's architectural character is a blend of mediaeval, Georgian, and Victorian styles, with religious landmarks, limestone townhouses, and traditional shopfronts contributing to its distinctive streetscape. Market Square and the Castle grounds serve as public focal points, while the River Burrow enhances the natural landscape. Industrial and railway expansion in the 19th century added mills and transport infrastructure, some of which have been repurposed. While Roscrea retains much of its historic charm, challenges such as building restoration and modern infill development have altered parts of the traditional streetscape. Conservation efforts remain focused on preserving Roscrea's architectural heritage while allowing for sensitive, sustainable development, ensuring its unique identity as one of Ireland's most historically significant rural towns endures.



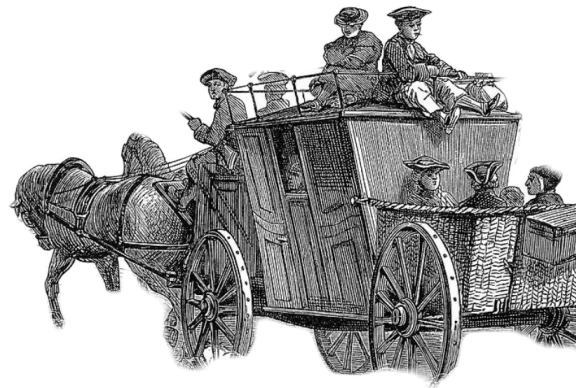
Typical Bianconi Coaching Inn, Clonmel - c1815 - 1850



Castle Street, c.1865-1914: National Library of Ireland, Lawrence, William, 1840-1932

CHARACTER & HISTORY

Historic timeline



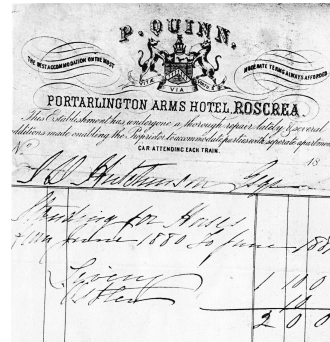
1760-1784

In 1760, Buchanan's stagecoach, The Fly, established the first regular Limerick-Dublin service. Taking approximately 5-days, this led to the establishment of coaching inns and hostleries in towns along the route - including the Castle Street property. In 1784, competition arose when Messrs. Foster and Osborne launched a rival service, also stopping in Roscrea as part of its expanded route.



1820s

By the early 19th century, Charles Bianconi revolutionized transport in Ireland by establishing a network of affordable, horse-drawn car services and is described as the "man who put Ireland on wheels". Whilst initially the service connected Clonmel and Cahir in 1815, by the late 1820s it had quickly expanded across Ireland. The routes were especially focused on linking market towns like Roscrea, rather than concentrate on the main routes served by the Mail Coaches.



1881

A receipt, which named Patrick Quinn as hotel proprietor, indicated a cost of just £2 to stable your horse for one year in the hotel, including water and feed.



1905

In these stables, Jim Corcoran bred the horse Velocity, later purchased as a yearling by Jacksons of Inane in 1902 for £175. Velocity achieved major success in 1905, winning the Doncaster Cup, Cambridge Stakes, and City and Suburban, as well as the Grand Prize at Ostend, earning him the title of "fastest horse in the world" and a valuation of £20,000. His fame also secured Mrs. H.V. Jackson a place in King Edward VII's exclusive circle. Upon Velocity's return to Roscrea by train, 5,000 people gathered at the station to celebrate, leading a parade through the town.. A film of his Cambridge Stakes victory was later shown at a concert in the Temperance Hall.

c.1780-1830

In the 18th century, an elegant five-bay house was built on Castle Street, combining the symmetry of a Georgian terrace with Queen Anne-style details, similar to Damer House (1722). Records dated from 1823 listed the building as 'Brown's Hotel' with Griffiths Valuations in 1858 listing a Mrs Maryanne Browne having 'One rood'.

Historic receipts from the "Portarlington Arms" indicate that a hotel may have been established on the site as early as 1794.



Mid 1800s

By the mid-1800s, Margaret Heenan was listed as the hotel proprietress. She married Patrick Quinn, with whom she had six children before his early passing, later remarrying James W. Corcoran. The hotel, known locally by various family names, operated as Quinn's Hotel, Corcoran's Hotel, and later Day's Hotel under the management of Catherine B. Quinn after her marriage to Joseph Day.

1900s

Following over half a century of trading, the Portarlington Arms was newly decorated throughout, including the latest sanitary appliances, with rooms not too dissimilar to modern 'Aparthotels' - including a sitting room, separate bedrooms and an ensuite, with special accommodation offered for tourists. On ground floor, there was a ladies coffee room, large commercial room and billiards room. The hotel was also the headquarters of the Irish Cyclists' Association, and contained large yard and livery stables to the rear of the property.

1925

Food bill names J.W. Corcoran as the proprietor of the "Portarlington Arms".

An aerial photograph of Roscrea, Ireland, from 1955. The image shows a dense cluster of buildings with dark roofs. A specific area in the center, consisting of several buildings and a courtyard, is highlighted in yellow. This highlighted area is the subject site. To the right of the highlighted area, there is a large, open field. In the foreground, a tall, cylindrical stone tower is visible, along with some other buildings and a sign that reads "AUSTIN".

THE STABLEYARD, 1955

The following aerial photograph of Roscrea from 1955 depicts the subject site (yellow) showing east elevations of former outbuildings, all of which have been demolished and replaced with modern structures. These created an enclosed stableyard and likely storage/maintenance area for Bianconi coaches. The remainder of the site was enclosed by boundary walls and appears to have included gardens and allotments.

Source: National Library of Ireland, Morgan, Alexander Campbell, 1955.

CHARACTER & HISTORY

Historic timeline



1950s

Prior to the introduction of the function room of today, larger gatherings were accommodated within the 'Billiards Hall' such as dinner dances.



1968

By the 1960s, the hotel had undergone significant alterations, losing much of its historic character. The 18th-century building's ornate façade was simplified, and a 1968 planning application proposed further expansion, including a new flat roof.



1980s

A Twilight Disco in the Pathé Hotel Roscrea in the 1980s - a popular events which was the 'lifeblood of the youth scene.'



Mid 2000s

Grants Hotel was changed to the Damer Court Hotel.

1946

Following over one hundred years of trading, Mrs. Day retired and sold the hotel to Matt Horan- renamed the Pathe Hotel after his wife's maiden name. Under this new ownership, the hotel underwent significant alterations to become 'modern establishment' that was capable of meeting the needs of Roscrea, a growing town with a thriving employment hub, notably the Roscrea Bacon Factory Co-op.



1970s

By the mid 1970s the function room was introduced, allowing for larger events to take place in the hotel, including weddings. At the time, a wedding for 70 people cost just £240.



1990s

After nearly 50 years of ownership, the Pathe Hotel was sold to Stephen Grant, who renamed it Grants Hotel and oversaw significant expansions. These included a larger function room, additional bar, staff facilities, more hotel rooms extending into the neighboring property, and a new ground-floor café. While the historic façade and roofline were partially restored, the iconic arched entry to the rear stableyard was replaced with a shopfront for the new bar.



2013

Following over 200 years of trading, the hotel closed and subsequently sold, however it remains vacant today.

PATHE HOTEL

GRANTS HOTEL

DAMER COURT HOTEL

POLICY CONTEXT

Overview

This chapter sets out key aspects of the global, national and local policy context for Roscrea and Grant’s Hotel to ensure strategic alignment of any proposals with the wider context of town centre regeneration, heritage protection, and sustainable development.

Global Policy

The 17 **UN Sustainable Development Goals (SDGs)** define the strategic global challenges (including those related to poverty, inequality, climate, environment, prosperity, peace and justice) that we need to address to achieve a better and more sustainable future for all. Goal 11 ‘Sustainable Cities and Communities’ aims to make towns and cities inclusive, safe, resilient and sustainable through 10 targets and 16 indicators. For example, Target 11.4 calls for stronger efforts to protect the world’s cultural and natural heritage. Town centre regeneration is also a key tool for delivering on many of the other SDGs, including Good Health and Wellbeing (Goal 3), Reduced Inequalities (Goal 10) and Climate Action (Goal 13).

National Policy

Project Ireland 2040 is the Government’s overarching vision and policy initiative to make Ireland a better country for all. The strategy ensures the alignment of investment plans with 10 National Strategic Objectives for 2040 in a considered, cohesive and defined manner. The National Planning Framework (NPF) and the National Development Plan 2021-2030 (NDP) combine to form Project Ireland 2040. The NPF sets the vision and strategy for the development of the country to 2040 and the NDP provides the enabling investment to implement that strategy.

National Strategic Outcome 7 is ‘Enhanced Amenities and Heritage’ which seeks to ‘ensure that our cities, towns and villages are attractive and can offer a good quality of life. It will require investment in well-designed public realm, which includes public spaces, parks and streets, as well as recreational infrastructure. It also includes amenities in rural areas, such as national and forest parks, activity-based tourism and trails such as greenways, blueways and peatways. This is linked to and must integrate with our built, cultural and natural heritage, which has intrinsic value in defining the character of urban and rural areas and adding to their attractiveness and sense of place.’

“Ireland’s built heritage assets are a non-renewable resource that merit being nurtured in a manner appropriate to their significance as an aid to understand the past, contributing to community wellbeing and quality of life as well as regional economic development.”

Project Ireland 2040

The compact growth agenda outlined in the NPF is reinforced through **Ireland’s Climate Action Plan 2024** (the third annual update) which promotes extensive retrofitting of existing premises and housing stock and the prioritisation of brownfield and compact development. The actions committed to in the Climate Action Plan strongly align and support the regeneration and revitalisation of Ireland’s towns, including through reducing demand for travel by car, sustaining economic and social activity at street level and increasing access to shops, employment and amenities by sustainable transport modes.

Ireland’s new **Tourism Policy Framework 2025-2030** aligns with Fáilte Ireland’s ambition to foster and develop a sustainable visitor economy that channels tourism revenue into communities across the country, enabling them to flourish and thrive, and making them better places to live and visit. It also promotes the environmental sustainability of tourism businesses, aiming to meet government targets for carbon emissions and energy efficiency by 2030. It highlights that a sustainable tourism model should help to; conserve natural resources and biodiversity, respect the culture and heritage of localities; and, ensure economic gains, including enhanced employment opportunities that benefit host communities.

The **National Town Centre First Policy 2022** aims to create town centres that function as viable, vibrant, and attractive locations for people to live in, work in, and visit. The Town Centre First process recognises that every town is unique and that they also serve a vital function as the service, social, cultural and recreational centre for the local community. Town Centre First lays the foundation for each community to develop their own plan-led path forward for their town. The Policy is supported by cross-government funding and policy actions that are focused on delivery. One of the nine Opportunity Themes highlighted within the Policy is ‘Realising the Existing Cultural and Heritage Assets of Places’. A Town Centre First Plan has recently been created for Roscrea, summarised later in this section.

POLICY CONTEXT

Regional & Local Policy

Regional Spatial and Economic Strategy (RSES) for the Southern Region

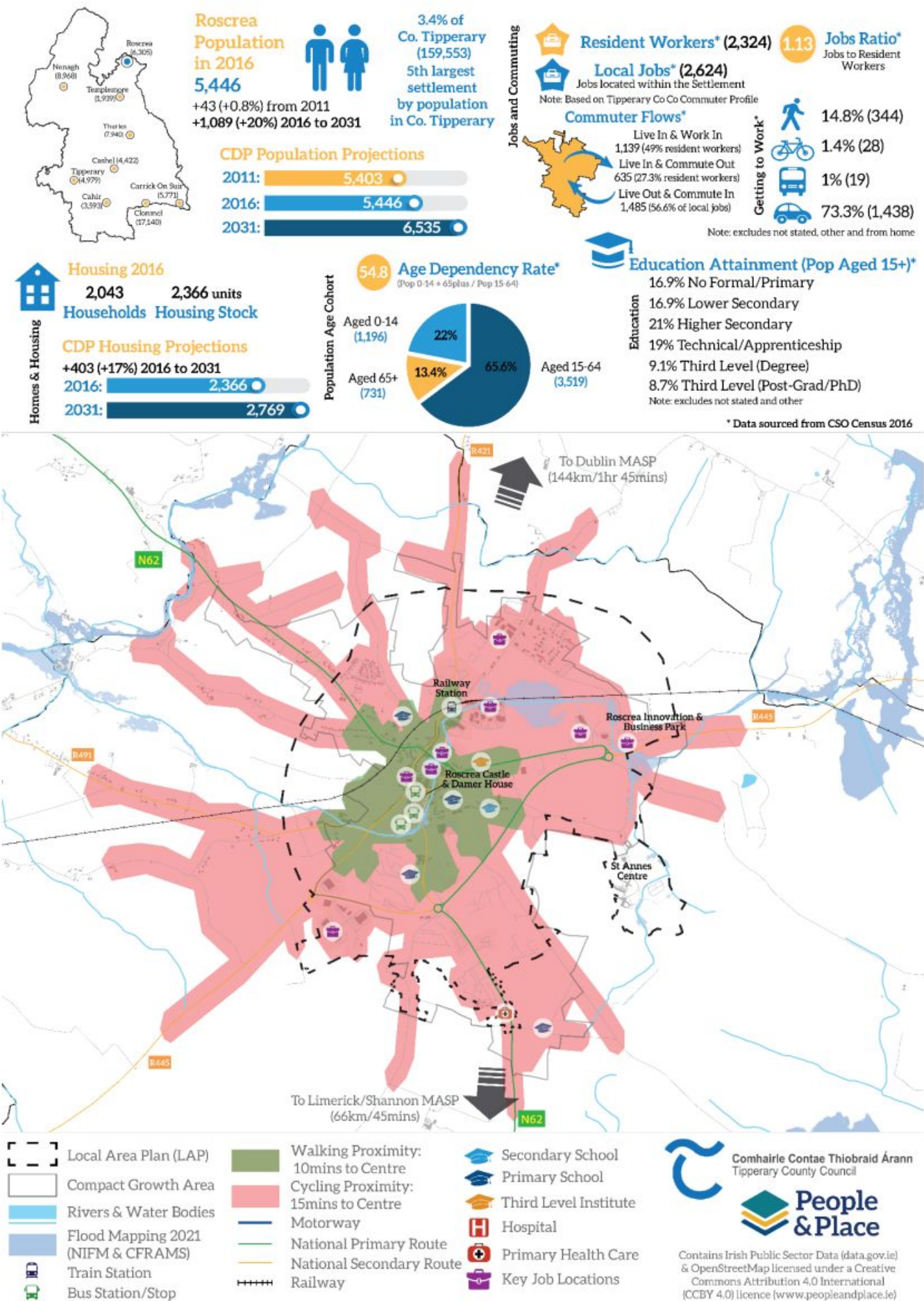
The RSES for the Southern Region 2019- 2031 provides the strategic framework for regional development. Its primary goal is to implement Project Ireland 2040 at a regional level, ensuring balanced and sustainable growth across the region. It recognises that the Region has significant assets, including a wealth of natural, cultural and heritage assets of national importance, making it a significant tourist destination. The RSES aims to build on its strengths and potential to become a more prosperous, sustainable, climate resilient and attractive region for the benefit of all its people. It supports protection of built heritage and the restoration and re-use of derelict or underused buildings and streetscapes to provide for a variety of innovative uses.

Tipperary County Development Plan (CDP) 2022 - 2028

The Tipperary CDP guides sustainable physical, economic, and social development across Tipperary, whilst protecting the environment and guiding and supporting the move to a low-carbon society. Roscrea is identified as one of six District Towns in the County, which have important roles in supporting their hinterlands and the Key Towns (Clonmel, Nenagh and Thurles), and in particular in supporting local economic strengths, and in providing housing and services. The District Towns will accommodate approximately 20% of total population growth over the lifetime of the Plan.

The CDP includes a Town Profile for Roscrea, which identifies key strengths and opportunities:

- The Town Profile Plan (opposite) for Roscrea illustrates the town boundary, compact growth area, walking and cycling distances and other relevant planning opportunities and constraints. The relatively compact nature of the town and its suitability to support a ‘10-minute town concept’ and active travel is evident.
- Roscrea is one of Ireland’s finest heritage towns with Roscrea Castle and Damer House. The town is set in countryside of beauty, rich heritage and natural amenities including peatlands, uplands and trails.
- Key strengths include the town as a strong employment centre, with nearly 50% of its workforce employed locally, in its strong agri-food industries. It is expected that the town will continue to grow as a strong agri-food and business innovation centre and as a town with a focus on quality of life for its citizens.
- The Council will seek and support new opportunities for strategic regeneration as they arise having consideration to the strengths of the town and building on the town’s reputation as an age-friendly town and on heritage-led regeneration opportunities.



Roscrea Town Profile, Tipperary CDP

POLICY CONTEXT

Roscrea Local Area Plan 2023-2039

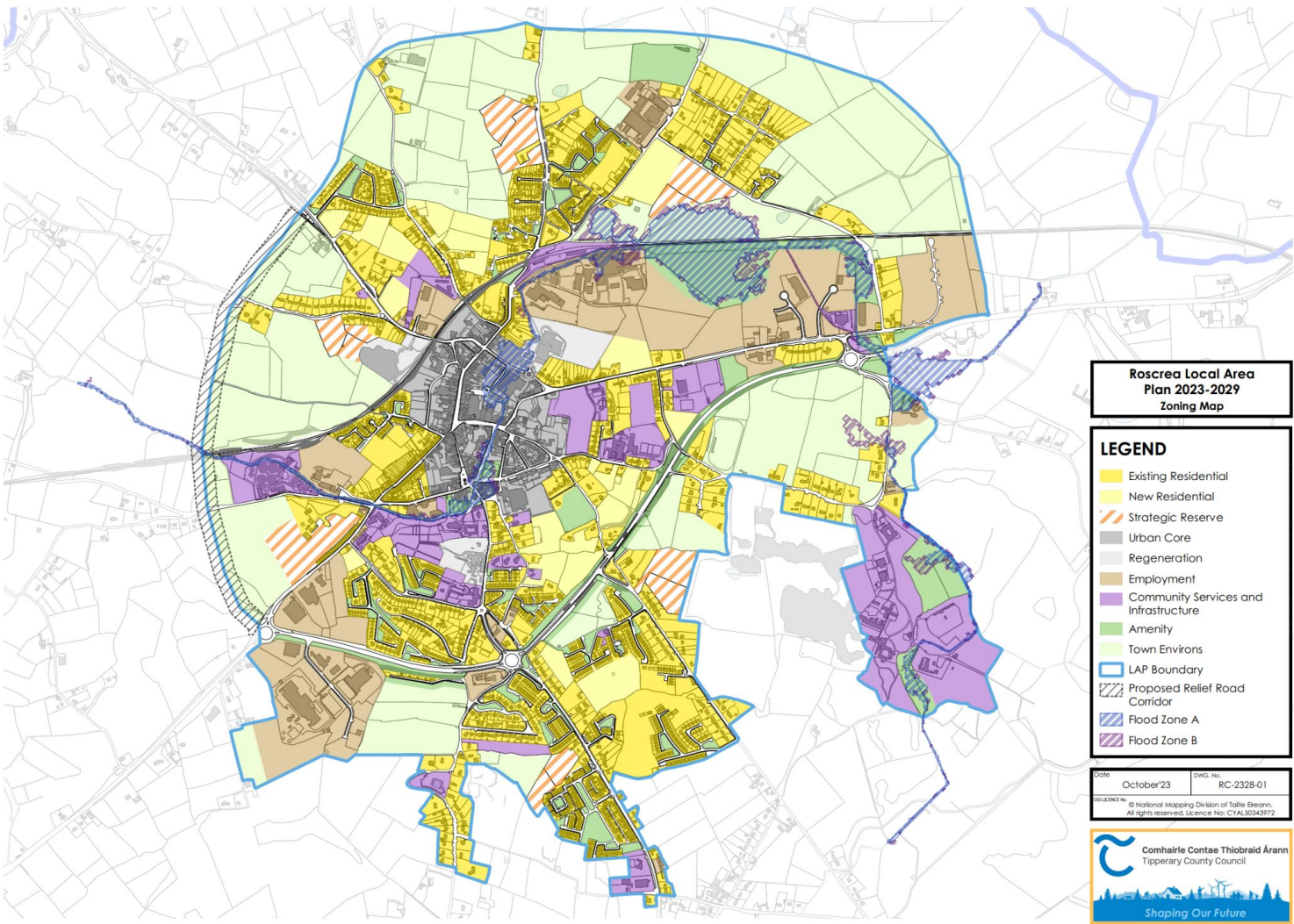
The Roscrea Local Area Plan 2023-2029 (LAP) outlines the local spatial planning framework for Roscrea, which acts as a guide for sustainable investment, to enable employment and homes, to protect the environment and heritage and to help deliver a good quality of life for everyone. It sits at the 'local' tier of planning policy, and is consistent with the objectives of national and regional level planning policies, as well as the Tipperary CDP, and is supported by the Tipperary Local Economic and Community Plan and the Tipperary LEADER Local Development Strategy.

A key element of the LAP is the **Land Use Zoning framework** (mapped opposite), which gives an indication of the acceptability or otherwise of a particular use in particular areas. The historical town centre is zoned as 'Urban Core' and is recognised as being vital to the character and quality of life for the people of Roscrea. The key objective for Urban Core zoning is to provide for the development and enhancement of urban core uses including retail, residential, commercial, civic and other uses.

The LAP includes a **Town Centre Strategy for Roscrea** which seeks to: “ensure that the vibrancy and vitality of the town is maintained and enhanced. This will be achieved by increasing the residential population of the town centre, regenerating town centre brownfield lands, implementing the Town Centre First Masterplan, and providing a high-quality, pleasant and enjoyable town centre environment focused on connectivity, active modes of travel and public transport.”

The rich architectural and historical heritage of the town is protected through measures such as the Architectural Conservation Areas set out in the LAP, as well as the **Record of Protected Structures for Roscrea** and provisions / objectives for their protection as set out in the Tipperary CDP.

- Key policies and objectives** within the LAP that are most relevant to the Grant’s Hotel site include:
- Policy 3.1: Enable the collaborative redevelopment and reuse of vacant and underused sites and areas in the 'Urban Core' and 'Compact Growth' area.
 - Policy 3.5: Permit new development which enhances the setting of Roscrea town centre, including its architectural and historical heritage and character.
 - Objective 4E: Better link the town centre and Castle Street to Roscrea Castle and Damer House through public realm works.
 - Policy 7.1 Protect and conserve the integrity and ecological and biodiversity value of the River Bunnow as it runs through the town, and to maintain a riparian strip along the river free from development and of adequate width to permit maintenance. Development proposals within or adjacent to the river will be assessed to ensure the protection of water quality and river access.
 - Policy 7.2: Ensure the setting and character of Roscrea Castle, including the setting of Castle Street is safeguarded and enhanced in the assessment of new development proposals.



Roscrea Local Area Plan 2023-2029, Zoning Map

In 2029, Roscrea will have enhanced built heritage, amenity and green and blue infrastructure that will showcase the best of the natural and built heritage of the town. Investment in public realm, active travel, heritage and tourism will highlight amenities and provide a high-quality environment for locals, visitors and future generations. This will be achieved by ensuring that new development contributes to urban greening and local ecology, and by sensitive investment in the built heritage in the town.

Roscrea Local Area Plan

POLICY CONTEXT

Roscrea Town Centre First Plan

The Roscrea Town Centre First (TCF) Plan aims to map out potential development and establish a vision for Roscrea’s future. It has a focus on tackling dereliction and vacant properties and making the town centre a more attractive place to live, work, socialise and run a business, in line with the National Town Centre First Policy. The process involved online and in-person consultations with the public to better understand the issues on the ground, and collaborative working with the Town Team and the Council’s Town Regeneration Officer to establish a vision for Roscrea Town Centre, supporting objectives under five themes (key objectives most relevant to this study are set out opposite) and a number of key projects, one of which is the redevelopment of Grant’s Hotel (see overleaf for further details).

The overall vision for the TCF Plan is:

“A unified Roscrea will use its strengths - its people, buildings, infrastructure and natural environment - to create a vibrant, caring and prosperous market town.”

Key insights from the TCF Plan include:

- 3 out of 4 businesses who were seeking space in Roscrea in the past 3 years were not able to source it;
- Vacancy and dereliction is quite evident within the core at prominent locations on Main Street and Castle Street detracting from the heritage assets and well performing functional uses active within the area. There are a few large-scale disused sites in Roscrea town centre including the former Grants Hotel on Castle Street which present major opportunities to revitalise the area and bring more activity and jobs to the town;
- In 2019, visitor numbers to Roscrea Heritage Centre and Grounds were in the region of 17,000 people;
- A clear opportunity exists to re-establish the town centre as a residential location, and this can help address the vacancy and dereliction issue;
- Castle Street has the potential to be an incredibly attractive visitor attraction as well as everyday space for the town, it's community and its activities, such as markets for example. The arrival space and space of reflection for the Castle, the current street is given over to relatively low-value uses, namely parking. This prime town centre space should be given over to higher yielding activities, driving tourism, inward investment and activity - as well as increasing biodiversity and green/blue infrastructure to create a space to spend time

Section 4.1 of the Town Centre First Plan sets out **10 key projects** that had been shortlisted by the lead consultants, Tipperary County Council and the Roscrea Town Team. These projects had been selected from an initial number of 85 projects due to their ease of implementation, level of impact on the town centre and opportunity to meet the key objectives for the town.

‘Project A’ Castle Street includes two components: enhanced public realm to Castle Street (A1) and the Renovation of the vacant Grant’s Hotel (A2), indicating that Castle Street has the potential to be an ‘attractive visitor and everyday space for both the town and its community’ as well as an ‘active space that could host activities such as markets or seasonal events.’



Illustration of Castle Street public realm works from the Town Centre First Plan

Key project criteria included:

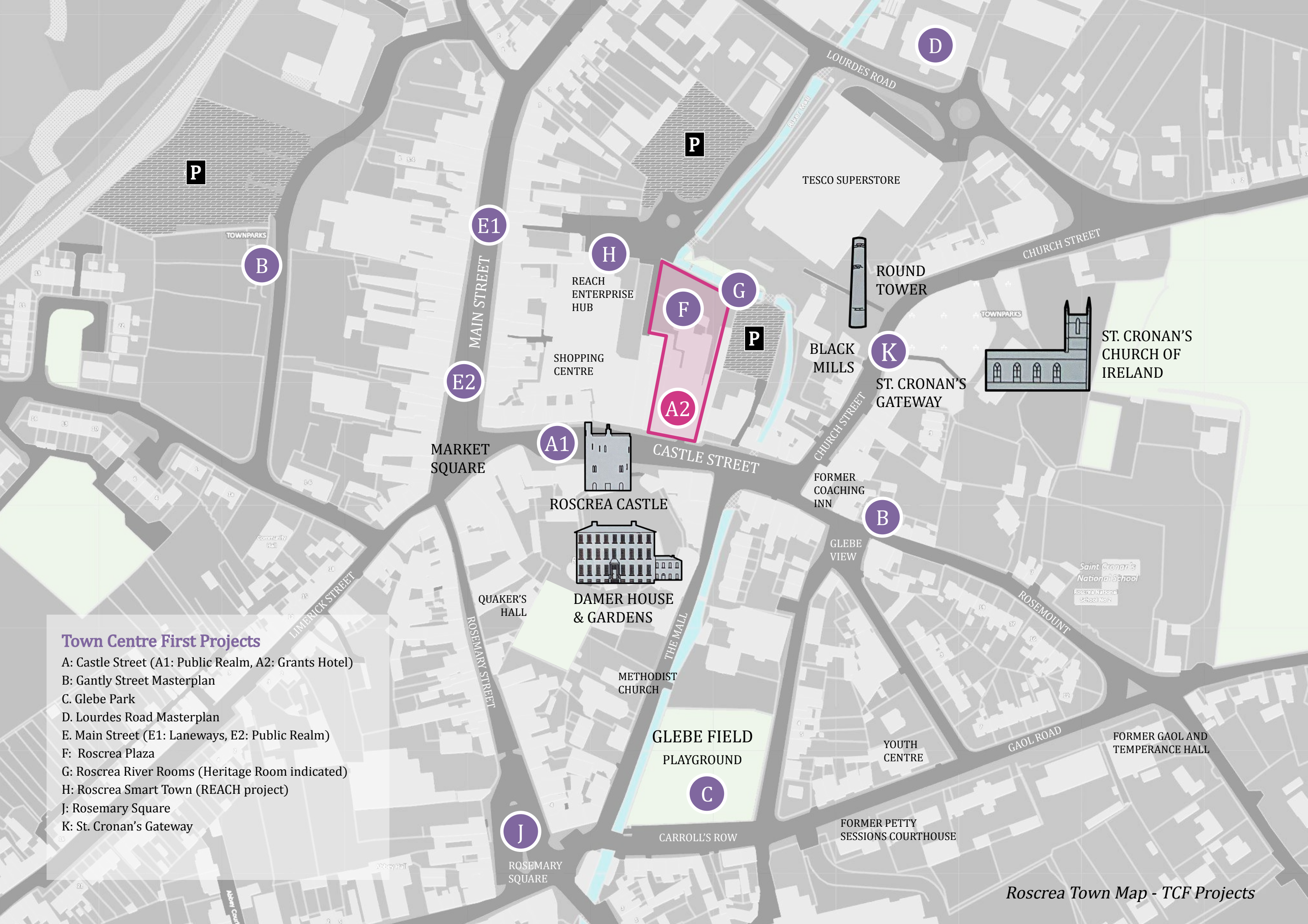
- More space to be given to pedestrians and parking rationalised.
- Ensure access can for businesses can be maintained during agreed service times. Public transport access should be accommodated but reconfigured.
- Work with the private landowner to develop a vision for the future of Grant’s Hotel.
- Simplify vehicular movements to increase pedestrian safety.
- Explore potential for a community facility, market storage and residential programme in Grant’s Hotel.
- Explore potential for a landscaped space to the rear of Grant’s Hotel, including floor defence works to the river.

Several key projects, including the Roscrea River Rooms (G) and, most notably, the Roscrea Plaza (F), are closely linked to the redevelopment of Grant’s Hotel. The Plaza project seeks to enhance connectivity and create a pedestrian-focused space within the inner town centre. A key objective is to integrate the Castle Street public realm improvements with the Plaza while also introducing a semi-public space to the rear of Grant’s Hotel, requiring alteration to the existing building footprint, and new frontage that activates the Plaza.

See overleaf for location of Key Projects identified within the Town Centre First Plan:

Town Centre First Projects

- A: Castle Street (A1: Public Realm, A2: Grants Hotel)
- B: Gantly Street Masterplan
- C. Glebe Park
- D. Lourdes Road Masterplan
- E. Main Street (E1: Laneways, E2: Public Realm)
- F: Roscrea Plaza
- G: Roscrea River Rooms (Heritage Room indicated)
- H: Roscrea Smart Town (REACH project)
- J: Rosemary Square
- K: St. Cronan's Gateway



REGENERATION CONTEXT

Key Projects

There are a number of key projects that are at various stages in their development that will have a significant impact on the town centre of Roscrea once implemented. Due to their expected impact and close proximity to the Grant's Hotel site, consultation was undertaken with the various key stakeholders associated with each development, to better understand the projects, their timeframes and objectives, to ensure the Feasibility Study complemented, not displaced, the projects. A brief summary of each is provided below:



Roscrea Castle: Visitor Experience

Following a three-year program of repairs and upgrades to Roscrea Castle and Damer House, which cost just under €900,000, significant further investment is planned to improve the visitor experience at the grounds, which will include a new cafe in Damer House, Visitor and Interpretation Centre within the Gatehouse and overall enhancements to the grounds and gardens. It is expected the work will be complete by the end of 2026.



Gantley Street Masterplan

The Gantley Street Project aims to transform an underutilised area within the town centre into an Age-Friendly Neighbourhood. Phase 1 received €4.5 million in funding in late 2022, with further funding added in 2024, to deliver a new public realm and 17 residential units alongside community amenities such as a coffee dock and community room. Future phases propose additional housing and commercial space, aiming to create a vibrant, inclusive environment that strengthens the town's social and economic core.



REACH Enterprise Hub

The REACH project represents a €3.5m investment to redevelop a derelict space into a key economic hub and modern, high-quality facility for the town, creating a vibrant hub offering spaces for work, connection & community, including space for education and training, enterprise and development, as well as spaces available for lease to start-ups, SMEs and others. Works on site are nearing completion with bookings expected to be available in 2025.



Castle Street Public Realm

€500,000 funding has been secured under the European Just Transition Fund to progress design work on the Castle Street Public Realm project, following identification as a key project within the Town Centre First Plan. Procurement of suitable consultants to undertake the design works was submitted to e-tenders in April 2025.

SITE ANALYSIS

Regulatory Context
Evolution of the Site
Building Appraisal

03

REGULATORY CONTEXT

A review of the regulatory context affecting the site and building was undertaken, establishing key statutory considerations for redevelopment. This includes relevant local and national regulations around design quality, building performance, and compliance - as well as specific site constraints such as archaeology, flood risk, and protected structure status.

Land-Use Zoning - Site Designation: Urban Core

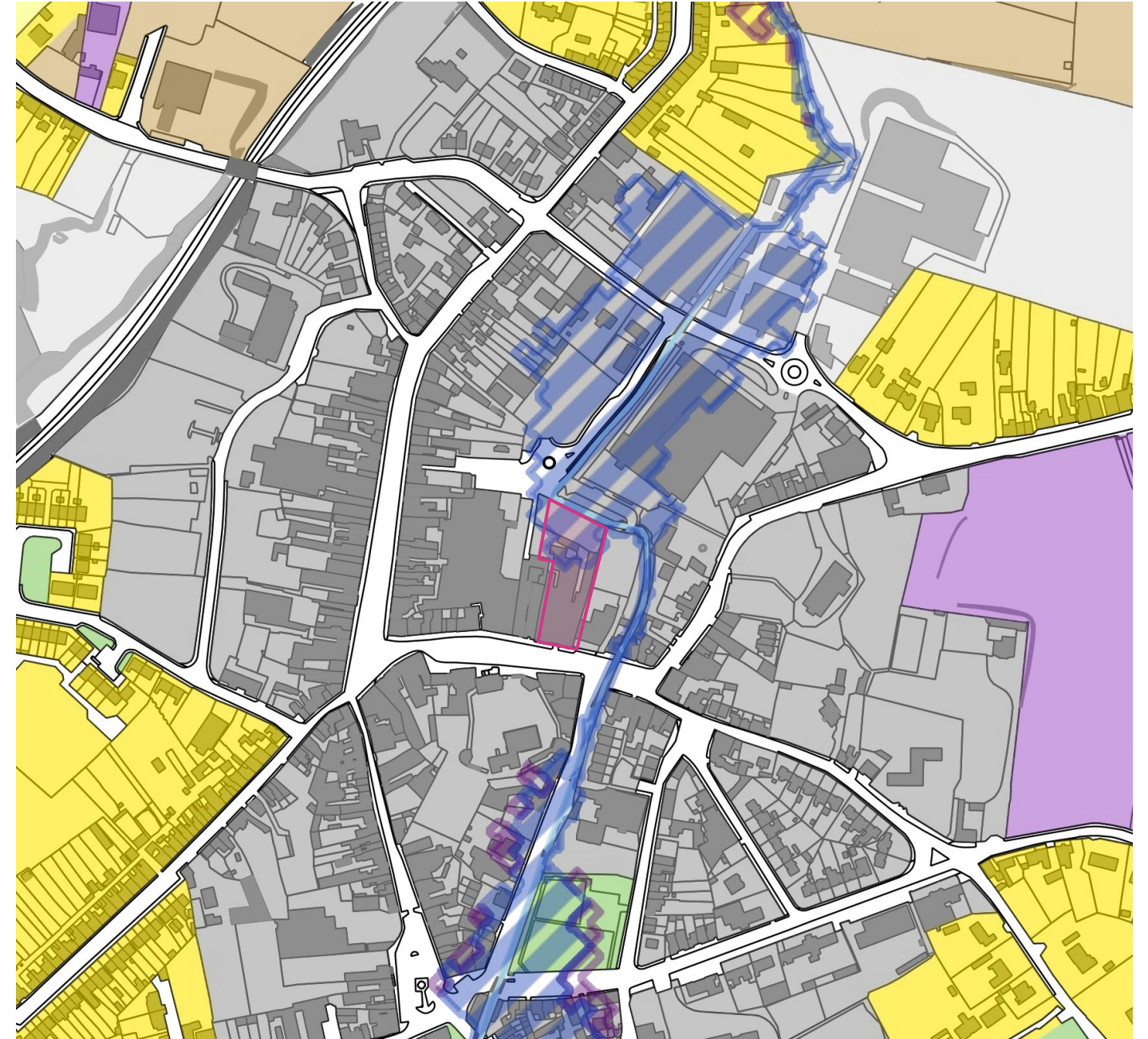
The site is located within the Urban Core zoning of Roscrea, which provides for a mix of uses including retail, residential, commercial, civic, and cultural activities. This zoning supports the consolidation and enhancement of the town centre, encouraging compact growth through appropriate densification and the creation of high-quality urban environments that prioritise public transport, pedestrians, and cyclists, while limiting the dominance of car-based movement. A balanced mix of commercial, recreational, civic, and residential uses is encouraged. Table 9.1 of the Local Area Plan provides a Zoning Matrix, outlining the general acceptability of specific land uses, indicating whether a use is permitted in principle (✓), open for consideration (O), or not permitted (X).

The purpose of the land use zoning framework is to guide development to the right location and ensure that it takes place in a coordinated and coherent way, while protecting the built and natural environment of the town. The framework is underpinned by the Settlement and Land Use Assessment (SLA), incorporating a tiered approach to zoning in line with the National Planning Framework (NPF) and informed by the Development Plan Guidelines for Planning Authorities (DHLGH, 2022).

Flood Risk - Site Designation: Flood Zone B

Areas that are located in flood risk areas are generally not zoned for uses that are vulnerable to flooding. In cases where a site is zoned for use in an area at flood risk, a 'Justification Test' was carried out as part of the SFRA (Appendix 7).

In addition to the Flood Zones A and B as identified, there are areas in Roscrea, due to its underlying geology, that may be subject to intermittent ground water and pluvial flooding. Therefore, the Council will require that groundwater and pluvial risks are considered by any site-specific flood risk assessment undertaken at project level, in compliance with the Planning System and Flood Risk Assessment Guidelines (DEHLG, 2009).



Extract from Roscrea Local Area Plan 2023-2029 Zoning Map
Site boundary (red outline); Urban Core (grey); Flood Zone B (blue hatch).

REGULATORY CONTEXT

Archaeology - Site Designation: Zone of Notification

The proposed redevelopment is situated within the Zone of Notification (ZoN) for the Historic Town of Roscrea, a Recorded Monument, and lies near several high-value national monuments, including Roscrea Castle and the OPW Black Mills Interpretative Centre. The site includes Grant’s Hotel, a Protected Structure, and is adjacent to other protected and undesignated built heritage assets. The redevelopment may directly or indirectly impact significant archaeological features, an identified Area of Archaeological Potential (AAP) near the Bunnow River, and the architectural integrity of both Grant’s Hotel and nearby protected structures.

Key Recommendations:

- Engage in early consultation with the Tipperary County Council Conservation and Heritage Officers and the National Monuments Service (NMS).
- Undertake a full Cultural Heritage Impact Assessment (CHIA) and Archaeological Impact Assessment (AIA) once final designs and construction methods are known.
- Notify the NMS at least two months in advance of any works within the ZoN, in compliance with the National Monuments (Amendment) Act 1994.
- Obtain Ministerial Consent for any works adjacent to the Roscrea Castle national monument.
- Implement archaeological test trenching and monitoring by a licensed archaeologist during groundworks, especially near the AAP.
- Protect adjacent protected structures from damage during works through appropriate mitigation strategies developed with the Council’s Conservation Officer.

These measures aim to preserve the archaeological, architectural, and cultural significance of the area while enabling the redevelopment to proceed responsibly.

Further information can be found in the appended ‘Cultural Heritage Screening Assessment Report’.

Protection Status - Site Designation: Protected Structure - Ref TRPS919

The former Grant’s Hotel is listed as a Protected Structure (Ref TRPS919) in the Record of Protected Structures under the Tipperary County Development Plan 2022–2028, Volume 4: Built Heritage. A Protected Structure is one that the planning authority deems to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Protection extends not only to the building’s exterior and interior, but also to the land within its curtilage, any associated structures and their interiors, and all fixtures and features forming part of those elements.

The definition of “works” under the Planning and Development Act 2000 (as amended) is broad, and particularly restrictive in the case of Protected Structures. It includes construction, demolition, extension, alteration, repair or renewal, and specifically for protected structures, includes the application or removal of materials such as plaster, paint, wallpaper, or tiles from any surface.

Owners, occupiers, contractors and all those responsible for the care of Protected Structures have a legal Duty of Care not to endanger the special character of the structure, whether through inappropriate works, neglect, or demolition. While limited historic fabric remains at Grant’s Hotel which will in return offer more flexibility for alterations, its status as a Protected Structure means the owner should seek advice before making any alteration to the interior or exterior, likely resulting in a planning and approval process.

Planning Permission and Building Control

Since the hotel’s last use in 2013, there have been major updates to both planning policy and Building Regulations in Ireland, aimed at improving construction quality, fire safety, accessibility, energy performance, and sustainability.

Redevelopment must align with the Tipperary County Development Plan 2022–2028 and comply with relevant **Development Management Standards (DMS)**, which cover car parking, accessibility, infill/backland development, permeability, and building massing and design. For buildings over 1,000 m² - such as the former Grant’s Hotel - a **Sustainability Statement** is required to address circular economy principles, climate action, and adaptive reuse. Section D also requires justification for demolition and favours retention of existing structures to minimise embodied carbon.

The existing building will need significant upgrades to comply with current Building Regulations, including:

- **Energy Efficiency (Part L):** Major renovations (over 25% of envelope) must meet Nearly Zero Energy Building (NZEB) standards. Compliance may require significant works, though compensatory upgrades - such as enhanced heating systems or insulation elsewhere - may offset the need for invasive works, pending a full BER assessment.
- **Accessibility (Part M):** Full compliance will require accessible toilets and lift access to upper floors.
- **Fire & Life Safety (Part B):** Early review suggests likely non-compliance with modern fire safety standards. A full review of the existing Fire Safety Certificate and specialist input from a fire engineer will be essential.

REGULATORY CONTEXT

Fáilte Ireland: Hotel Classification Scheme

Whilst certain exceptions may be possible within the current Building Regulations for the redevelopment of the existing building, design standards as set out in the ‘Fáilte Ireland: Hotel Classification Scheme’ may likely dictate the level of intervention required to the existing building, and are likely to be above and beyond the requirements of Building Control.

Fáilte Ireland, the National Tourism Development Authority, is responsible for the registration, classification, and quality assurance of tourist accommodation in Ireland. This role is carried out under the Tourist Traffic Acts 1939–2011 and includes setting minimum standards, monitoring compliance, and overseeing inspection processes. All accommodation operating as a hotel must comply with the Registration and Renewal of Registration Regulations for Hotels 2016 and meet the minimum entry requirements set out in Fáilte Ireland’s Hotel Classification Scheme. This scheme, developed in collaboration with the Irish Hotels Federation (IHF), provides a transparent framework to help consumers understand the level of facilities and services associated with each star rating, from 2-star to 5-star.

The classification process ensures consistency in quality across the sector and supports ongoing improvement to meet changing customer expectations. Any business using the term ‘hotel’ is legally required to register with Fáilte Ireland and meet the relevant criteria for classification. In addition to the legalities around the classification system, from a marketing and visitor experience perspective, it is best practice and of paramount importance that the redevelopment of the former hotel meets the expectations of the visitor.

The Classification Schedule covers a wide range of criteria including operations, furniture, facilities, management, parking, access, space standards, amenities. Whilst any future redevelopment should consider the document in its entirety, the below points are of significance to the scale to demonstrate the scale of works, which hotels must achieve, **at a minimum**, to be registered approved:

- **Statutory Requirements and Safety:** The premises or registered premises shall comply with and be operated in accordance with all relevant regulatory and legislative requirements and the statutory requirements of local and other authorities. This includes the Building Control Act, 1990 to 2014 and Regulations made thereunder (as may subsequently be amended or modified).
- **Building Exterior:** Premises of substantial and durable construction, structurally safe and in good repair throughout.

Therefore, to receive classification at the minimum entry level, it is assumed that the existing building will be required to comply with modern building regulations, including construction standards, safety, energy efficiency, and sustainability.



Lobby Reception

Lobby Reception	Approved	☆☆	☆☆☆	☆☆☆☆	☆☆☆☆☆
(i) Lobby / Reception shall contain furniture and fittings, which shall include seating.	✗	✓	✗	✗	✗
(ii) Lobby / Reception shall contain furniture and fittings, which shall include seating and tables.	✗	(P)	✓	✓	✓
An elevator/lift is provided where there are 3 storeys or more (building permitting).	✗	✓	✓	✓	✓
Doorman on duty between 07.00 & 22.00.	✗	✗	✗	(P)	✓
Internet access in the public areas (e.g. broadband, WIFI).	✗	✓	✓	✓	✓
Internet device with printing option/service available.	✗	✓	✓	✓	✓
Daily newspapers and magazines available to guests and visitors using the lobby / reception facilities. This requirement is met if online/digital access to newspapers/magazines provided.	✗	(P)	(P)	✓	✓

Additional Considerations: Future Hotel Operator

Should the future hotel operator be part of a chain or brand, there will be a set of design and construction ‘brand’ standards which dictate the specifications for designing and constructing all aspects of the operation of the hotel from finishes, technical specifications, space standards etc. Typically, a hotelier will be part of the redevelopment process and as such, to avoid any abortive works, it is important to ascertain who the operator of the hotel will be prior to commencement of any internal alterations and fit out.

EVOLUTION OF THE SITE

Urban Morphology



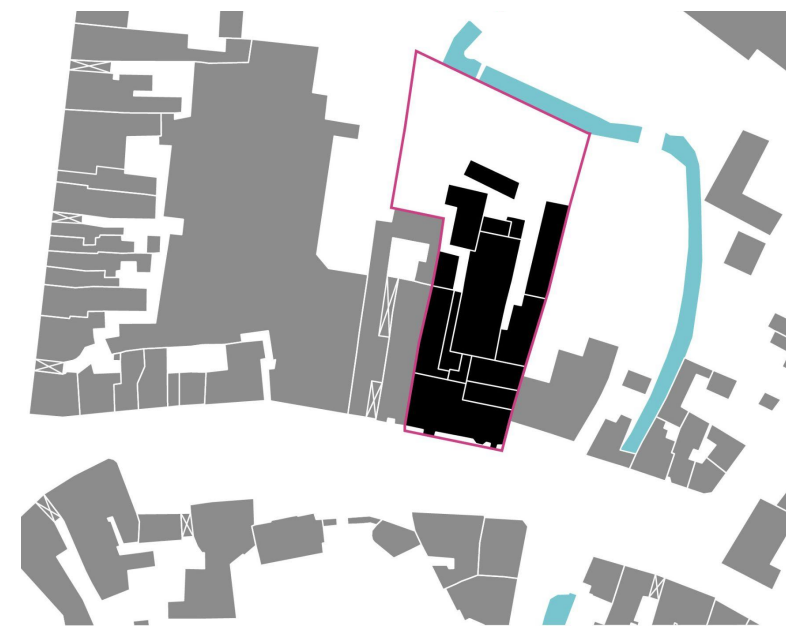
1830s - 1960s

In the early 19th century, while operating as a coaching inn, the hotel was modest in size, with a large stableyard at the rear where horses were bred and a workshop likely operated for stagecoach repairs. Access was provided via an archway and alley, ensuring permeability through the building from Castle Street to the backlands.



1960s - 1990s

During the 1960s redevelopment works, the historic stableyard to the backlands was largely demolished to cater for a 'modernised' hotel development. To cater for larger events, the existing billiards room was replaced by a function room (that remains today) to cater for larger events. A stand-alone cottage occupied the backlands where the hoteliers lived, with the archway providing vehicular access from Castle Street.



1990s - Today

In the 1990s, under new ownership, the hotel underwent significant expansion, resulting in several interconnected extensions that created a dense building form. This included the expansion of the function room to accommodate a nightclub, along with the addition of a new bar, storage buildings, and staff facilities. As part of the works, access to the backlands via Castle Street was removed.

EVOLUTION OF THE SITE

Current Site Configuration

The following diagram shows the current site configuration and key features, highlighting three key periods of construction and expansion.

Key

- 1830s
- 1960s
- 1990s
- Site extents

18th Century buildings

Today, the only surviving buildings of the original hotel are the terrace houses along Castle Street. However, limited original features and fabric remains.

Additional bedrooms

An additional bedroom wing was built during the 1960s, as well as a series of extension to the historic building. They are generally of limited quality, with poor natural light, obstructed views and overlooking issues from adjacent rooms.

Function room

In the 1960s, a purpose-built function room replaced the Billiards Hall to accommodate larger events, with 10 bedrooms added above.

Car Park & Service Area

The site boundary extends to the river at the rear of the site, providing further development opportunity.

Nightclub

The introduction of the nightclub in the 1990's lead to the expansion of the function room, as well as numerous outbuildings for storage, smoking terrace and staff facilities.

Additional bedrooms

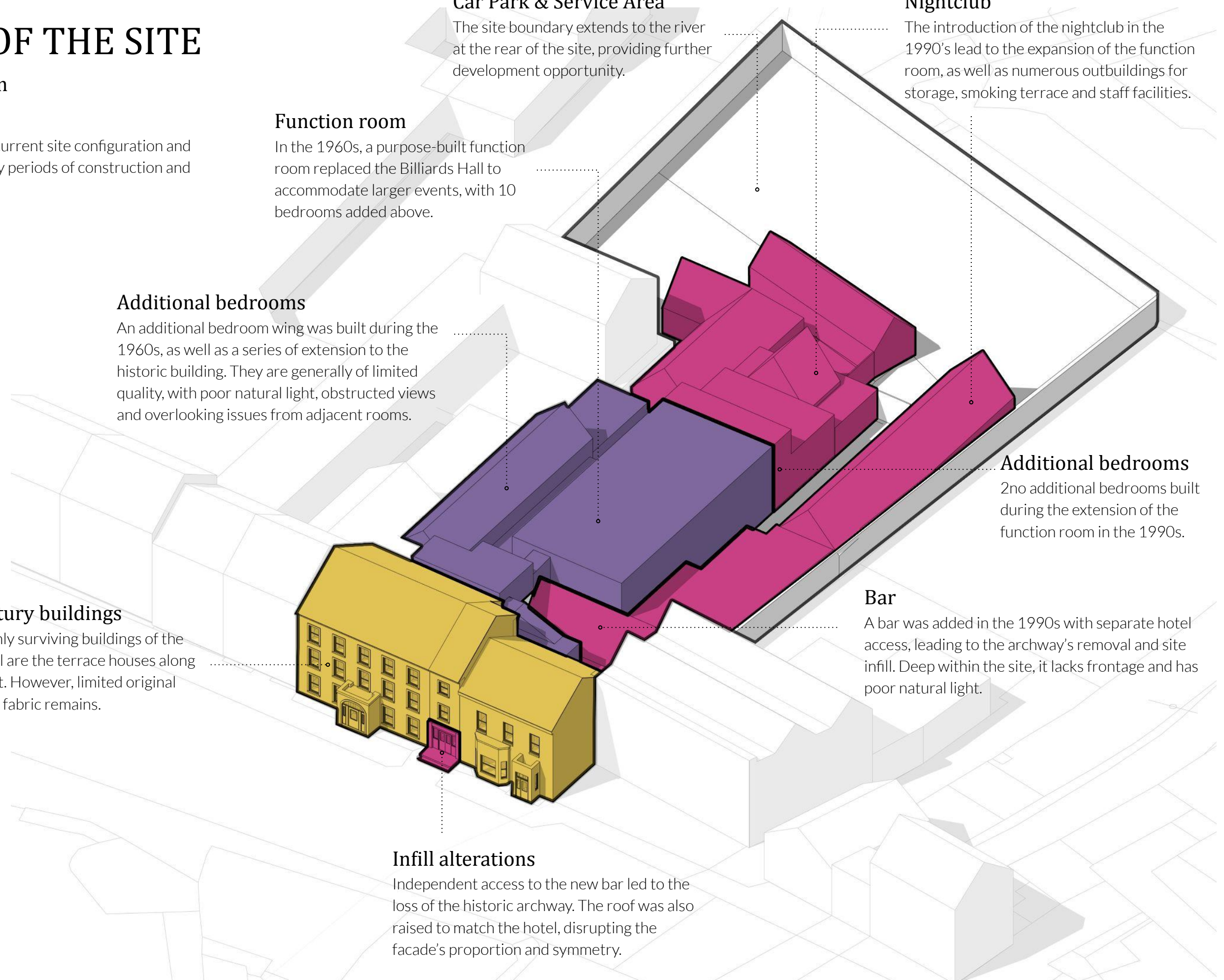
2no additional bedrooms built during the extension of the function room in the 1990s.

Bar

A bar was added in the 1990s with separate hotel access, leading to the archway's removal and site infill. Deep within the site, it lacks frontage and has poor natural light.

Infill alterations

Independent access to the new bar led to the loss of the historic archway. The roof was also raised to match the hotel, disrupting the facade's proportion and symmetry.



BUILDING APPRAISAL

Introduction

The following sets out the key components of the building appraisal undertaken by the Project Team. This was key in informing future concepts to ascertain the potential of the existing building within the regulatory constraints of the site, existing building fabric and condition and spatial layouts. A brief summary of each of each is provided below, with further information provided on the following pages. For more detailed information, please refer to the relevant appended reports.

To view the 3D model visit the following link:
<https://my.matterport.com/show/?m=8oMcoDah5m6>

Heritage Value Assessment

A dedicated Heritage Assessment was conducted by Specialist Conservation Architects ‘James Grieve Architects’ to evaluate the significance and sensitivity of the building. This included a site walkabout with Tipperary County Council’s Executive Architectural Conservation Officer, who prepared a subsequent ‘Summary Architectural Heritage Assessment’ for the subject site. Both documents are included as appendices to this report.

Condition and Fabric Assessment

Multiple site inspections were undertaken by the Project Team to assess the condition of the building fabric, services, and utilities to develop an outline schedule of works. Specialist reports were prepared by the Conservation Architect, Structural Engineer, and MEP Engineers. A 3D LiDAR and photogrammetric survey was also carried out by James Grieve Architects to inform accurate analysis and spatial understanding.

Energy and Environmental Performance

Energy Consultants WP3 developed an Energy Model to assess existing building performance in terms of energy use, carbon emissions, and operational efficiency. This review informed recommendations to improve sustainability, building services, and long-term energy performance.

Outline Schedule of Works

To accompany condition reporting, an outline schedule of works was produced. This was split into two categories - Tier 1 (urgent remedial works) and Tier 2 (Best Practice/Conservation Based Works). An accompanying cost plan for remedial works was provided, with best practice/conservation focused works factored into final concepts.

Spatial Arrangement

The Project Team undertook a spatial and technical appraisal of the existing building layout and condition to identify key challenges and opportunities for reuse. This included considerations around accessibility, fire safety, structural limitations, and the potential for adaptive reuse within the heritage context.

BUILDING APPRAISAL

Heritage Value Assessment

The following sets out a summary of the heritage value of the existing building, as well as key site observations. For further information, please see the appended 'Heritage Assessment and Condition Survey' prepared by James Grieve Architects and 'Summary Architectural Heritage Assessment' prepared by Tipperary County Council's Executive Architectural Conservation Officer.

Date: 1830

Record of Protected Structure (TRPS): 919

National Inventory of Architectural Heritage (NIAH): N/A

Description: The existing premises is formed by the amalgamation of two historic properties, c1830, which constitute the primary Castle Street elevation, and an expansive backland development characterised by of a miscellany of more recent extensions and ad hoc developments which provided more bedrooms and function space.

Appraisal: The existing building constitutes meaningful heritage value within the townscape of Roscrea due to its historic, cultural and architectural characteristics. The existing building has been a key asset to community life within Roscrea for almost 200 years, and thus has potential to aid understanding of the community-based heritage of the area, particularly when combined with archival sources.

Although the building has been altered many times throughout its lifespan, many of the key characteristics of the original Georgian building survive, particularly the overall composition of the façade, ensuring legibility of the Georgian townscape within Castle Street. The building's age, and its association with the Bianconi Coaching network reflect the historic commercial development of the Munster and Leinster area, giving the building a high associative, communal, and educational value.

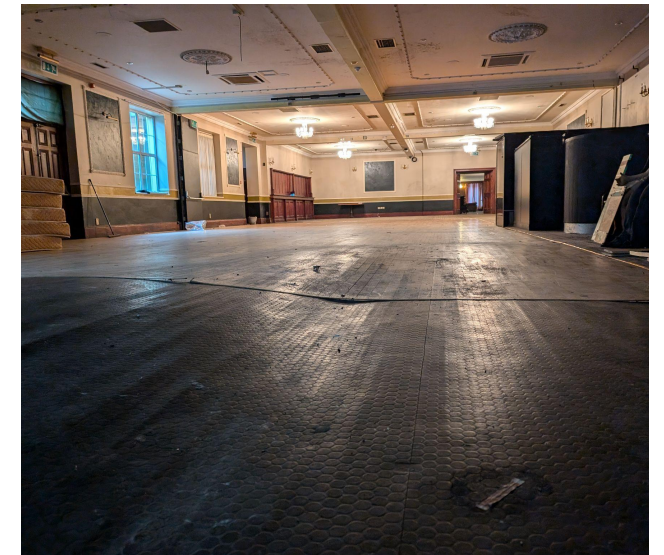
While the backland development does not constitute significant architectural quality, the appearance of the façade means the aesthetic value of the building within its townscape context is high. Nevertheless, efforts should be made to preserve, uncover and celebrate existing heritage features of the original 18th Century building, whilst creating clarity and distinction between the old and new.

The significance of the structure is reflected within their Protected Status on the National Record of Protected Structures.

Significance Rating: High



Limited historic fabric and features internally, however high ceilings of 2-storey construction typical of Victorian architecture



Function room represents an important piece of social and cultural heritage within the town



Examples of timber casing and window shutters within existing kitchen area at ground floor are some of last remaining original construction



Poor quality of backland development and incoherent roofscapes undermine significance of historic building



Existing bay window blocked up into former archway

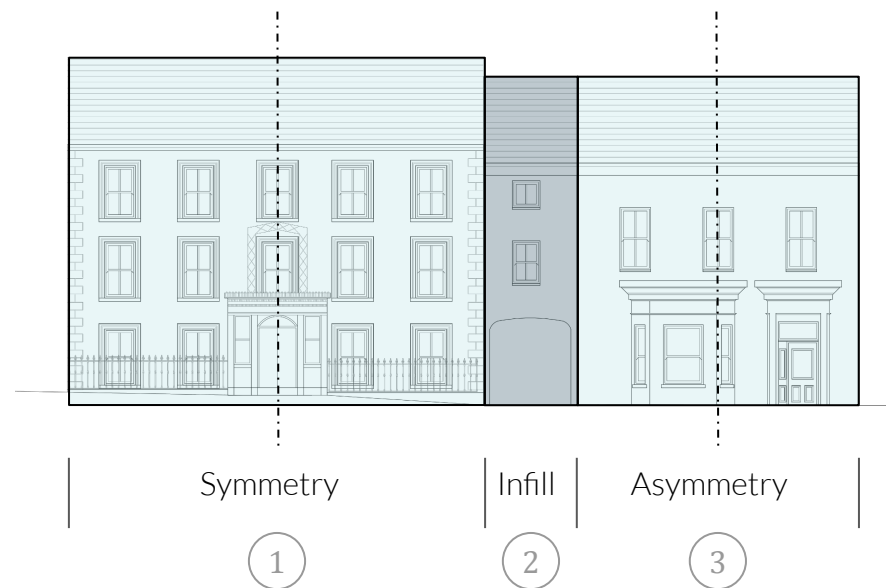


Existing remnants of historic archway in situ

BUILDING APPRAISAL

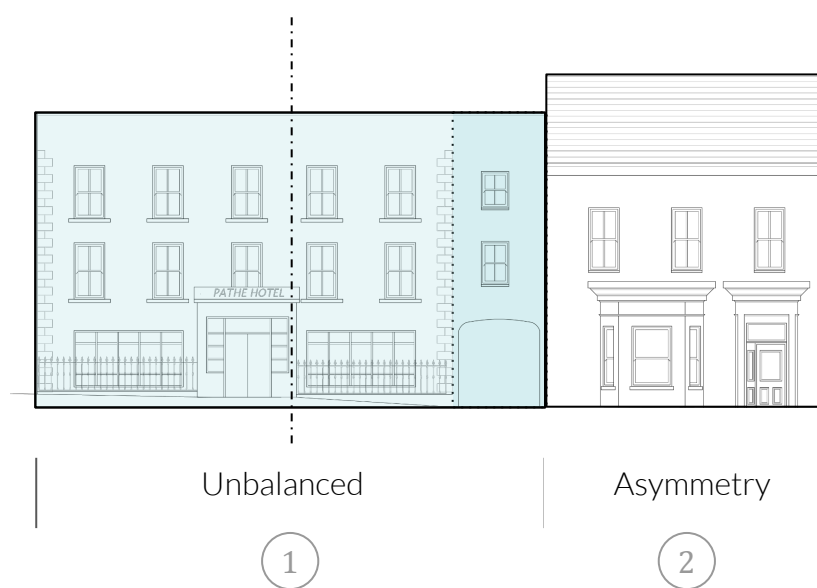
Heritage Value Assessment

The following diagrams illustrate the significant elevational changes to the front facade across the three major development periods:



1830s - 1960s

In the early 19th century, today's hotel had three distinct sections - (1) a five-bay Georgian townhouse on Castle Street combines Georgian symmetry with Queen Anne-style details, (2) a two-storey, three-bay building with a distinctive ground-floor window bay and entrance and (3) an intermediary structure, likely constructed later, marked by quoins and a separate roofline, connects the two while maintaining a distinct architectural identity. This arched entrance would have been a hallmark of a Bianconi coach house; a gateway for horse and carriage into stables within the backland area.



1960s - 1990s

In the 1960s, during its time as the Pathe Hotel, the building underwent 'modernisation' that altered its original Georgian character. Window surrounds were removed, flattening the façade, and a flat roof was added, projecting over the frontage. These changes disrupted the symmetry and distinction between the three parts of the building. The archway was painted blue to match the main hotel, and its roof now mirrors the main structure, causing the infill to read as a continuation of the Georgian façade - despite the original quoins clearly marking a natural break in the composition.



1990s - Today

During the 1990s redevelopment, efforts to restore the building's historic character were undermined by the hotel's expansion into the adjoining property, which introduced uniform detailing - such as matching window surrounds and colour - that blurred distinctions between the original structures. The Georgian symmetry remained unresolved, with a pitched roof extending over the infill. Perhaps the most significant change was the infilling of the historic archway with a shopfront removed rear access and, along with the repositioning of historic quoins, further diminished the legibility of the original building. More recently, this uniformity has been reinforced by consistent decorative colouring across the façade.

BUILDING APPRAISAL

Condition and Fabric Assessment

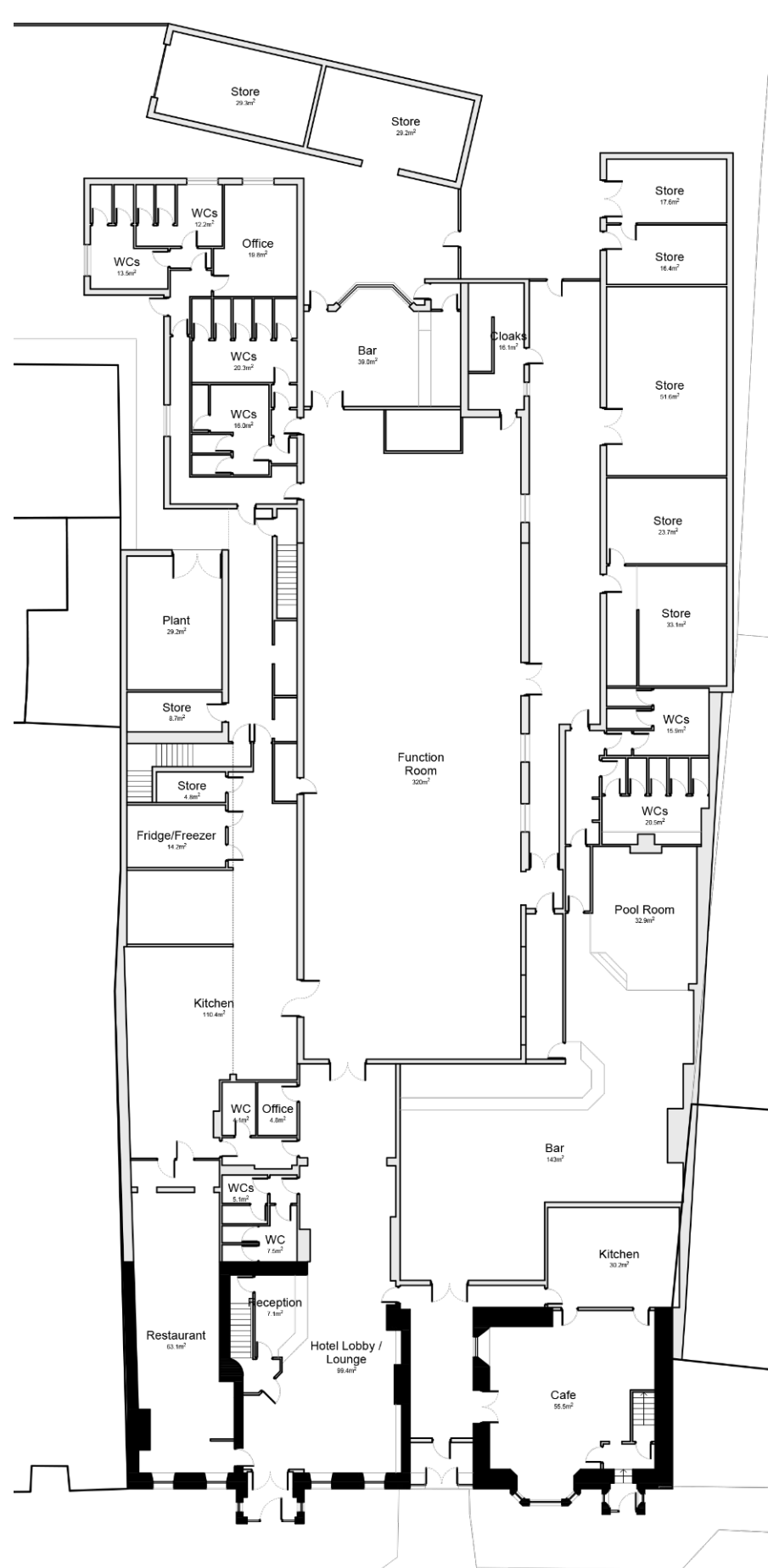
Condition Overview

The former hotel premises is constituted by a conglomeration of materials and forms showcasing the varied timescale of its overall construction. The historic, original 18th Century building to the Castle Street road frontage is constructed of solid masonry - likely limestone - with what appears to be a cementitious pebbledash render to the rear elevations and painted render to the front elevation. The front elevation incorporates modern double glazed timber sliding sash windows – two over two, installed in the 1990s, with historic timber windows only evident to the canted bay to the east of the properties. The majority of windows to the rearward facing elevations are PVC. Original window openings to the front elevation incorporate concrete surround dressings; historic imagery indicates that these are modern replacements of original fabric which was removed by 1968.

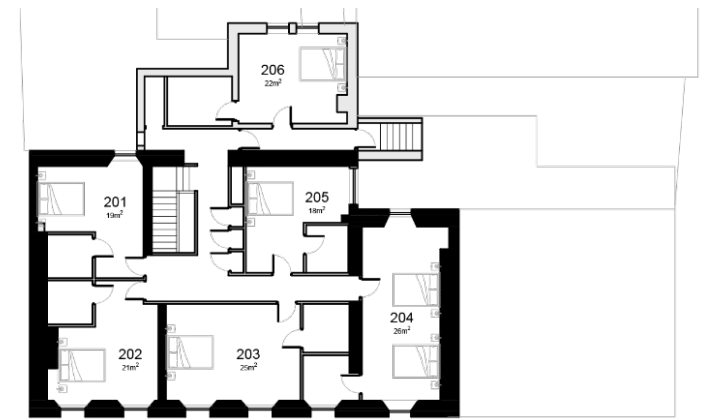
The rearward bedroom wing extension and function room was constructed during the Pathe refurbishment of 1968 and consists of cavity masonry construction, with trussed timber rafters and Thrutone slate effect tiles to match the front elevation. The ground floor function room was extended in 1996 and likewise is constructed of cavity masonry construction with solid ground bearing floor, with sprung floor for the function room.

There are two primary roof conditions within the premises; pitched gable roofs with Thrutone slate effect tiling, and flat roofs covered with bituminous felt. Most of the flat roofs incorporate apertures for rooflights and mechanical ventilation equipment. Vertical cheeks and upstands are evident throughout the roofscape, with slate effect tiles again used for vertical cladding. The original 18th Century buildings have a modern A frame trussed roof, installed during refurbishment works in 1996. The roof construction to the rear bedroom wing incorporates an insitu concrete construction, which appear to be corroded to such an extent that rebar is visible to the soffits and eaves.

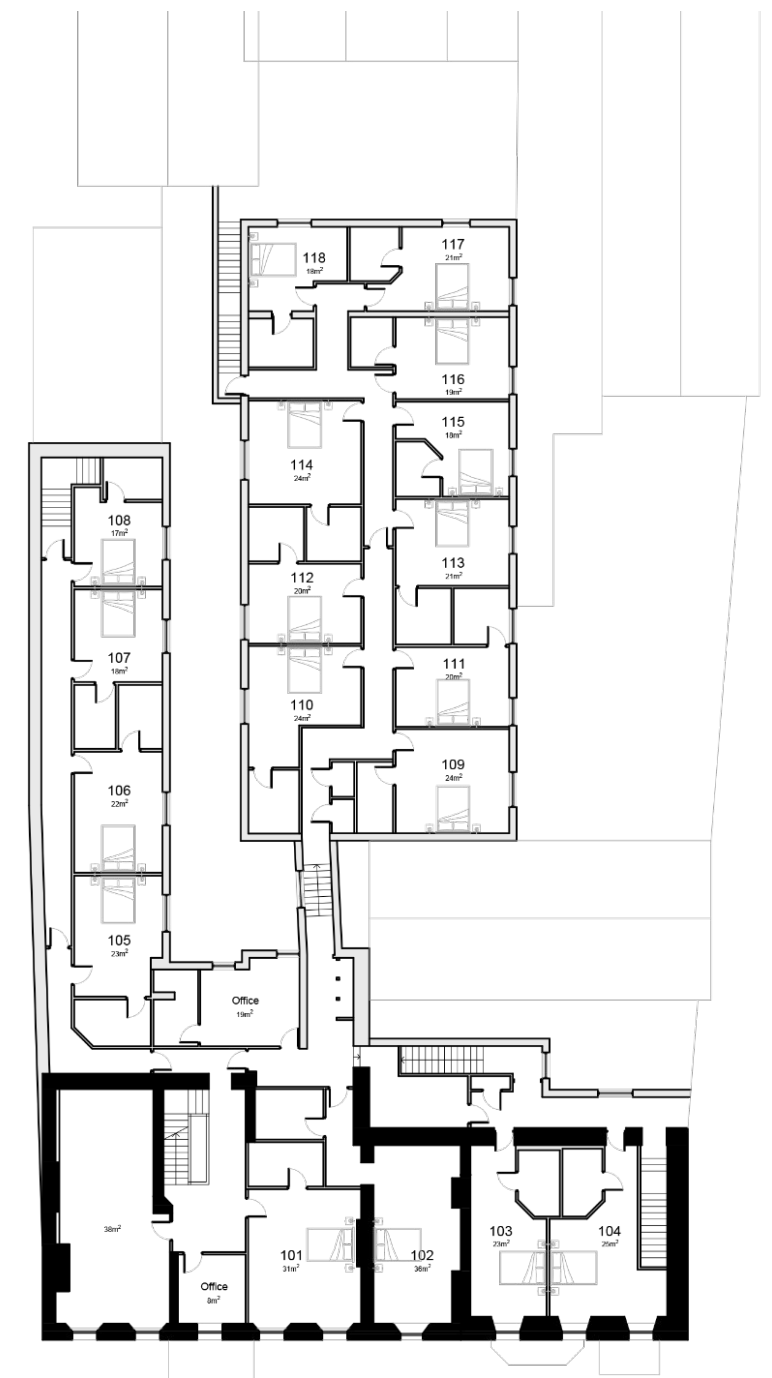
The building has been uninhabited since 2013 and in localised areas is exhibiting symptoms of degradation due to inadequate maintenance. Chiefly, water penetration from roofs and improperly maintained gutters has caused damage to internal building fabric such as ceilings and floors.



Ground Floor



Second Floor



First Floor

BUILDING APPRAISAL

Condition and Fabric Assessment

The following provides a summative list of the key observations during the site inspection works, across architectural, structural and MEP. Further information can be found in the relevant appended reports.

Architectural

- Unsuitable cement render for solid limestone walls due to its lack of breathability, which can lead to moisture-related issues;
- Moderate to significant levels of decorative disrepair throughout;
- All 37 uPVC windows to rear of property are in fair condition, but may be approaching or past recommended lifespan of 35 years;
- Gutters and downpipes (aluminium) past useable lifespan of 20 years and require replacement, with damage and blockages;
- Excessive vegetation to gutters at front elevation causing concentrated overflow of water.
- Significant buckling to section of function room floor due to excessive moisture.
- Significant leak observed within bar;
- Bitumen felt roofing to flat roofs throughout building past lifespan and in poor condition in places, causing water ingress internally;
- Existing chimney mortar pointing is deficient in several places, and should be raked out and repointed, with all vegetation removed and loose stonework consolidated.

Structural

- Lightweight extensions to historic building displaying significant moisture ingress and penetrating damp, as well as cracking at junctions, through insufficient weathering and lack of robustness;
- Cracks along pebbledash render between 1968 & 1990s construction could demonstrate structural moving;
- The existing concrete soffit of the roof to the bedroom extension, undertaken in 1968 is exhibiting evidence of carbonation of the internal rebar, with spalling to the concrete cover evident.

MEP

- Heating supplied served via 4no. oil boilers that appear to be 40+ years old;
- Heat exchangers for hot water system dysfunctional and require replacement
- Cold water storage tanks pose a water quality risk due to lack of use;
- Electrical switch room likely at end of life and requires replacement;
- Function room ventilation system is dated and at end of life, and does not comply with modern building practices;

The images on the right provide a selection of key site observations:



Water ingress to main function room at ground floor from failure of existing flat roof above.



Cracking to internal and external wall finishes which could suggest historic movement.



Decorative disrepair caused by water ingress.



4no existing oil boilers have reached the end of their serviceable life and have high carbon emissions.



Example of condition of 1990s timber sash windows.



Significant buckling of function room floor.

BUILDING APPRAISAL

Energy & Environmental Performance

The following provides an overview of the energy and environmental performance of the existing building. This has been collated through a combination of site investigation works and using thermal modelling software. Further information can be found within the appended ‘MEP & Operational Energy Feasibility Study’ report produced by WP3 MEP and Energy Consultants.

Existing Buildings and Part L Compliance

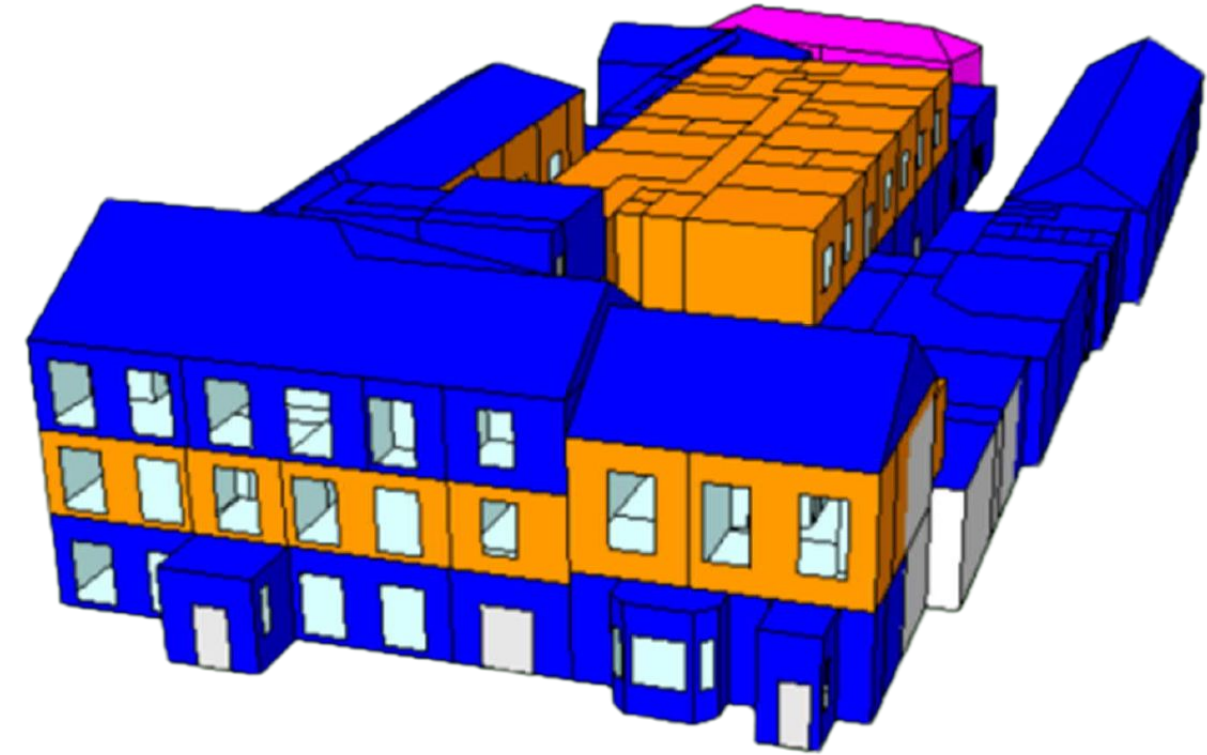
Under recent amendments to Ireland’s Part L Building Regulations, including those from 2017 and 2019, major renovations - **where over 25% of a building envelope is upgraded** - must meet Nearly Zero Energy Building (NZEB) standards. This typically requires modern insulation, glazing, and energy systems. However, in historic buildings, certain interventions like floor insulation may not be “reasonably practicable” due to technical or heritage constraints. In such cases, compliance can still be achieved through a holistic energy strategy, supported by Building Energy Modelling (BEM), using compensatory measures such as high-efficiency heating, improved airtightness, and targeted upgrades in less sensitive areas.

Thermal Modelling

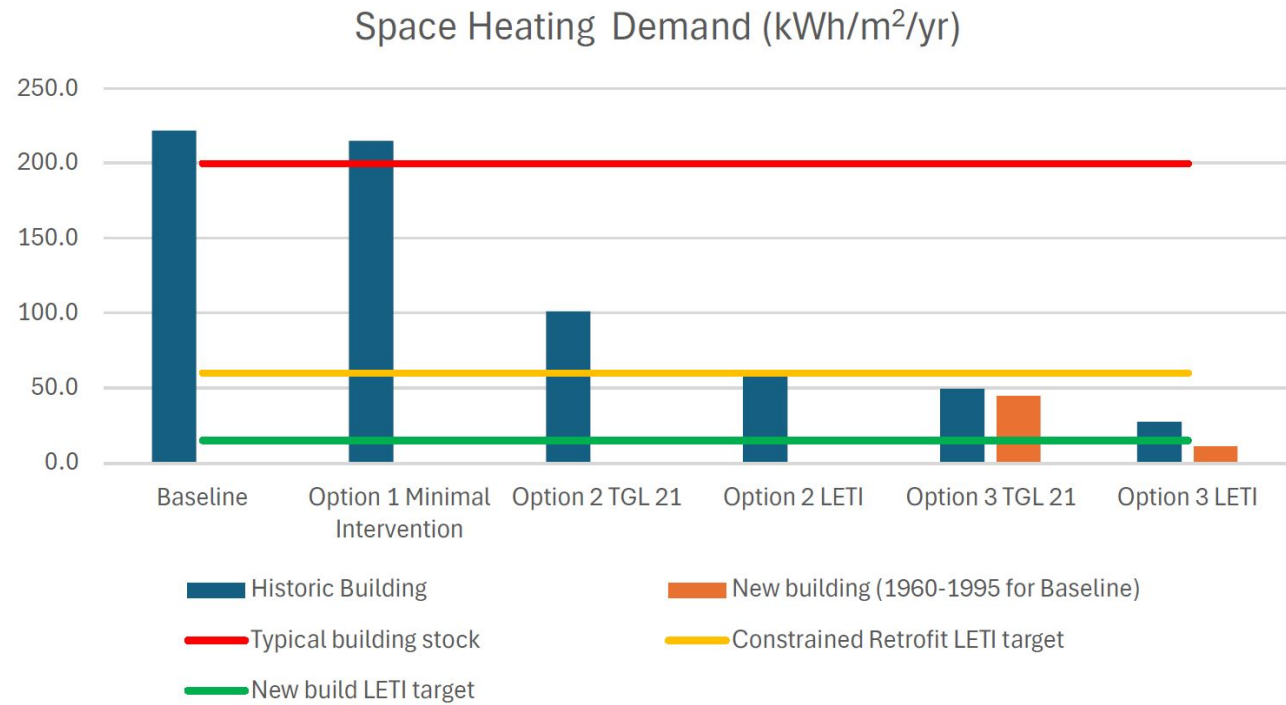
The existing building was developed in IES VE thermal modelling software. This allowed a baseline to be determined for the existing sites' energy usage and carbon emissions. These baseline figures were then used to determine the scale of improvements that could be achieved through various interventions.

Key Findings

- The existing building is performing poorly, 10% worse than typically building stock and around 75% worse than the ‘Constrained Retrofit Low Energy Transformation Initiative (LETI) target.
- Air tightness is poor throughout the building, contributing to poor thermal performance;
- Existing fabric, including walls, roofs and floor, has little not no insulation. Where provided, the build-ups are not sufficient to meet Part L Requirements;
- The renovation, building to regulation standards, would achieve a minimum saving of 40% in operational energy and building to an aspirational sustainable level could lead to a drop of up to 80%’;
- To achieve the greatest operational energy savings, the 1960-1995 elements should be replaced with new build spaces. Though, it is noted that there is an embodied carbon cost to this that has not been considered as part of this assessment’
- The combined introduction of heat pumps and fabric improvements would lead to an 79-93% reduction in heating-related CO2 emission for significant intervention options’
- Further savings of € 7,000-12,000 could be achieved annually by installing a PV solar array on the the existing function room block flat roof.



Existing building modelled within IES VE thermal modelling software



Bar chart illustrates the existing building (Baseline) space heating demand performance against typical building stock and LETI targets. Options reflect varying interventions to the existing building.

BUILDING APPRAISAL

Outline Schedule of Works

The following is an Outline Schedule of Works for the building. It is intended as a high-level overview only and will require further detailed investigation and design development. Works are categorised into two tiers; **Tier 1** includes remedial works to replace defective systems and prevent further deterioration of the building and its services, whereas **Tier 2** outlines the necessary upgrades to meet modern building standards and best-practice measures in line with conservation and sustainability principles. Please note that the schedule does not address internal spatial reconfiguration required to meet modern standards in fire safety, universal access, or building usability—these aspects are considered separately on the pages following.

Tier 1: Remedial Works (Essential Preservation)

Roofs

- Slates to be cleaned down, all moss and detritus removed and any slipped slates locally repaired
- All gutters and fascias to be replaced
- All flat roof coverings, approximately 628m², are replaced throughout, including new plywood decking.
- The mortar pointing to the existing chimney to be raked out and repointed, with all vegetation removed and loose stonework consolidated

External Walls

- Lightweight stairwell structures (to rear of site) to be assessed by structural engineer and timber specialist – assume reconstruction required with upgraded thermal and envelope lining.
- Patch repair to external render – approx. 25m²

Floors

- Allow for replacement of the entire floor in main function room
- Remedial repairs to damaged floor where drainage has been excavated
- Replace joists damaged by flat roof leaks

Windows

- Repair and refurbish 19 no. existing timber windows to front of elevation
- Refurbish 3 no. historic windows to incorporate slimline double glazed units, draught proofing and weather seals
- Replace 37 existing uPVC windows with new more thermally efficient window units

Decoration

- Decorative repair throughout

M&E

- Full servicing and review of existing boiler
- All circulation pumps to be replaced
- Function room ventilation to be replaced

Estimated Construction Costs: €1,878,145 (see Appendix 6 Capital Cost Plans- Option 1A for further details)

Tier 2: Recommended Upgrades (Modern Building Standards)

Roofs

- Replace fibre cement slates with natural slates
- All gutters and fascias to be replaced with cast iron or cast aluminium
- All flat roof coverings, approximately 628m², are replaced throughout, with a new robust warm roof covering such as Bauder Total Roof System, including new plywood decking.
- Pitched roofs to include 300mm of rockwool insulation
- The mortar pointing to the existing chimney to be raked out and repointed, with all vegetation removed and loose stonework consolidated
- Reinstate 3 no. chimneys to permit greater differentiation of properties

External Walls

- Remove external render to historic solid masonry buildings and replace with lime base render, incorporating ashlar lining as per historic photographs
- New internal wall insulation to external cavity walls - 60mm
- Provide new breathable internal wall insulation, e.g. wood fibre insulation panels to external solid walls - 100mm, and render with breathable lime plaster

Windows

- Replace 19 no, existing timber windows to front of elevation with suitably detailed one over one sliding sash windows, with details and proportions based on historic joinery

Decoration

- Full redecoration of building

M&E

- All primary plant to be replaced. Boilers to be replaced with air source heat pumps
- TRVs to be added to all existing radiators
- PV installation is recommended to further reduce site carbon emissions
- Electrical switchboard likely at end of life and requires replacement
- MVHRs should be installed in ceiling voids for spaces that require active ventilation

Estimated Construction Costs: Varies per Option (see Financial Assessment and Appendix 6 Capital Cost Plans for further details)

BUILDING APPRAISAL

Spatial Arrangement - Challenges

The following lists out the current challenges with the existing building layouts. This has been separated into compliance issues (which are statutory and are essential) and then layout inefficiencies that impact the functionality of the building, quality of spaces and overall guest experience:

Statutory Compliance Issues (General)

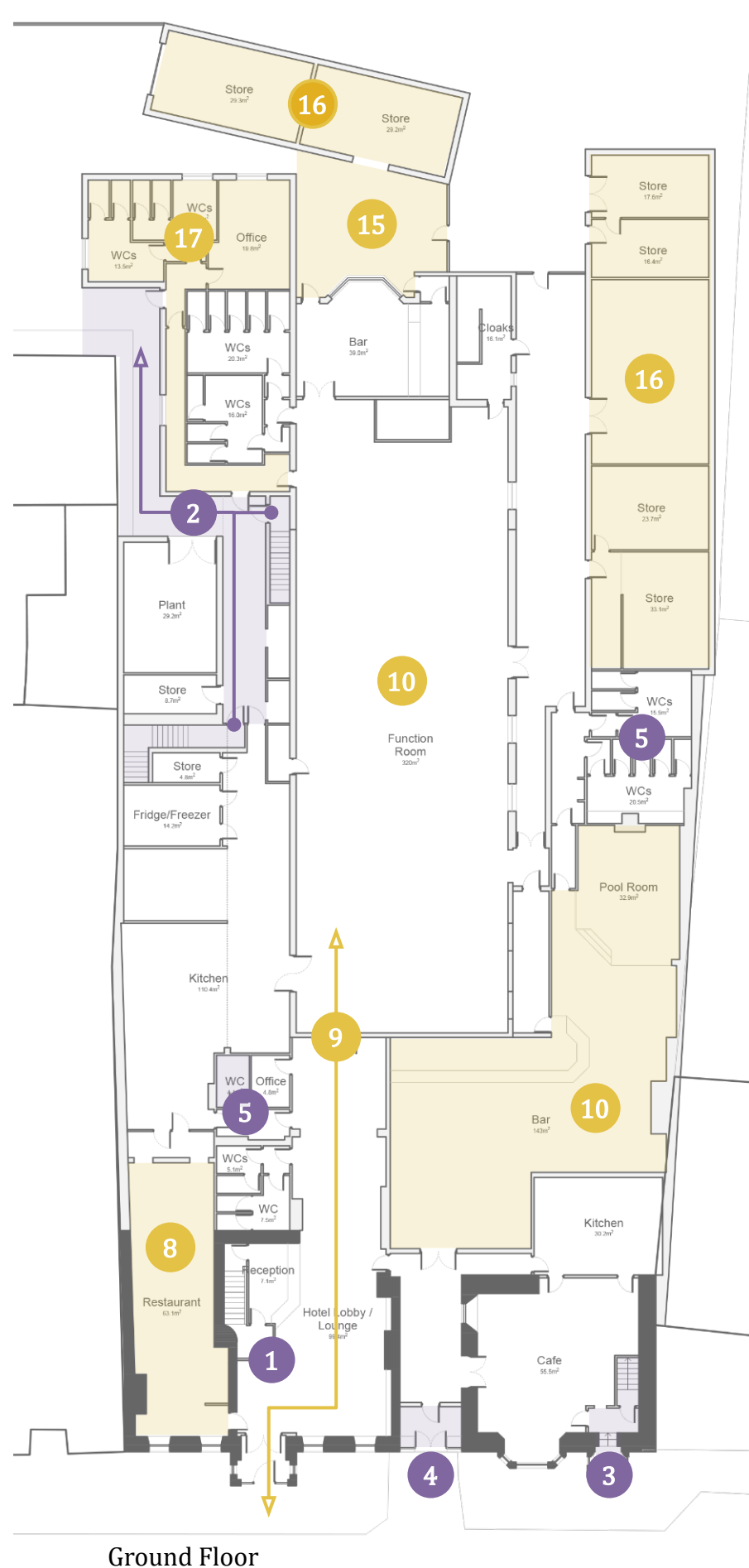
- The existing Fire Safety Certificate for the building should be reviewed, including certification for all existing fire doors, and confirmation of specification of all existing walls. In the absence of certification, provide certified doors and closers to all protected corridors. A fire engineer should be engaged to provide a comprehensive fire strategy for the building.
- No lift restricts access to bedrooms for people with mobility issues;
- Several instances of noncompliance with modern building regulations with regards to construction standards, fire safety and accessibility;
- No Universally Accessible bedroom provided.

Statutory Compliance Issues (See Plan)

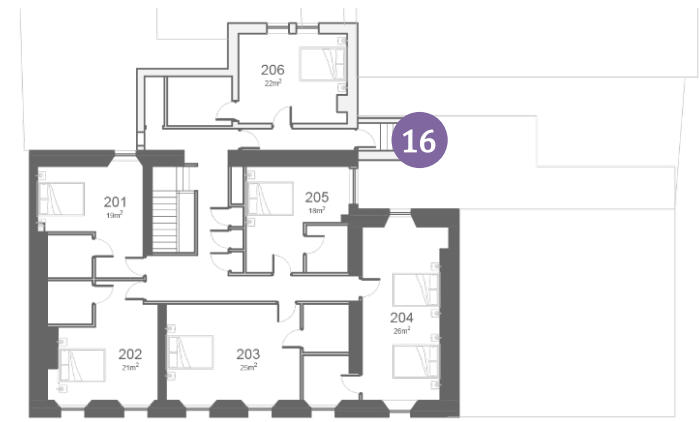
1. Escape route from upper levels via hotel reception;
2. 2no. escape routes from upper levels via plant room and oil boilers, with limited fire resistance and non-fire rated doors;
3. Access to cafe via fire escape route from bedrooms above;
4. No level access into bar and cafe;
5. No Universally Accessible WC within bar, restaurant, cafe or function room (1no in entire building complex)
6. Level changes across the first floor with no level access;
7. Indirect means of escape from Second Floor via First Floor bedrooms.

Layout Inefficiencies (See Plan)

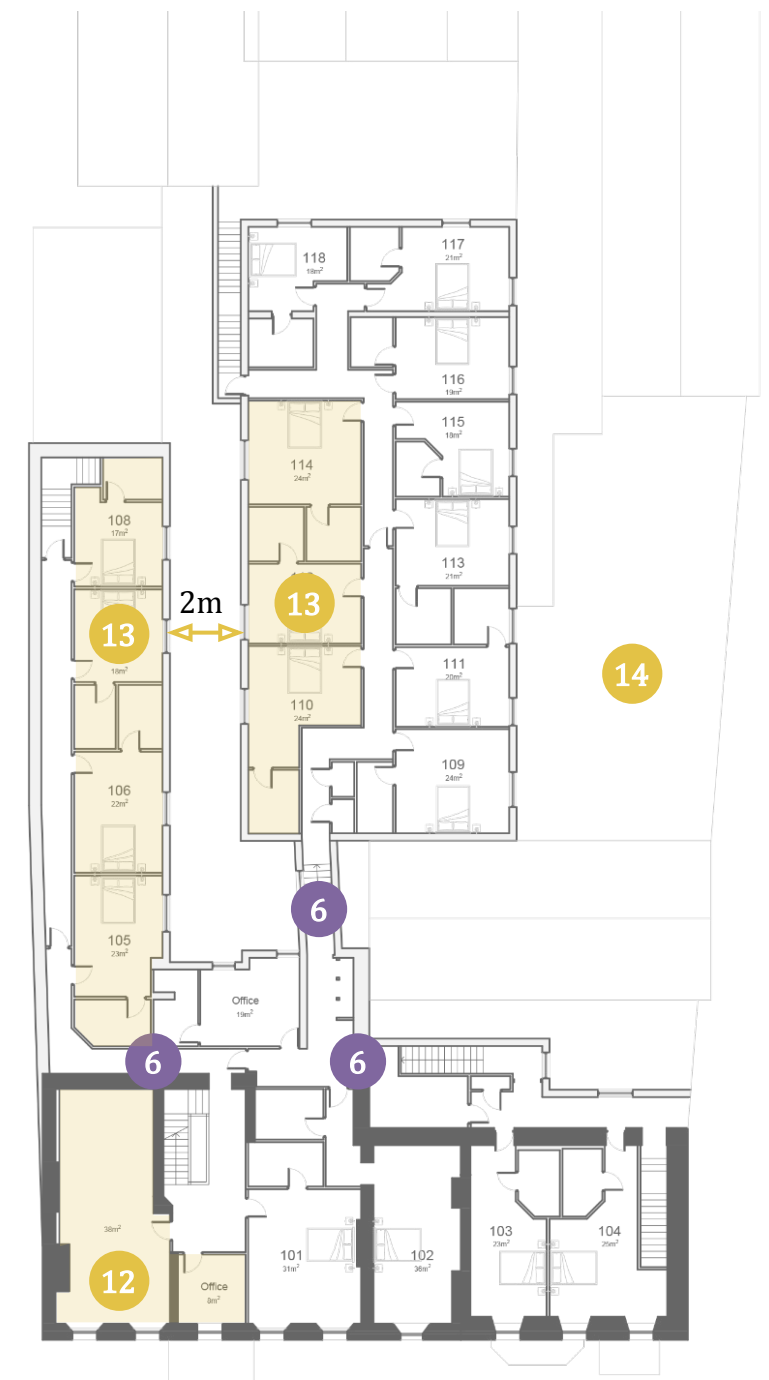
8. Long and narrow restaurant with limited light and covers;
9. Function room only accessible via the hotel lobby;
10. Oppressive ceiling height within open plan function room;
11. Bar is deep within plan with no windows and limited light;
12. Shared toilet facilities between hotel lobby, restaurant and cafe;
13. Underutilised frontage with views of Castle for staff facilities;
14. Poor views, light and overlooking issues between bedrooms;
15. Inaccessible roofscapes throughout building for access and maintenance;
16. Outdoor space limited to smoking terrace;
17. Significant storage provision on Ground Floor for former nightclub use;
18. Inefficient toilet block layout with extensive corridor.



Ground Floor



Second Floor



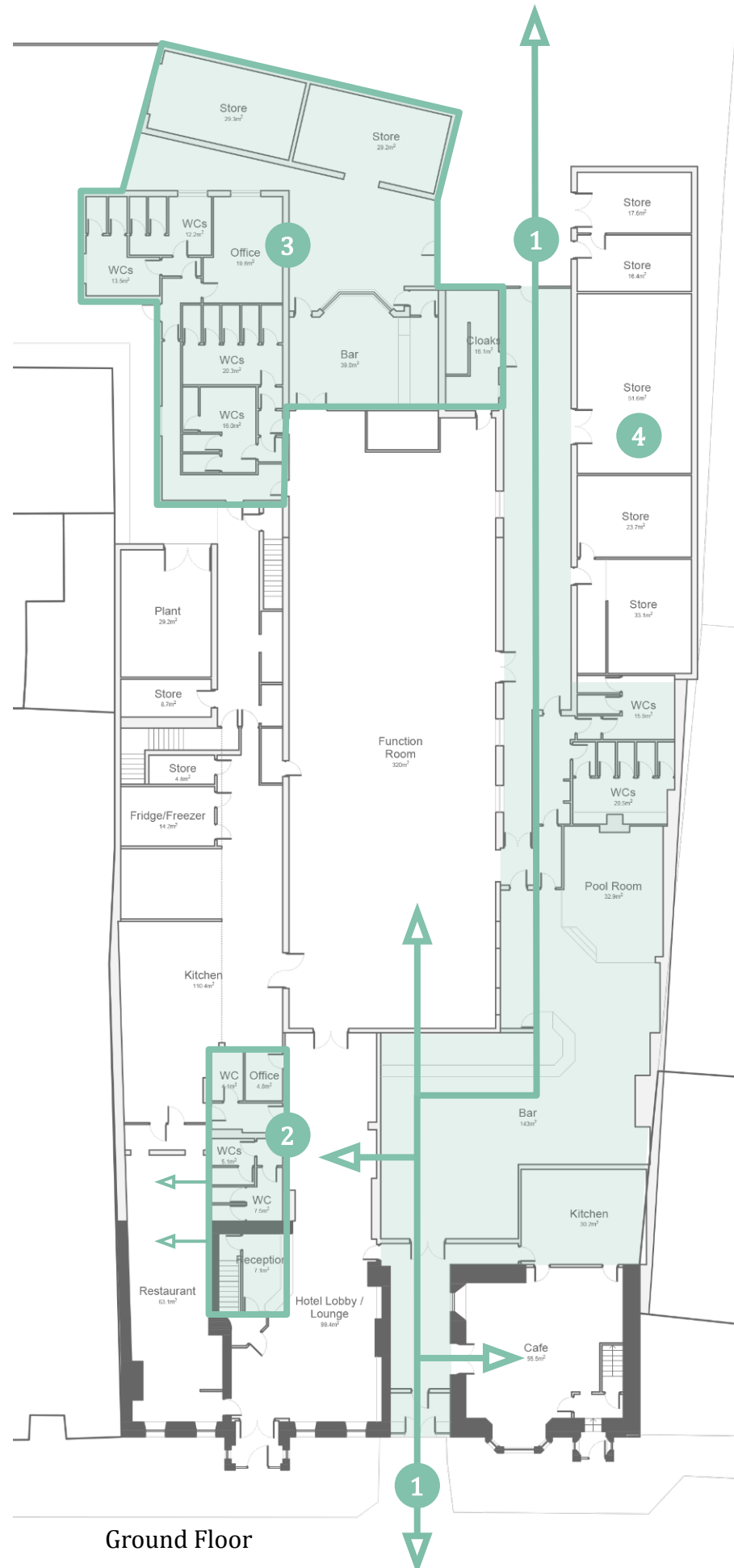
First Floor

BUILDING APPRAISAL

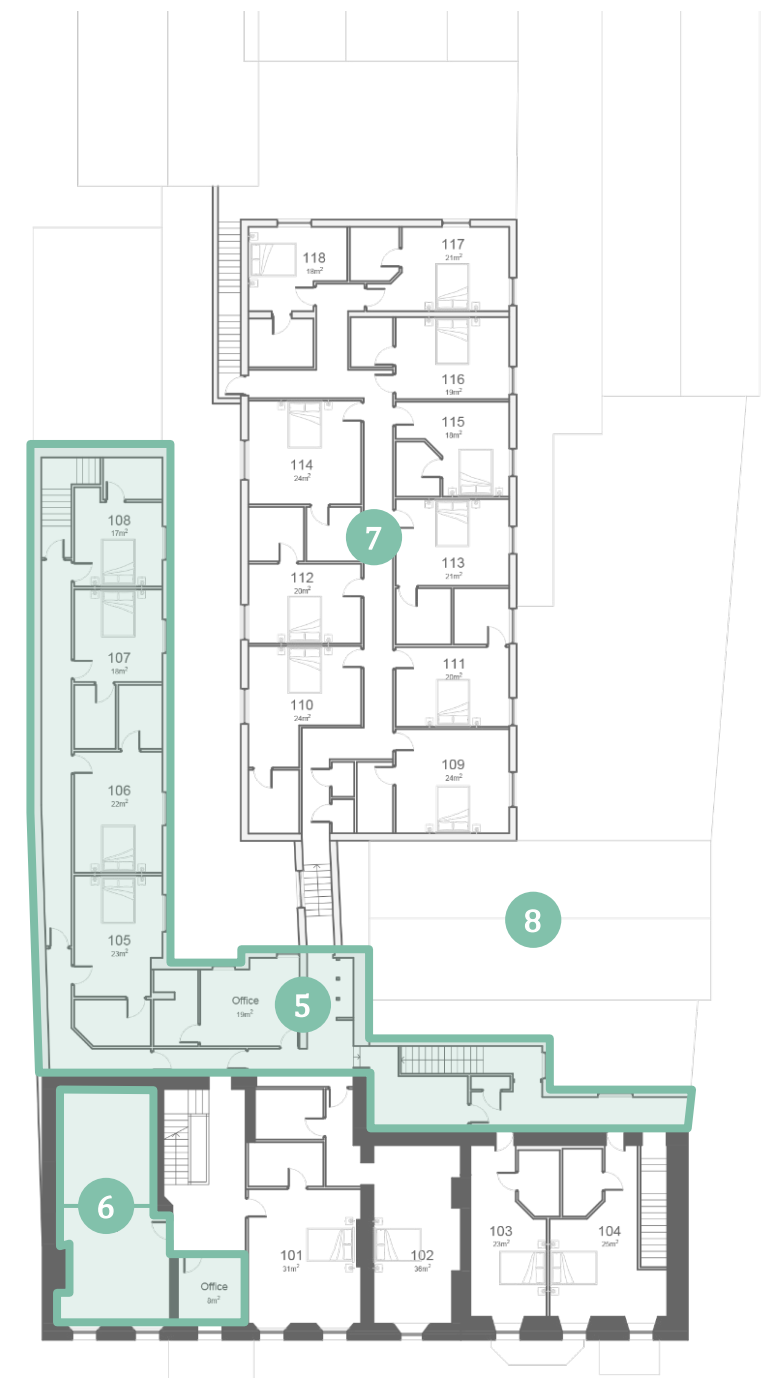
Spatial Arrangement - Opportunities

Whilst addressing statutory compliance issues outlined on the previous page - such as lift provision, universal access, and fire safety - is fundamental, the following are identified as potential opportunities that could significantly enhance the quality, functionality, and viability of the existing layout:

- Reinstate the entry:** Removing the 1990s bar could reopen a thoroughfare through the site, establishing a key link between the inner town plaza and Castle Street, and forming a heritage spine connecting St. Cronan's, the Black Mills, the Round Tower, Roscrea Castle, and Damer House. This intervention would also create a significant outdoor courtyard, improving access to various components of the building complex, enhancing flexibility, and creating a town-centre destination. Existing external walls and structure remain to support reinstatement of the archway.
- Increased Restaurant Provision:** Relocating the hotel reception and toilet facilities into the current restaurant space would allow for an expanded restaurant and bar area, with frontage onto the new courtyard for outdoor spill-out and improved access.
- Increased Parking and Coach Access:** Removing the 1990s nightclub structure would enable larger car park and create direct service access to the kitchen for deliveries. This would also provide a direct means of escape to the outside from upper levels.
- Reimagining Storage Sheds:** Repurposing the existing storage buildings could support uses such as artisan units, exhibition space, or a Bianconi museum, while retaining some storage for Castle Street markets in line with TCFP recommendations.
- Improved Bedroom Quality:** Demolishing the first-floor extension and inefficient bedroom wing would improve the quality of accommodation above the function room and reintroduce architectural clarity between the historic building and the later backland additions.
- Maximising Castle Street Frontage:** The large meeting room fronting Castle Street could be subdivided to create two additional bedrooms.
- Flexibility of bedroom block:** The bedroom block's large structural spans, orthogonal layout, and clear separation from the historic fabric allow for a high degree of future adaptability.
- Improved Bar Experience:** Should the 1990s bar remain, integrating a glazed 'openable' roof could reimagine the space as a semi-outdoor beer garden, improving ventilation, natural light and visitor appeal.



Second Floor



MARKET ANALYSIS

Tourism Overview
Accommodation Audit
Local Tourism Initiatives
Demographic Overview
Target Market

MARKET ANALYSIS

This section considers the existing market conditions for a hotel in Roscrea and reflects on the tourism outlook for the County and nationally. It will also examine the needs within the local community of Roscrea that could be serviced through this investment in a hotel.

Tourism Overview

Tourism is a key industry in Ireland and Failte Ireland have reported that in 2023, out-of-state (overseas and Northern Ireland) tourist expenditure amounted to €6 billion. With a further €970 million spend by overseas visitors on fares to Irish carriers and domestic tourism expenditure amounted to €3.1 billion, this makes tourism a €10 billion industry.

The Irish Tourism Industry Confederation 2025 report highlights a growing tourism sector in Ireland, with international visitor spend increasing to €6.2 billion in 2024 but notes that the number of nights spent by tourists has declined by 3%, suggesting a shift towards shorter, higher value stays. It is noted that whilst the Irish Hotel market as a whole has been performing well in recent years, operational performance nationally dipped in the opening months of 2024. The decline in occupancy and reduced Average Daily Rate (ADR) can be attributed to the large quantity of hotel stock that has been delivered in the last 12 months, particularly in the budget and midscale categories.

Furthermore, the increase in the VAT rate from 9% to 13.5%, staffing costs and shortages, and the cost-of-living crisis continue to weigh on the industry. (Source – CBRE Irish Hotel Market June 2024). The overall outlook for the Irish Hotel market highlights the following issues, and states that profit growth will be hard to achieve due to ongoing cost pressures.



These pressures and operating conditions will impact the financial viability and potential to secure private sector investment in a region where a strong tourism market is not yet evident.

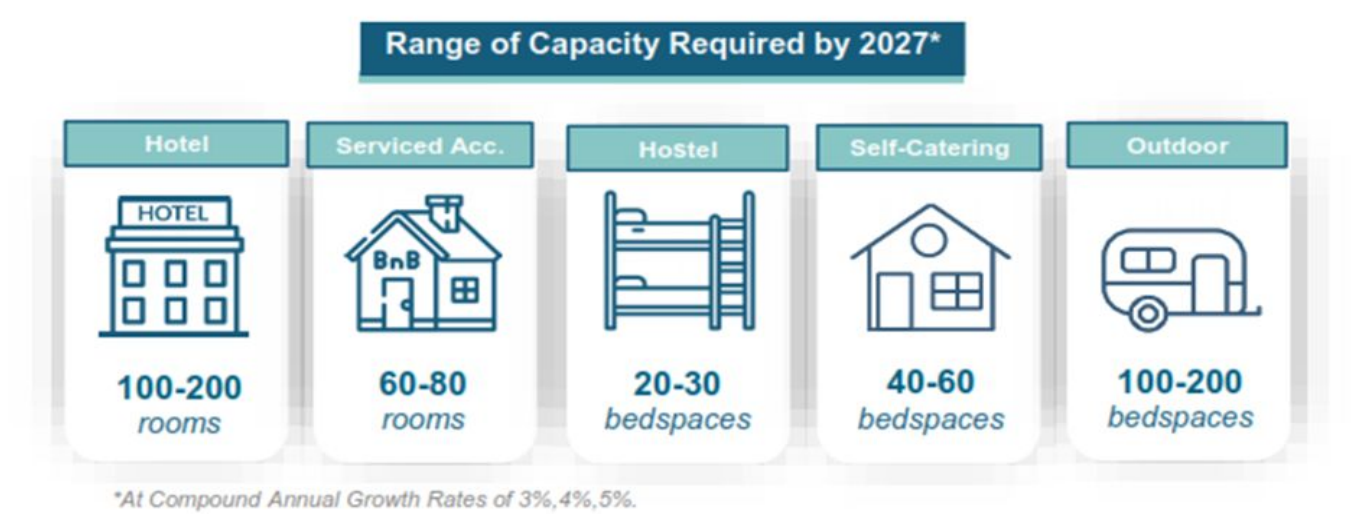
Accommodation

The Failte Ireland Hotel Survey for Jan - Dec 2024 shows the following average performance of the hotel stock in Ireland:

Failte Ireland Hotel Occupancy 2024	National	Limerick
Occupancy	77%	82%
ADR	€ 163.2	€ 179.9
3 Star Occupancy	80%	n/a
3 Star ADR	€ 133.49	n/a

Note that Tipperary not specifically addressed in the research and therefore we have examined the neighbouring county of Limerick for reference. These showed that the occupancy levels exceeded the national average at 82% throughout 2024 and likewise the ADR was higher. However, the grade of these hotels is unknown for direct comparison. Of these rural results, typically, 82% of hotel guests were from within the Republic of Ireland, 5% were from Northern Ireland and 14% were overseas travellers. This highlights the importance of the domestic tourism market.

Accommodation in the Roscrea area is currently lacking which is a position mirrored across the county. A November 2023 Tipperary accommodation audit identified a shortfall in capacity compared to demand, referencing a need for **additional accommodation** to support the county’s tourism potential.



MARKET ANALYSIS

Hotels account for 61% of available accommodation in Tipperary, with most rooms located in Clonmel, Thurles, and Nenagh. Clonmel and Thurles all of which are a reasonable distance from Roscrea, limiting accommodation options in the northern part of the county. Furthermore, at this time, Racket Hall, a 40-room hotel in Roscrea, was operational however it has subsequently been repurposed as an International Protection Accommodation Service (IPAS).

With Racket Hall no longer available, Roscrea has limited accommodation options. The town's only operating B&B, The White House, is supplemented by a number of smaller guesthouses. Nearby alternatives include Fairymount Farm (a farm-stay experience) and Streamstown Caravan & Camping Park. The closest hotels are Kinnitty Castle Hotel [37 bedrooms] and Birr Country House [70 bedrooms], both located in County Offaly, approximately 17 km away.

Local Tourism Initiatives

At a County level, Failte Ireland visitor statistics for Tipperary show that in 2019, it welcomed 470k visitors, with 59% domestic, and 41% out of state . Pre-Covid, the sector data indicated that tourism supported over 3,000 jobs in the County. No up to date is available for the County.

New product development projects have been outlined within the **Tipperary Transforming Tourism Product Development plan 2020 – 2030**, seeking to boost future visitor numbers to the county. 3 such projects are located near Roscrea, as noted below.

1. **Roscrea Castle and Demesne** - plans are in place to improve the visitor experience and strengthen heritage appeal, by upgrading the castle and surrounding demesne, via a €2.97 million investment.
2. **Birr to Roscrea Greenway** - currently at the proposal stage (as of February 2025), this project aims to transform a disused railway into a scenic, traffic-free trail connecting major landmarks like Birr Castle and Roscrea Castle.
3. **The Butler Trail** – further development planned for this trail, which is a heritage tourism route connecting key sites associated with the Butler Family, with Roscrea Castle and Demesne having recently been included as a stop.

Roscrea is included within the “Hidden Heartlands” which is a Failte Ireland tourism initiative to support the region below. In February 2022 the region was expanded to include Roscrea.



Map highlighting Ireland’s Hidden Heartlands (Source: Secret Ireland Escapes)

MARKET ANALYSIS

Roscrea is centred amongst several key attractions across Counties Tipperary, Offaly and Laois. These tourist attractions provide a mix of cultural, historical and natural attractions, including The Rock of Cashel, Cahir Castle, Holy Cross Abbey, Slieve Bloom Mountains and Emo Court House & Gardens. There is potential therefore for Roscrea to act as a base from which to explore the heartlands region. The table below outlines a summary of local attractions and visitor numbers reported in 2023.

Attraction	No. of Visitors 2023	Type of Admission	Category	No. of Months Open in 2023	Distance from Roscrea (km)
Tipperary					
Cahir Castle	85,014	Fee Charging	Historic Site	12	65 km
Hore Abbey	63,738	Free	Historic Site	N/A	48 km
Nenagh Castle	21,655	Free	Historic Site	12	41 km
Rock of Cashel	357,273	Fee Charging	Historic Site	12	50 km
Roscrea Heritage Centre & Grounds	7,596	Fee Charging	Historic Site	N/A	In Roscrea
Swiss Cottage	30,126	Fee Charging	Historic Site	8	67 km
Offaly					
Birr Castle Gardens & Science Centre	97,678	Fee Charging	Historic Site	12	21 km
Clara Bog Visitor Centre	48,698	Free	Visitor/Heritage Centre	12	51 km
Clonmacnoise	122,718	Fee Charging	Historic Site	12	67 km
Laois					
Emo Court Parklands	238,039	Free	Natural Attraction	12	47 km

It is evident from the above statistics that there are large numbers of tourists who visit the region on an annual basis who are interested in historical and heritage assets.

However, whilst important on a national level, tourism is not currently a key sector within the town of Roscrea, despite the presence of heritage assets including Roscrea Castle and Damer House and Gardens complex. The Local Area Plan 2023-2029 identifies these assets as “striking and outstanding historical assets” in the town centre and “key assets to be managed to promote tourism and tourist related businesses.” However, as of 2019, visitor numbers recorded to the Roscrea Castle and Damer House were only 16,900 (source: Roscrea TCF plan).



Fig 1 - Roscrea Castle



Fig 2 - Damer House

The Tipperary County Development Plan 2022-2028, as part ‘Tipperary Transforming’ is required to consider– ‘Hero Products’, to create ‘Clusters’ and to identify ‘Enhancement’ projects; with Roscrea Castle and Demesne identified under the “Heritage Theme”. This concept visualises enhancement through significant investment in public realm works aimed at marrying the town more to the castle, adding value and enhancing visitor experience.

Whilst Roscrea does not appear to capture this market at present, the committed investment in Roscrea Castle, together with the proposed investment in a Birr to Roscrea Greenway, opens up new tourism opportunities and therefore the infrastructure to develop this market should be considered and strengthened. In this context, the provision of a hotel offering and the celebration of the heritage of the town would be of key importance. Such improvements in tourism would support employment in the town, and add to the town’s viability and sustainability, and attractiveness as place to live, work, visit and do business.

Current cultural facilities in Roscrea

Roscrea is served by several arts and cultural facilities and tourist attractions, with around 13 facilities identified (see table below) concentrated largely within the town centre. These are important assets that bring character, a sense of place and appeal to the town centre.

Type	Facilities
Arts Facilities (2)	Theresa Larkin School of Music, Roscrea Musical Society
Cultural Sites and Tourist Attractions (8)	Roscrea Tourism, Roscrea Courthouse, Rosemary Square Fountain, Roscrea Castle, Roscrea Round Tower, Saint Cronan’s Cross, Roscrea Damer House, Roscrea Abbey
Museums and Memorial Sites (3)	The Black Mills, Thomas McDonagh 1916 Garden of Remembrance, Memorial Monument

(Source – Roscrea TCF Baseline Planning report)

MARKET ANALYSIS

While provision for arts, culture and tourism in Roscrea is relatively strong – improvements suggested during the consultation process for the TCF included a need to facilitate participatory arts, sport, and cultural activity in town, especially an arts centre or event space.

Need for community facilities

While there are several community spaces within the town centre area, consultations undertaken as part of Roscrea Town Centre First baseline planning report identified a potential to improve the events spaces. Feedback indicated a need to diversify and improve community facilities and launch initiatives that can create a greater sense of community pride and enhance quality of life for residents. This has been further emphasised through the consultations undertaken as part of this study.

A detailed list of facilities is provided in the table below.

Type)Facilities
Community Facilities (4)	Roscrea Abbey Community Centre, Irish Wheelchair Association, Muintir Na Tire Community Hall. Roscrea Community Hall
Senior and Youth Centres (1)	Roscrea Youth Centre
Civic Services (2)	Roscrea Garda Station, Roscrea Fire Station
Libraries (1)	Roscrea Library

It was noted that there is nowhere for functions or family events such as weddings, christenings, funerals etc and no social space for the community to share. This was strongly voiced throughout the consultation process along with the belief that the town does not have the appropriate infrastructure to cater for its community. As a result, we have examined the socio-economic profile of Roscrea. This overview will identify the opportunities for the town and how best to utilise local assets and demographics in achieving strategic goals, town centre first aims and project objectives. Information presented herein is drawn largely from the CSO Census information together with the Town Centre First Baseline Planning Report 2023.

Population

In order to understand the potential for change in Roscrea, the below analysis of the population trends and demographic is presented:

Total Population	2016	2022
Roscrea (Electoral Division)	6,305	6,606
% Change	-0.2%	4.8%
Tipperary (County)	159,553	167,895
	0.5%	5.2%

Summary population figures Roscrea ED and Tipperary County (Source: 2022 Census)

This highlights a growth in population, strong family dynamic, with a good mix of younger population and retirees / older demographic in the town, and also an increase in cultural and national diversity among the population. Thus there is a need to cater for a mix of needs and uses in the area, and to ensure that population growth is catered for in terms of facilities and future employment opportunities.

In addition to the slow but steady population growth, Roscrea also supports a growing hinterland area. Population growth in surrounding areas of Roscrea has been relatively strong, for example in Timoney (9.3%), Bourney East (13.7%) and Bourney West (7.1%) – suggesting that the town is supporting a growing hinterland area.

Age Profile

Compared to the county and the state, Roscrea has a higher-than-average mix of under 19 year olds and over 60 year olds but a lower percentage of 20-59 year olds. It is important that the appropriate amenities and services are created within the town in order to create opportunities for employment and social inclusion, to retain the youth and build for the future.

	Roscrea ED		Roscrea ED			County		State	
Age	CSO 2022	% of total	CSO 2016	% of total	% Change 2016-2022	County 2022	% of total	State 2022	% of total
Age 0-9	851	12.9%	937	14.9%	-9.2%	20,785	12.4%	638,085	12.4%
Age 10-19	951	14.4%	862	13.7%	10.3%	23,608	14.1%	711,830	13.8%
Age 20-29	744	11.3%	711	11.3%	4.6%	16,660	9.9%	602,951	11.7%
Age 30-39	864	13.1%	975	15.5%	-11.4%	20,341	12.1%	715,092	13.9%
Age 40-49	967	14.6%	896	14.2%	7.9%	24,737	14.7%	785,028	15.2%
Age 50-59	823	12.5%	758	12.0%	8.6%	22,443	13.4%	647,168	12.6%
Age 60-69	667	10.1%	520	8.2%	28.3%	18,939	11.3%	510,814	9.9%
Age 70-79	459	6.9%	411	6.5%	11.7%	13,498	8.0%	357,144	6.9%
Age 80+	280	4.2%	235	3.7%	19.1%	6,884	4.1%	181,027	3.5%
Total	6,606	100%	6,305	100.0%	4.8%	167,895	100.0%	5,149,139	100.0%

MARKET ANALYSIS

Educational Attainment

The Roscrea Town Centre First plan references the area’s 3 schools, one school of music and one education centre. Local schools include Colaiste Phobal Ros Cre, which accepts pupil intake from Offaly, North Tipperary and Laois and Cistercian College. This again indicates that Roscrea services a larger hinterland and brings additional footfall into the town on a daily basis.

Principal Economic Status

Within Roscrea, 58% of those surveyed were at work (54% at County level), 4% were long-term unemployed (2% at County level), and 16% were retired (18% at County level). This level of employment has improved since the 2016 Census, where 48% of population surveyed were at work and 14% were retired. The increase in retirees is expected, given the ageing demographic noted earlier.

Of those persons at work, there is a good mix of skilled tradesmen, professionals and managerial staff, in addition to healthcare and leisure professionals. This will be strengthened through the imminent opening of the REACH Enterprise Hub which neighbours the hotel site which will provide flexible workspace solutions for businesses, entrepreneurs, and remote workers. Demand for the facility has been significant and anchor tenants have already been secured. Again, this will bring new activity and increase footfall to the town.

Vacancy and Dereliction

As indicated in the Roscrea TCF Plan: Baseline Planning Report, in 2023 Roscrea town centre had an overall commercial vacancy rate of 16.2% (51 vacant commercial buildings out of 315), with another 2.5% (8 out of 315) of the commercial buildings categorised as derelict. The commercial vacancy rate in Roscrea town centre is considered substantially higher than the average commercial vacancy rate of 14.5% across County Tipperary and 14% nationally.

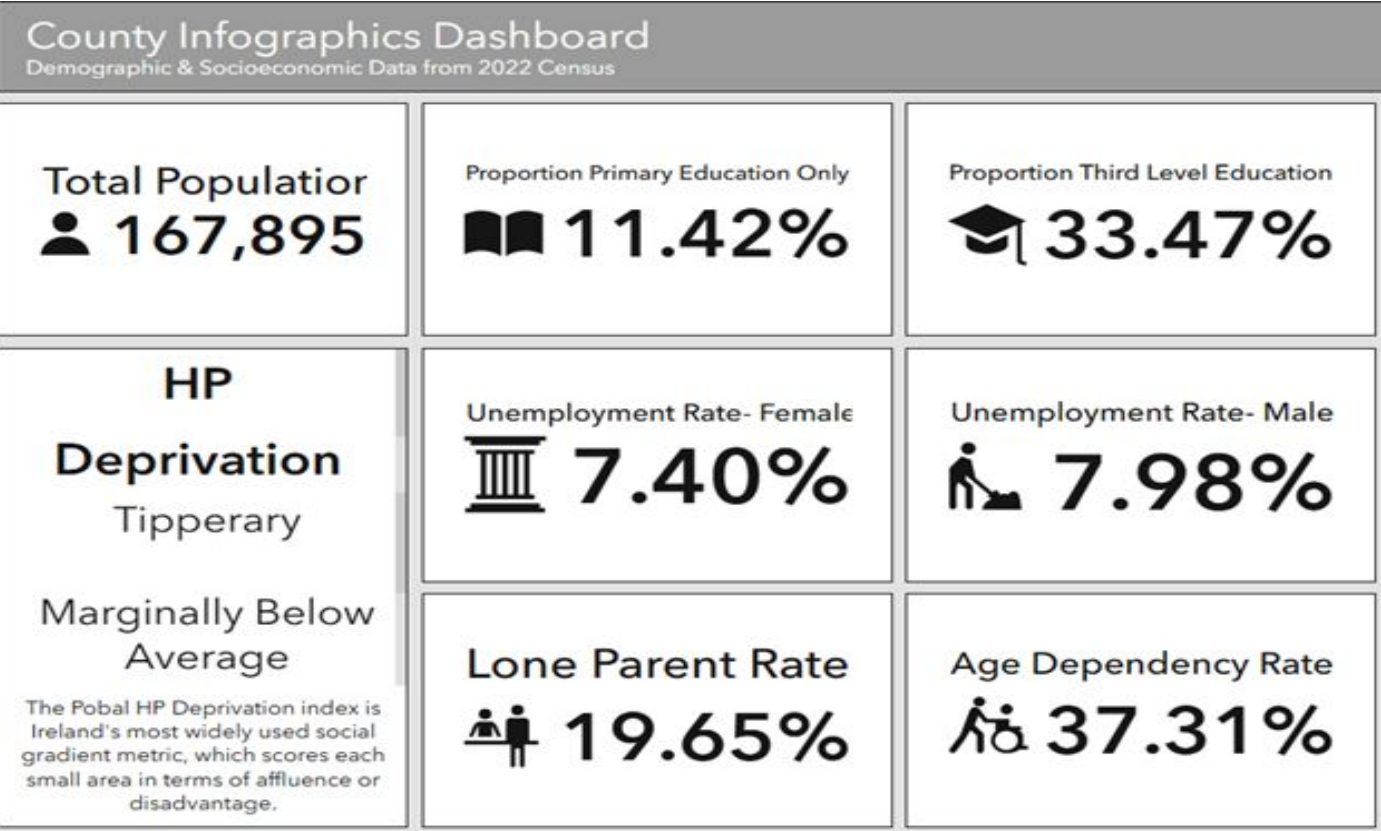
Vacancy and dereliction is evident within the core at prominent locations on Main Street and Castle Street, which detracts from the heritage assets within the area. The subject site at Grant’s Hotel is one of a small number of large-scale disused sites in the town centre, with others including the former pharmaceutical factory on Lourdes Road; both of which present opportunities to revitalise the area and bring more activity and jobs to the town.

The reintroduction of a hotel to Roscrea, along with the other investments at the Castle and the REACH enterprise hub will provide employment opportunities and bring additional visitors to the region, which has the potential to increase footfall, dwell time and spend in the town, which will create opportunities for new business generation. This will help to reduce the high vacancy rates currently being reported.

Deprivation levels

The Pobal Deprivation Index 2022 has been referenced to indicate levels of deprivation in the area. This index looks at population change, age dependency, third level education, type of profession, unemployment rate, primary education and persons per room to give an indication of demographic, social class and labour market situation in each area.

Study findings for Roscrea indicate pockets of extreme disadvantage in the central area of Roscrea town, with outer peripheries reporting as disadvantaged areas. At a county level the overall score is “Marginally below average”, with 11 electoral divisions classified as disadvantaged, and 21 small areas classified as very disadvantaged. These were predominantly located in Clonmel, Roscrea, Tipperary Town and Carrick-on-Suir while there was also a very disadvantaged small area in Nenagh, Thurles and Littleton.



The overall disadvantage index is again an indicator to be cognisant of, as it indicates a need to improve the overall facilities and range of opportunities in the area, to thus improve employment, education, social standing and population demographic in the town.

In conclusion, it is apparent that Roscrea has growing population that services a wider hinterland but the community facilities within the town have not grown in line with the population growth, and that action needs to be taken to reverse the high vacancy and reported deprivation within the town.

MARKET ANALYSIS

Conclusion on Market Need

It is evident that there is clear potential to improve the tourism offering within Roscrea but acknowledged that this market is not currently developed and cannot be evidenced. It’s proximity to other attractions that are consistently reporting high visitor numbers, the impact of significant investments which are imminent at Roscrea Castle, together with the proposed development of the Greenway and Butler Trail, will all have a direct impact on the attractiveness of Roscrea to tourists and will help improve the tourism potential over time.

However, it will take time to develop this market and therefore the success of any hotel development project will be contingent on the community support for the project. Market research undertaken as part of this study has concluded that there is demand for a quality restaurant to open up the night-time economy and for a function space that has host local family and social events to service both the local community and those from surrounding regions.

This dual purpose will maximise the potential for a hotel development. A thriving restaurant and functions space will help sustain the hotel whilst the tourist market offering is being developed which will ultimately result in higher occupancy levels within the accommodation offering.

Given the potential dual focus of the hotel project, the marketing of this must be reflective to capture both markets. Key considerations would include the following:

- 1. Identify the Unique Selling Proposition (USP) of the hotel**
 - ❖ Highlight the authenticity of the experience – Quality restaurant, music, local produce and crafts, community spirit etc
 - ❖ Work with other providers to include Roscrea in heritage trail (ie. Butlers Trail)
- 2. Present an engaging digital marketing strategy**
 - ❖ User friendly website with online booking capabilities
 - ❖ SEO Optimisation of key words
 - ❖ Social media updates, stories, events etc
 - ❖ Ensure directions and transport options are visible on website
- 3. Present an engaging digital marketing strategy**
 - ❖ Develop an Events Calendar – promote local fairs, music sessions, festivals etc
 - ❖ Bundle stays with music events, cultural events etc
 - ❖ Partner with local artisans, tour guides for unique guest experiences
- 4. Present an engaging digital marketing strategy**
 - ❖ Domestic tourists: Promotion of quality food and events; family friendly escapes etc
 - ❖ Diaspora travellers: Travellers returning for family events; those seeking ancestral connections etc
 - ❖ Heritage tourists: Promote rich heritage of the hotel and Roscrea
- 5. Form appropriate partnerships and alliances**
 - ❖ Failte Ireland, Tourism Ireland, tour operators, neighbouring attractions etc
- 6. Present an engaging digital marketing strategy**
 - ❖ Celebrate the heritage of the Bianconi’s stagecoach, linkages with the Castle, other heritage sites etc
 - ❖ Invest in training for staff to maximise visitor experience and encourage return visits

STRATEGIC INSIGHTS

Stakeholder Interviews
SCOT Analysis

05

STAKEHOLDER INTERVIEWS

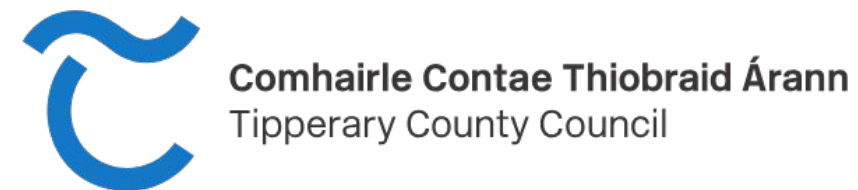
Key Insights

To support and test the findings of our desk-based research, market analysis, and building appraisal, a series of targeted stakeholder interviews were undertaken with key individuals and organisations connected to Roscrea. These included representatives from the local authority, statutory bodies, industry experts, and locally based organisations with a strong understanding of the town's needs and potential.

The purpose of this engagement was to ground the feasibility study in real-world insight - ensuring that proposals are not only technically and economically viable, but also socially and contextually appropriate. These interviews provided critical feedback that helped validate our assumptions, highlight operational and regulatory considerations, and shape a more holistic and evidence-informed response to the site's future development.

The key findings that shaped our recommendations are summarised below:

- **Mixed-Use Viability:** The existing tourism market in Roscrea and the wider region may not sustain a hotel on its own. A mixed-use development incorporating complementary uses would enhance viability.
- **Heritage & Connectivity:** The site's rich history and prime town-centre location should be leveraged as a key differentiator. Strengthening links between the Castle, Black Mills, and Round Tower could create a cohesive heritage corridor, enhancing the town's cultural appeal.
- **Diverse Accommodation:** Exploring alternative accommodation options, such as self-catering units, could attract a broader audience.
- **Importance of the Visitor Experience:** Prioritising quality over quantity in accommodation offerings is key to positioning the site as a unique and desirable destination. Contemporary visitors increasingly seek meaningful, place-specific experiences, expecting high standards in comfort, service, and design. Rather than maximising bed numbers, a curated, high-quality offer - integrated with the town's heritage, culture, and landscape - can appeal to niche markets such as heritage tourism, wellness retreats, or boutique hospitality.
- **Town Activation & Economy:** A well-positioned café, restaurant, or bar could stimulate activity along Castle Street and support the nighttime economy. Additionally, there is a need for a centrally located community gathering space for events such as weddings and funerals, which are currently held on the town's outskirts.
- **Business & Enterprise:** The town's business and enterprise needs are anticipated to be largely being met by the REACH development, allowing this site to focus on tourism, heritage, and community-orientated uses.



SCOT ANALYSIS

The findings from our stakeholder interviews - combined with desk-based research, market analysis, and site appraisal - have been synthesised to provide a well-rounded understanding of the project context. These insights have been summarised into a SCOT (Strengths, Challenges, Opportunities, and Threats) analysis, offering a structured overview of the key factors influencing the future potential and viability of the site.

Note: list is in alphabetical order:

STRENGTHS

- **Architectural Significance:** Although it has suffered from inappropriate alteration, the historic façade is well-designed and contributes to the site's visual and cultural value.
- **Existing Hotel Layout:** The current building configuration is already designed for hotel use, facilitating adaptive reuse.
- **Historic Hotel Legacy:** With over 200 years of operation as a hotel, the building carries a well-established reputation.
- **On-Site Parking:** Vehicular access to the rear and existing site parking.
- **Prime Town Centre Location:** Situated in a highly visible and accessible position within the town centre.
- **Reasonable Condition:** Whilst the scale of the property suggests a significant investment is required, the building is not in a state of extensive dereliction or disrepair.
- **Rich Heritage & Identity:** The property has a strong historical connection to the Bianconi stagecoach network as a former stagecoach inn with stableyard, enhancing its unique character and appeal.
- **Scenic Views:** A number of hotel bedrooms offer views of Roscrea Castle and the Round Tower, adding to guest appeal.
- **Support of local Community:** The local community of Roscrea are fully supportive of the project to reintroduce a hotel on this site which will be essential to the viability of the proposal.
- **Versatility of Function Room:** A spacious, column-free function room offers flexibility for various events and uses.

CHALLENGES

- **Building Scale:** The large footprint poses operational and viability challenges, particularly for smaller-scale or phased uses.
- **Condition and Compliance:** Significant remedial works are needed to address existing defects and bring the building in line with current standards.
- **Inefficient Spatial Layout:** The internal configuration has notable inefficiencies and poor spatial quality.
- **Lack of External Space:** The dense site layout restricts opportunities for outdoor space, limiting flexibility and amenity.
- **Loss of Historic Character:** Inappropriate alterations have eroded the building's architectural integrity and heritage value.
- **Poor-Quality Backlands:** Later additions to the rear are of lower architectural quality and detract from both the building's appearance and the standard of hotel accommodation.
- **Single-Operator Design:** The layout is heavily geared toward a single operator, with interconnected spaces and shared facilities limiting adaptability for future use.
- **Viability:** The existing layout of hotel and revenue potential based on the focus on bedrooms and functions rather than the restaurant and social space is challenging and impacts the financial viability of the hotel.

SCOT ANALYSIS

OPPORTUNITIES

- **Community Integration:** The scheme offers potential to include a community facility that serves local needs and encourages broader civic engagement.
- **Energy Efficiency Potential:** Incorporating sustainable energy systems and modern construction methods could reduce operational costs and carbon emissions, while improving building performance.
- **Enhanced Restaurant Offer:** Reconfiguring internal layouts could enable a larger restaurant, helping to activate the nighttime economy and attract both locals and visitors.
- **Limited Historic Fabric:** The lack of historic fabric internally limits restrictions on retrofitting and adaptation of internal configuration.
- **Proximity to key tourism attractions:** Whilst the tourism market in Roscrea cannot be evidenced at present, it is within a 50km radius of the key attractors in the County and ongoing investment in the Castle, greenway and Butler Trail will all help to develop the tourist market.
- **Reinstating the Archway:** Reintroducing the historic archway could greatly enhance site permeability - providing independent access to facilities, linking key heritage assets, and improving connections to the inner town plaza and parking.
- **Significant Redevelopment Potential:** The expansive site, footprint, and structural layout offer broad opportunities for adaptive reuse and a complementary mix of functions.
- **Strong Brand Identity:** The building's historic character and former use as a stagecoach inn provide a compelling narrative for a distinctive town centre hotel brand.

THREATS

- **Building Condition Uncertainty:** Retrofitting an older structure carries unknowns around existing condition, potential structural issues, and cost certainty—requiring detailed investigation.
- **Continued Fabric Degradation:** Without urgent remedial works—particularly to failed roof areas—there is an ongoing risk of water ingress and long-term deterioration.
- **Funding:** Securing private sector investment to create a dual community and tourist focused facility could be challenging..
- **High Investment Requirement:** The large building footprint and current condition mean that substantial capital will be needed to undertake any meaningful restoration and redevelopment.
- **High Operational Costs:** The scale and layout of the building could lead to unsustainable running costs, particularly for a single operator.
- **Limited Tourism Market:** Roscrea's current tourism offer may not yet support a large-scale hotel, presenting long-term viability challenges.
- **Meeting Modern Standards:** Significant upgrades are needed to comply with current Building Regulations, including fire safety, accessibility, energy efficiency, and acoustic performance.
- **Ownership and Control:** The site remains under private ownership, and redevelopment is contingent on sale, acquisition, or collaborative arrangements.
- **Planning and Site Constraints:** Flood risk, archaeological sensitivity, and Protected Structure status all place limits on potential interventions.
- **Viability of Community Use:** While valuable, community facilities in isolation are unlikely to generate sufficient income, requiring a robust and subsidised business model.

CONCEPT DEVELOPMENT

Potential Uses

Concept Design

Community Feedback

05

POTENTIAL USES

Criteria and Methodology

Shortlisting of Options

The process began with compiling a broad range of building and activity options suited to the site’s location and constraints. This was achieved through research, analysis, and policy alignment. While assessing the viability of a hotel was a non-negotiable, the site’s significant scale and strategic town centre location required a broader perspective - one that considers its role within the wider regeneration of Roscrea’s town centre.

To ensure all possibilities were considered, an extensive list of options was initially developed. These were then refined through interviews with stakeholders from diverse specialisms, including Planning, Tourism, Heritage, and Regeneration.

The resulting shortlist was further tested during the Public Engagement Event, where attendees provided feedback through questionnaires. Where appropriate, additional suggestions were incorporated into the shortlist for further review.

Criteria and Assessment

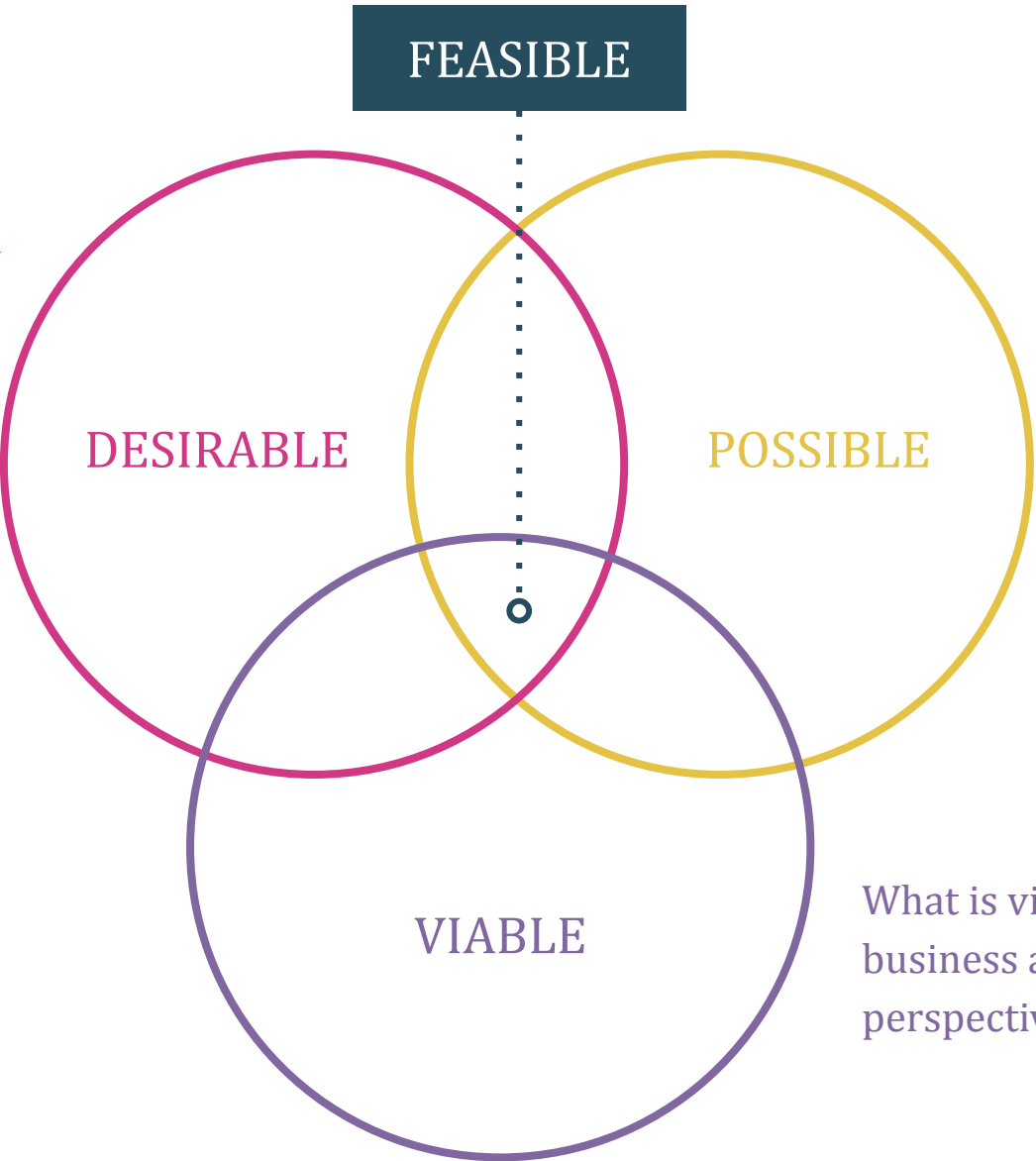
The site options were assessed based on three key criteria: desirability, feasibility, and viability. This ensured a holistic review that considered the site’s role in Roscrea’s wider regeneration, its physical constraints, and its business and financial sustainability.

For an option to be deemed feasible, it had to meet all three criteria—desirable, possible, and viable—with each aspect evaluated using a Red, Amber, Green (RAG) rating. Given the nature of the project and the available information, the assessments were conducted qualitatively.

What is desirable for the site from a policy and stakeholder perspective

What is possible within the constraints of the site

What is viable from a business and finance perspective



DESIRABLE

- ❑ Boost tourism activity within the town
- ❑ Increase footfall and dwell time within the town centre
- ❑ Cater for the local community and provide employment opportunities
- ❑ Facilitate a complimentary mix of uses within the tourism and hospitality sector
- ❑ Stimulate the nighttime economy within Roscrea
- ❑ Celebrate and connect with the heritage of the site
- ❑ Align with the key objectives of the Town Centre First Plan

POSSIBLE

- ❑ Is the site and infrastructure suitable for the development?
- ❑ Are significant alterations to the existing building required to facilitate?
- ❑ Is the use suitable for a prominent town centre location?

VIABLE

- ❑ Is the existing tourism market is sufficient to sustain the development?
- ❑ Is there a gap in community facilities that creates an opportunity?
- ❑ Will the development cause displacement elsewhere in the town?
- ❑ Can a return on investment can be achieved
- ❑ Will it be supported by the local community?

POTENTIAL USES

Options Appraisal

The following table represents the options considered within the options framework review, including their overall classification:

OPTIONS APPRAISAL				
OPTIONS	DESIRABLE	POSSIBLE	VIABLE	OVERALL
Hotel	<div></div>	<div></div>	<div></div>	<div></div>
Restaurant	<div></div>	<div></div>	<div></div>	<div></div>
Cafe	<div></div>	<div></div>	<div></div>	<div></div>
Events Space	<div></div>	<div></div>	<div></div>	<div></div>
Self-Catering Apts	<div></div>	<div></div>	<div></div>	<div></div>
Museum	<div></div>	<div></div>	<div></div>	<div></div>
Retails/Artisan Units	<div></div>	<div></div>	<div></div>	<div></div>
Artist Studios	<div></div>	<div></div>	<div></div>	<div></div>
Creche	<div></div>	<div></div>	<div></div>	<div></div>
Family Resource Centre	<div></div>	<div></div>	<div></div>	<div></div>
Cinema	<div></div>	<div></div>	<div></div>	<div></div>
Youth Club	<div></div>	<div></div>	<div></div>	<div></div>
Exhibition Space	<div></div>	<div></div>	<div></div>	<div></div>
Market Space	<div></div>	<div></div>	<div></div>	<div></div>
Enterprise Hub	<div></div>	<div></div>	<div></div>	<div></div>

The completion of the options appraisal allows for the categorisation of site development options into three groups: core, additional, and excluded.

SITE DEVELOPMENT OPTIONS		
CORE	ADDITIONAL	EXCLUDED
Hotel	Self-Catering Apartments	Creche
Restaurant	Museum	Family Resource Centre
Cafe	Retail/Artisan Units	Cinema
Events Space	Artist Studios	Enterprise Hub
	Youth Club	
	Exhibition Space	
	Market Space	

- **Core options** are essential to the future operation of the site.
- **Additional options** enhance the site’s offering but are not fundamental.
- **Excluded options** were deemed challenging to implement and integrate as part of the feasibility study, due to site location and constraints, incompatibility with a tourism and hospitality ‘public’ focus, and/or limited financial and market appeal. However, given the scale of the site, some of these options may be appropriate as a standalone development to the rear.

Following this classification (illustrated above), the next pages present three concept design options for the site’s redevelopment. Each option incorporates the core elements—hotel, restaurant, event space, and café—while varying in scale and layout. The extent of additional enhancements differs across the options.

CONCEPT DESIGN

Overview

As part of the Roscrea Hotel redevelopment, three high-level concept design strategies (right) have been explored, that incorporate the site development options identified on the previous section. Each option takes a different approach to the existing site conditions and future potential, particularly in relation to how much of the existing structure is retained beyond the historic 18th/19th Century structures (which are to be retained in all cases).

Whilst alignment with the Project Objectives is an aspirational outcome of designs, it is important that practical issues are considered, including cost, planning and future operation. Therefore, to guide decision-making, each option has been assessed against a set of key evaluation criteria, designed to reflect both project benefits and development risks. These include:

Design Evaluation Criterion

Alignment with Project Objectives
Visitor Experience Potential
Design Flexibility
Construction Simplicity
Planning Simplicity
Operational Efficiency
Low Embodied Carbon
Low Construction Cost

What it Measures

Fit with broader strategic, social, or regeneration goals
Quality, appeal, and marketability of guest experience
Ability to optimise layout, futureproofing, and creativity
Ease and certainty in delivery, phasing, and coordination
Likelihood of smooth approval process
Long-term sustainability and energy efficiency
Climate impact of materials and construction
Affordability of capital build (lower cost = higher score)

Each criterion is **scored out of 5**, with higher scores reflecting stronger performance or alignment. This creates a transparent, structured approach to comparing options.

It is essential that these concept options are not assessed based on a single metric (such as cost or carbon) in isolation. Instead, the true value and feasibility of each approach emerges through a holistic review across all criteria.

For example:

- A higher capital cost may be justified by long-term operational savings and an enhanced visitor and guest experience.
- A lower-carbon option may offer planning and ESG benefits but limit layout flexibility.

The following pages set out the concept design for each Option, including core activities, pros/cons and key features of the designs.

MAXIMISE RETENTION



1

Option 01

Max Retention (Retrofit of existing structures)

This option focuses on retaining the majority of the existing built form on the site, adapting it with minimal interventions.

2



Option 02

Hybrid (Targeted Retrofit + Strategic New Build)

This strategy takes a balanced position, selectively retaining parts of the existing structure while replacing underperforming or low-value elements with new-build interventions.

3



Option 03

Max Potential (New Build with Historic Core)

This concept maximises the site's development potential by retaining only the historic core and replacing the remainder of the built form with a fully new development.

MAXIMISE POTENTIAL

CONCEPT DESIGN

Option 01 - Maximum Retention

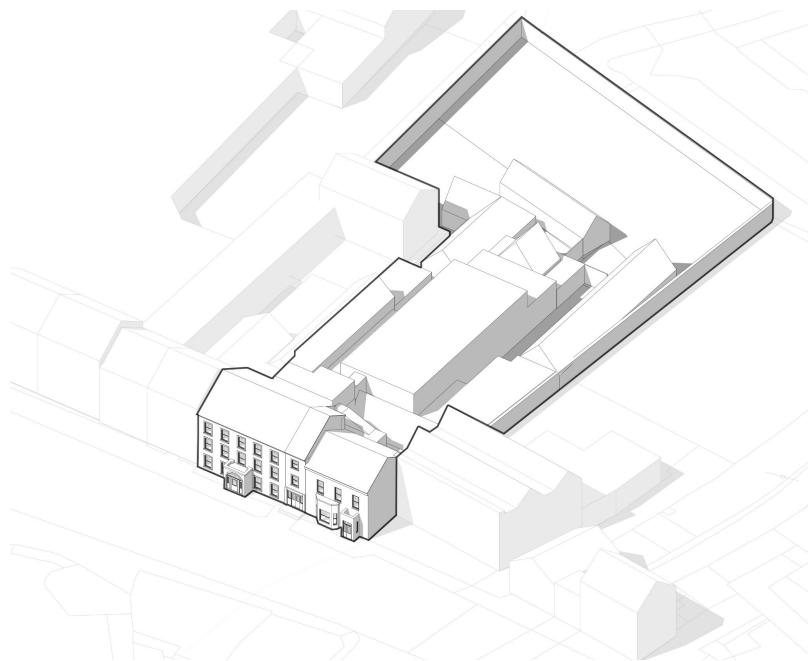
Overview

This option retains the majority of the existing built form, adapting it with minimal intervention. It focuses on reusing all structures regardless of performance, offering the lowest capital cost and highest embodied carbon savings. The approach may also simplify planning and reduce programme time. However, it limits guest experience and design flexibility, while retaining operational inefficiencies and latent building issues. While practical in principle, the quality and functionality of the end product could be compromised, as well as requirements to meet modern building standards.

PROJECT OBJECTIVES CHECKLIST

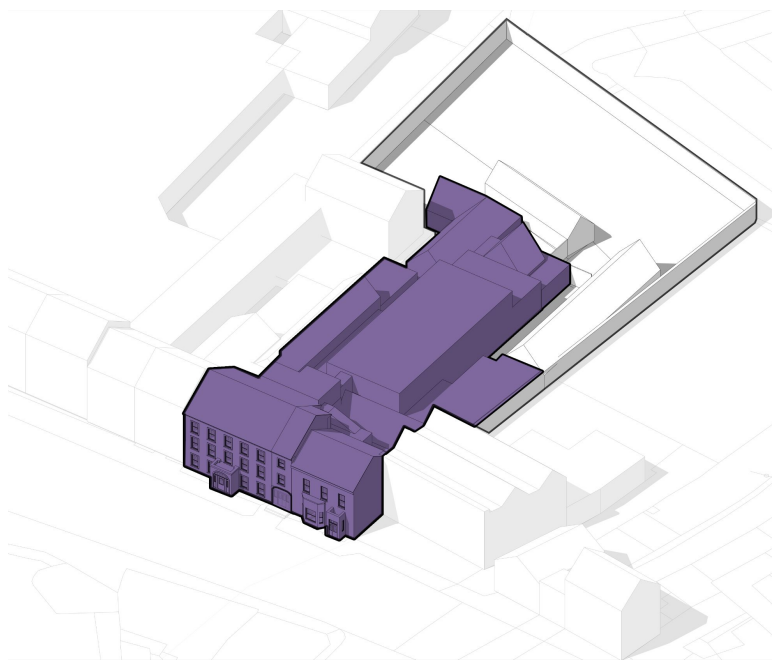
- ✓ Boost tourism activity within the town;
- ✓ Increase footfall and dwell time within the town centre;
- ✓ Cater for the local community & provide employment opportunities;
- ❑ Facilitate a complementary mix of uses across the site;
- ✓ Stimulate the nighttime economy within Roscrea.
- ❑ Celebrate and re-connect with the heritage of the site;
- ❑ Utilise the site's location to create linkages between key heritage assets of the town;
- ❑ Explore opportunities for town centre living;
- ❑ Explore opportunities for placemaking and improved public realm.

Concept Design



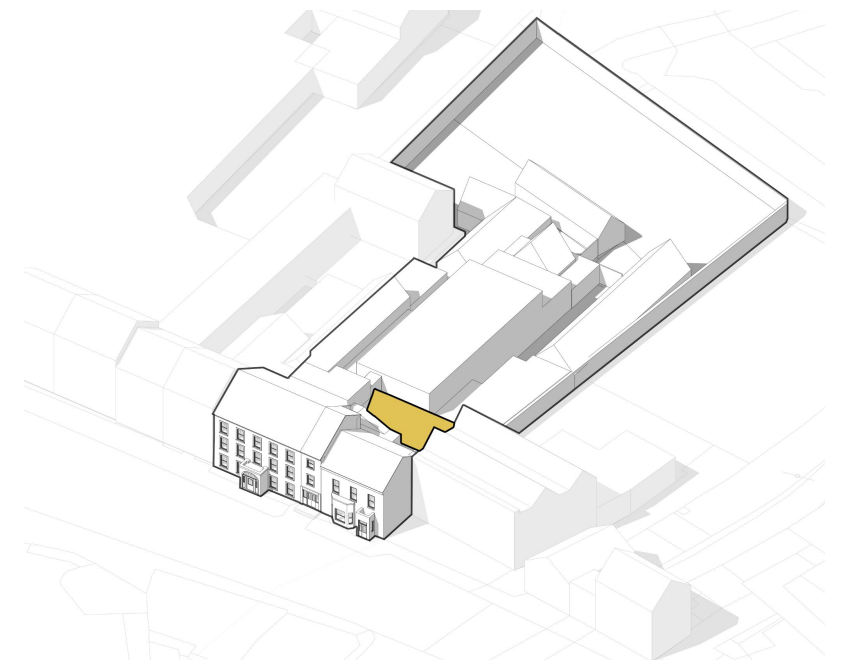
1. Maintaining existing footprint

The existing building footprint and core activities of the existing hotel are preserved, with works focused on essential remedial work to existing structure.



2. Retrofit of existing building

The existing building to undergo a sensitive restoration to meet modern building standards, with alterations to internal layouts limited where possible.



3. Improved visitor experience

One of the key limitations of the existing layout is the lack of natural light in the bar area. This will be addressed by introducing a new glazed roof set within the existing roof trusses, significantly enhancing the quality, atmosphere, and usability of the space.

CONCEPT DESIGN

Option 01 - Maximum Retention

Core Activities:

Hotel:	24 bedrooms
Restaurant:	26 covers
Bar:	215m2
Events Space:	208 seats (banquet)

Design Evaluation Criteria Score:

Alignment with Project Objectives	●	●	○	○	○
Visitor Experience Potential	●	●	○	○	○
Design Flexibility	●	○	○	○	○
Construction Simplicity	●	●	●	○	○
Planning Simplicity	●	●	●	●	○
Operational Efficiency	●	○	○	○	○
Low Embodied Carbon	●	●	●	●	●
Low Construction Cost	●	●	●	○	○

Pros:

- Maximum retention of existing building and associated heritage value (social).
- Highest embodied carbon savings through reuse.
- Likely simplest planning process through minimal change to building footprint or streetscape.
- Should be quicker to deliver with limited demolition works etc.
- Low disruption to neighbouring context.

Cons:

- Still represents a considerable capital investment to meet modern building standards.
- Restricted design flexibility and multiple operational potential as layouts must conform to existing building constraints.
- Retention of numerous structures of low value that limit impact and integration within the wider regeneration context of Roscrea.
- Compromise on visitor and guest experience (bedrooms, restaurant etc).
- Uncertain construction risk through retrofitting of fabric, integration of old systems and meeting modern building requirements.
- Operational inefficiencies and long-term costs, including high carbon emissions.
- Issues surrounding access to roofscapes for maintenance remain unresolved.
- Planning process still required due inclusion within Record for Protected Structures (RPS).



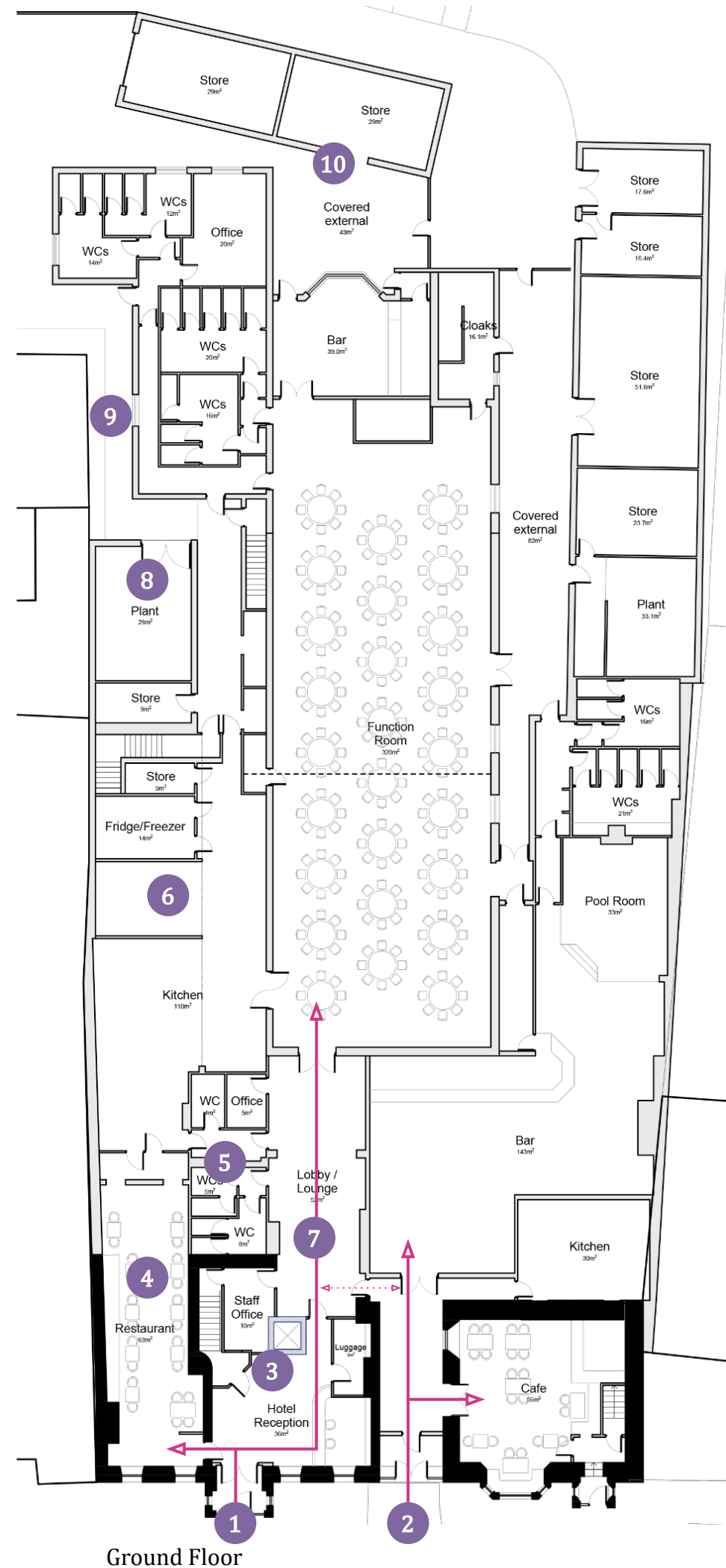
Site Layout

CONCEPT DESIGN

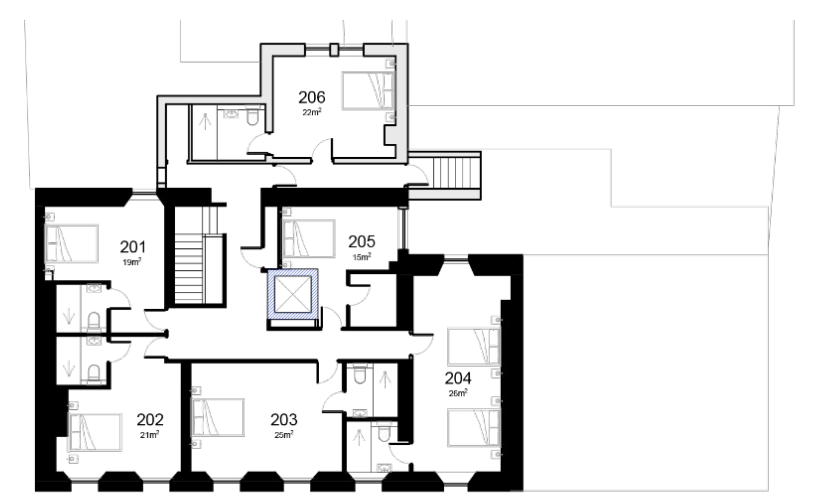
Option 01 - Maximum Retention

Key Features:

1. Shared access to hotel, restaurant, and function room.
2. Shared access to café and bar (ramped access required).
3. Central lift lobby for upper level accessibility.
4. Limited restaurant provision and poor natural light.
5. Shared toilet facilities for restaurant, café, and hotel lobby may limit operational flexibility.
6. Kitchen serves restaurant and events space (tbc with future operator).
7. Lobby maintained for function room access from hotel lobby. Separation provided between main reception/escape route from upper levels to meet modern fire regulations.
8. Oil-fired boiler system retained (located along a fire escape route and requires suitable enclosure and review by a fire engineer).
9. Shared services and escape route (tbc by fire engineer).
10. Storage and smoking terrace may be removed for additional parking.
11. Universally accessible bedroom.
12. Stepped access only to bedroom block.
13. Future development to incorporate roofscape access for access and maintenance.
14. Glazed roof integrated between existing roof trusses to improve light and ventilation with bar.
15. Obscure glazing to be considered between bedrooms with overlooking issues.



Ground Floor



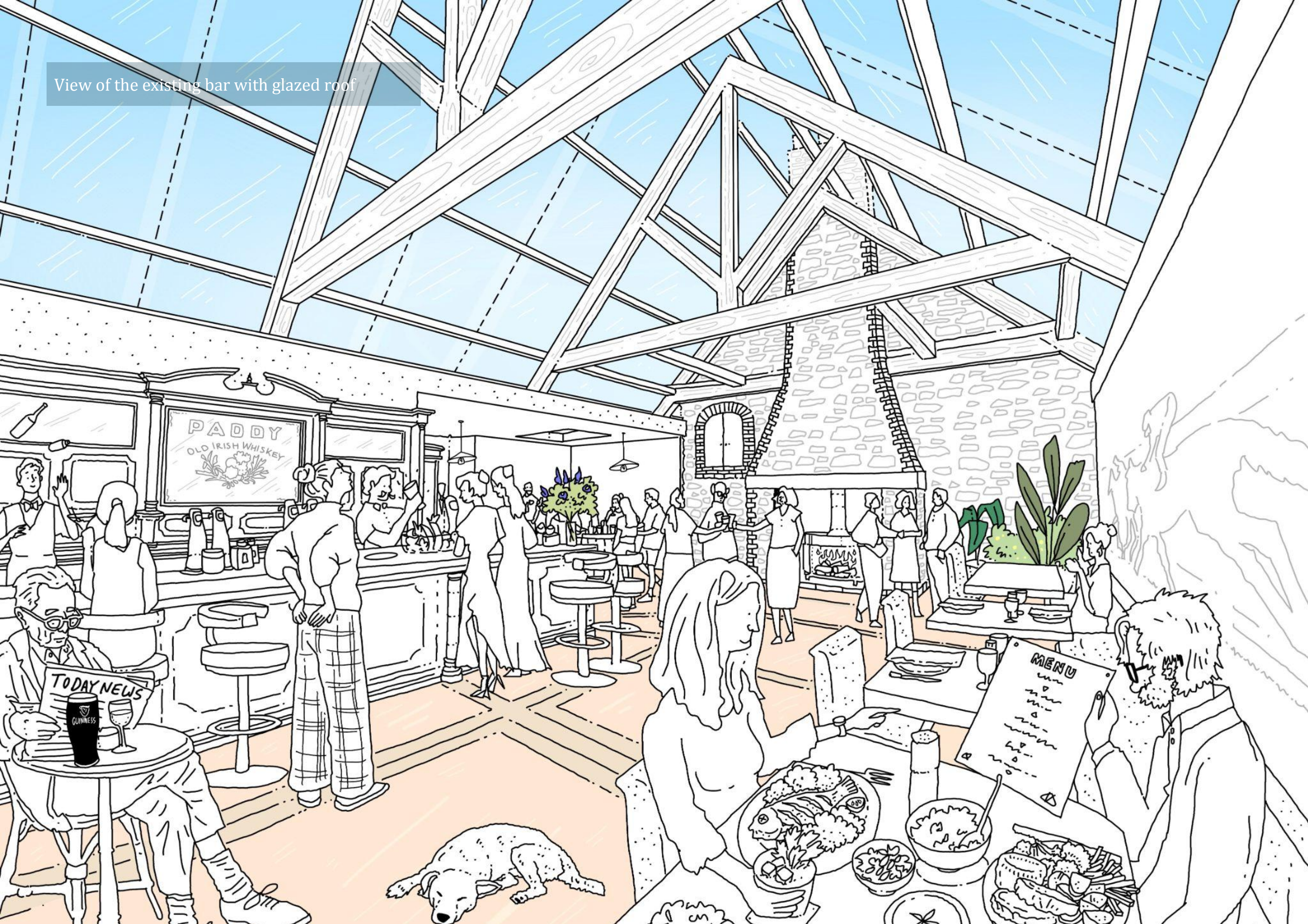
Second Floor



First Floor

Note: Layouts indicative only and require review by a Fire Engineer to determine fire strategy.

View of the existing bar with glazed roof



CONCEPT DESIGN

Option 02 - Hybrid

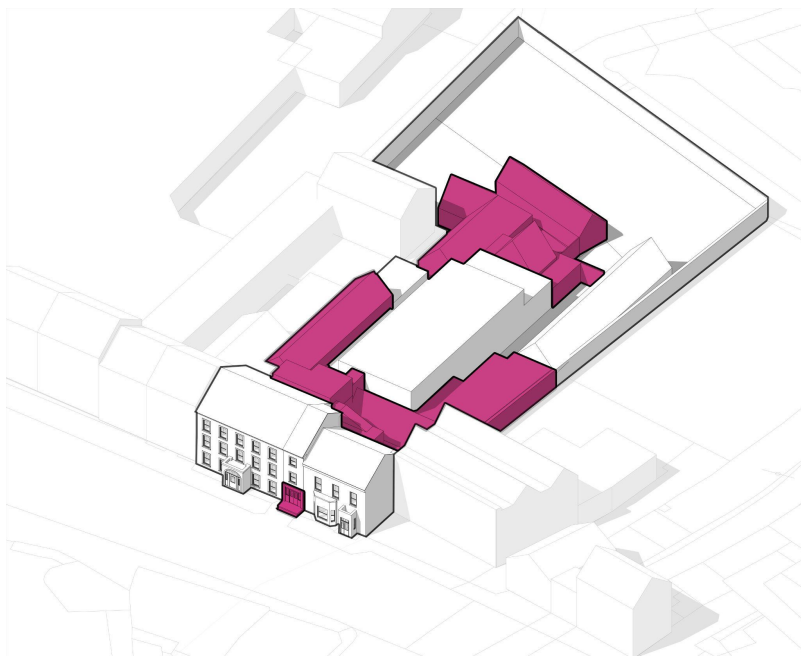
Overview

The hybrid strategy selectively retains the historic core and better-quality structures, replacing low-value areas with targeted new-build elements. This allows for improved layout, guest experience, and long-term performance while maintaining a degree of sustainability through partial reuse. Though construction and planning are more complex than full retention, the approach balances capital cost, planning viability, and operational efficiency. It offers strong potential to meet both short-term delivery goals and long-term project value, through greater integration into the wider regeneration context of Roscrea.

PROJECT OBJECTIVES CHECKLIST

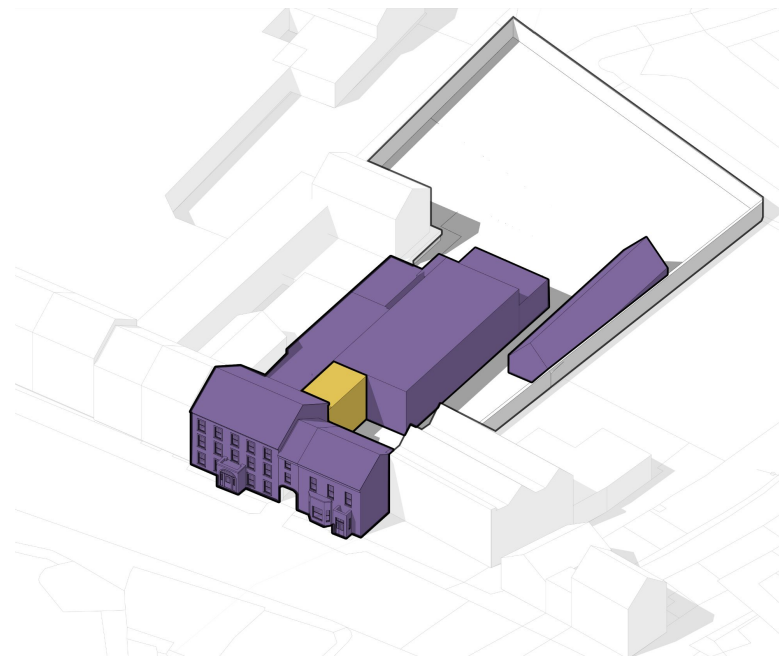
- ✓ Boost tourism activity within the town;
- ✓ Increase footfall and dwell time within the town centre;
- ✓ Cater for the local community & provide employment opportunities;
- ✓ Facilitate a complementary mix of uses across the site;
- ✓ Stimulate the nighttime economy within Roscrea.
- ✓ Celebrate and re-connect with the heritage of the site;
- ✓ Utilise the site's location to create linkages between key heritage assets of the town;
- ☐ Explore opportunities for town centre living;
- ✓ Explore opportunities for placemaking and improved public realm.

Concept



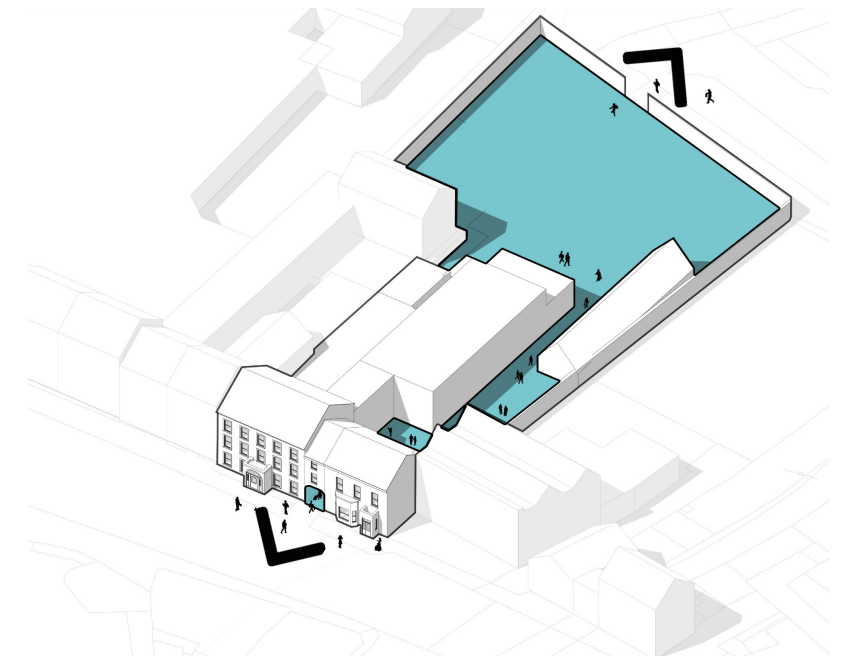
1. Enhancing site configuration

Demolition primarily focused on the 1990s additions - including the bar and storage buildings to the rear of the site. This helps restore clarity between old and new whilst maximising views, natural light, and permeability through a more coherent spatial arrangement.



2. Retrofitting existing structures

The remaining structures undergo significant retrofitting, including façade restoration work to revive original character and appearance of historic building. A new link block connects both structures and houses a modern ground-floor restaurant.



3. Creating site permeability

The reinstatement of the historic archway facilitates a thoroughfare through the site and central courtyard for dining, events and biodiversity enhancements. This provides a separate entrance to the function room, allowing community events to operate independently.

CONCEPT DESIGN

Option 02 - Hybrid

Core Activities:

Hotel:	21 bedrooms
Restaurant:	74 covers
Bar:	40m2
Events Space:	185 seats (banquet)

Design Evaluation Criteria Score:

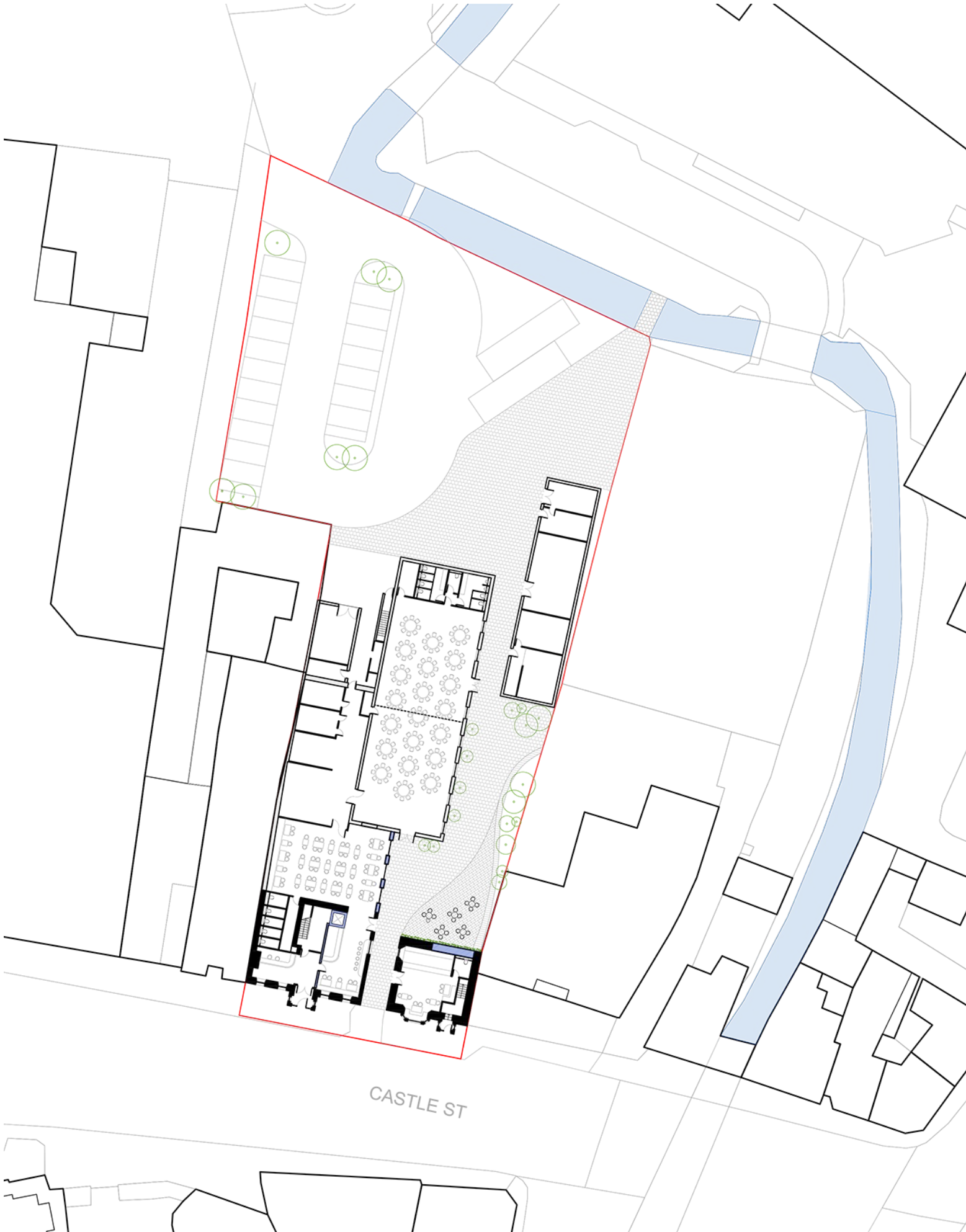
Alignment with Project Objectives	●	●	●	●	○
Visitor Experience Potential	●	●	●	●	○
Design Flexibility	●	●	●	○	○
Construction Simplicity	●	●	○	○	○
Planning Simplicity	●	●	●	○	○
Operational Efficiency	●	●	●	●	○
Low Embodied Carbon	●	●	●	●	○
Low Construction Cost	●	●	●	○	○

Pros:

- Comparable construction cost to Option 01, with more predictable long-term value and integration within wider regeneration context of Roscrea town centre
- Most significant existing structures retained and celebrated, preserving character and identity
- Balanced approach - maximises potential of the existing layouts whilst limiting demolition, retaining meaningful embodied carbon savings
- Enhanced operational efficiency through upgraded servicing and energy performance
- Cost savings and construction period likely reduced through reuse of existing structures, foundations etc
- Potential to explore community use of large commercial kitchen outside restaurant hours, such as meals on wheels services, due to direct access to rear of the site. Note, future operator tbc.

Cons:

- More complex construction - interfaces between old and new require careful detailing
- Selective demolition requires justification in planning process
- Uncertainty of costs due to considerable retrofitting
- Working within existing building footprint has limitations in design flexibility
- Fire escape strategy and layouts require review by a fire engineer



Site Layout

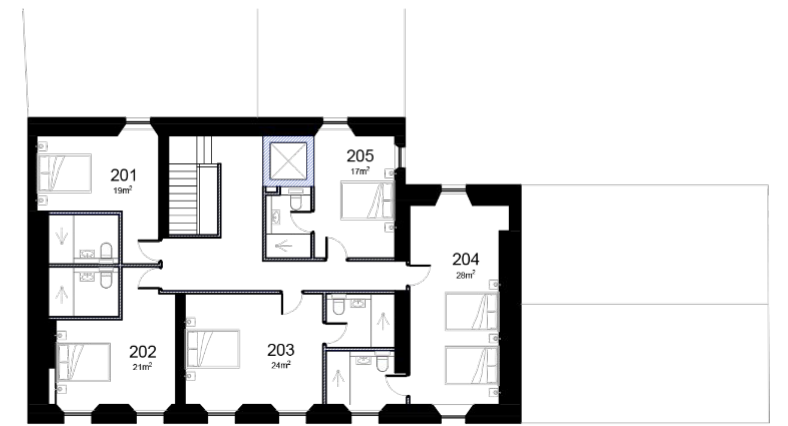
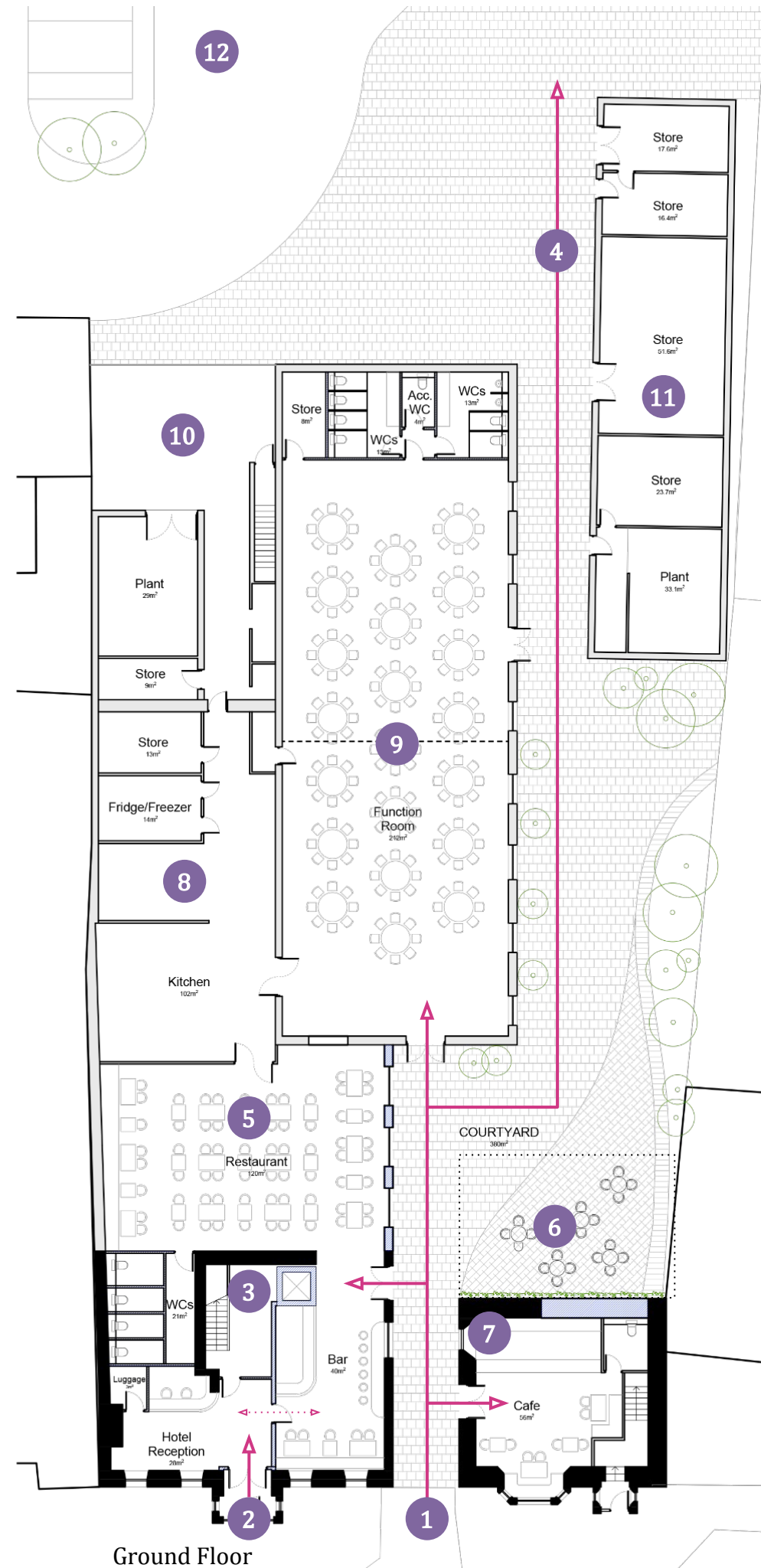
CONCEPT DESIGN

Option 02 -Hybrid

Key Features:

1. Primary site access via historic archway for flexibility of use and enhanced accessibility.
2. Main entry to hotel from Castle Street.
3. Central lift lobby for upper level accessibility.
4. Walkway provides access to the site from inner town plaza.
5. Expanded restaurant provision.
6. Courtyard and restaurant/café spill-out space. Existing roof trusses of the bar roof could be repurposed to provide glazed cover over external seating area.
7. Cafe hatch within alleyway.
8. Kitchen serves restaurant and events space (tbc with future operators).
9. Retention of function room to provide flexible events space with room divider.
10. Dedicated service yard and delivery zone for kitchen and possible 'Meals on Wheels' service.
11. Storage sheds retained, with potential for artisan units/studios.
12. Expanded backland development to incorporate coach set down/pick up location.
13. New link block including meeting room and staff office.
14. Universally accessible bedroom.
15. Sedum roof with maintenance access via Cleaner Store.
16. Redesign of bedroom corridor facilitates ramped access to bedrooms.
17. Stepped access only to bedroom block.
18. Structural grid of bedroom block offers flexibility of layout i.e. adaptive reuse for self-catering rooms, artist studios

Note: Layouts indicative only and require review by a Fire Engineer to determine fire strategy.



Second Floor



First Floor

View of the pedestrian thoroughfare



CONCEPT DESIGN

Option 03 - Maximum Potential

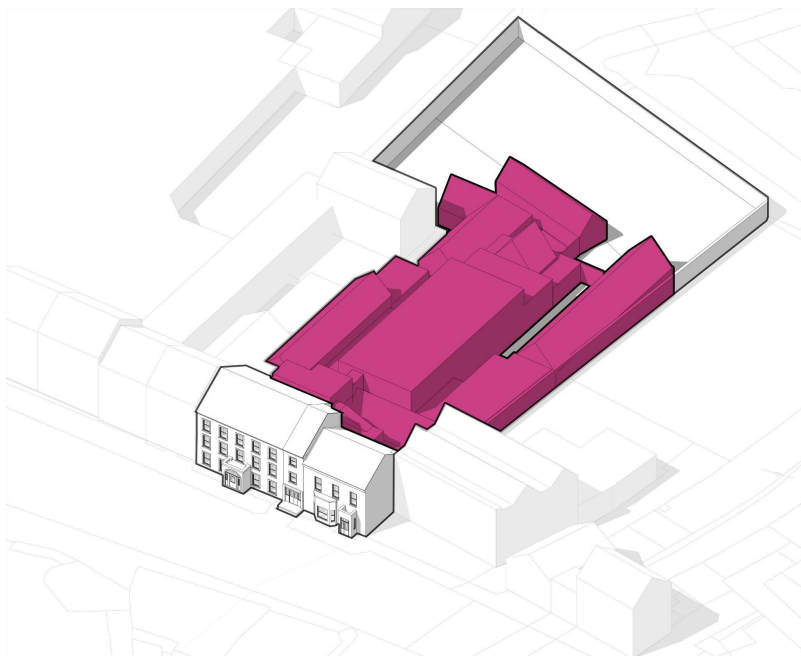
Overview

This option retains only the historic 18th/19th Century structures, replacing the rest of the site with a fully new development. This offers design freedom to optimised layouts, visitor experience and maximise the site potential, supported by efficient building systems. However, it carries the highest capital cost and embodied carbon impact, and will require robust planning justification for demolition. The site's flood risk also adds complexity for a new build. Despite this, the approach may offer the greatest long-term flexibility and return, whilst preserving the highest quality of historic value on the site - if the risks are well managed.

PROJECT OBJECTIVES CHECKLIST

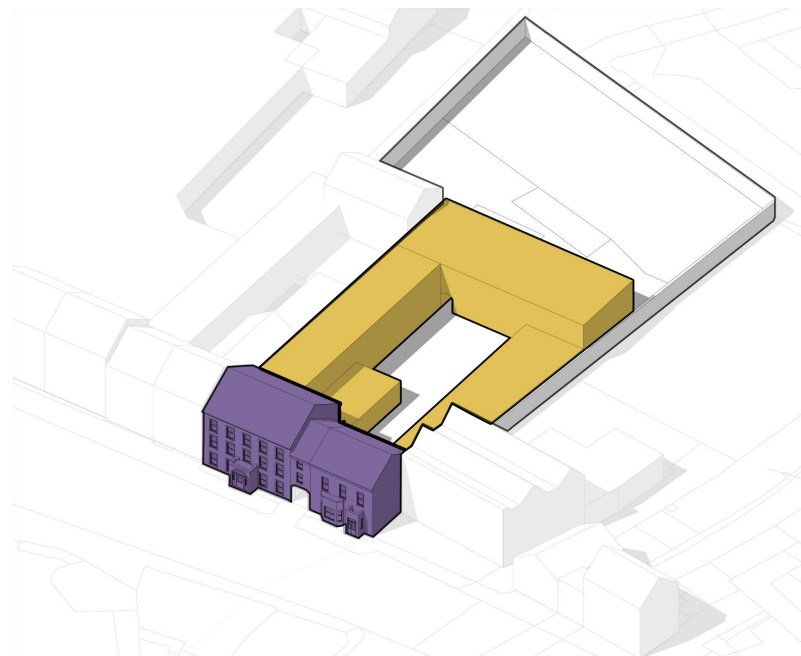
- ✓ Boost tourism activity within the town;
- ✓ Increase footfall and dwell time within the town centre;
- ✓ Cater for the local community & provide employment opportunities;
- ✓ Facilitate a complementary mix of uses across the site;
- ✓ Stimulate the nighttime economy within Roscrea.
- ✓ Celebrate and re-connect with the heritage of the site;
- ✓ Utilise the site's location to create linkages between key heritage assets of the town;
- ✓ Explore opportunities for town centre living;
- ✓ Explore opportunities for placemaking and improved public realm.

Concept Diagrams



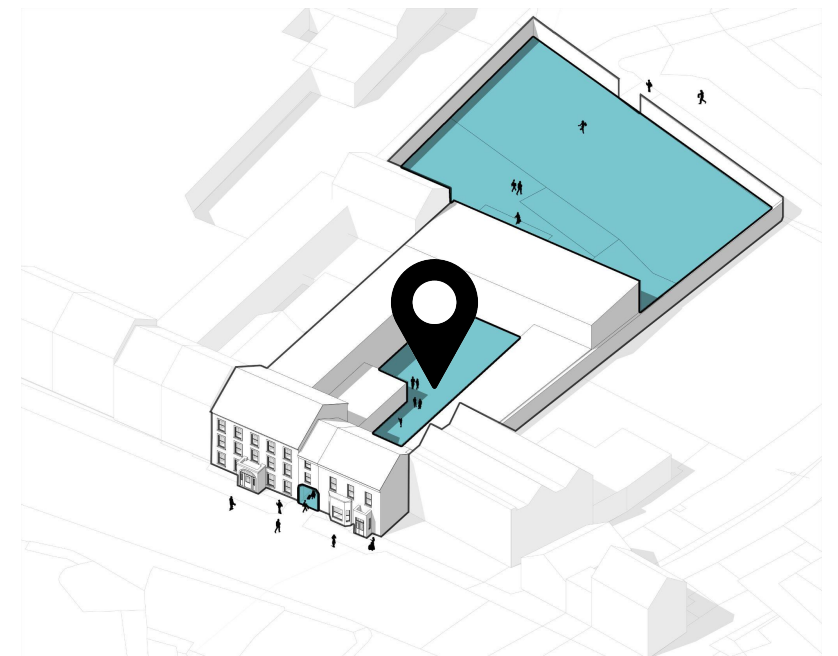
1. Site reconfiguration

Later 20th-century additions are removed, preserving only the historic 18th/19th-century structures along Castle Street.



2. Mix-use development

A new mixed-use development is introduced with a large, central courtyard. Conservation efforts are focused on the reviving the original character of the historic buildings - revive original character and appearance, including a retrofit to provide a modest hotel offering.



3. Reimagining the former stableyard

The central courtyard, alongside the reinstatement of the historic archway and rear access/frontage has the potential to create a destination space within the town centre, surrounded by tourism, community, cultural and commercial opportunities.

CONCEPT DESIGN

Option 03 - Maximum Potential

Core Activities:

Hotel:	10 bedrooms; 7 self-catering apartments
Restaurant:	62 covers
Bar:	40m2
Events Space:	120 seats (banquet)
Ground floor units:	226m2

Design Evaluation Criteria Score:

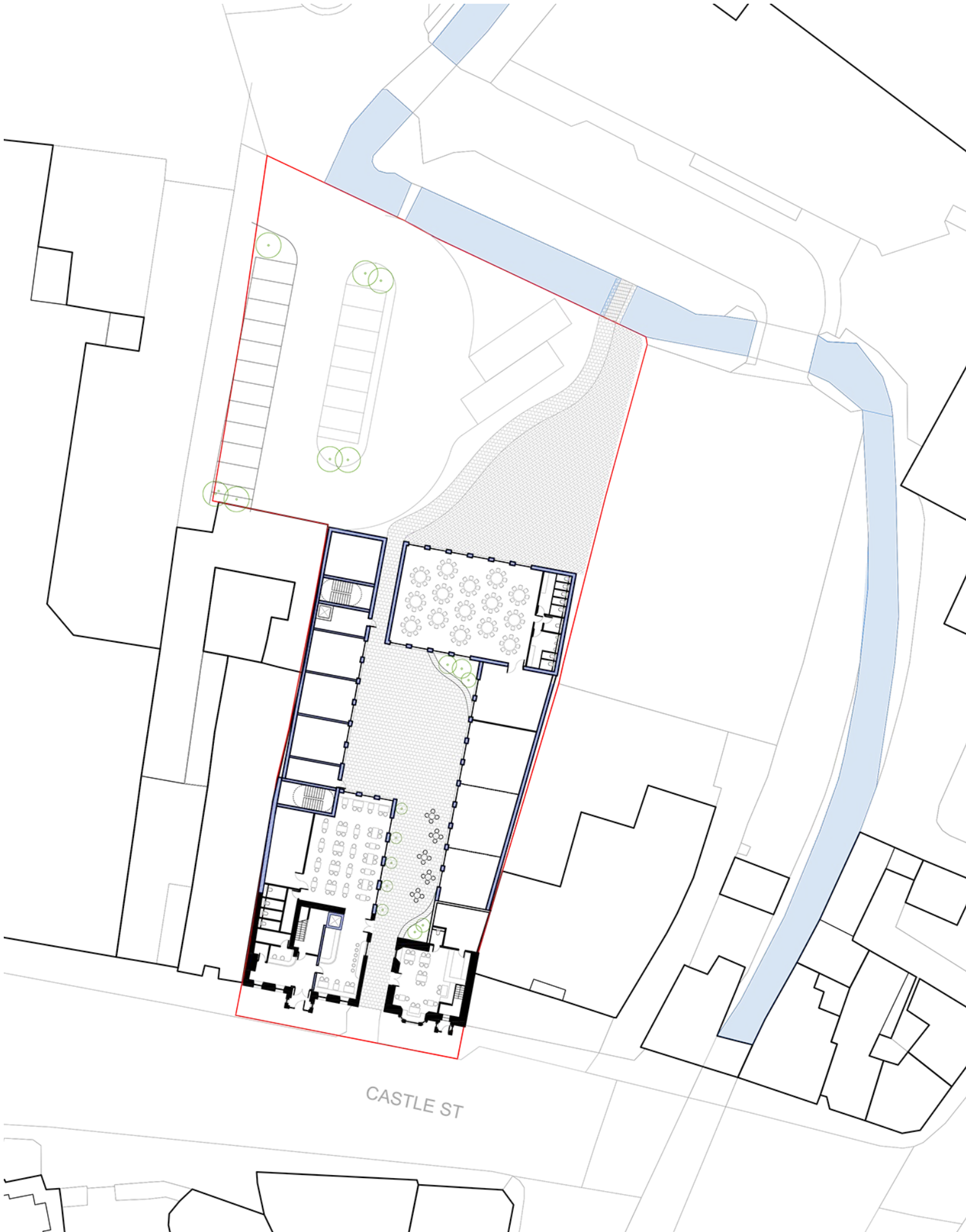
Alignment with Project Objectives	● ● ● ● ●
Visitor Experience Potential	● ● ● ● ●
Design Flexibility	● ● ● ● ○
Construction Simplicity	● ● ● ● ○
Planning Simplicity	● ○ ○ ○ ○
Operational Efficiency	● ● ● ● ●
Low Embodied Carbon	● ○ ○ ○ ○
Low Construction Cost	● ○ ○ ○ ○

Pros:

- New-build elements can be built to modern building standards
- Layout and massing optimisation across the site
- Most efficient long-term operation i.e. energy performance, services etc and carbon emissions
- Potential to deliver transformational change and landmark site within Roscrea

Cons:

- High capital cost and likely lengthier construction programme
- Portion of new development within Flood Zone A and will require Justification Tests etc which may complicate design and construction process
- New-build elements may lack character and identity
- Still retains cost uncertainty and design risk of the historic structure
- Significant loss of built and social heritage associate with the current layout - particularly the Function Room
- Increased planning complexity - requires justification for demolition, particularly within the curtilage of the Protected Structure
- Risk of project delay should archaeological evidence be uncovered during excavation process



Site Layout

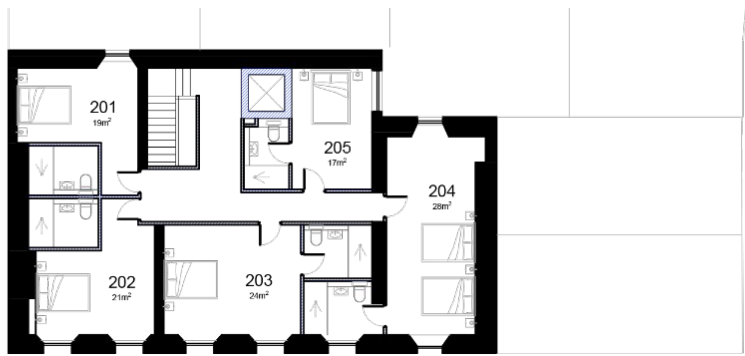
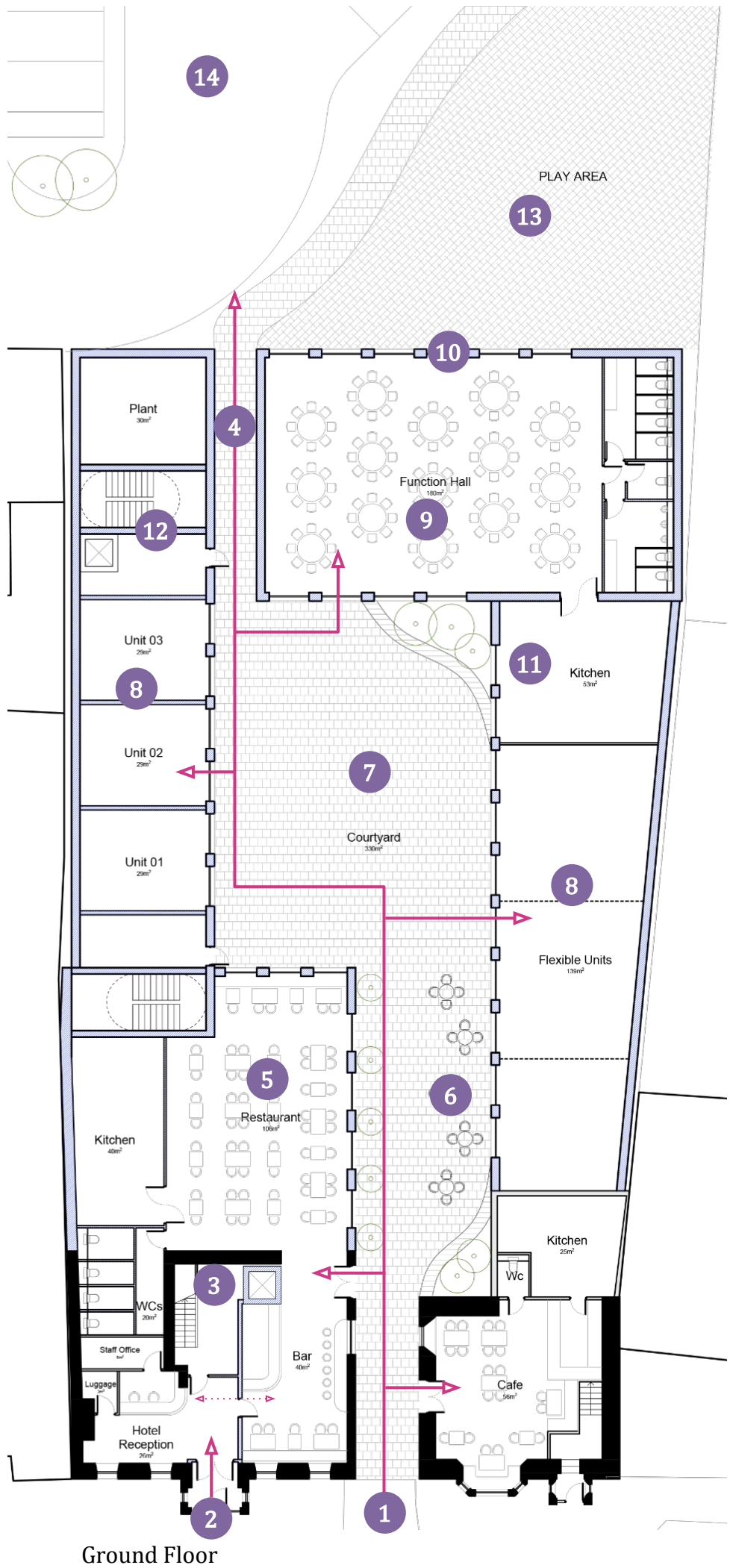
CONCEPT DESIGN

Option 03 - Maximum Potential

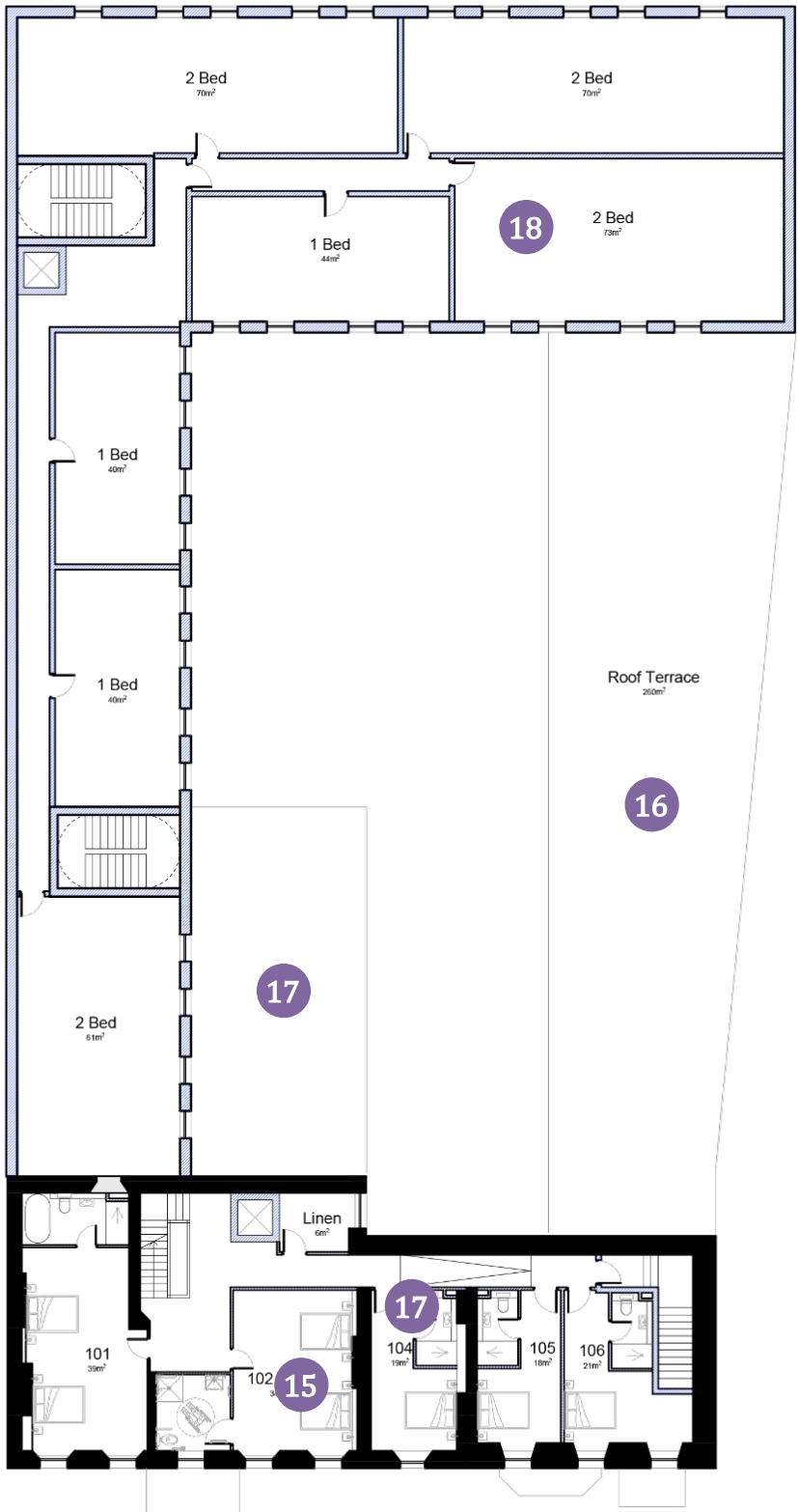
Key Features:

1. Primary site access via historic archway for flexibility of use and enhanced accessibility.
2. Main entry to hotel from Castle Street.
3. Central lift lobby for upper level accessibility.
4. Entry and walkway to provide access from rear of site.
5. Expanded restaurant provision.
6. Restaurant/café spill-out space.
7. Market square to host community events..
8. Flexible use of ground floor units for commercial, artisan, tourism, or exhibition.
9. Flexible events space with independent access.
10. New build design to incorporate frontage onto future plaza.
11. Dedicated catering facilities for events space.
12. Independent core for access to apartments.
13. Potential play area to rear of site.
14. Expanded backland development to incorporate coach set down/pick up location.
15. Universally accessible bedroom.
16. Roof terrace offering views of round tower.
17. Redesign of bedroom corridor facilitates ramped access to bedrooms.
18. 7no apartments offer flexibility of use, as self-catering tourist accommodation to support the hotel or as town centre living accommodation.
19. Roofscape to incorporate sedum roof.

Note: Layouts indicative only and require review by a Fire Engineer to determine fire strategy.



Second Floor



First Floor

View of the stableyard-inspired market square



CONCEPT DESIGN

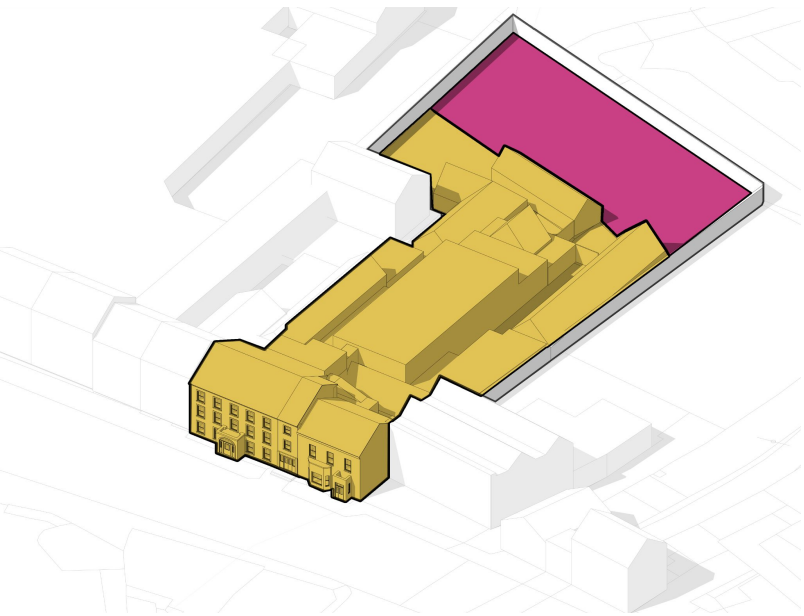
Potential of Backland Site

Due to the overall scale of the site, there may be an opportunity to zone the rear backland area (indicated in red below) for alternative uses - such as a community facility or uses excluded during the options appraisal section of the report, such as a stand alone creche. This potential is particularly relevant in **Options 02 and 03**, where a reduction in the existing building footprint increases the backland area to approximately 50% of the total site. However, several key considerations must be taken into account, including but not limited to:

- **Flood Risk:** A significant portion of the backland site lies within Flood Zone B, which may constrain development and will require further investigation to determine appropriate mitigation measures.
- **Parking Requirements:** Provision for car parking - and potentially coach parking - will be necessary in this area to support the proposed site uses.
- **Access and Permeability:** It is essential to maintain access for vehicles, including deliveries, and to ensure permeability through the site. This is particularly important under Options 02 and 03, where a key concept is improving accessibility between Castle Street and the inner town Plaza.

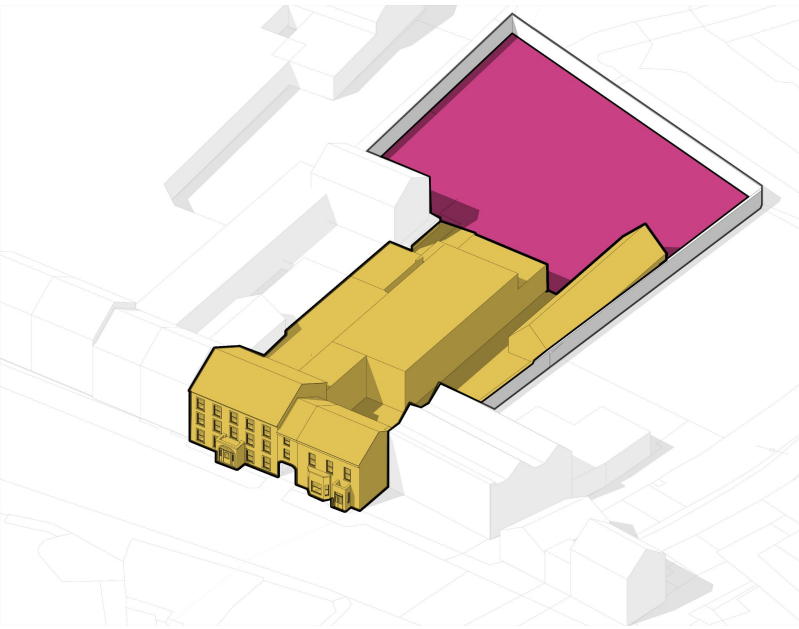
As a result of the complexities to be considered, the financial analysis in Section 7 does not incorporate any further development of the backland site, but it is recognised that this could be explored depending on how the project is being taken forward.

Options Comparison



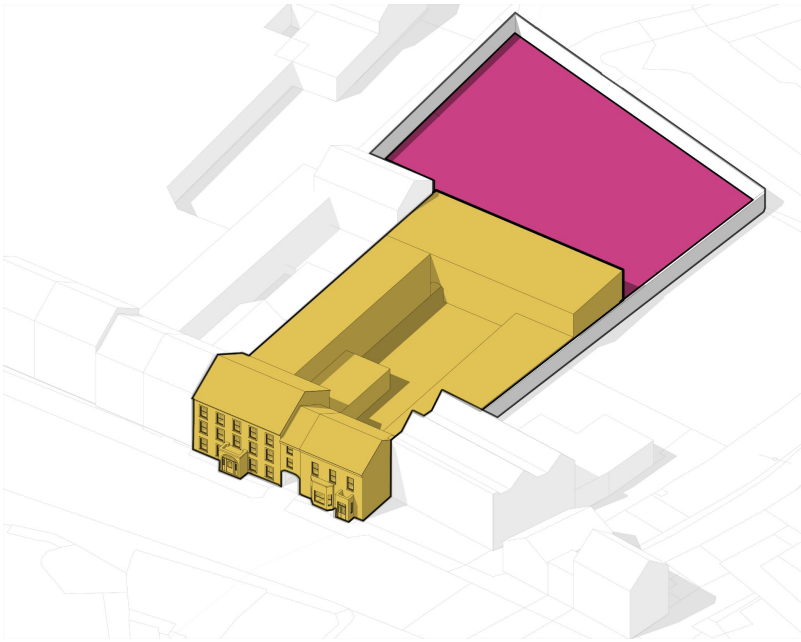
Option 01

Total site area: 3115m2
Core development area (yellow): 2124m2
Backland area (red): 991m2 (32% of overall site)



Option 02

Total site area: 3115m2
Core development area (yellow): 1576m2
Backland area (red): 1539m2 (49% of overall site)



Option 03

Total site area: 3115m2
Core development area (yellow): 1549m2
Backland area (red): 1566m2 (50% of overall site)

FINANCIAL ASSESSMENT

Capital Investment

Potential Revenue Drivers

Operating Costs

10 Year Financial Outlook

Economic Impact Assessment

Funding Options

State Aid Considerations

FINANCIAL ASSESSMENT

Capital Investment

The indicative capital costs for each of the options under consideration are as follows:

	Option 01 - Maximum Retention	Option 02 - Hybrid	Option 03A & Option 03B - Maximum Potential
Total Estimated Construction Cost	€4,655,493	€4,967,721	€6,856,826
Professional Fees - 10%	€465,549	€496,772	€685,683
Statutory Fees	€46,555	€49,677	€68,568
Total Cost (Incl Fees)	€5,167,597	€5,514,170	€7,611,077

Further detail on the breakdown of the capital cost is included as Appendix 6. To recap, the options can be distinguished as follows:

Option 1	Maximum Retention	Retain the core of the existing hotel structure with essential works to bring up to current standards with extensive retrofit.
Option 2	Hybrid Option	Demolition of 1990's additions and reinstatement of the historic archway and provision of courtyard and new access.
Option 3A	Maximize Potential	Preservation of 18 th /19 th century frontage and new build of a mixed used development which can accommodate studios / commercial units, apartments (private lets), courtyard in addition to reinstatement of historic archway.

Each of the options provides a different offering to service the market, namely:

	Option 1	Option 2	Option 3A	Option 3B
Building size (m2)	2652	1843	2076	2076
Restaurant	63m2 (26 covers)	120m2 (74 covers)	115m2 (62 covers)	115m2 (62 covers)
Bar	176m2 (20 covers in bar)	40m2	40m2	40m2
Café	86m2 (20 covers)	56m2 (12 covers)	86m2 (20 covers)	86m2 (20 covers)
Function Room	320m2	275m2	180m2	180m2
Hotel Bedrooms	24	21	10	10
Apartments	-	-	3 1BD: 4 2BD (private lets)	3 1BD: 4 2BD (Self Catering)
Commercial Space / Studios	-	-	6 units	6 units

A fourth option (Option 3B) has been analysed which includes the impact of utilising the 1- and 2-bedroom apartments as self-catering apartments rather than long term lets (Option 3A).

The following section will now examine the operational financial feasibility of each of the options once the capital works have been completed.

- Revenue drivers for each option
- Operational costs for each option
- Financial feasibility of each option

Potential Revenue Drivers

It is evident that whilst there is clearly potential to grow the tourism market in Roscrea, which will be boosted with the significant projects that are in progress with the Castle, public realm improvements in Market Street and the REACH Enterprise Hub, in addition to celebrating the rich heritage of the town, the market is still underdeveloped and this is reflected in the assumptions used for the financial analysis. That withstanding, there is a demonstrable need for a facility that will both serve the needs of the community and will be available for tourists as and when the tourism market develops further.

The elements that have been incorporated into each option which will be key revenue drivers are a good quality restaurant and a function room that can service weddings, christenings, family events and concerts, with these in turn having the potential to create a demand for the bedrooms.

Key assumptions applied across each of the options, based on benchmarking from small rural hospitality offerings and reflecting the consultations undertaken as part of this study are outlined below. Whilst it is acknowledged that the occupancy rates and Average Daily Rate (ADR) will increase as the market develops, the following assumptions are based on current market demand as unless the hotel is viable from the outset, it will not survive to enable the market to develop.

FINANCIAL ASSESSMENT

Revenue Drivers	Assumptions	Option 01 €	Option 02 €	Option 03A €	Option 03B €
Restaurant	Open 7 days per week with 2 sittings per day and an average revenue of €30 per person based on number of covers - 40% occupancy	227,136	646,464	541,632	541,632
Bar	Option 1 will incorporate bar food at an average of €15 per cover: Options 2 & 3 will be linked to the restaurant offering	197,100	202,020	169,260	169,260
Cafe	Open 7 days per week with 2 sittings per day and an average revenue of €10 per person based on number of covers - 50% occupancy	58,240	43,680	72,800	72,800
Accommodation	Average daily rate (ADR) will vary from €120 - €140 per night and occupancy levels range from 40% in Option 1, 45% in Option 2 and 70% in Options 3A & 3B	438,000	536,550	357,700	357,700
Meeting Rooms	Daily rate of €50 per session	7,300	7,300	-	-
Function Room	Rental from €250 - €350 per day depending on size	63,875	54,750	45,625	45,625
1BD Apartments	Rental from €1,000 per month per unit; 80% occupancy (3A) / €150 per night; 50% occupancy (3B)			28,800	82,125
2BD Apartments	Rental at €1,300 per month per unit; 80% occupancy (3A) / €180 per night; 50% occupancy (3B)			49,920	131,400
Studios / Commercial units	Rental at €250 per month per unit - 80% occupancy			14,400	14,400
		991,651	1,490,764	1,280,137	1,414,942

As noted above, it was recognised that there were numerous options on how to manage the 1- and 2-bedroom apartments. Alternative revenue options for the apartments were considered, namely:

7 Apartments	3 1BD; 4 2BD	Av Spend €	Max Revenue	Assumption on occupancy	Est Revenue
Scenario A	Let as longer term lets	1,000 - 1,300 pm	98,400	80%	78,720
Scenario B	Let as self-catering accommodation	150 - 180 per night	427,050	50\$	213,525
Scenario C	Sell as private apartments	100k - 145k	880,000		880,000

The assumption has been made in Option 3A that the apartments would be rented on a long-term letting basis, with an 80% occupancy applied for prudence and to allow for any change in tenancy / vacant periods. Option 3B assumes the apartments would be used as self-catering accommodation which would be more aligned to the tourism/leisure market. This option has been taken forward as Option 3B and an occupancy rate of 50% has been assumed.

Alternatively, the apartments could be sold outright, with a capital sum of c.€880k potentially being generated assuming an selling price average of €100k - €145k per unit. This option has not been taken forward in this financial assessment.

Cost of Sales

The projected cost of sales for each option is considered below:

Cost of Sales	Assumptions	Option 01 €	Option 02 €	Option 03A €	Option 03B €
Food COS	30% of restaurant revenues incl bar food in Option 1	111,893	207,043	184,330	184,330
Beverages COS	25% of Bar revenues	27,375	50,505	42,315	42,315
Accommodation / other COS	10% of accommodation / other revenues	50,918	54,495	41,773	63,125
		190,185	312,043	268,417	289,770

FINANCIAL ASSESSMENT

Operating Costs

The projected operating costs and assumptions upon which they were derived for each option have been presented in the table below:

Key Operating Costs	Assumptions	Option 01 €	Option 02 €	Option 03A €	Option 03B €
Staffing Numbers	No. Staff	18	16	15	17
Staff Costs	Based on market rates and market staffing mix for hospitality	697,590	625,830	600,714	632,109
Utilities	Based on market benchmarking	90,000	70,000	60,000	79,100
Premises Costs	Based on market benchmarking	166,208	140,815	129,603	145,199
Office / Finance / Banking	Based on market benchmarking	124,917	119,908	112,801	119,149
Marketing	Based on market benchmarking	40,000	40,000	35,000	40,000
		1,118,714	994,943	938,118	1,015,557

Staffing levels would differ with each option based on the schedule of accommodation. Option 1 would require highest number of staff based on the 3 different eating areas, 2 kitchens, larger number of bedrooms and larger footprint of hotel offering. The operating costs have been benchmarked against comparable hospitality venues and are based on industry norms, having reviewed hotels of a similar size.

Conclusion on Financial Assessment

The summary profitability for each option is summarised as follows:

	Option 01 €	Option 02 €	Option 03A €	Option 03B €
Revenues	991,651	1,490,764	1,280,137	1,414,942
Cost of sales	190,185	312,043	268,417	289,770
Gross Profit	801,466	1,125,066	1,011,720	1,125,172
GP% of Revenues	81%	78%	79%	80%
Operating Costs	1,118,714	994,943	938,118	1,015,557
Profit / (Loss) / EBITDA	-317,249	130,123	73,602	109,615
Profit / Loss % Sales	-32%	19	6%	8%

The above would indicate potential Financial Viability based on assumptions made above, for 2 of the 3 Options assessed, with 2 variations being considered for Option 3 based on the utilisation of the 1- and 2-bedroom apartments. From this, it is noted that Option 1 is forecast to generate a negative EBITDA, with Option 2 reflecting an EBITDA of 9% (€130k), Option 3A showing an EBITDA of 6% (€74k) and Option 3B showing an EBITDA of 8% (€110k).

With Option 1, the inefficient layout of the existing building with the small restaurant and large bar would mean that additional staff would be needed to serve bar food and maximise use of the space, together with higher energy and operating costs which are major contributors to the loss that is forecast.

It should be noted that no debt has been incorporated into any of the above options. The annual loan commitments for a €5m loan to be repaid over 20 years @ an interest rate of 6% p.a. would be c. €440k per annum which is clearly not affordable from the outset.

FINANCIAL ASSESSMENT

10 Year Financial Outlook

The above calculations have been based on a low occupancy rate for the hotel accommodation of 40% for Option 1, 45% for Option 2 and 70% for Option 3 due to the smaller number of rooms which is reflective of the current market positioning. (Self catering shown at 50% in Option 3B). However, should the potential growth in the tourism market be realised over the next 10 years, the financial platform is transformed. The following tables shows a snapshot of how the performance can realise an uplift based on following change to assumptions:

Option 1 Financial Viability	Assumptions	Year 1	Year 5	Year 10
Revenues				
Bar & Restaurant	(40% - 45% Occupancy) - 2.5% p.a. uplift in revenue	482,476	630,473	713,322
Accommodation & Functions	(40% - 60% Occupancy)- 2.5% p.a. uplift in ADR	438,000	725,205	820,503
Functions	(50% - 65% Occupancy) - 2.5% p.a. uplift rates	71,175	101,730	115,098
Revenues		991,651	1,457,408	1,648,924
Cost of Sales	as per previous assumptions	190,185	265,037	299,865
Gross Profit		801,466	1,192,372	1,349,059
Overheads	(112% of turnover reducing to 88%)	1,118,714	1,311,667	1,451,053
EBITDA		- 317,249	- 119,296	- 101,994
EBITDA % Turnover		-32%	-8%	-6%

Option 2 Financial Viability	Assumptions	Year 1	Year 5	Year 10
Revenues				
Bar & Restaurant	(40% - 50% Occupancy) - 2.5% p.a. uplift in revenue per head	892,164	1,163,176	1,316,027
Accommodation & Functions	(45% - 75% Occupancy)- 2.5% p.a. uplift in ADR	482,895	769,926	1,005,116
Functions	(50% - 65% Occupancy) - 2.5% p.a. uplift rates	62,050	88,636	100,284
Revenues		1,437,109	2,021,738	2,421,427
Cost of Sales	as per previous assumptions	312,043	423,659	492,733
Gross Profit		1,125,066	1,598,079	1,928,693
Overheads	69.2 % turnover, falling to 64% and 60% in line with market trends	994,943	1,293,912	1,452,856
EBITDA		130,123	304,166	475,837
EBITDA % Turnover		9%	15%	20%

Option 3B Financial Viability	Assumptions	Year 1	Year 5	Year 10
Revenues				
Bar & Restaurant	(50% of restaurant customers) - 2.5% p.a. uplift in revenue per head	783,692	1,014,514	1,147,830
Accommodation	(70-80% Occupancy)- 2.5% p.a. uplift in ADR	585,625	777,506	906,344
Functions	(50% - 65% Occupancy) - 2.5% p.a. uplift rates	45,625	65,470	74,073
Revenues		1,414,942	1,857,491	2,128,247
Cost of Sales	as per previous assumptions	289,770	379,310	431,822
Gross Profit		1,125,172	1,478,180	1,696,425
Overheads	71 % turnover reducing to 66%	1,015,557	1,272,381	1,404,643
EBITDA		109,615	205,799	291,782
EBITDA % Turnover		8%	11%	14%

Option 1 is forecast to be loss making throughout due to the inefficient layout, restricted restaurant, limited access etc. Options 2 and 3B have been taken forward for comparison and these present more potential for the hotel to be run as a commercial enterprise. Both show that the hotel would be able to service reasonable debt after a 5-year period if the above assumptions are realised. However, this would not be affordable until the hotel concept has been proven, and the occupancy levels and rates start to increase. This would also be contingent on the security on offer, strength of the management team, strong governance to be established etc to realise the above results.

Economic Impact Assessment

The above analysis considers the financial impact of each of the options. In addition to this, the economic impact that will be delivered from the investment cost into the reopening of the former Grants Hotel in Roscrea will also be examined.

To do this, we will assess the employment that will be created. This was discussed earlier in the financial analysis. In addition to the direct labour costs which will bring additional disposal income to the town, there are added benefits which measure the contribution to the local economy from these new jobs that will be created. CSO statistics highlight that the accommodation and food sector generated almost €8.414bn in GVA in 2023 and supports over 183k jobs. This would imply a rate of c. €46k per FTE job. As a result, the additional jobs impact and knock on consequences of the proposed investment in terms of wages and GVA are as follows:

Economic Benefit	Option 01	Option 02	Option 03A	Option 03B
No. Direct Labour - F/T	12.00	11.00	11.00	11.00
No. Direct Labour - P/T	6.00	5.00	4.00	5.50
FTE Staff Numbers	15	13.5	13	13.75
Labour Cost	697,590	625,830	600,714	632,109
Average Labour Cost	46,506	46,358	46,209	45,972
Average GVA per hospitality	45,978	45,978	45,978	45,978
GVA per annum	689,672	619,672	596,721	631,148
GVA over 20 year period	13,793,443	12,393,443	11,934,426	12,622,951
Adjustment for Displacement	50%	50%	50%	50%
Adjusted GVA	6,896,721	6,196,721	5,967,213	6,311,475

FINANCIAL ASSESSMENT

Using the assumptions noted above, we can consider the full economic impact of the project over a period of 20 years, using a discount rate of 4%, incorporating the project cost, operational performance as assessed previously and the wider benefits in terms of job creation and supply chain benefits within the local community, the Economic Analysis for each option would be as follows:

Financial Analysis of each Option	Option 01	Option 02	Option 03A	Option 03B
Project Costs	5,167,597	5,514,170	7,611,077	7,611,077
Annual Operational Performance	(317,249)	130,123	73,602	109,615
Economic Impact	4,679,539	8,903,511	5,614,670	6,641,609

All show that there is an overall economic impact with Option 2 presenting the highest Economic Impact/ economic impact over a 20-year period.

This incorporates additional tourism revenue brought to County Tipperary as a result of the new hotel and community offering, and additional spend in the local economy on local purchases to service the hotel as well as the potential for additional rates income for the Council.

Funding

It is acknowledged that funding the proposed hotel project will likely be challenging. For any such operation to be attractive to developers or hotel operators, financial viability should be evidenced. Whilst the initial forecasts prepared show operational viability for Options 2 & 3, this is before any debt repayment has been taken into consideration.

Hotel Operator option

Given the location and nature of the property, and number of bedrooms available, it may be challenging to attract an independent hotel operator to this project,, as it falls outside typical operating parameters for larger hotel groups in terms of number of bedroom, market drivers etc.

The initial key market driver that appears to be prominent at this stage is a facility that will service the needs of the local community in addition to developing the tourism market. The reconfigured restaurant, bar, café and function rooms are designed to both match the needs of the local community in addition to servicing and helping to grow a tourism offering in the town. In particular, the space within which family events and special occasions can be celebrated, together with provision of a quality restaurant to booster the nighttime economy would be of great benefit. As a result, the revenue generation is greater from these areas rather than primarily the hotel bedspace. Subsequently, the operation of such a hotel again would likely favour a smaller independent operator / restaurateur as the rooms are not the predominant revenue driver.

However, whilst the forecasts for Options 2 & 3 show operational viability, they would not be able to service the needs of debt finance from the outset that would be required if this were a commercial proposition. In a hotel development scheme, developers typically would require a profit margin of 10-30%. For a scheme such as that in Roscrea, a small rural town with limited direct tourism base, the risk profile would likely be higher, and so developer returns likely expected to be towards the higher end of the scale, c.20- 30%. Typical factors to consider in hotel development include location, market demand, operational efficiency and hotel type. The location, low level tourism base and financial viability figures discussed above may detract from the attractiveness of this scheme to any developer.

Furthermore, both Options 2 and 3 have an element of public realm enhancements and external spaces at a capital cost which will not be directly monetised but will add to the overall sense of place and provide for a greater engagement with the facilities provided therein. Such social aspects to this scheme however may be less appealing to a private hotel operator, as they may not be directly revenue generating, but require a capital outlay. Non-monetary benefits from both options would be much stronger but this is not a major concern of a private sector operator.

Consideration could perhaps be given for the project to financed by way of public funds at the outset, noting the greater public benefit from the scheme and indirect benefits this may bring to the area in terms of footfall, visitor spend and employment, in addition to servicing the needs of the community. Once the capital investment is made, the financial forecasts show that the hotel has the potential to operate as a viable concern, subject to the appropriate management structure being put in place.

The longer-term assessment of the potential for the hotel as the market develops, suggests that within a 5 year period, the hotel could be capable of servicing a reasonable level of debt. Subsequently if public funds were available initially, over time the hotel could possibly be sold to a private sector operator thus recouping the public funds required to facilitate the investment, or something of this nature.

FUNDING - STATE AID CONSIDERATIONS

Due consideration should be given to state aid implications on the potential funding of the former Grants Hotel. State Aid refers to the use of financial interventions such as grants or interest free loans, provided on a selective basis by Public Bodies to businesses or industries in a way that gives them an unfair advantage or disrupts trade within the European Union (EU). In relation to this project, it must be assessed whether the award of public funds to progress with the hotel development in Roscrea would disadvantage other private sector tourism businesses who were not in receipt of similar financial incentives.

The State Aid Framework performs a balancing act of economic policy to prevent distortion of fair competition, while also achieving worthy policy objectives, such as Regional Development, Environmental Protection or to promotion of Research and Development and Innovation (RDI) in Industry.

All projects must be assessed for State Aid and Regulatory Compliance.

- v GBER Constraints: Funding must fit under a GBER category (e.g., local infrastructure, regional aid, SME support), which limits flexibility.
- v Incentive Effect Requirement: Aid must be granted before work starts—no retrospective funding.
- v Transparency Requirements: Detailed reporting and possible EU disclosure if aid exceeds €100,000.
- v Risk of Clawback: If a project is later deemed ineligible or overcompensated, funds may need to be repaid.

In order to assess whether public funding awarded to redevelop the former Grants Hotel would be in breach of State Aid regulations, certain conditions would have to be met as noted above.

It would be necessary to clearly illustrate the market failure and / or public interest justification, which in this case would be to develop the tourism offering, serve the local community, booster economic development through job creation, reduce dereliction / vacancy etc, together with the lack of private sector appetite to progress in the absence of financial incentives.

In addition, any potential assistance would depend on the nature and structure of the entity which would be in receipt of the grant aid and the level of support requested which should be the minimum amount needed to enable the project to progress, subject to all other conditions being met.

It is acknowledged that this is a complex area and impossible to conclude on within this Feasibility Study, but it is noted that failure to comply with State Aid regulations would have considerable legal, financial and reputational consequences for both the public body granting the aid and the business receiving it.

CONCLUSION

08

CONCLUSION

The town of Roscrea has witnessed numerous changes in recent years, most notably increased population which incorporates a diverse multicultural society. All of this has grown without the essential improvement to community facilities. Community consultations relayed that there are no venues in the town that can service family events such as christenings, funeral celebrations, parties etc, no restaurants to support a nighttime economy and this coupled with high commercial vacancy rates has impacted the local economy and the sense of pride in the town. In addition, despite the presence of Roscrea Castle and strong the heritage that is evident in the town, this has not been fully capitalised, with low visitor numbers being reported by OPW.

This has been recognised in the Town Centre First (TCF) Plan and two of the key priorities that were identified within this included:

- *Work with the private landowner to develop a vision for the future of Grant's Hotel;*
- *Explore potential for a community facility, market storage and residential programme in Grant's Hotel.*

This feasibility study had examined the potential to reopen the former Grants Hotel which closed for business in 2013. Until recently, there was a second hotel operating in Roscrea, but this was repurposed in 2023 and now there is no approved tourism accommodation available to service both the community and tourism within the town.

Whilst it is noted that the reported visitor numbers to Roscrea Castle are relatively low, there are several attractions within a 50-mile radius to Roscrea that attract up to 100,000 visitors per annum. However whilst tourism in the region is strong, it is noted that there is no clear evidence that Roscrea can attract these visitors and that the town can sustain a hotel that is primarily marketed at the tourist market. This cannot be demonstrated in the absence of a fully functioning hotel to test the market as the reasons for the closure of the former hotels to the public have not been reported.

Research has shown that in other towns across Ireland, there are numerous rural hotels that are sustainable mainly due to servicing the local community through the provision of a quality restaurant and a function room that could service family events, music events etc. Accommodation is somewhat of a secondary revenue stream and is not the key contributor to revenue.

Whilst there is a strong possibility of the tourism market increasing, particularly with the investment proposed at Roscrea Castle, creation of the river rooms and the public realm enhancements that are ongoing, this dual focus would give time for the tourism market to develop.

Significant work has been undertaken as part of the feasibility study to determine the current condition of the existing building, essential remedial works that would be necessary to preserve the existing building and further works required to meet modern building standards and reopen the hotel. Other design options have been considered to both maximise the potential of the building and to maximise the potential of the site. Following on from views expressed at the community consultations, the options taken forward for appraisal in this report have centred around the provision of a hotel on site, however it is accepted that there remains a backland part of the site that could be used for a standalone project, but there are numerous issues that have been identified that need to be considered to determine if this is feasible.

The selected options have then been assessed from both a financial sustainability perspective and also from an economic overview to consider all aspects of the project and its impact on the town of Roscrea. The financial assessment concluded that none of the options could secure or service external loan capital that would be needed to proceed with the investment programme from the outset. However two of the options taken forward for appraisal, maximise the building (Option 2) and maximise the site (Option 3) were both self-sustaining from an operational view once the project investment has been made. Both of these options celebrated the heritage of the site and introduced the original archway to provide access to the rear of the hotel and created a courtyard which could accommodate outdoor seating and host artisan markets and ultimately improve the attractiveness and useability of the site.

It is believed that given the scale of the project and the lack of an active tourism market that can be evidenced at present, that it may be challenging to attract private sector investment for the capital build. Consideration could perhaps be given to seeking public funds to cover the capital costs and thereafter, the project has the ability to be operationally viable with the right management team in place. Furthermore, there is potential to recoup part of this investment once the market develops.

Based on the stated assumptions, an option that resembles Option 2 would appear to be the most favourable, as it ranks highest in terms of design principles and functionality and also demonstrates stronger returns. Initial analysis showed that an investment of c.€5m would have the potential to deliver an economic impact of €9m to Roscrea over a 20 year period.

However this can only be delivered if the community fully support the project as the strong usage of the restaurant and function room by the local community will be essential to the viability of the hotel whilst the tourism market is being developed.

APPENDICES

- A1: Public Consultation Insights Report
- A2: Architectural Drawings
- A3: Heritage & Condition Report
- A4: Preliminary Structural Markups
- A5: MEP & Operational Energy Report
- A6: Capital Cost Plans
- A7: Cultural Heritage Screening Assessment
- A8: Architectural Heritage Assessment
(Tipperary CoCo Conservation Officer)

GRANT'S HOTEL

Feasibility Study

Public Consultation Insights Report

Appendix 1

A1

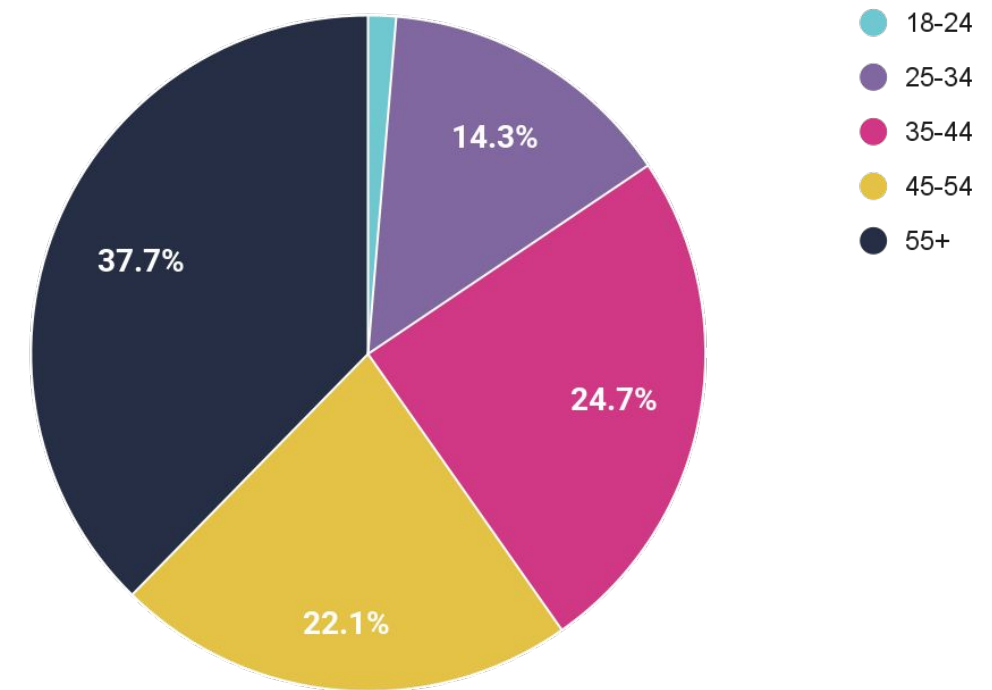
ENGAGEMENT INSIGHTS



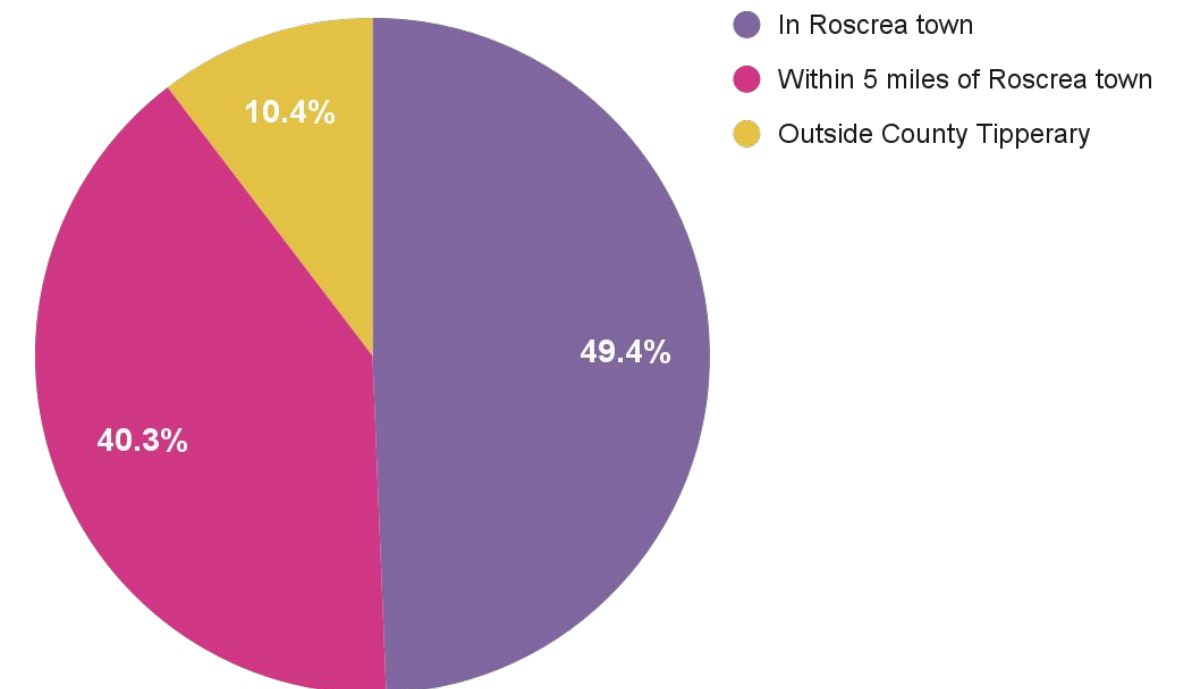
On February 27th, a Public Engagement Event was held at the Black Mills from 1pm to 6pm, inviting members of the Roscrea community to share their feedback on the emerging concepts and help shape the vision for this landmark building. The material presented included six information panels arranged as a storyboard, covering the project introduction, objectives, the character and history of the site, an analysis of the existing building, and two initial concept proposals. In addition, a physical model of the site and immediate context was presented (see above).

A survey was made available to gather feedback, accessible both via QR code and in hard copy format. A total of **77 responses** were received. The majority of respondents were from older age groups, with 38% aged over 55 and only one response from the 18–24 age category. No responses were received from those under 18. Almost 90% of participants were based either within Roscrea town or within a five-mile radius.

What age bracket are you in?



Where do you live?

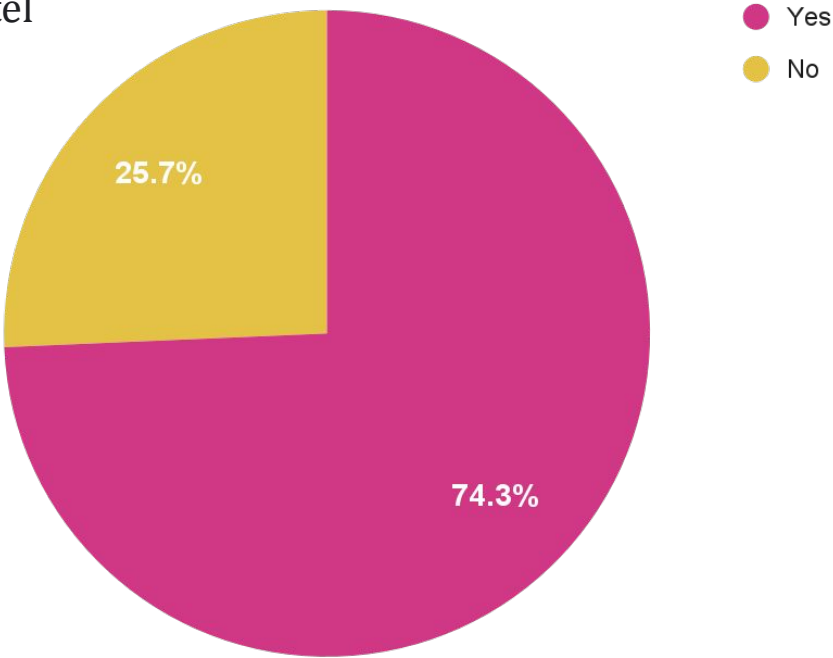


ENGAGEMENT INSIGHTS

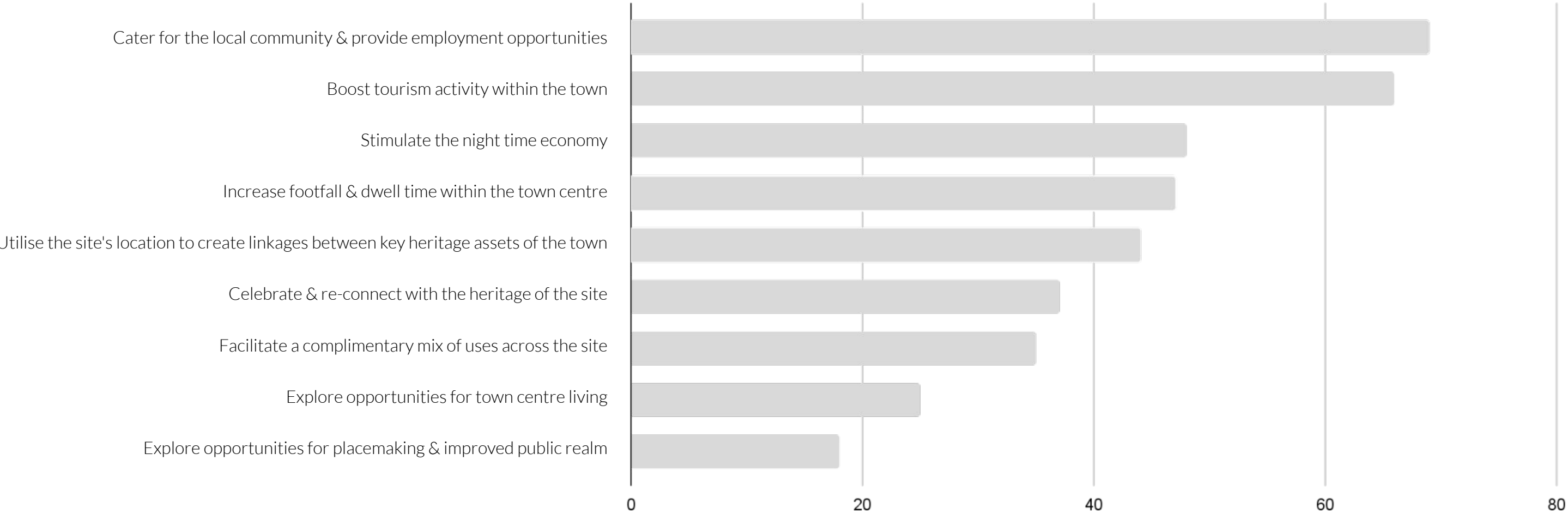
Almost **three-quarters** of respondents agreed that the redevelopment of the former Grant’s Hotel site should align with the broader regeneration of the town centre. This highlighted the importance of considering the wider context - ensuring that the project not only fits within the existing fabric of Roscrea but also supports and complements ongoing and future development. The site's strategic location, as identified in the Plan, further reinforces its potential to play a key role in the town’s regeneration efforts.

In relation to the Project Objectives, while there was broad support for incorporating all of the listed aims into the site's future use, two priorities emerged most strongly: serving the needs of the local community and enhancing tourism activity within the town - **both identified by around 90% of respondents**. In contrast, opportunities for town centre living and improvements to the public realm were considered less critical, selected by **approximately 25–30% of participants**.

Is it important to you that the redevelopment of the former Grant's Hotel site is aligned with the broader regeneration plans for the town centre, such as the **Town Centre First Plan**?



In addition to reopening the hotel, please select all the **Project Objectives** that you believe should be prioritised in the feasibility study.



ENGAGEMENT INSIGHTS

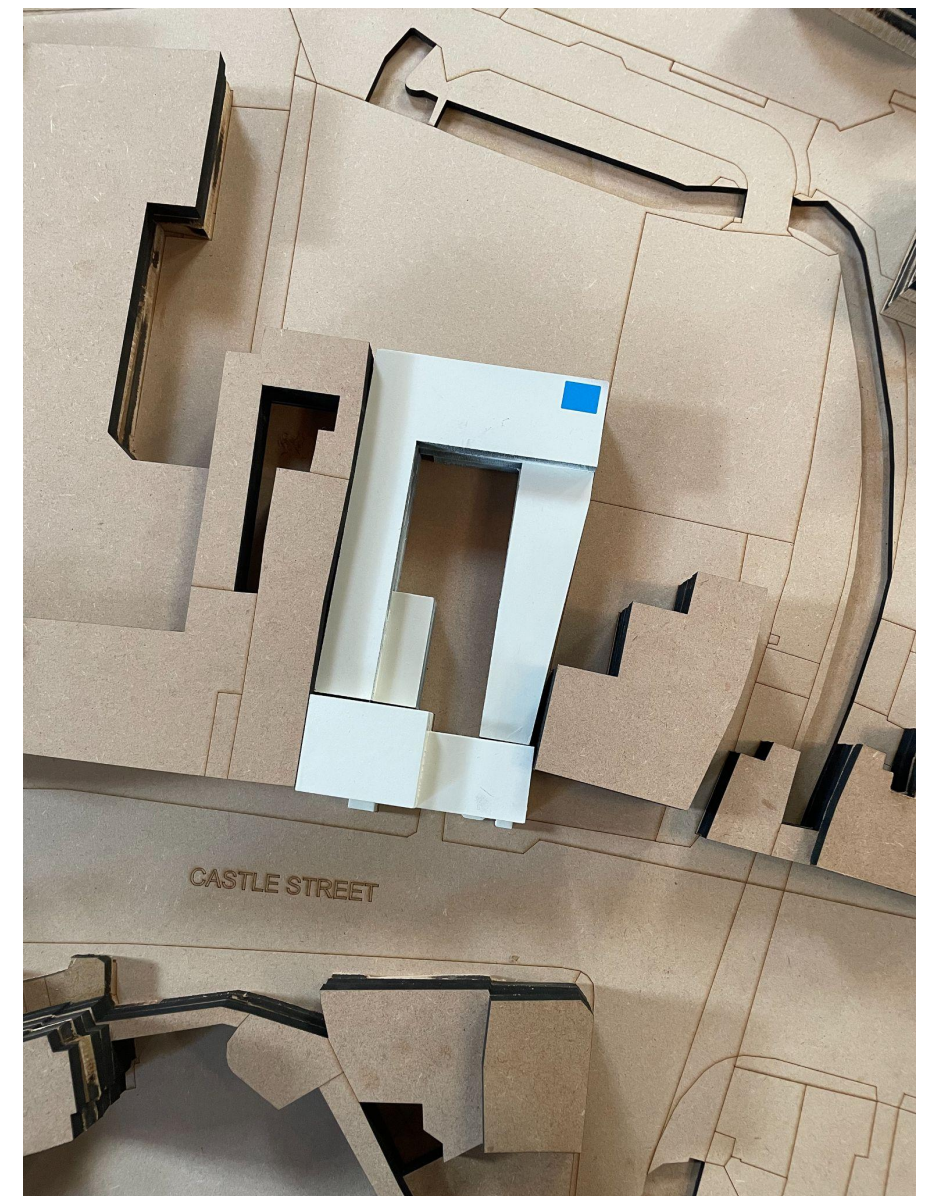
A key feature of the engagement session was the physical model of Roscrea town centre, which included early versions of the three concept options outlined in the previous chapter: Existing (Option 01), Hybrid (Option 02), and New Build (Option 03). The historic building was fixed in place, allowing the three concept models to be easily interchanged in a 'plug and play' format. This interactive approach encouraged members of the public to engage directly with the proposals and to visualise, in three dimensions, the potential changes and benefits associated with each option. The images below illustrate the different concepts, with the following pages providing a summary of the feedback received for each.



Option 01 - Existing



Option 02 - Hybrid



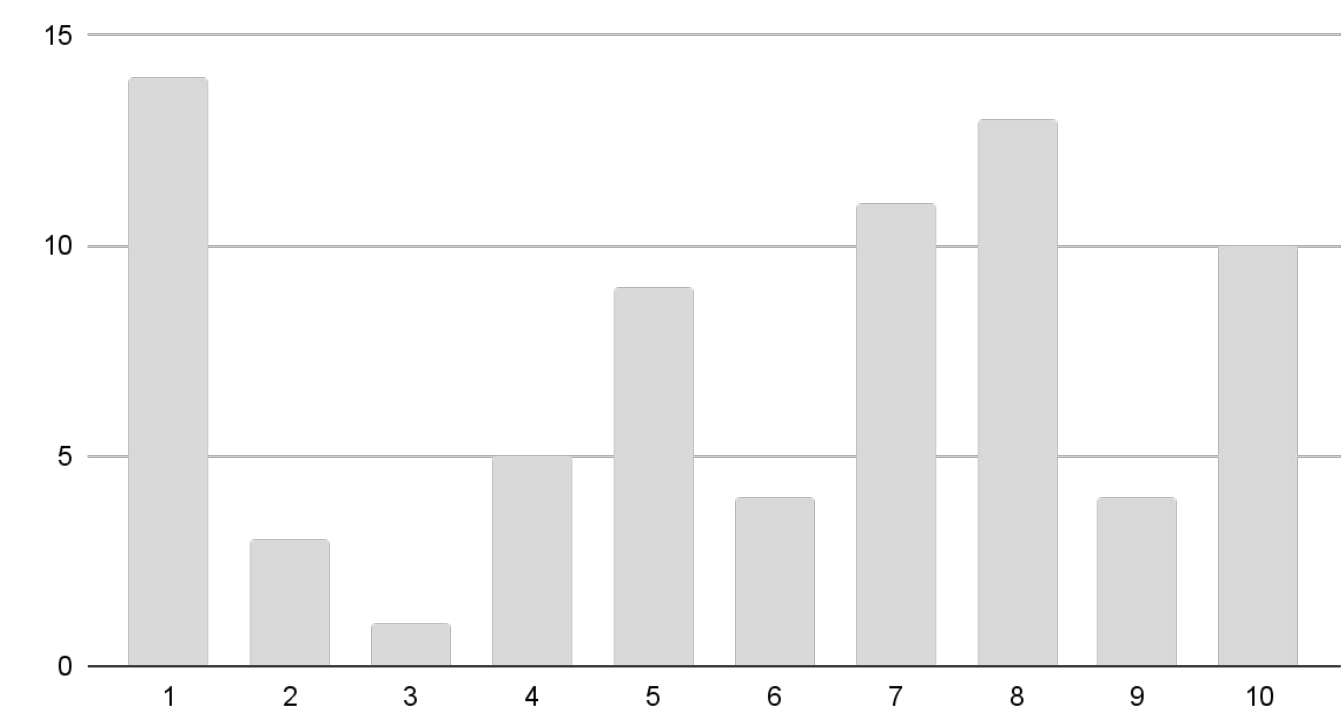
Option 03 - New-build

ENGAGEMENT INSIGHTS



Over half of respondents rated Option 02 at 7 out of 10 or higher, with ten people awarding it a **full score of 10**. While a notable number rated the option as **1 out of 10**, the majority did not provide any specific feedback either in favour or against. Most respondents identified the **hotel, restaurant/bar, and outdoor space** as the most successful elements of the proposal. Although many indicated they would not change anything, suggestions for improvement included a clearer explanation of the operational model, stronger tourism links, the provision of rain shelter in outdoor areas, **and an emphasis on simplicity** - underscoring that the hotel remains the key priority for the site.

On a scale of 1 to 10, how would you rate the initial concept presented in Option 02?



Which elements of the concept do you think are most successful?



What aspects do you feel are missing or could be improved?

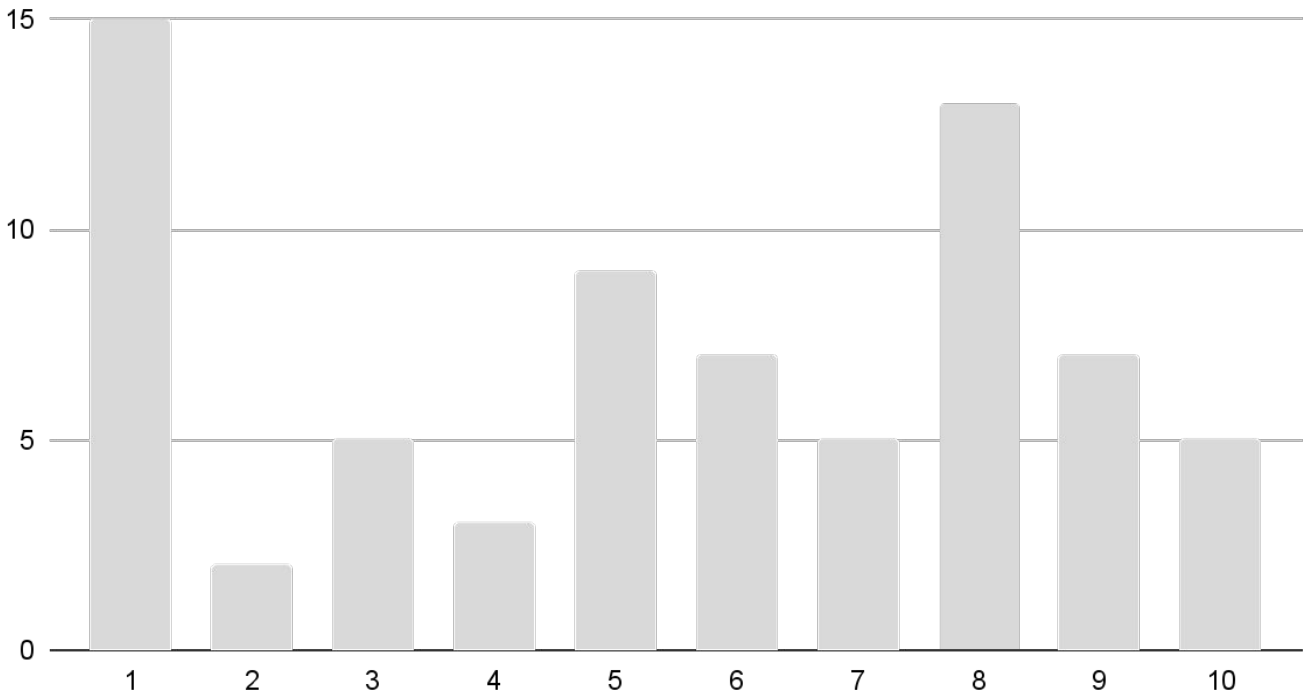


ENGAGEMENT INSIGHTS



Overall, Option 03 was less well received by the public, which is perhaps unsurprising given the extent of changes proposed to the existing layout. Nonetheless, over **40% of respondents rated it 7 out of 10 or higher**. As with Option 02, although a notable number of people rated the concept as **1 out of 10**, the majority did not offer specific feedback either in support or opposition. The most positively received elements of the design were the **large courtyard and market space** - viewed as inclusive and socially engaging - along with the proposed apartments, retail units, and restaurant. Suggestions for improvement included the need for additional accommodation and more market stalls, as well as **concerns regarding the inclusion of further retail space**, particularly in light of existing vacancy and dereliction within the town centre.

On a scale of 1 to 10, how would you rate the initial concept presented in Option 03?



Which elements of the concept do you think are most successful?



What aspects do you feel are missing or could be improved?



ENGAGEMENT INSIGHTS

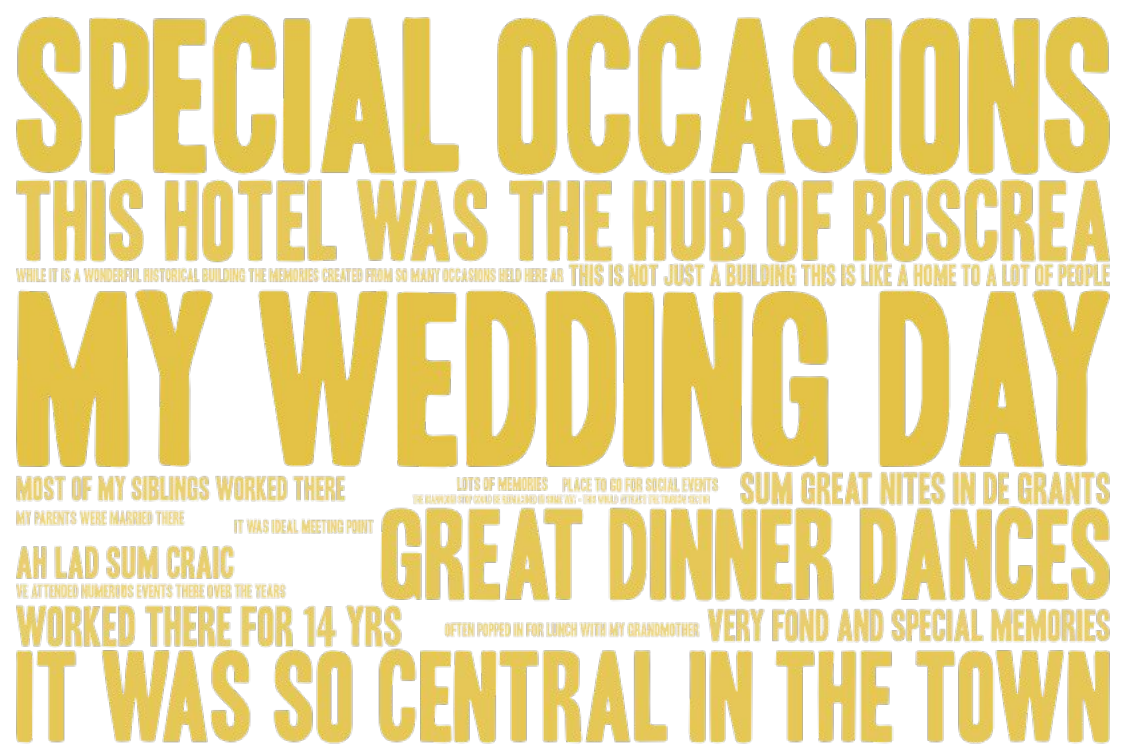
When asked whether alternative options should be considered for the site, the vast majority expressed a clear preference for it to be developed solely as a hotel - a view that is understandable, given the current lack of tourist accommodation within the town centre. However, a number of additional suggestions were also put forward, including a music centre, community meeting rooms, social housing, an outdoor stage for music events, an arcade, and a starting point for guided tours of the town. This indicates that while a hotel remains the principal priority, there is also a strong recognition within the community of the site’s potential to support a wider range of uses.

Are there any **alternative options** for the site and buildings that you believe should be explored in the feasibility study?



The final question invited members of the local community to share their stories and memories of the hotel. Responses made it clear that the hotel holds deep-rooted significance for the town, and that its loss has had a considerable impact on the local social fabric. For many, it served as the setting for important life events - including weddings and other celebrations — with the function room, in particular, highlighted as a space of notable social and cultural value within the community.

Do you have any **stories, memories, or insights** about the building and its historical significance that you’d like to share?



GRANT'S HOTEL

Feasibility Study

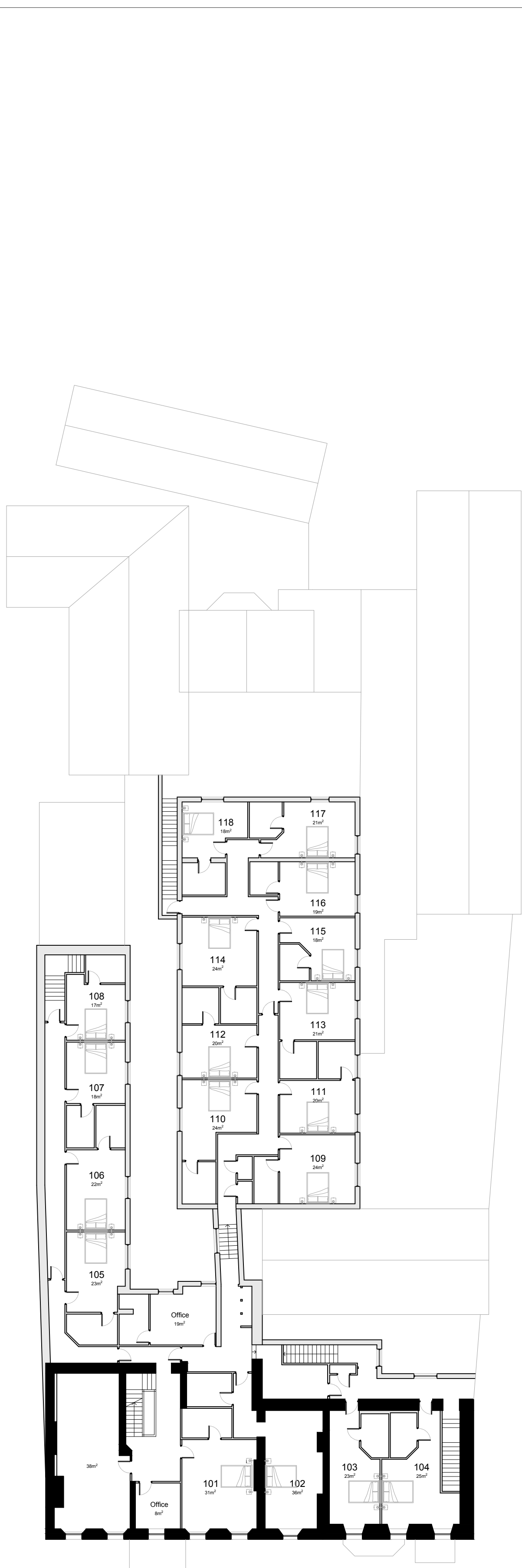
Architectural Drawings

Appendix 2

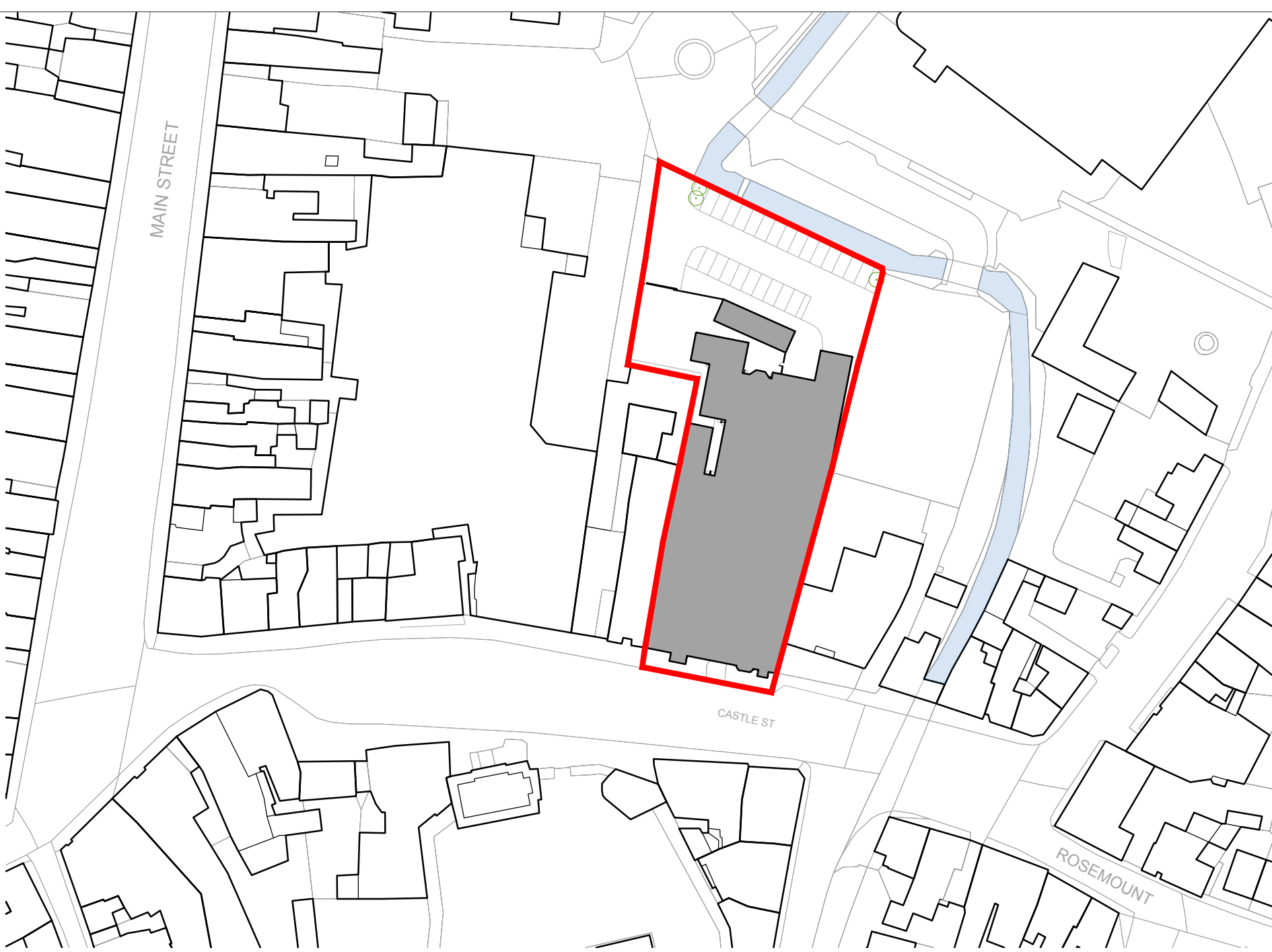
A2



Option 01 - Existing Ground Floor Plan
Scale 1:200



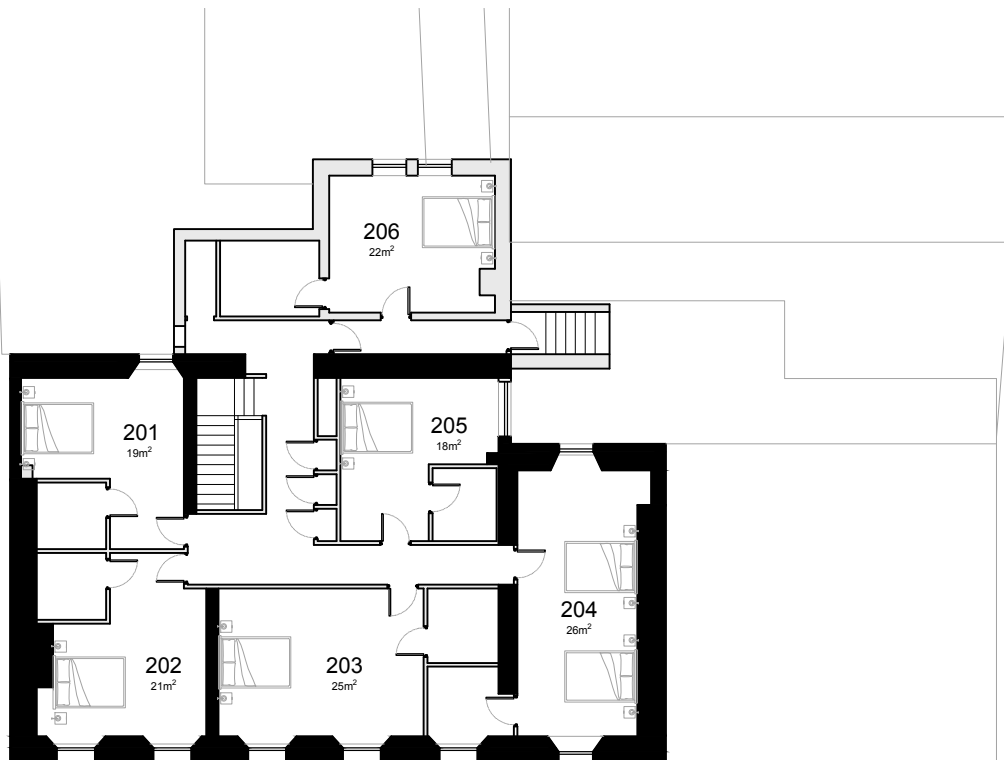
Option 01 - Existing First Floor Plan
Scale 1:200



Site Plan
Scale 1:1000



Option 01 - Existing Front Elevation
Scale 1:200



Option 01 - Existing Second Floor Plan
Scale 1:200

OPTION 01 - Removals

GEA AREA BREAKDOWN

REMOVALS

GROUND FLOOR - 0m²

FIRST FLOOR - 0m²

SECOND FLOOR - 0m²

TOTAL - 0m²

KEY

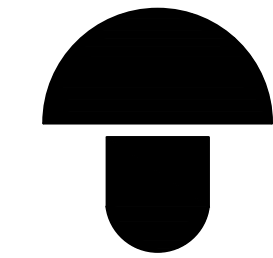
- EXISTING CONSTRUCTION
- EXISTING BUILDING FABRIC TO BE CAREFULLY REMOVED
- NEW CONSTRUCTION

NOTES

Measured building survey is to be used for feasibility purposes. A digital 3D scan has been undertaken to the buildings. Site dimension discrepancies should be reported to the architect immediately.

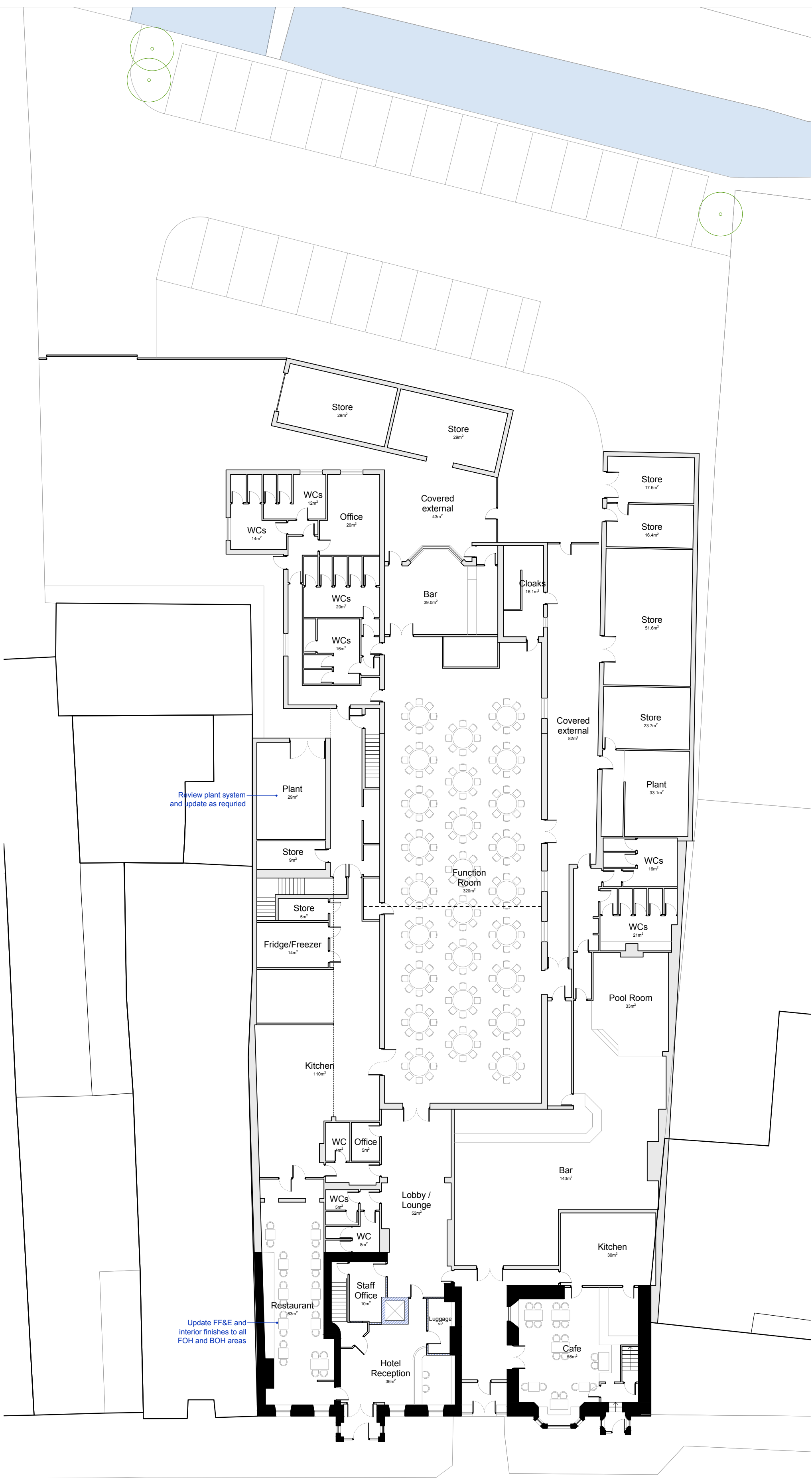
© Studio Myco Ltd. Do not scale from drawings. All discrepancies to be reported to the Architect immediately. All dimensions to be verified by the Contractor on site prior to any works, manufacture, or ordering of materials. Drawing to be read in conjunction with design team information and other associated reports. Any small changes made on site may not be reflected on record drawings. Please refer to the Contractor's as-built fabrication drawings.

PROJECT	GRANTS HOTEL FEASIBILITY STUDY		
JOB NO.	24-006		
CLIENT	TIPPERARY COUNTY COUNCIL		
TITLE	OPTION 01 - REMOVALS		
STATUS	PRELIMINARY		
DWG NO.	GRH-MYC-SK-A-001		
DATE	MAR 25	SCALE	1:200
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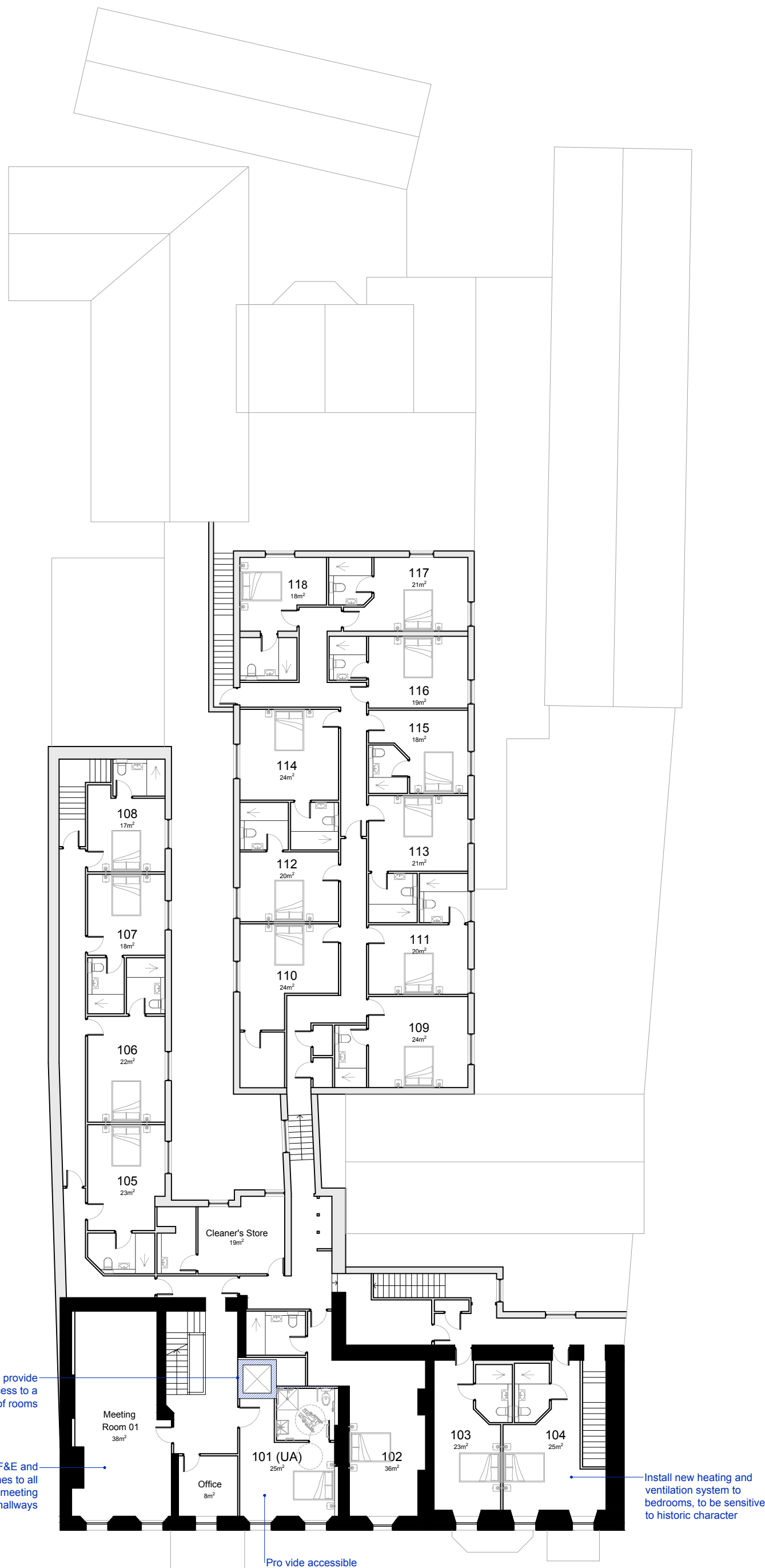
Web
Email



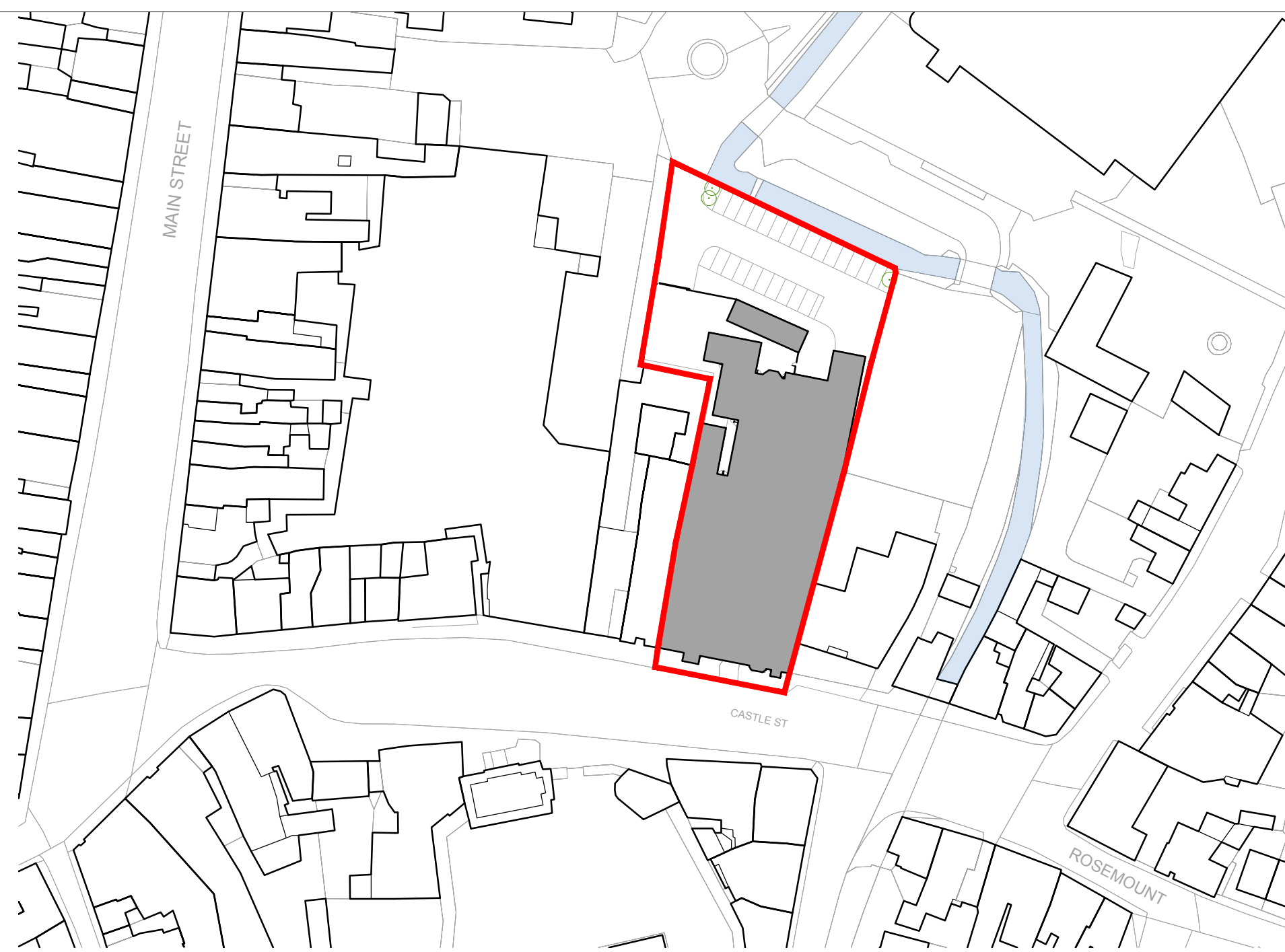
Option 01 - Proposed Ground Floor Plan
Scale 1:200

All existing walls, windows, doors, floors and ceilings to be reviewed and upgraded to current buildings control regulations and modern hotel operator standards on the following:

- Fire
- Accessibility
- Acoustic
- M&E
- Structural



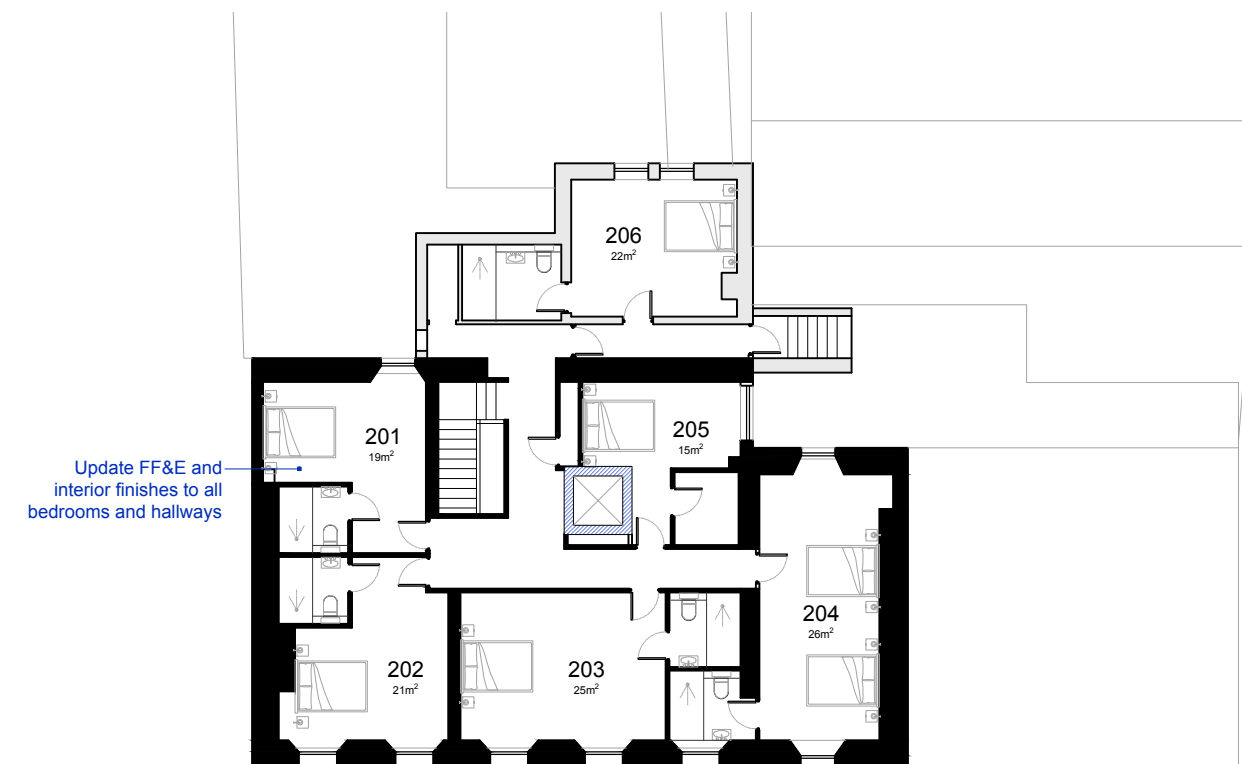
Option 01 - Proposed First Floor Plan
Scale 1:200



Site Plan
Scale 1:1000



Option 01 - Proposed Front Elevation
Scale 1:200



Option 01 - Proposed Second Floor Plan
Scale 1:200

OPTION 01 - Proposed Layouts

GEA AREA BREAKDOWN

HISTORIC RETROFIT	RETROFIT
GROUND FLOOR - 242m ²	GROUND FLOOR - 1422m ²
FIRST FLOOR - 253m ²	FIRST FLOOR - 515m ²
SECOND FLOOR - 177m ²	SECOND FLOOR - 43m ²
TOTAL - 672m ²	TOTAL - 1980m ²

KEY

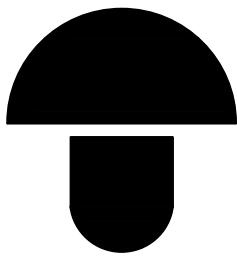
- EXISTING CONSTRUCTION
- EXISTING BUILDING FABRIC TO BE CAREFULLY REMOVED
- NEW CONSTRUCTION

NOTES

Measured building survey is to be used for feasibility purposes. A digital 3D scan has been undertaken to the buildings. Site dimension discrepancies should be reported to the architect immediately.

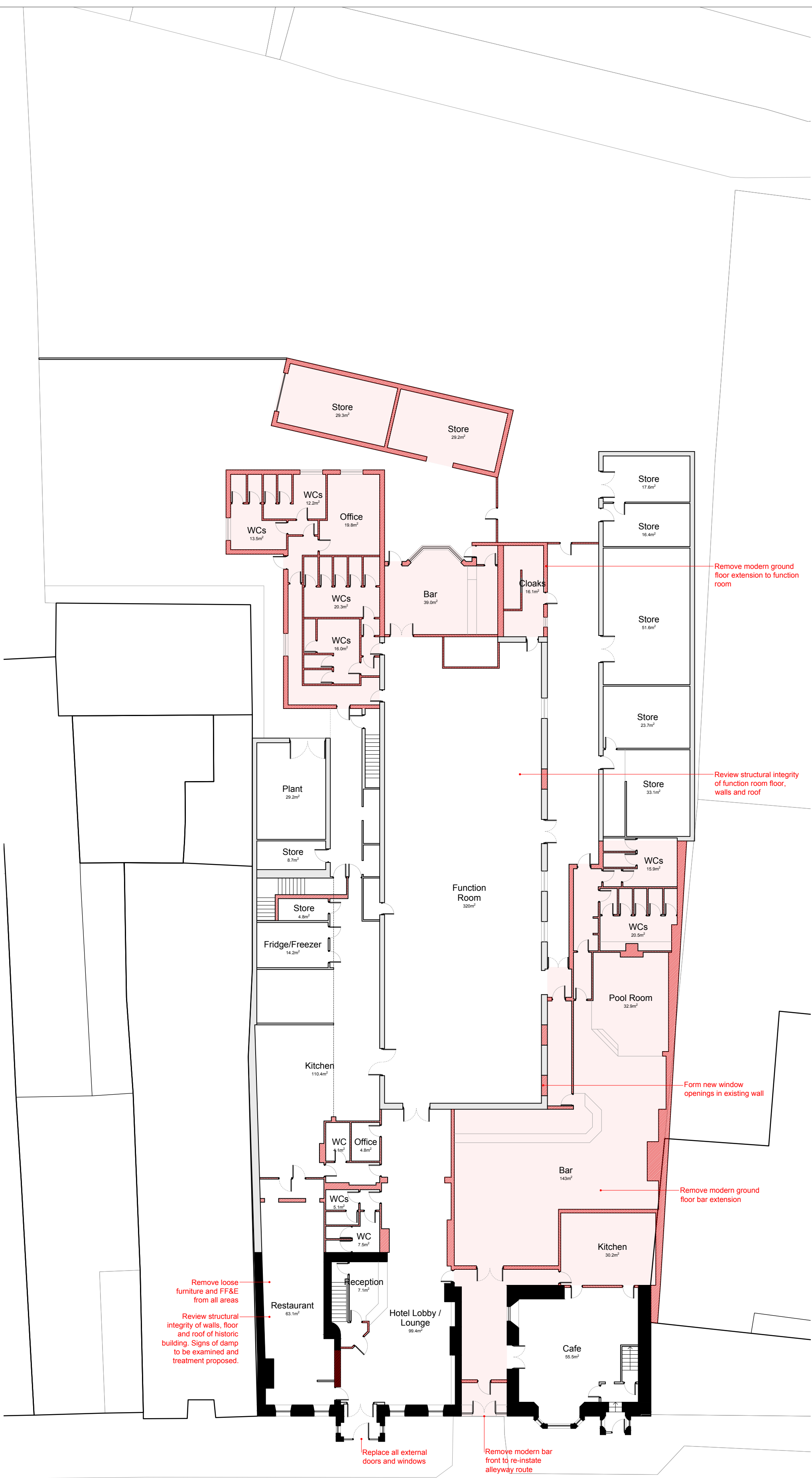
© Studio Myco Ltd. Do not scale from drawings. All discrepancies to be reported to the Architect immediately. All dimensions to be verified by the Contractor on site prior to any works, manufacture, or ordering of materials. Drawing to be read in conjunction with design team information and other associated reports. Any small changes made on site may not be reflected on record drawings. Please refer to the Contractor's as-built fabrication drawings.

PROJECT	GRANTS HOTEL FEASIBILITY STUDY
JOB NO.	24-006
CLIENT	TIPPERARY COUNTY COUNCIL
TITLE	OPTION 01 - PROPOSED LAYOUTS
STATUS	PRELIMINARY
DWG NO.	GRH-MYC-SK-A-002
DATE	MAR 25
SCALE	1:200
SIZE	A1

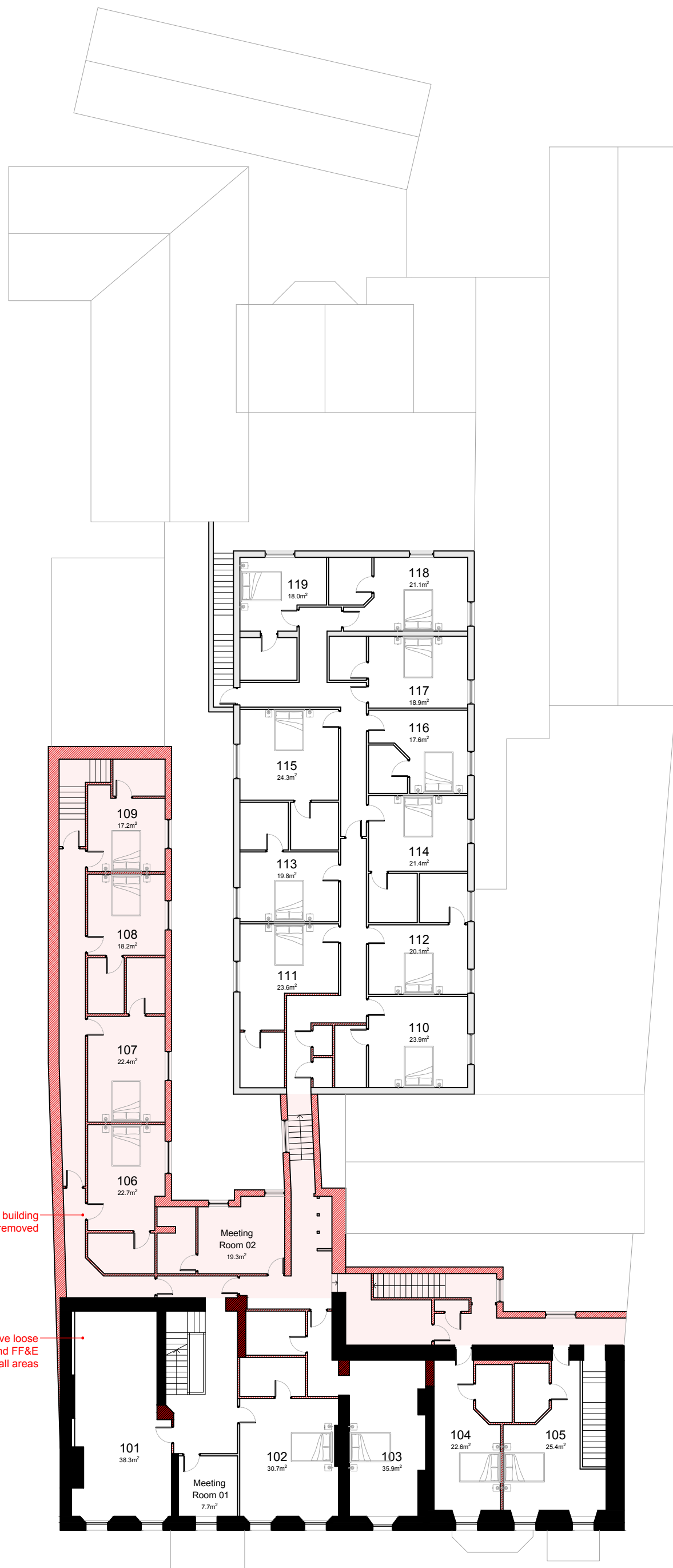


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Web
Email



Option 02 - Existing Ground Floor Plan
Scale 1:200



Option 02 - Existing First Floor Plan
Scale 1:200



Site Plan
Scale 1:1000

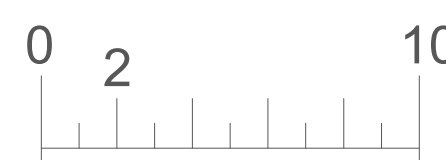


Option 02 - Existing Front Elevation
Scale 1:200



Option 02 - Existing Second Floor Plan
Scale 1:200

OPTION 02 - REMOVALS



GEA AREA BREAKDOWN

REMOVALS

GROUND FLOOR - 589m²
FIRST FLOOR - 177m²
SECOND FLOOR - 43m²
TOTAL - 809m²

KEY

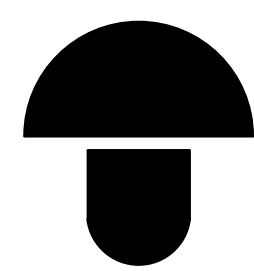
- EXISTING CONSTRUCTION
- EXISTING BUILDING FABRIC TO BE CAREFULLY REMOVED
- NEW CONSTRUCTION

NOTES

Measured building survey is to be used for feasibility purposes. A digital 3D scan has been undertaken to the buildings. Site dimension discrepancies should be reported to the architect immediately.

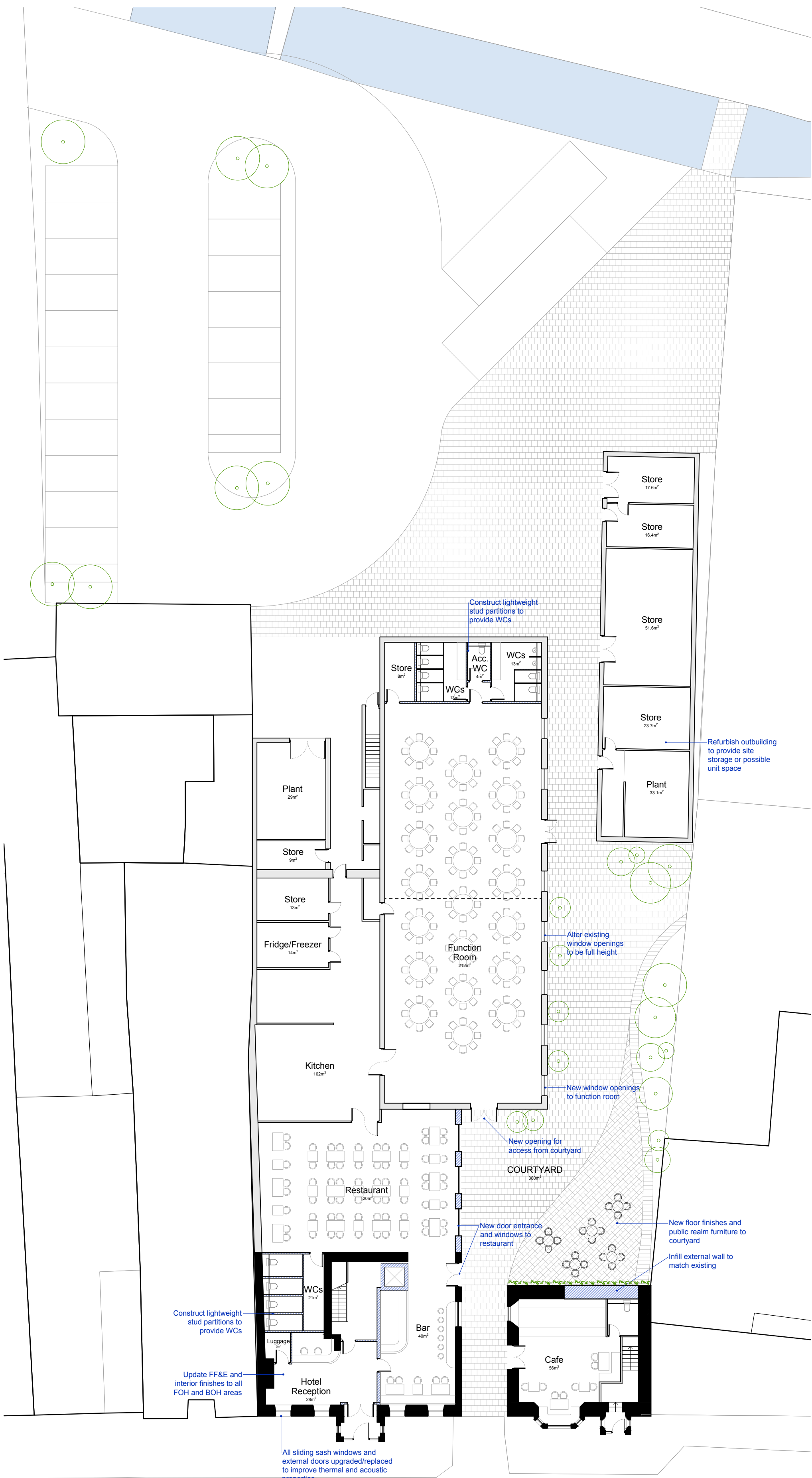
© Studio Myco Ltd. Do not scale from drawings. All discrepancies to be reported to the Architect immediately. All dimensions to be verified by the Contractor on site prior to any works, manufacture, or ordering of materials. Drawing to be read in conjunction with design team information and other associated reports. Any small changes made on site may not be reflected on record drawings. Please refer to the Contractor's as-built fabrication drawings.

PROJECT	GRANTS HOTEL FEASIBILITY STUDY
JOB NO.	24-006
CLIENT	TIPPERARY COUNTY COUNCIL
TITLE	OPTION 02 - REMOVALS
STATUS	PRELIMINARY
DWG NO.	GRH-MYC-SK-A-003
DATE	MAR 25
SCALE	1:200
SIZE	A1



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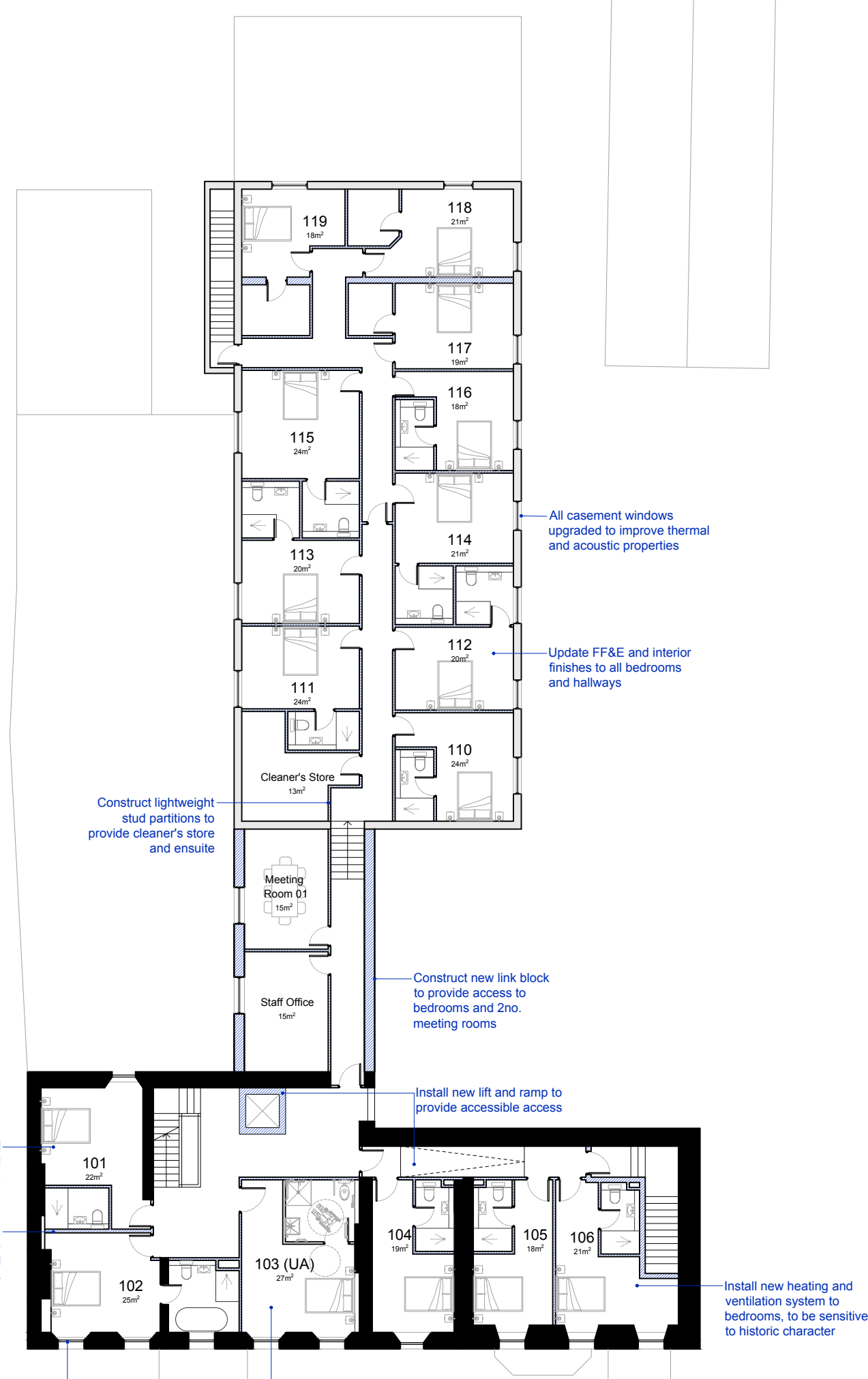
Web
Email



Option 02 - Proposed Ground Floor Plan
Scale 1:200

All existing walls, windows, doors, floors and ceilings to be reviewed and upgraded to current buildings control regulations and modern hotel operator standards on the following:

- Fire
- Accessibility
- Acoustic
- M&E
- Structural



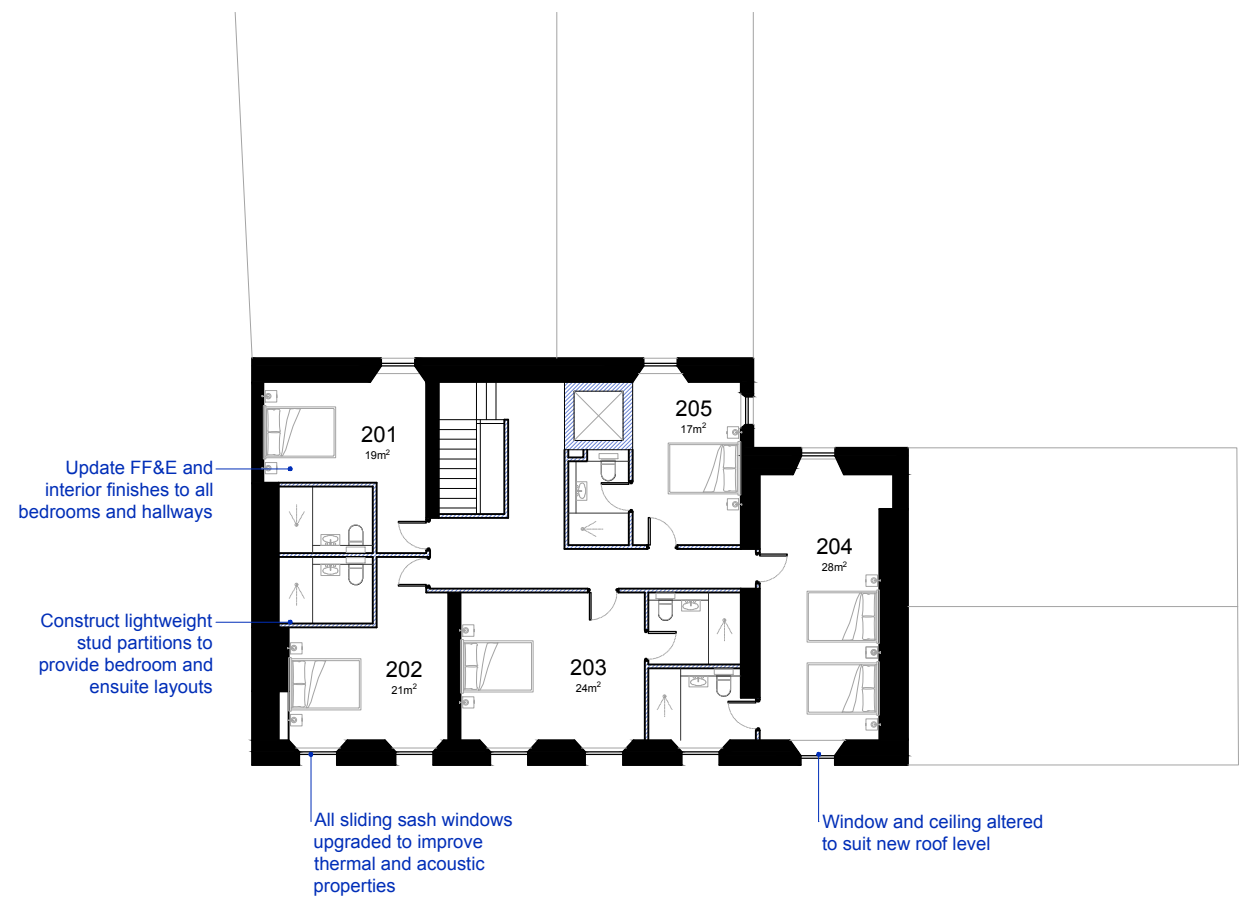
Option 02 - Proposed First Floor Plan
Scale 1:200



Site Plan
Scale 1:1000

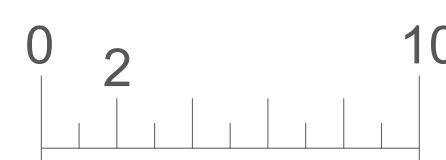


Option 02 - Proposed Front Elevation
Scale 1:200



Option 02 - Proposed Second Floor Plan
Scale 1:200

OPTION 02 - PROPOSED LAYOUTS



GEA AREA BREAKDOWN

HISTORIC RETROFIT	RETROFIT	NEW CONSTRUCTION
GROUND FLOOR - 242m²	GROUND FLOOR - 833m²	GROUND FLOOR - 0m²
FIRST FLOOR - 253m²	FIRST FLOOR - 287m²	FIRST FLOOR - 51m²
SECOND FLOOR - 177m²	SECOND FLOOR - 0m²	SECOND FLOOR - 0m²
TOTAL - 672m²	TOTAL - 1120m²	TOTAL - 51m²

KEY

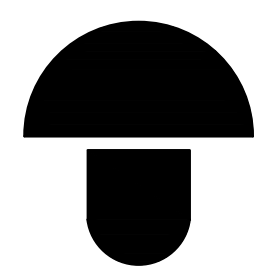
	EXISTING CONSTRUCTION
	EXISTING BUILDING FABRIC TO BE CAREFULLY REMOVED
	NEW CONSTRUCTION

NOTES

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PROJECT	GRANTS HOTEL FEASIBILITY STUDY
JOB NO.	24-006
CLIENT	TIPPERARY COUNTY COUNCIL
TITLE	OPTION 02 - PROPOSED LAYOUTS
STATUS	PRELIMINARY
DWG NO.	GRH-MYC-SK-A-004
DATE	MAR 25
SCALE	1:200
SIZE	A1

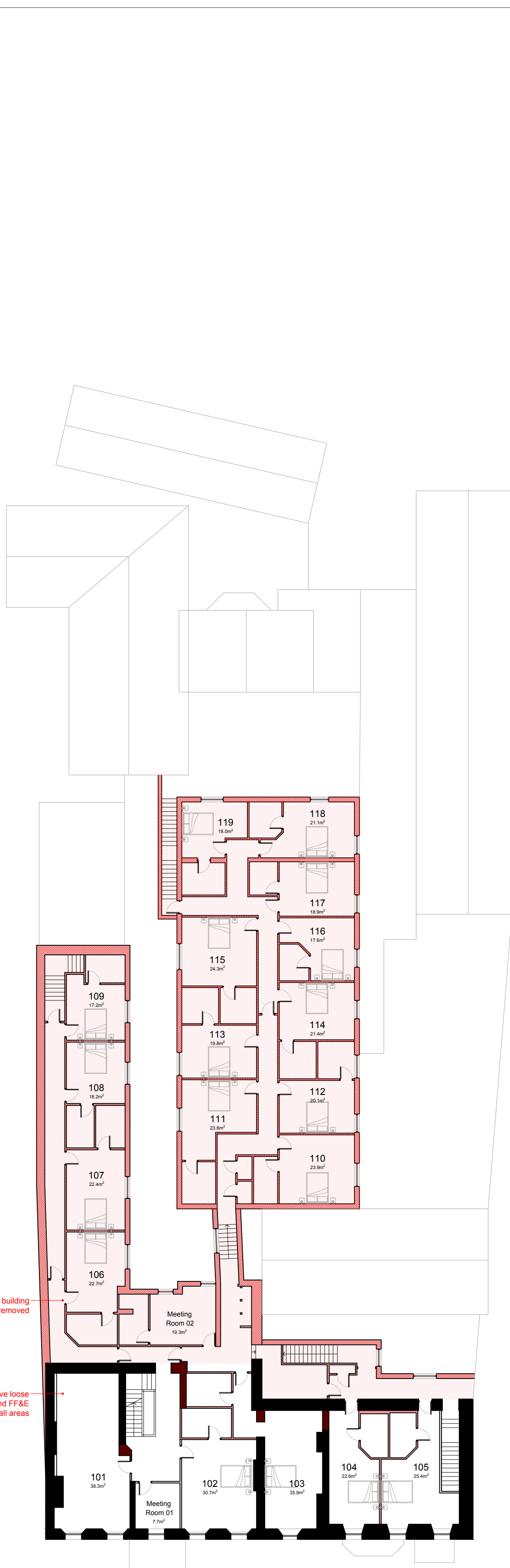


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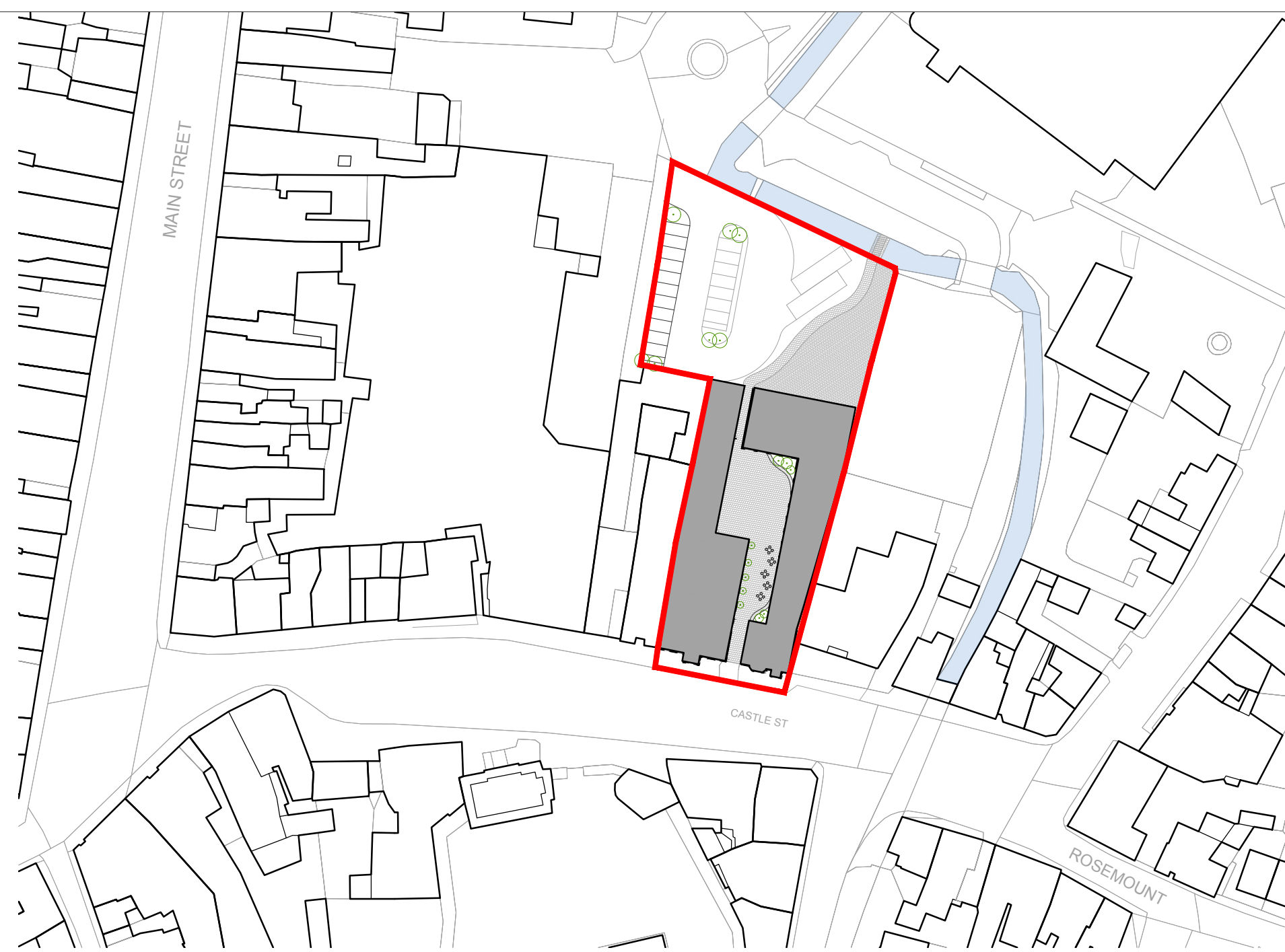
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Option 03 - Existing Ground Floor Plan
Scale 1:200



Option 03 - Existing First Floor Plan
Scale 1:200



Site Plan
Scale 1:1000

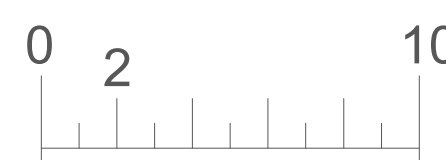


Option 03 - Existing Front Elevation
Scale 1:200



Option 03 - Existing Second Floor Plan
Scale 1:200

OPTION 03 - REMOVALS



GEA AREA BREAKDOWN

REMOVALS
GROUND FLOOR - 1390m²
FIRST FLOOR - 515m²
SECOND FLOOR - 43m²
TOTAL - 1948m²

KEY

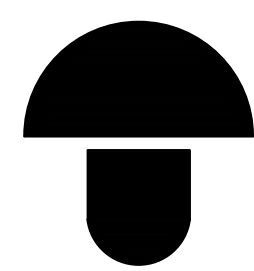
- EXISTING CONSTRUCTION
- EXISTING BUILDING FABRIC TO BE CAREFULLY REMOVED
- NEW CONSTRUCTION

NOTES

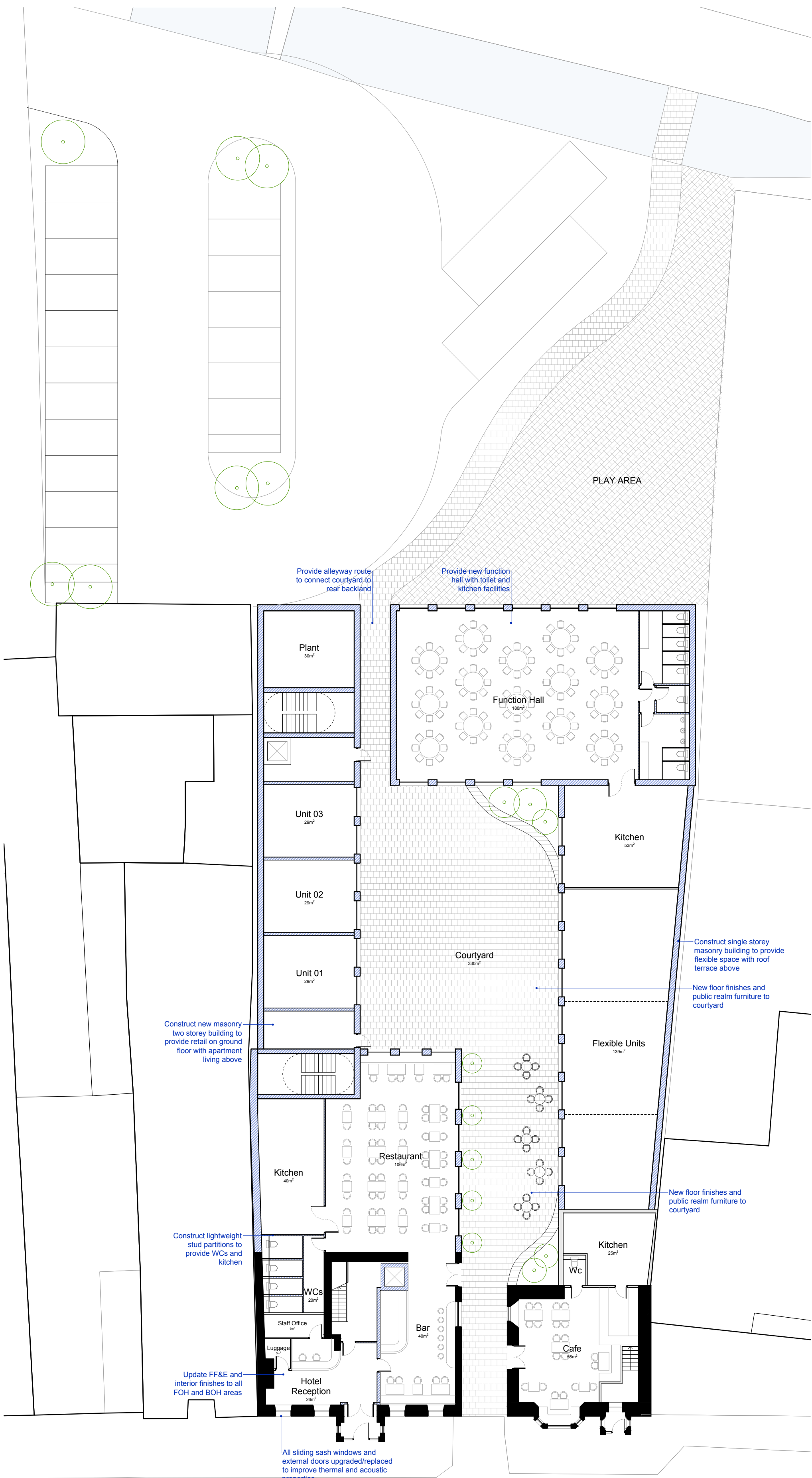
Measured building survey is to be used for feasibility purposes. A digital 3D scan has been undertaken to the buildings. Site dimension discrepancies should be reported to the architect immediately.

© Studio Myco Ltd. Do not scale from drawings. All discrepancies to be reported to the Architect immediately. All dimensions to be verified by the Contractor on site prior to any works, manufacture, or ordering of materials. Drawing to be read in conjunction with design team information and other associated reports. Any small changes made on site may not be reflected on record drawings. Please refer to the Contractor's as-built fabrication drawings.

PROJECT	GRANTS HOTEL FEASIBILITY STUDY
JOB NO.	24-006
CLIENT	TIPPERARY COUNTY COUNCIL
TITLE	OPTION 03 - REMOVALS
STATUS	PRELIMINARY
DWG NO.	GRH-MYC-SK-A-005
DATE	MAR 25
SCALE	1:200
SIZE	A1



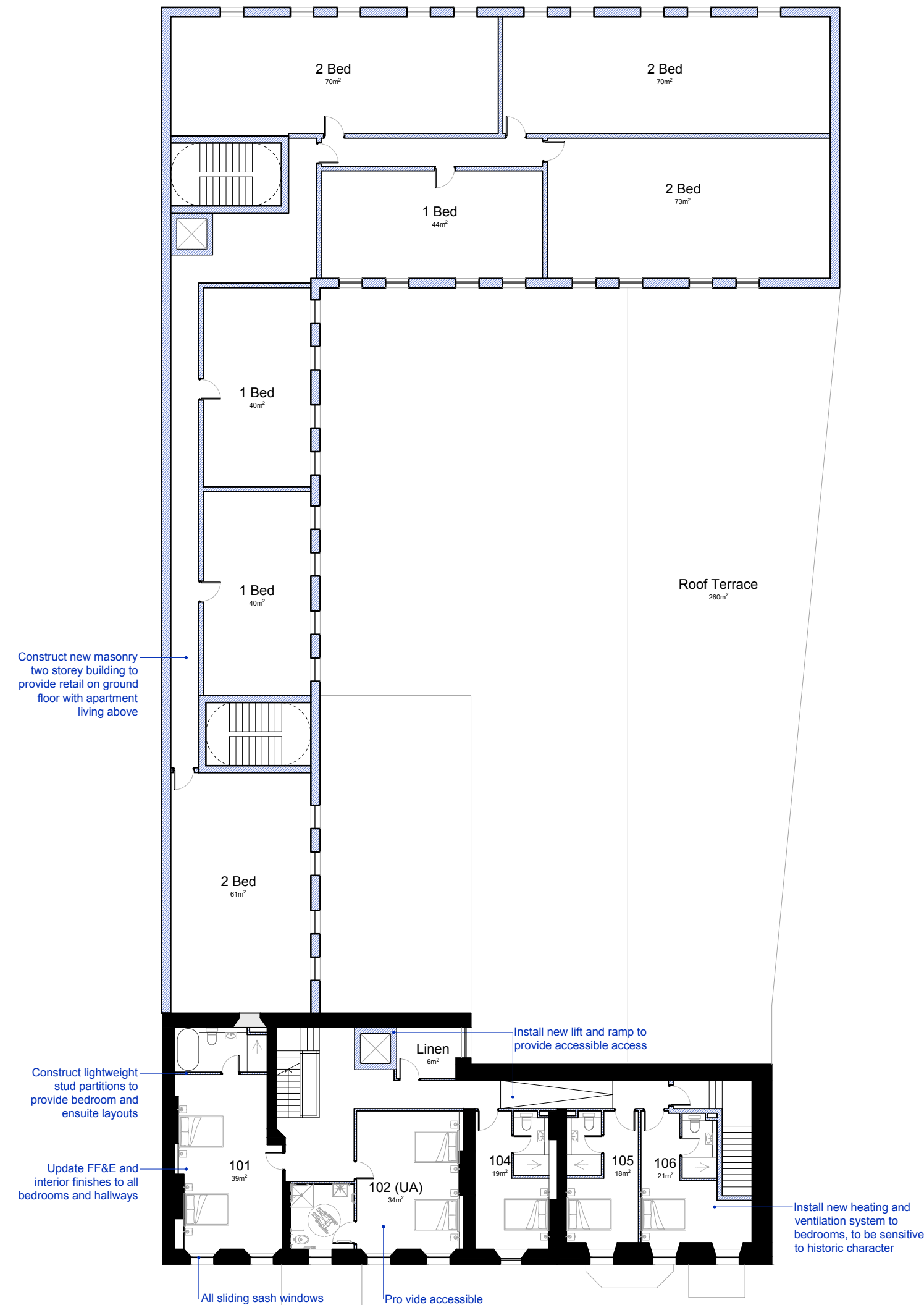
Studio Myco Ltd
Web
Email



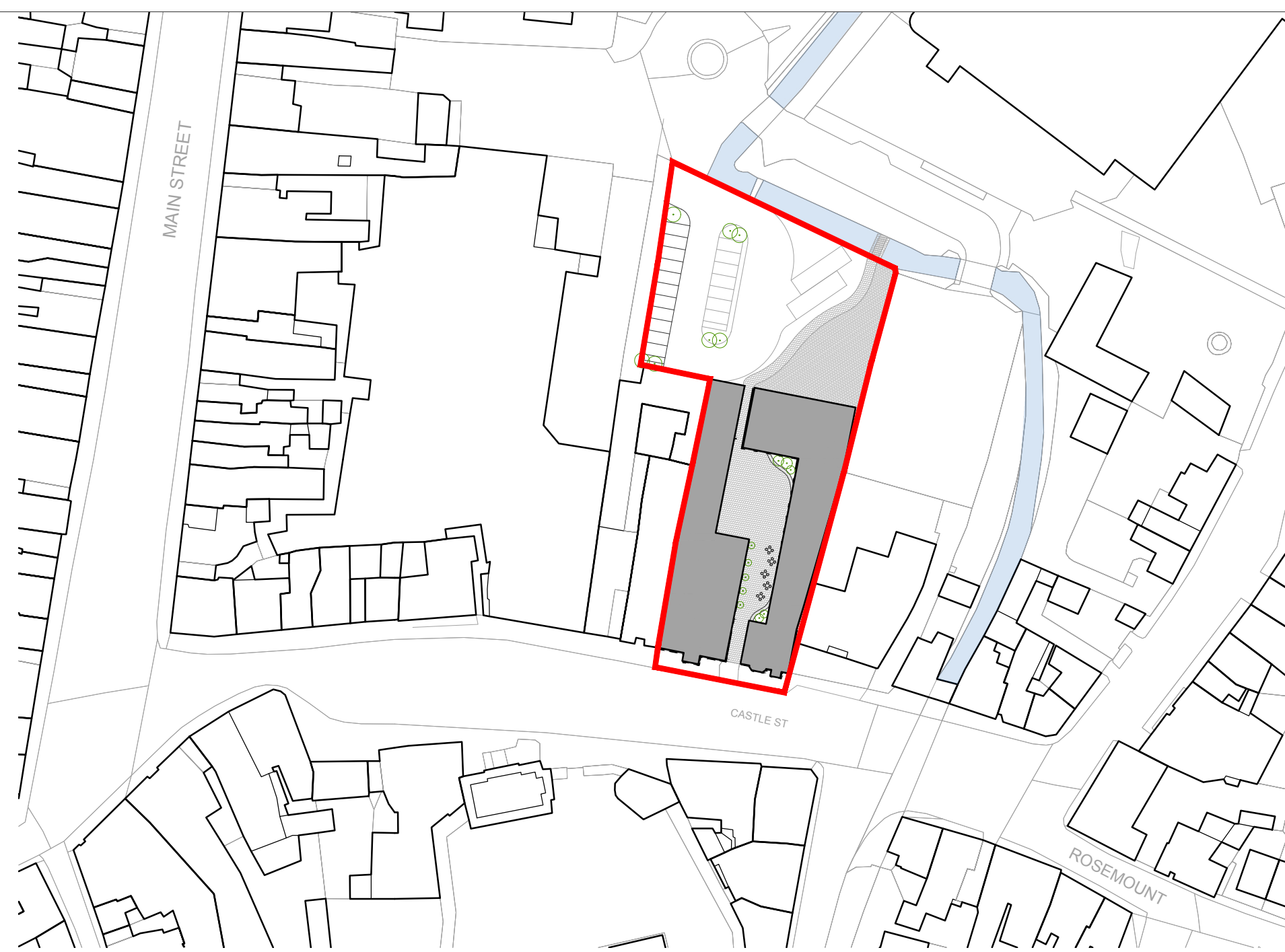
Option 03 - Proposed Ground Floor Plan
Scale 1:200

All existing walls, windows, doors, floors and ceilings to be reviewed and upgraded to current buildings control regulations and modern hotel operator standards on the following:

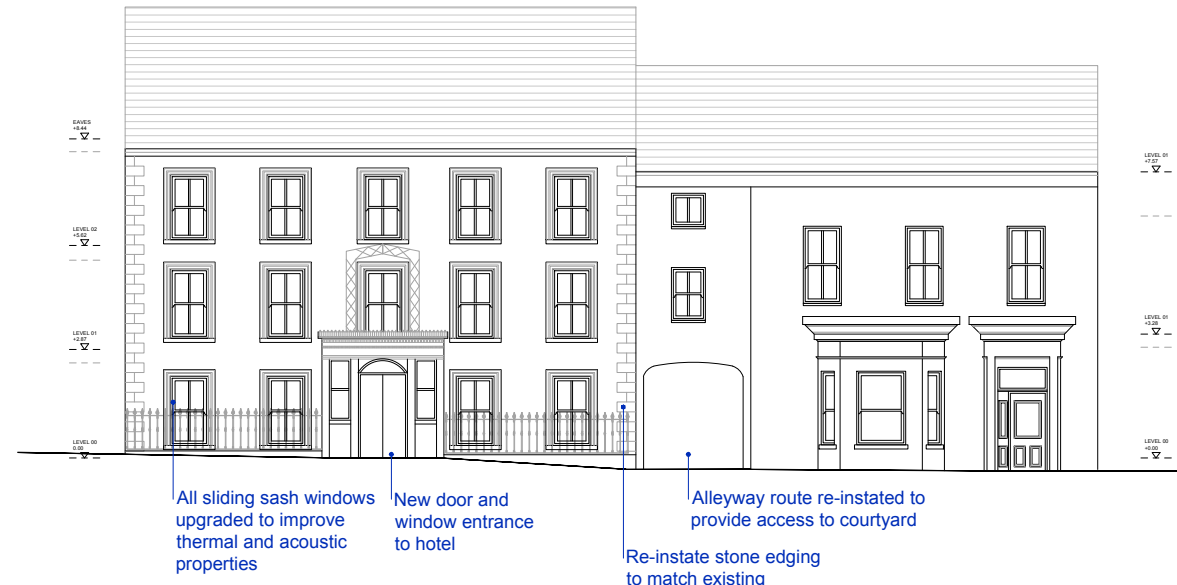
- Fire
- Accessibility
- Acoustic
- M&E
- Structural



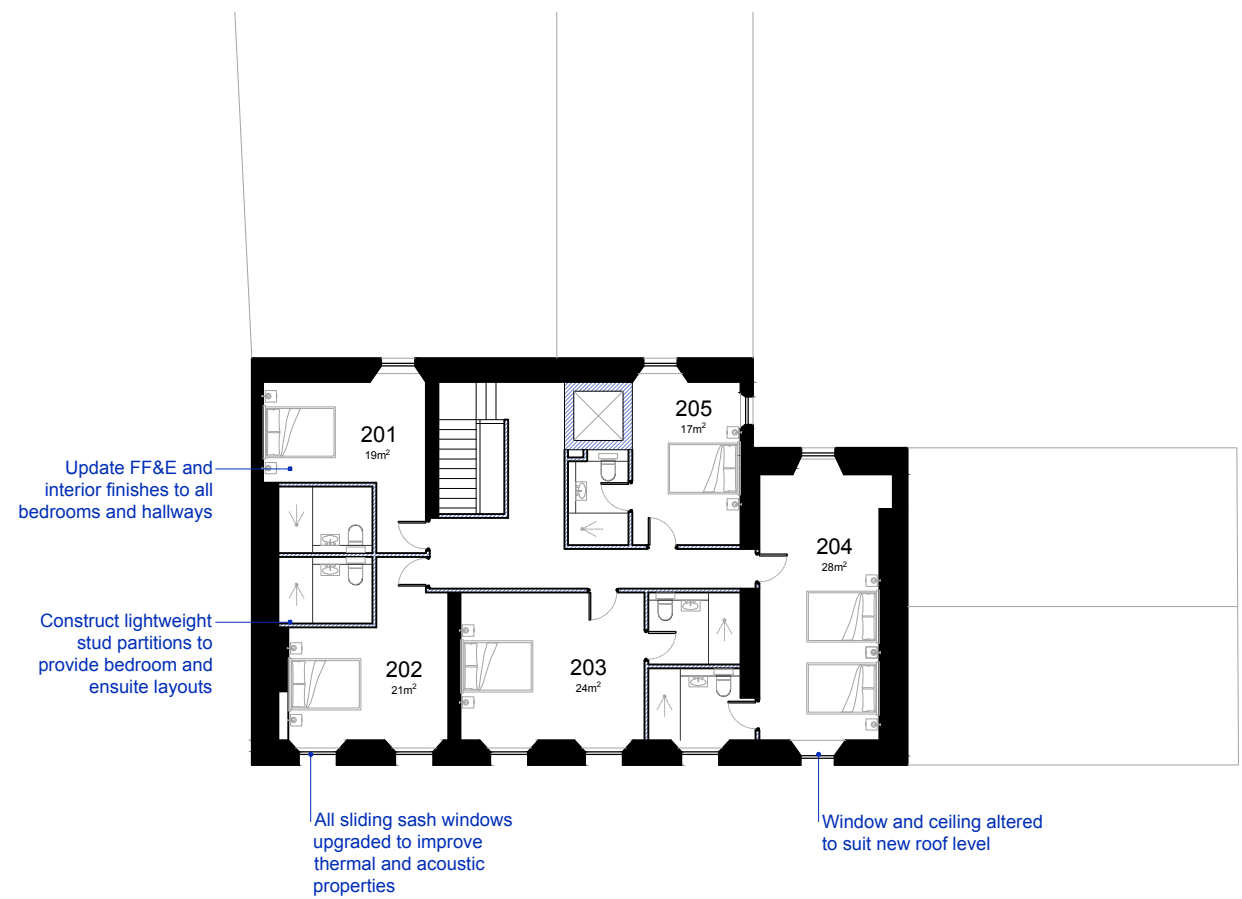
Option 03 - Proposed First Floor Plan
Scale 1:200



Site Plan
Scale 1:1000

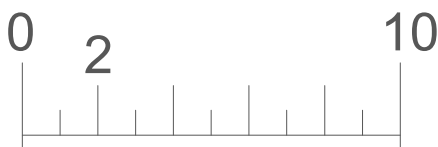


Option 03 - Proposed Front Elevation
Scale 1:200



Option 03 - Proposed Second Floor Plan
Scale 1:200

OPTION 03 - PROPOSED LAYOUTS



GEA AREA BREAKDOWN

HISTORIC RETROFIT

GROUND FLOOR - 242m²
FIRST FLOOR - 253m²
SECOND FLOOR - 177m²
TOTAL - 672m²

RETROFIT

GROUND FLOOR - 32m²
FIRST FLOOR - 0m²
SECOND FLOOR - 0m²
TOTAL - 32m²

NEW CONSTRUCTION

GROUND FLOOR - 835m²
FIRST FLOOR - 537m²
SECOND FLOOR - 0m²
TOTAL - 1372m²

KEY

- EXISTING CONSTRUCTION
- EXISTING BUILDING FABRIC TO BE CAREFULLY REMOVED
- NEW CONSTRUCTION

NOTES

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PROJECT GRANTS HOTEL FEASIBILITY STUDY

JOB NO. 24-006

CLIENT TIPPERARY COUNTY COUNCIL

TITLE OPTION 03 - PROPOSED LAYOUTS

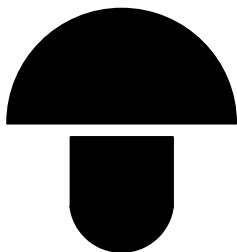
STATUS PRELIMINARY

DWG NO. GRH-MYC-SK-A-006

DATE MAR 25

SCALE 1:200

SIZE A1



Studio Myco Ltd

Web
Email

GRANT'S HOTEL

Feasibility Study

Heritage & Condition Report -
Appendix 3

A3

Heritage Assessment Condition Survey

and outline Schedule of remedial Works

Grants Hotel, Castle Street,
Roscrea Co. Tipperary

1. INTRODUCTION AND BRIEF

- 1.1. James Grieve Architects have been appointed to undertake a summative condition assessment of the existing property the formerly titled 'Grants Hotel' in Castle Street, Roscrea as part of a heritage led feasibility study led by AAB Group and Studio Myco. The aim of this report is to assist with the development of an outline schedule of works and costings required for remedial works to the existing buildings.
- 1.2. James Grieve Architects are a chartered architectural firm, specialising in heritage reuse and conservation. The firm is directed by James Grieve, accredited Specialist Conservation Architect.

2. THE EXISTING CONTEXT

- 2.1. Grant's Hotel, also known as the Damer Court Hotel, closed in 2013 after operating as a 24-bedroom establishment. Since its closure, the building has remained vacant, prompting community discussions and proposals for its redevelopment.

3. METHODOLOGY

- 3.1. James Grieve attended the property on 7th and 8th January 2025 when a 3d Lidar and photogrammetric scan was undertaken of the building and overall site. From this scan, floor plans and elevations were developed to assist with identification and annotation of defects. This survey coincided with an onsite meeting with Tipperary County Council Architectural Conservation Officer, Eamonn Hunter, to review the existing built heritage of the building and discuss existing statutory constraints.
- 3.2. The results and conclusions contained in this document are based on information available at the time it was prepared and written. Every effort was made to collect all relevant data, but the author accepts no responsibility for omissions or inconsistencies that may result from information becoming available subsequently to the completion of this document.
- 3.3. All surveys have been carried out from ground level only, without the use of or surveying or lift equipment. Parts of buildings and/or structures which are concealed or otherwise inaccessible, for whatever reason, have not been inspected and James Grieve Architects is unable to report on the condition of such areas. Limited structural observations have been made; however, no implications have been drawn in this report. No previous surveys have been undertaken to ascertain the presence of asbestos, contaminants or other hazardous materials.
- 3.4. This condition assessment will highlight existing observable deficiencies within the built fabric and will recommend works and associated costs to remedy any defects identified.

BUILDING GAZETTEER

Building ID	Former Grants Hotel
Representative Photograph	
Date	1830
TRPS	919
NIAH	N/A
Description	<p>The existing premises is formed by the amalgamation of two historic properties, c1830, which constitute the primary Castle Street elevation, and an expansive backland development characterised by of a miscellany of more recent extensions and ad hoc developments which provided more bedrooms and function space.</p>
Appraisal	<p>The existing building constitutes meaningful heritage value within the townscape of Roscrea due to its historic, cultural and architectural characteristics. The existing building has been a key asset to community life within Roscrea for almost 200 years, and thus has potential to aid understanding of the community-based heritage of the area, particularly when combined with archival sources. Although the building has been altered many times throughout its lifespan, many of the key characteristics of the original Georgian building survive, particularly the overall composition of the façade, ensuring legibility of the Georgian townscape within Castle Street. The building's age, and its association with the Bianconi Coaching network reflect the historic commercial development of the Munster and Leinster area, giving the building a high associative, communal, and educational value. While the backland development does not constitute significant architectural quality, the appearance of the façade means the aesthetic value of the building within its townscape context is high.</p> <p>The significance of the structure is reflected within their Protected Status on the National Record of Protected Structures.</p>

4. TOWNSCAPE CHARACTER

- 4.1. The historic market town of Roscrea in County Tipperary, Ireland, possesses a distinctive townscape character shaped by its medieval origins, Georgian architecture, and market-town layout. At its core, the town is defined by its medieval heritage, with the 13th century Roscrea Castle standing as a dominant landmark alongside the nearby round tower and remnants of a monastic settlement. The town's layout reflects this long history, with an organic street pattern radiating from the historic centre, particularly along Main Street and Castle Street, which serve as the commercial and social heart of Roscrea. Narrow lanes and irregular plot sizes further reflect centuries of incremental development.
- 4.2. The architectural character of Roscrea is a blend of medieval, Georgian, and Victorian styles. The town's religious and medieval buildings, including St. Cronan's Church, the round tower, and the High Cross, provide a strong historical and ecclesiastical presence. Georgian and Victorian influences are evident in the fine townhouses and shopfronts along Main Street, with symmetrical facades, sash windows, and limestone detailing. A particularly striking example is Damer House, an 18th-century Palladian building that contrasts with the town's medieval structures. The market-town heritage is reflected in the traditional two- and three-story shopfronts, many of which feature colourful facades, decorative signage, and stone detailing, evoking Roscrea's past as a commercial hub with coaching inns and warehouses that supported trade and travel.
- 4.3. Public spaces and the streetscape add further character to the town. Market Square and the Castle grounds act as focal points, offering open space within the dense urban core. The River Moneen, flowing through Roscrea, enhances the town's landscape charm and has historically influenced its growth. The town also bears traces of its 19th-century industrial and railway expansion, with historic mills and railway infrastructure still visible, some repurposed for modern use.
- 4.4. While Roscrea retains much of its historic charm, it also faces contemporary challenges. Some buildings require restoration, and in certain areas, modern infill development and altered shopfronts have disrupted the traditional streetscape. Conservation efforts are focused on preserving the town's architectural heritage while allowing for sensitive new development. Overall, Roscrea's townscape is a rich blend of history and tradition, with its compact medieval core, historic landmarks, and well-preserved streetscapes contributing to its unique identity within Ireland's rural towns.

5. HISTORY OF THE SITE

- 5.1. Roscrea has a rich architectural and cultural history shaped by its strategic location along the Slí Dhála, one of the five great ancient roads of Ireland. The name Roscrea, or Ros Cré in Irish, is derived from the "woods of Cré." The town's origins date back to at least the 7th century when Saint Cronán established a monastery in the area, laying the foundation for Roscrea's development as a significant religious and cultural centre. Over the following centuries, the monastic site grew in prominence, leading to the construction of key structures such as the Round Tower, the Cathedral Church, and the High Cross in the 12th century. These buildings solidified Roscrea's importance as a religious settlement, though many have undergone reconstruction and modification over time.
- 5.2. Following the monastic period, Roscrea experienced further growth with the arrival of the Normans in the 13th century. Under the rule of King John, a Norman castle was built on Castle Street, featuring a rectangular gate tower with two D-shaped towers and a surrounding curtain wall. This castle played a crucial role in the town's defence and governance during medieval times. In the 15th century, a Franciscan Friary was established on what is now Abbey Street, further reinforcing Roscrea's ecclesiastical significance.

Development of the Georgian Town

- 5.3. The development of Georgian Roscrea in the 18th Century was a significant period in the town's history, marking its transformation into a thriving market and commercial centre. During the 18th century, Roscrea experienced economic growth, driven by its strategic location and the increasing influence of trade and agriculture. The town's layout began to reflect the architectural styles and urban planning principles of the Georgian era, characterized by symmetry, proportion, and elegant design. The construction of Georgian townhouses, with their distinctive rendered facades, sash windows, and decorative doorways, reshaped the streetscape, particularly along Main Street and the Market Square.
- 5.4. As Roscrea flourished as a market town, new buildings were erected to support trade and commerce, many of which still stand today and whose heritage value is reflected by their inclusion of the national Record of Protected Structures and statutory protection offered by the Architectural Conservation Area. The Market Square became the focal point of economic activity, hosting fairs and markets that attracted merchants and traders from the surrounding countryside. Wealthy landowners and merchants invested in the development of the town, commissioning the construction of fine Georgian buildings that housed both residences and businesses.
- 5.5. The 18th century saw the construction of Damer House within the castle complex by the Damer family, showcasing a Queen Anne-style architecture and featuring an annex and a Georgian walled garden. The Damer family's presence in Roscrea reflects the broader pattern of landed gentry shaping the development of rural towns in Ireland during the Georgian and Victorian periods. Their influence extended beyond architecture to include improvements to the town's infrastructure and social life, reinforcing their status as one of the key families in the region.

- 5.6. Infrastructure improvements accompanied Roscrea's growth, with better roads and transport links facilitating trade and communication. The town's prominence in the region continued to rise, supported by the construction of civic buildings and institutions that reflected the prosperity of the time. The influence of the Georgian period remains visible in Roscrea today, with many of its elegant townhouses and historic structures still standing as a testament to the town's development during this era. These buildings, with their classical proportions and refined detailing, contribute to the unique architectural heritage of Roscrea, linking its past to its present.

The emergence of hospitality

- 5.7. The continued influence of Roscrea's strategic location along the Slí Dhála was formative in the development of travelling trade within Roscrea. The town's location was a key reason for the extension of early transport routes to the developing town, and consequentially, the development of hospitality provision.
- 5.8. In the 1800s, Carlo Bianconi, an Italian-born entrepreneur, established a network of stagecoach services throughout Ireland, providing regular, scheduled transportation for passengers and goods. Bianconi's transport network, which started with just a few routes, quickly expanded to cover much of Ireland, providing regular, scheduled coach services between major towns and cities.
- 5.9. To support these routes, Bianconi set up a series of coaching inns or hotels along the routes to accommodate travellers, offering food, lodging, and stabling for horses. The former Grants Hotel, which forms the basis of this report was one such hotel. These inns, known as Bianconi hotels, became vital rest stops along the network, with many still standing today as historical landmarks. They were an integral part of the transport system before the advent of railways, and many were built in towns that became important hubs for the Bianconi coach services. The hotels were typically simple but comfortable, catering to the needs of travellers during long journeys.
- 5.10. Bianconi's coaches not only offered a more efficient means of travel but also had a significant impact on Ireland's social and economic life. The transport network facilitated trade between towns, connected isolated communities, and provided greater mobility for people, contributing to the country's growth and integration. Bianconi's service was particularly vital in an era before railways, helping to fill the gap left by the absence of a national rail system.
- 5.11. By the 1830s and 1840s, Bianconi's network had expanded to include more than 1,000 miles of routes. He became a wealthy and influential figure, with his business encompassing not just the coaches but also a variety of related enterprises, such as the construction of better roads and the establishment of inns and hotels along the routes. Bianconi's operation helped foster the development of Ireland's infrastructure and promoted tourism and commerce.
- 5.12. The introduction of railways in the mid-19th century gradually led to the decline of Bianconi's coach services, as trains provided a faster and more efficient alternative. Despite this, Carlo Bianconi's transport network left a lasting legacy in Ireland, as it marked the beginning of organized, public transportation and contributed to the modernization of the country's transport infrastructure. Today, Bianconi is remembered as a pioneering figure in Irish history, credited

with connecting communities and changing the way people travelled across the country.

Development of the Hotel

- 5.13. The existing building on the site which forms the basis of this report was constructed in 18th Century when the town was in its burgeoning state and becoming a centre of commerce and travel, aided by such interprovincial travel as permitted by Bianconi's stagecoach network. The elegant five-bay house was built on Castle Street, combining the symmetry of a Georgian terrace with Queen Anne-style details, similar to Damer House (1722) and was reported to house an inn establishment, first registered as "Brown's Hotel". The hotel's establishment during this era suggests it played a significant role in accommodating travellers and contributing to Roscrea's social and economic fabric and reflects the town's development as a hub for commerce and travel.
- 5.14. Historic etchings show the original form and detail of the building; a three storey 5 bayed Georgian townhouse with elaborate entrance portico replete with hanging light and ground floor railing at street level; abutting a more modestly detailed two storey, two bay building with elaborate ground floor window bay and entrance bay. The intermediary construction between the two buildings displays windows at the same level as the five bay construction, but is clearly articulated as a separate construction by the presence of quoins, and being under separate roof construction.



Historic etching showing 19th Century façade detail

- 5.15. The above etching not only illustrates the architectural features of the original building, but interestingly serves as an historic memoir for the commercial and

social use of the building. The artist has deliberately illustrated the interaction of the building with the horse drawn carriages – a signifier perhaps of importance of the building as a Bianconi coach house.

- 5.16. This arched entrance would have been a hallmark of a Bianconi coach house; a gateway for horse and carriage into stables within the backland area. Historic plans, and in situ evidence shows how a window would have given a connection into the adjacent building on the right as the carriages traversed the arched entranceway. This window, as the remainder of the archway, has since been blocked up, but is still apparent within the building.



Existing remnants of historic archway in situ

- 5.17. Of note from the historic imagery is the comparative height of the two buildings; with the 5 bayed building to the West of the curtilage smaller in height than the adjacent three bayed building. This height difference, elevational difference of the roof, and the presence of 4 no. above ridge chimneys is divergent from the current arrangement, indicating significant aesthetic amendments have been undertaken to the property.



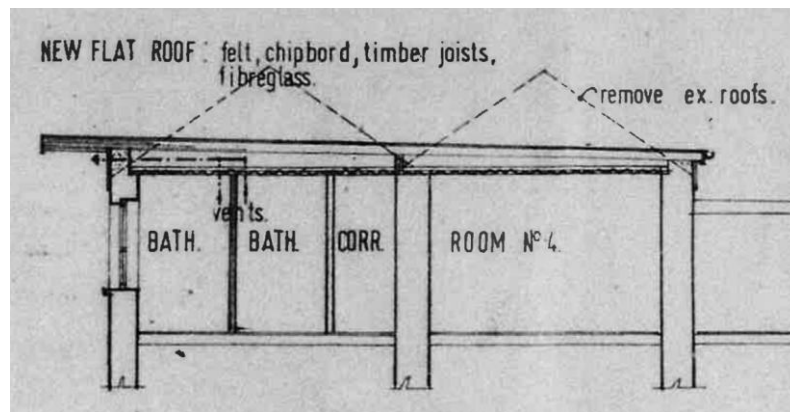
Photograph of Hotel c1900

- 5.18. The photograph above from early 20th century shows the original railings, window details including two over two sliding sash windows, and quoins and

chimneys which clearly delineate the individuation of the two adjacent buildings. The central window at first floor includes a French door arrangement, opening to the flat roof of the entrance portico.

The Pathe Hotel

- 5.19. Over the course of the next two centuries, the hotel underwent several changes in custodianship; changing name from The Victoria Arms, the Damer Arms, Quinn's Hotel, Corcoran's Hotel, Day's Hotel, the Pathe and Grants Hotel.
- 5.20. As the Pathe Hotel, the building was 'modernised' in 1968 with amendments to the external window dressings, room layouts and roof undertaken to create a more modern aesthetic, removed from the original Georgian detailing. As part of these works, the window surrounds were entirely removed, to give a flatter façade, and the original roof was removed entirely and replaced with a flat roof which would project over the building's frontage.



'Pathe' Hotel refurbishment 1968

- 5.21. The existing roof was entirely removed, with eaves line raised. The image above shows the original eaves line location – where the quoin detail terminates vertically.

- 5.22. In the photograph above, the archway between the two main premises is painted blue, to match the main construction of the Pathe Hotel. The roof to the 'infill' archway matches the main building construction. These amendments to the external façade substantively change the reading of the relationship between the three constructed elements from left to right. The infill archway now reads as a continuation of the main Georgian façade – despite the obvious natural breakpoint of the original building's quoins terminating before the extremity of the façade.



Original elevation of hotel building, 19th Century



Remodelled elevation – 1968 Pathe refurbishment works

- 5.23. The drawings above illustrate the differences from the early twentieth century layout to the Pathe amendments of 1968. These amendments represent an erosion of individuation between the two buildings, and, in an attempt at coherence and harmony within the elevation present an undermining of the historic Georgian proportion of the buildings.

Grants Hotel

- 5.24. In 1996, the Pathe Hotel was refurbished, extended and rebranded; to 'Grant's Hotel' by proprietor Mt Stephen Grant. These works incorporated changes to the interior of the existing building; including new structural layout at ground floor to permit a more open plan reception, foyer and lobby. These works also extended the rear function room and included construction of new rearward service buildings, housing toilets and storage facilities. These outbuildings were constructed of cavity masonry, with timber roof structure with fibre cement roofing.
- 5.25. The proposed mid 1990s works attempted to reverse the loss of Georgian sensitivities to the exterior of the existing building.

- 5.26. The proposed works removed the 1960s flat roof and extended parapet and replaced with a modern trussed A-frame roof. Although different in section profile from the original roof, which would have been had an 'M' profile, the resumption of slating to the façade would have been a more appropriate solution than the previous flat roof. The roofing slates installed were a 'Thrutone' cement fibre slate. Conservation philosophy will always recommend natural slate for reinstatement of historic slate roofs. This materiality would be a more holistic continuation of historic construction, and speaks of provenance; of locally sourced historic building materials, and of the continuation of heritage craft. Slate is also generally more robust and durable than fibre cement tiles. Although the removal of the 1960s flat roof was a substantial benefit to the buildings overall Georgian proportion, the introduction of fibre cement roofing can be said to be detrimental to the building's historical character and value.
- 5.27. Modern glazing and amended apertures installed at ground floor in the 1960s were removed in 1996, with openings more akin to original installed. A new porch was constructed, more similar to the original construction, but not identical. Window surrounds were reinstalled, but again, from reference photographs, these were not a true likeness of the original surrounds; with shallower depth, more articulation of fluting, and square cut mitre incorporating circular rosettes at the corner. New double-glazed windows have been installed to the historic façade. While these give an overall appearance of two over two sliding sash windows, the fineness and finesse of historic joinery is absent in the execution of the designs.



*Historic and current window surround details
Note ashlar lining to external walls*

- 5.28. The existing property to the East of the frontage – most recently the Swallow Banks kitchen - includes 3 no. historic single glazed windows with finer details, more befitting the historic property than those of the 1990s replacements. These elements were not replaced as part of the 1990s refurbishment works, and so are more representative of the historic detailing on the façade.



- 5.29. The 1990s refurbishment also reinstated the wrought iron railings which were removed as part of the 1960s works. These new railings appear to be a faithful replication of the historic railings.
- 5.30. Perhaps the most interventive works to the buildings façade at this time was the infilling of the historic archway. The proposals in 1996 included the construction of a new shopfront to the historic archway, thus closing up any street level access to the rear yard. This and the removal and relocation of historic quoins has again led to further loss of individuation between the main historic property and the infill over the archway, and instead has resulted in both elements of the façade being read as one. This uniformity has been augmented in recent years with the decorative colouring of the entirety of the façade to be all one uniform colouring.

Damer Arms Hotel

- 5.31. The current layout of the building is largely reflective of the amendments which were made in the mid 1990s, with minor decorative and layout changes to the front reception areas.

6. Building Condition

6.1. General Summary

- 6.1.1. The former hotel premises is constituted by a conglomeration of materials and forms showcasing the varied timescale of its overall construction. The historic, original 18th Century building to the Castle Street road frontage is constructed of solid masonry - likely limestone - with what appears to be a cementitious pebbledash render to the rear elevations and painted render to the front elevation. The front elevation incorporates modern double glazed timber sliding sash windows – two over two, installed in the 1990s, with historic timber windows only evident to the canted bay to the east of the properties. The majority of windows to the rearward facing elevations are PVC. Original window openings to the front elevation incorporate concrete surround dressings; historic imagery indicates that these are modern replacements of original fabric which was removed by 1968.
- 6.1.2. The rearward bedroom wing extension and function room was constructed during the Pathe refurbishment of 1968 and consists of cavity masonry construction, with trussed timber rafters and Thrutone slate effect tiles to match the front elevation. The ground floor function room was extended in 1996 and likewise is constructed of cavity masonry construction with solid ground bearing floor, with sprung floor for the function room,
- 6.1.3. There are two primary roof conditions within the premises; pitched gable roofs with Thrutone slate effect tiling, and flat roofs covered with bituminous felt. Most of the flat roofs incorporate apertures for rooflights and mechanical ventilation equipment. Vertical cheeks and upstands are evident throughout the roofscape, with slate effect tiles again used for vertical cladding. The original 18th Century buildings have a modern A frame trussed roof, installed during refurbishment works in 1996. The roof construction to the rear bedroom wing incorporates an insitu concrete construction, which appear to be corroded to such an extent that rebar is visible to the soffits and eaves.
- 6.1.4. The building has been uninhabited since 2013 and in localised areas is exhibiting symptoms of degradation due to inadequate maintenance. Chiefly, water penetration from roofs and improperly maintained gutters has caused damage to internal building fabric such as ceilings and floors.
- 6.1.5. The building has not been in operation since 2013 and as such will unlikely to be in compliance with modern Building Regulations. Since 2013, several key changes have been made to the Building Regulations and Building Control system, primarily with regard to fire safety, energy efficiency, accessibility, and compliance enforcement. Any new elements or works undertaken within the existing building will be subject to the current Building Regulations.

6.2. Pitched Roofing

- 6.2.1. There are 8 no pitched roofs within the property. The pitched roofs consist of Thrutone fibre cement tiles, installed in 1996. This material's life expectancy can vary from manufacturers, but it can generally be expected to retain a satisfactory performance for 50 years. From visual inspection, the primary weatherproofing elements of the roof slating and lead work appear to be in sound condition, with no evidence of current internal leaks associated with the pitched roofs. The slates have a minor level of moss and detritus which should be removed.



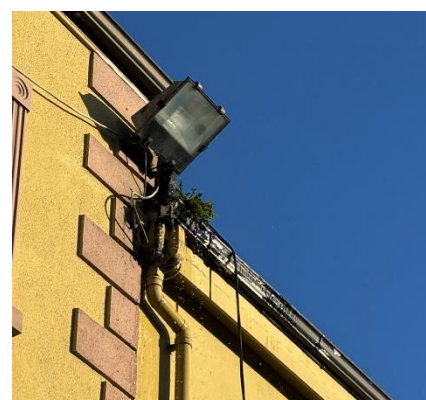
Existing slate effect pitch roofs

6.3. Gutters

- 6.3.1. The gutters and downpipes to the existing premises were installed during the 1996 refurbishment. The existing gutters are seamless aluminium, with uPVC downpipes throughout. Aluminium gutters generally have a useable of lifespan of 20 years before they should be replaced with new. Given the duration of the existing gutters, these should be replaced as part of any refurbishment works.
- 6.3.2. The existing gutters and rainwater goods are affected by lack of maintenance, with damage to downpipes and soilpipes evident, and blockages to gutters causing concentration of water externally and promoting vegetation growth.



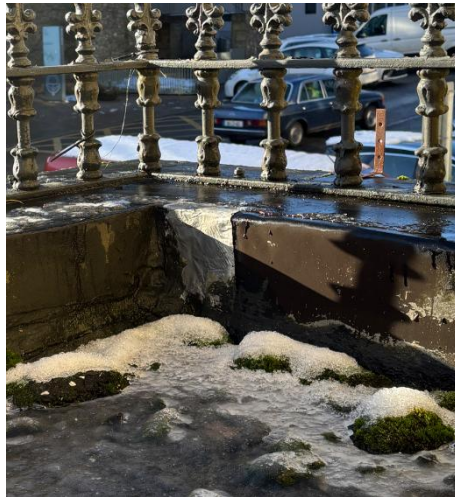
Damage to existing soil pipes



Excessive vegetation to gutters at front elevation causing concentrated overflow of water

6.4. Flat Roofing

- 6.4.1. There are 11 no. flat roof portions of the existing property, including 2 no. bays to the front elevation. The existing flat roofing consists of bitumen felt roofing. It is assumed that this roofing was installed as part of the 1996 refurbishment works. Generally traditional bitumen based built up roofing will have a lifespan of 30 years maximum, so these elements will be at the end of their serviceable lifespan. It can be seen that the roofing is in poor condition in places, with moss and detritus evident to the surface, and insufficient adhesion evident at abutments and terminations. These defects can be seen to manifest internally, with evidence of leaks at areas of junctions and abutments.



Examples of failure of existing flat roofs



Water ingress to main function room at ground floor

- 6.4.2. It is recommended that all flat roof coverings, approximately 628m², are replaced throughout, with a new robust warm roof covering such as Bauder Total Roof System, including new plywood decking. Including warm roofing insulation shall improve the overall thermal efficiency of the building, and address the concerns with statutory compliance with heat loss regulations. There are several areas where water has penetrated through the roofing structure, and, as such, has damaged structural joists. These joists should be replaced.

6.5. External Walls

- 6.5.1. The external walls to the historic property are solid limestone masonry. These have been rendered over with sand cement nap plaster finish. This would be contrary to conservation philosophy and technical guidance, which would advocate for a more breathable finish to the stonework, such as lime render. Cement render is generally considered unsuitable for solid limestone walls due to its lack of breathability, which can lead to moisture-related issues. Limestone is a porous material that naturally allows moisture to pass through, helping to regulate humidity and prevent dampness. However, cement render forms a dense, impermeable barrier that traps moisture within the wall, causing it to accumulate rather than evaporate. Over time, this trapped moisture can lead to spalling, where the limestone deteriorates and crumbles due to freeze-thaw cycles or internal pressure. Additionally, the rigidity of cement render does not accommodate the natural movement of limestone walls, increasing the risk of cracking and detachment. Using a lime-based render instead ensures compatibility with limestone, preserving the breathability, durability, and structural integrity of the wall.

- 6.5.2. While the cement render is not currently seen to be contributing to fabric loss, its removal should be considered as part of a holistic, conservation-based approach to refurbishment of the building.
- 6.5.3. The existing chimney is currently exposed stonework with what appears to be lime pointing, although this was not tested at the time of survey. This mortar pointing is deficient in several places, and should be raked out and repointed, with all vegetation removed and loose stonework consolidated



Damage to existing chimney

6.6. Internal Moisture Ingress

- 6.6.1. Associated with the concerns with the flat roofing, as above, several areas within the building are exhibiting signs of moisture ingress through penetrating damp. Moisture migration is evident mostly to areas which are at structural interfaces between different construction types, with insufficient weathering at junctions. The photographs below show damp to walls at the junction at the new extension to the central bedroom wing. These lightweight structures were constructed in 1968 and, although not structurally assessed as part of this report, appear to be constructed of insufficient robustness to meet the statutory requirements of today's building regulations.

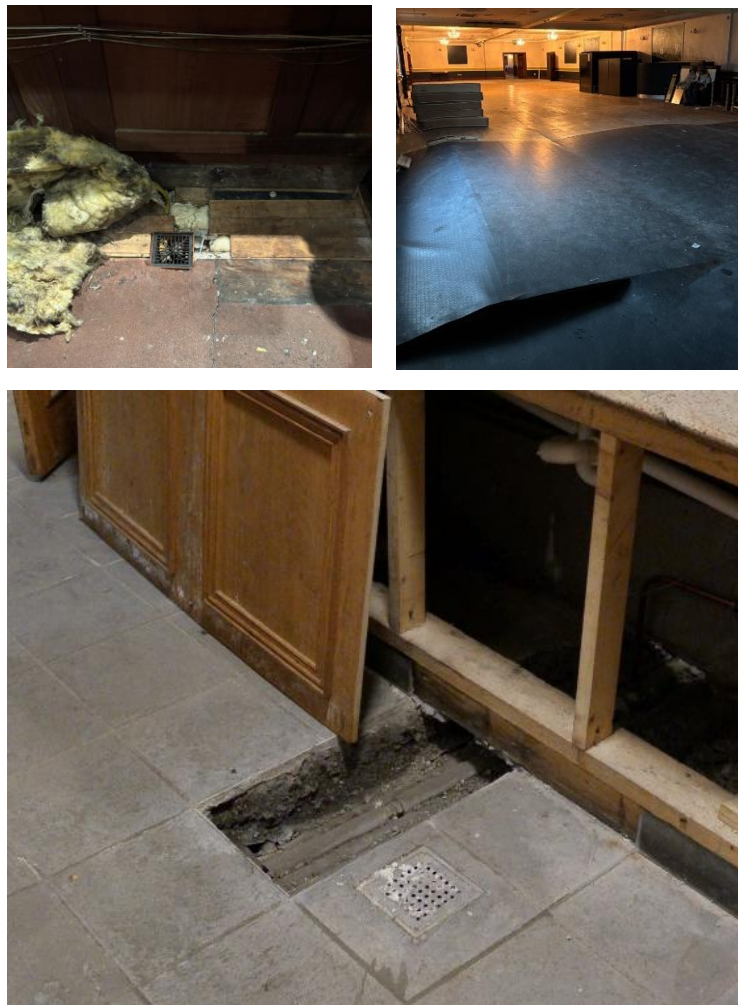


Blistering and peeling to finishes, and penetrating damp to first floor bedroom corridor

- 6.6.2. Despite the construction of the historic properties to the front of the premises; i.e the solid masonry construction and lack of cavity, there is no significant evidence of penetrating moisture through the front façade.

6.7. Flooring

- 6.7.1. Several areas of the ground floor are in poor condition, due to water ingress from leaks; both externally from leaking roofs, and internally from leaking pipework below the floor. The function room includes a sprung floor, suspended over a solid ground bearing slab. This floor is significantly buckled due to excessive moisture caused by leaking pipes. No current active leaks to pipes were observed within the premises during the time of survey, it is assumed that remedial works have been undertaken. It may be possible to utilise portions of the flooring unaffected in this area, however for the purposes of ensuring sufficient budget costs are captured for remedial works, it would be useful and prudent to conservatively allow for replacement of the entire floor in this room.



Damage to floor areas where pipework and drainage has been amended

6.8. Structural Concerns

- 6.8.1. A number of concerns were identified during our survey which will be addressed by the structural survey undertaken by Cora Structural Engineers. Several cracks were evident to the pebbledash render to the rear of the historic properties. This could suggest historic movement, however does not appear to align with significant structural separation internally. Generally, cementitious render is not compatible with movement of historic properties, and so any historic settlement will exacerbate the problem of cracking within the cement

based render. To alleviate any water infiltration, these walls should be patch repaired.



Cracking to internal and external wall finishes

6.8.2. Cracking to internal finishes is evident in areas where structural abutments and junctions occur. The photograph above is taken at the junction of the lightweight timber framed extension at the rear of the historic properties to the front of the premises. The cracking would suggest structural movement, likely caused by differential settlement of the differing constructions.

6.8.3. The existing concrete soffit of the roof to the bedroom extension, undertaken in 1968 is exhibiting evidence of carbonation of the internal rebar, with spalling to the concrete cover evident. Left unresolved, this issue will contribute to structural weakening, safety hazards, increased corrosion and further deterioration of the external building fabric and internal fabric due to water infiltration. These elements should be reviewed, with all exposed concrete tap tested for evidence of structural degradation. As a minimum, the exposed rebar should be repaired with waterproofing, patching and resurfacing.



Rebar exposed to in situ concrete soffits at second floor

6.9. Timber Windows

- 6.9.1. The historic property frontage to Castle Street incorporates 19 double glazed sliding sash windows which were installed in 1996. The frontage also includes 3 no. historic single glazed windows with finer details, more befitting the historic property than those of the 1990s replacements.
- 6.9.2. Generally, the 21 windows to the building's southern frontage are in structurally fair condition, with the primary defects being decorative disrepair, and degradation to the structural timbers at the base rail and the base of the stiles.



Examples of condition of 1990s windows. Top left – historically detailed single glazed window unit to existing kitchen area

- 6.9.3. The 19 modern sash windows to the front of the property incorporate draught seals and weatherseals.

6.10. uPVC Windows

- 6.10.1. All 37 windows to the rearward elevations of the premises are white uPVC. The uPVC windows are in fair condition, with little evidence of structural failure, or failure of gaskets or seals. PVC windows generally have a maximum useable lifespan of 35 years, and although it has not been confirmed that the window units were installed along with the 1996 refurbishment, it would be prudent to allow for replacement of these window units as part of any new refurbishment works.

6.11. Internal Decoration

- 6.11.1. Due to the levels of inhabitation, the existing building is exhibiting moderate levels of decorative disrepair; largely limited to areas which have been subject to leaks and rainwater ingress. Any refurbishment works will likely require a full refreshment of decorative finishes and fixed furniture and equipment.



Decorative disrepair caused by water ingress

6.12. Decorative timberwork

- 6.12.1. The existing building has limited examples of historic timberwork or decorative corning. An element of historic shutters and corning is evident in the ground floor bay to the street façade, within the current café servery area. These details should be maintained, conserved and refurbished for reuse.



Examples of timber casing and window shutters within existing kitchen area at ground floor

7. Statutory Contraventions

Since its last operation as a hotel in 2013, there have been substantive amendments to the Building Regulations in Ireland to enhance construction standards, safety, energy efficiency, and sustainability.

7.1. Energy Efficiency

7.1.1. The latest Part L amendments, particularly those introduced in 2017 and 2019, require buildings to meet Nearly Zero Energy Building (NZEB) standards. This means that if the building undergoes a major renovation (where more than 25% of the surface area of the building envelope is upgraded), it will need to comply with modern insulation, heating, and energy efficiency standards. If the building's heating system, insulation, or windows are outdated, they may no longer comply with current efficiency requirements. Upgrades such as higher-spec insulation, better glazing (double or triple glazing), and modern heating controls may be necessary.

7.1.2. The existing building incorporates 150mm of ceiling level insulation within the pitched roofs; less than that required to achieve 0.16 W/m²K as required in the Part L Building Regulations. The most recently constructed walls incorporate 60mm of rigid PIR insulation; insufficient in achieving the 0.18 W/m²K U-Value as required for Part L Compliance.

7.1.3. To meet the current regulations, roof insulation should be enhanced to approximately 300mm of rockwool insulation. External walls should be lined with additional internally lined wall insulation; approximately 60mm for costing purposes, however detailed investigations shall be undertaken to determine the existing insulation make up, and a dew point calculation should be undertaken.

7.1.4. It is assumed that the existing ground level construction does not incorporate any insulation. To remediate this and bring to modern standards would be a substantial intervention; effectively lifting all floors to install new insulation. This may be deemed to fall out of what may be deemed 'reasonably practicable' under the Part L regulations. It may be possible to undertake an assessment of the BER and justify the lack of floor insulation by an offsetting betterment of the overall energy performance standard of the building – including more efficient heating mechanisms.

7.2. Access

7.2.1. Since 2013, there have been several significant changes and developments in the building regulations in Ireland regarding accessibility. These changes are aimed at improving access for people with disabilities and ensuring that buildings are inclusive and accessible for all users. The main updates have focused on compliance with Part M of the Building Regulations, which specifically addresses the access and use of buildings.

7.2.2. There are several instances where the existing premises does not meet the Building Regulations requirements; for example, there are no suitable accessible WCs at ground floor level, off either bars or within the hotel lobby. There is one enlarged cubicle within the ground floor which serves the café, restaurant and bar, however this is not compliant with current Building

regulations which note that Buildings with a nett floor area per floor greater than 200 m² should provide a wheelchair accessible unisex WC with minimum turning space of 1800 mm x 1800 mm, and that the door should open outwards.

- 7.2.3. There exists no elevator which can assist with vertical access to the bedrooms on the upper floors.
- 7.2.4. As part of any refurbishment works, a means of accessible vertical circulation, and all required accessible facilities, including toilets, should be installed.

7.3. Fire and Life Safety

- 7.3.1. The following does not constitute legal guidance but offers information pertaining to generic statutory conventions for fire escape, and their implications on a building such as this. A fire engineer should be consulted for any design work which alters the Fire Safety Certificate for the building. The existing FSC has not been reviewed as part of this survey, however discrepancies and issues are evident when reviewing the existing fire escape strategy information against current statutory guidance. It can be seen that the current fire escape strategy relies on escape from the upper floors via 4 no. escape staircases.
- 7.3.2. According to fire safety Building Regulations Part B, fire escape routes and exits must be designed to lead to a safe and protected area, such as the external environment (e.g., a street, a fire assembly point) or stairwells leading directly to a place of safety outside the building.
- 7.3.3. The escape route within the existing building includes passage through the hotel reception area in one instance; and past the plant room, which would be classed as a place of special fire hazard, in another.
- 7.3.4. The construction of all fire escapes, including fire corridors and staircases should be such that they comply with the requirements set out in Part B of the Building Regulations (Fire Safety), as well as relevant Irish Standards (e.g., I.S. 3218:2013 for fire detection).
- 7.3.5. All enclosing construction should create a suitable fire resistant enclosure; walls should be continuous, without gaps, and built from fire-resistant materials such as concrete, brick, or fire-resistant gypsum board. Any penetrations through the fire-resisting walls (e.g., for pipes, cables, or ventilation systems) must be sealed with fire-resistant materials, such as fireproof sealants or firestopping systems, to maintain the wall's fire resistance. All fire doors must be installed to protect the fire corridor, i.e. at the entrances to bedrooms, exits to external areas, or between different parts of the building. These doors should have a fire resistance rating of that stipulated by the fire engineer. The ceiling in the fire corridor should also have a fire resistance rating (usually 30 minutes to 1 hour) to prevent the spread of fire between floors or into the corridor from upper levels, and the structural floor should be sufficiently designed and detailed to resist damage by fire.
- 7.3.6. The existing Fire Safety Certificate for the building should be reviewed, including certification for all existing fire doors, and confirmation of specification of all existing walls.

8. Schedule of Works

8.1. The works outlined within this report are divided into two categories;

- Urgent and minimum works required to create a compliant and habitable facility for reuse as a hotel, and
- Conservation and restoration focussed works, appropriate to the existing heritage asset to facilitate a heritage-based regeneration for not only the building, but the wider environs.

8.2. A conservation-focused refurbishment is essential for a protected building because it respects the building's historical, architectural, and cultural significance. Unlike a standard refurbishment, which may prioritize modern materials or design choices, conservation work is guided by the need to preserve the original character and fabric of the structure. This approach ensures compliance with legal requirements which are in place to protect heritage assets. By using traditional methods and materials that are compatible with the original construction, conservation refurbishment helps maintain the building's integrity and prevents long-term damage that modern interventions might cause. Additionally, buildings restored with conservation in mind may be eligible for grants or heritage funding, and the work often aligns with community values by safeguarding local identity and historical continuity.

8.3. Because of the loss of original building fabric, an holistic 'conservation' focussed approach may not be possible. Conservation effectively seeks to conserve existing fabric and materials. Instead, a 'restoration' based approach would be applicable, allowing lost building fabric to be accurately and faithfully reinstated, in order to effectively conserve the overall character of the Georgian building.

8.4. Further works to extend or amend the rearward elements of the building, and incorporate new build elements, are developed in Studio Myco's architectural proposals.

8.5.**Urgent Works**

Refer to drawing 10-001

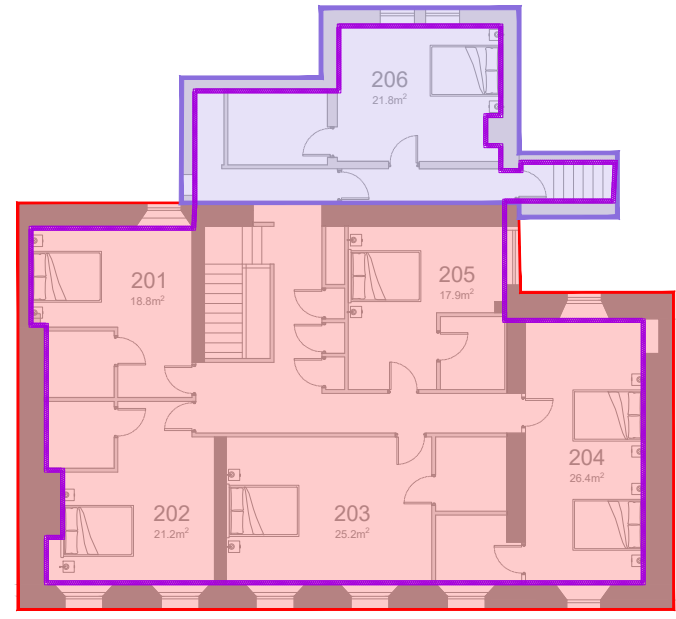
Roofs	Slates to be cleaned down, all moss and detritus removed and any slipped slates locally repaired
	All gutters and fascias to be replaced
	All flat roof coverings, approximately 628m ² , are replaced throughout, with a new robust warm roof covering such as Bauder Total Roof System, including new plywood decking.
	Pitched roofs to include 300mm of rockwool insulation
	The mortar pointing to the existing chimney to be raked out and repointed, with all vegetation removed and loose stonework consolidated
External Walls	Lightweight stairwell structures to be assessed by structural engineer and timber specialist – assume reconstruction required with upgraded thermal and envelope lining.
	Patch repair to external render – approx. 25m ²
	New internal wall insulation to external walls - 60mm
Floors	Allow for replacement of the entire floor in main function room.
	Remedial repairs to damaged floor where drainage has been excavated
	Replace joists damaged by flat roof leaks
Windows	Repair and refurbish 19 no, existing timber windows to front of elevation
	Refurbish 3 no. historic windows to incorporate slim line double glazed units, draught proofing and weather seals
	Replace 37 existing uPVC windows with new more thermally efficient window units
Decoration	Decorative repair throughout
Accessibility	Undertake detailed review of building layout against Building Regulations, including works such as reconfigure ground floor layout to incorporate universally accessible WC, ensure appropriate levels of Accessible bedrooms
	Provide new universally accessible lift
Fire Compliance	The existing Fire Safety Certificate for the building should be reviewed, including certification for all existing fire doors, and confirmation of specification of all existing walls. In the absence of certification, provide certified doors and closers to all protected corridors. A fire engineer should be engaged to provide a comprehensive fire strategy for the building.

8.6. Conservation Based Works

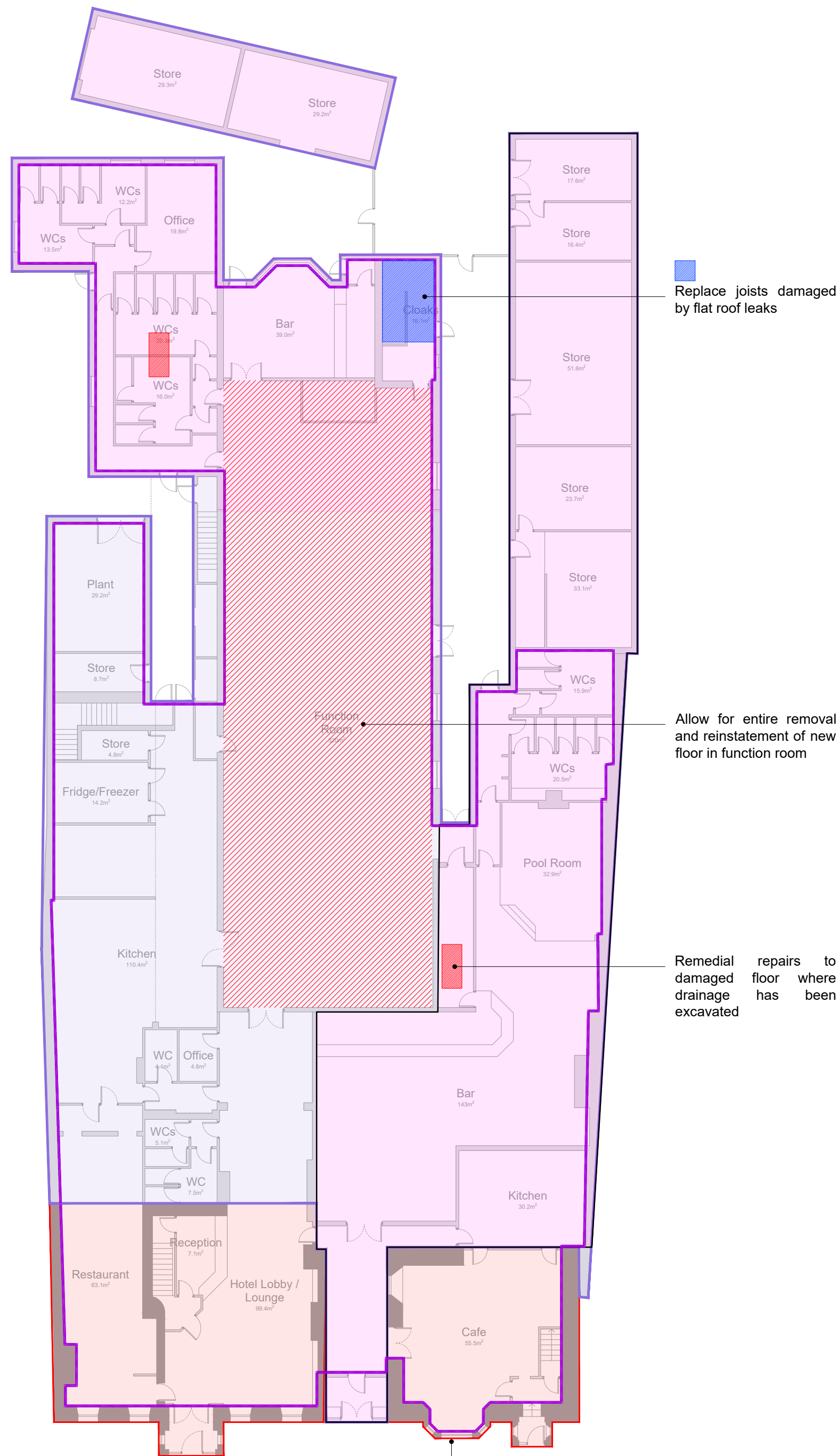
Refer to drawing 10-002

Roofs	Replace fibre cement slates with natural slates
	All gutters and fascias to be replaced with cast iron or cast aluminium
	All flat roof coverings, approximately 628m ² , are replaced throughout, with a new robust warm roof covering such as Bauder Total Roof System, including new plywood decking.
	Pitched roofs to include 300mm of rockwool insulation
	The mortar pointing to the existing chimney to be raked out and repointed, with all vegetation removed and loose stonework consolidated
External Walls	Reinstate 3 no. chimneys to permit greater differentiation of properties
	Remove external render to historic solid masonry buildings and replace with lime base render, incorporating ashlar lining as per historic photographs
	Lightweight stairwell structures to be assessed by structural engineer and timber specialist – assume reconstruction required with upgraded thermal and envelope lining.
	New internal wall insulation to external cavity walls - 60mm
	Provide new breathable internal wall insulation, e.g. wood fibre insulation panels to external solid walls - 100mm, and render with breathable lime plaster
Floors	Allow for replacement of the entire floor in main function room.
	Remedial repairs to damaged floor where drainage has been excavated
Windows	Replace 19 no, existing timber windows to front of elevation with suitably detailed one over one sliding sash windows, with details and proportions based on historic joinery
	Refurbish 3 no. historic windows to incorporate slim line double glazed units, draught proofing and weather seals
	Replace 37 existing uPVC windows with new more thermally efficient window units
Decoration	Decorative repair throughout
Accessibility	Undertake detailed review of building layout against Building Regulations, including works such as reconfigure ground floor layout to incorporate universally accessible WC, ensure appropriate levels of Accessible bedrooms
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Fire Compliance	The existing Fire Safety Certificate for the building should be reviewed, including certification for all existing fire doors, and confirmation of specification of all existing walls. In the absence of certification, provide certified doors and closers to all protected corridors. A fire engineer should be engaged to provide a comprehensive fire strategy for the building.

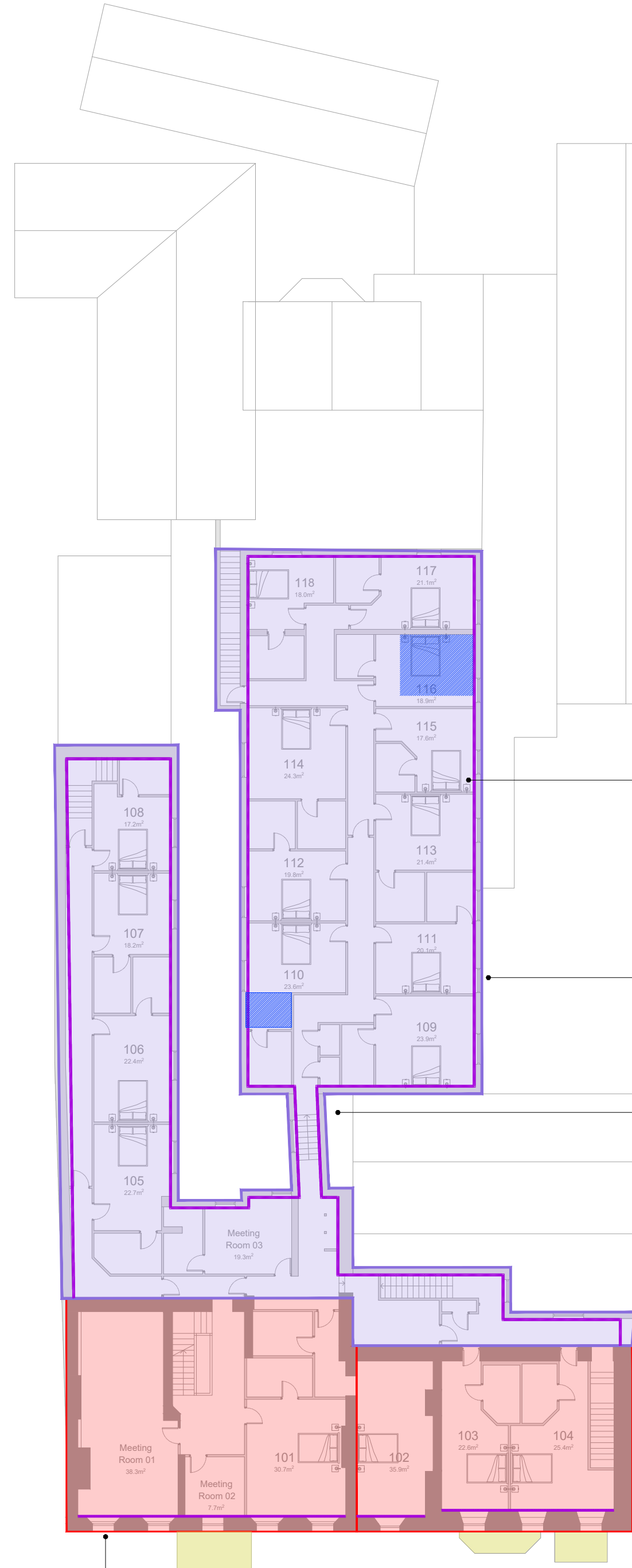
APPENDIX A
DRAWINGS



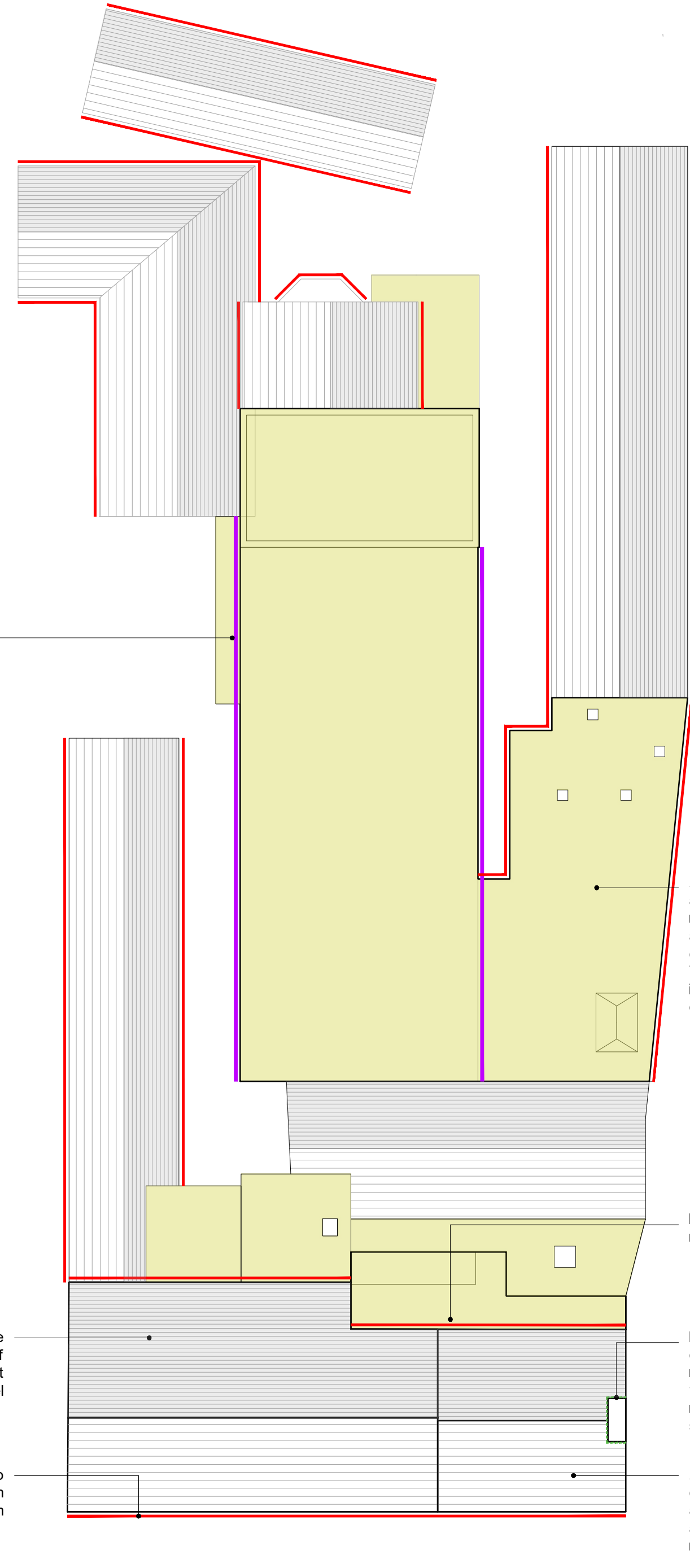
10-001
03 Existing Second Floor Plan
Scale 1:200



10-001
01 Existing Ground Floor Plan
Scale 1:200



10-001
02 Existing First Floor Plan
Scale 1:200



10-001
04 Existing Roof Plan
Scale 1:200

GENERALLY

Allow for full decorative refurbishment throughout, including wall, floor and ceiling finishes and FFE.

M&E upgrades as per M&E report, structural remedial works as per structural report.

Ground floor to be reconfigured to incorporate universally accessible WC.

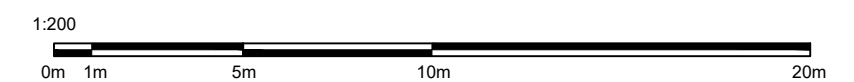
First and Second floor bedrooms to be reconfigured to incorporate universally accessible bedroom and ensuite.

New lift to be provided.

The existing Fire Safety Certificate for the building should be reviewed, including certification for all existing fire doors, and confirmation of specification of all existing walls. In the absence of certification, provide certified doors and closers to all protected corridors. A fire engineer should be engaged to provide a comprehensive fire strategy for the building.

KEY

- 1990s EXTENSION
- 1970s EXTENSION
- ORIGINAL 19th CENTURY BUILDING



James Grieve Architects

PROJECT	Former Grants Hotel, Roscrea		
CLIENT	Tipperary County Council		
TITLE	Urgent Remedial Drawings		
STATUS	FOR INFORMATION		
DWG No.	10-001	REVISION	P01
SCALE	1:200	SIZE	A1
DATE	01.03.2025		

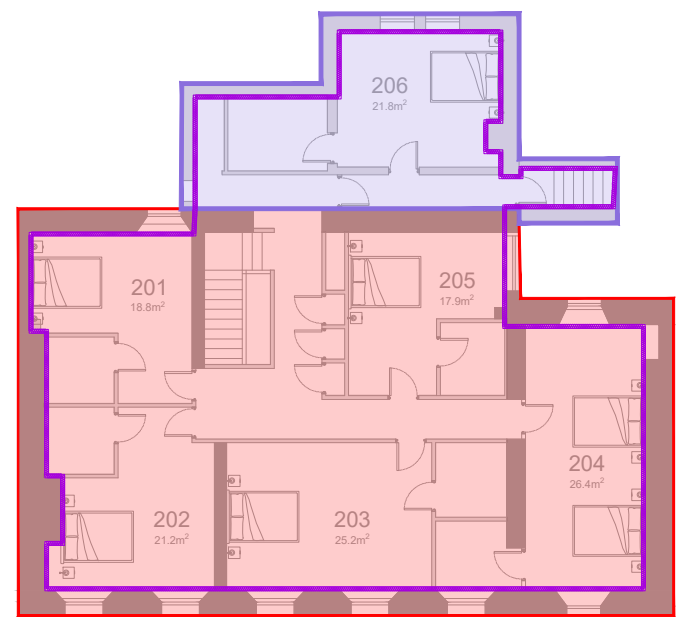
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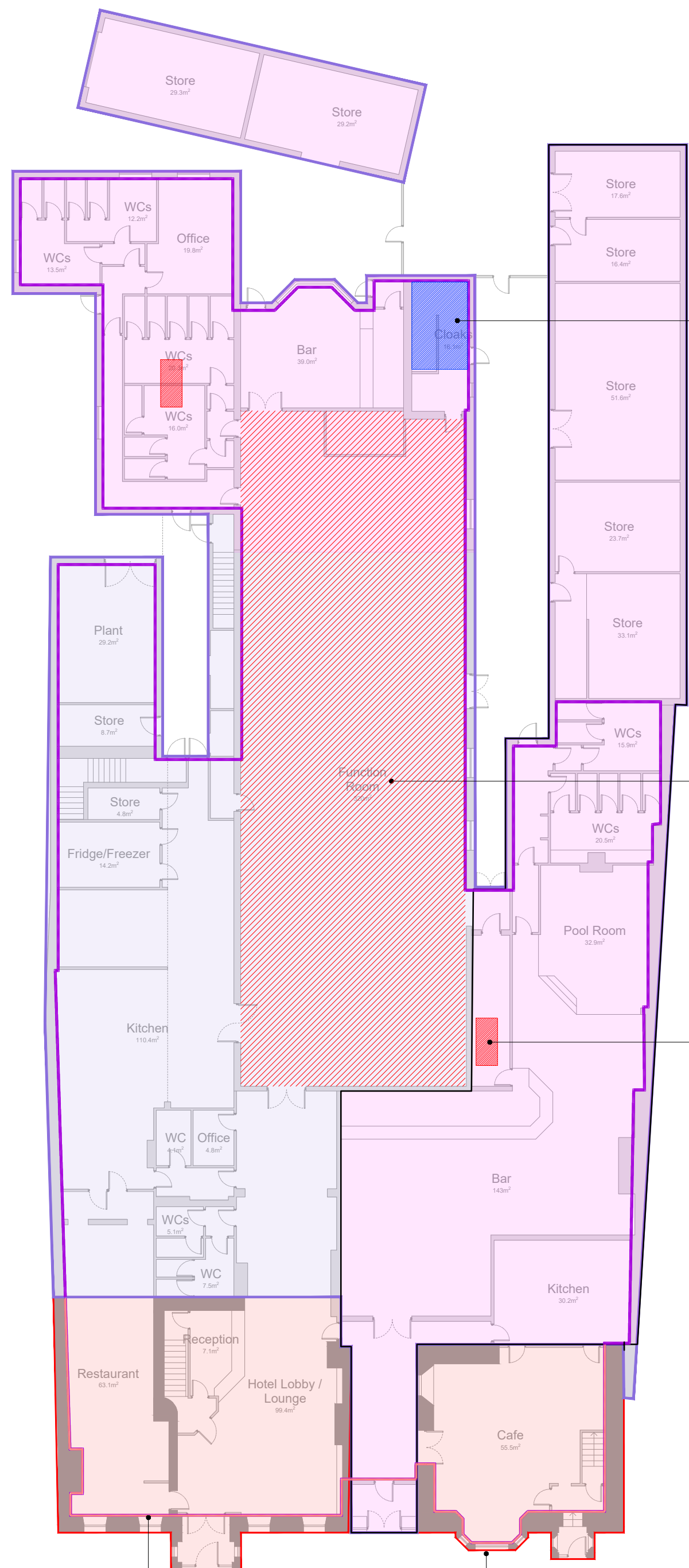
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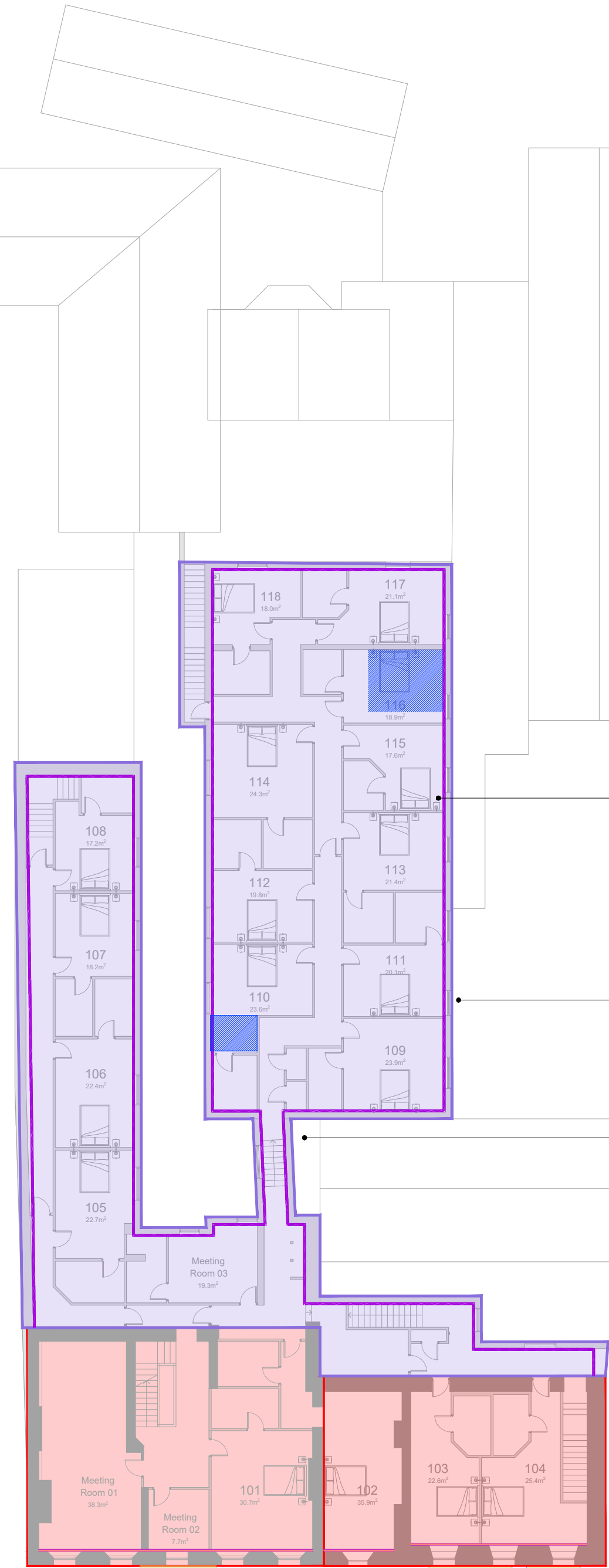
10-001
03 Existing Second Floor Plan
Scale 1:200



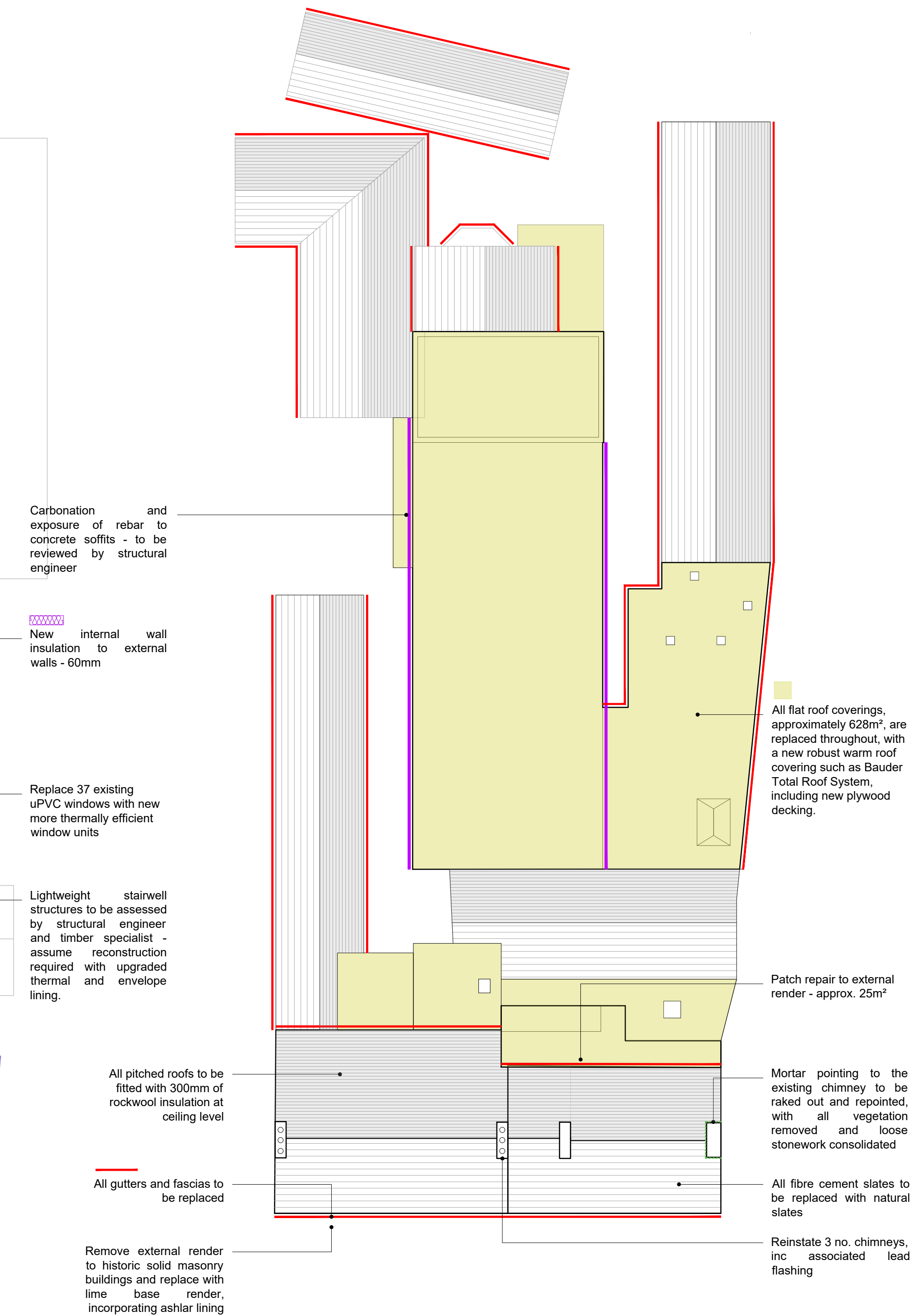
10-001
04 Existing Front Elevation
Scale 1:200



10-001
01 Existing Ground Floor Plan
Scale 1:200



10-001
02 Existing First Floor Plan
Scale 1:200



10-001
04 Existing Roof Plan
Scale 1:200

GENERALLY

Allow for full decorative refurbishment throughout, including wall, floor and ceiling finishes and FFE.

M&E upgrades as per M&E report, structural remedial works as per structural report.

Ground floor to be reconfigured to incorporate universally accessible WC.

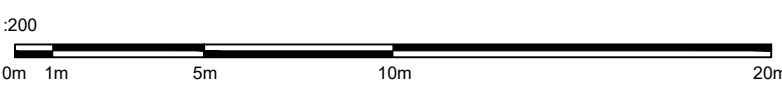
First and Second floor bedrooms to be reconfigured to incorporate universally accessible bedroom and ensuite.

New lift to be provided.

The existing Fire Safety Certificate for the building should be reviewed, including certification for all existing fire doors, and confirmation of specification of all existing walls. In the absence of certification, provide certified doors and closers to all protected corridors. A fire engineer should be engaged to provide a comprehensive fire strategy for the building.

KEY

- 1990s EXTENSION
- 1970s EXTENSION
- ORIGINAL 19th CENTURY BUILDING



James Grieve Architects

PROJECT	Former Grants Hotel, Roscrea		
CLIENT	Tipperary County Council		
TITLE	Urgent Remedial Drawings		
STATUS	FOR INFORMATION		
DWG No.	10-002	REVISION	P01
SCALE	1:200	SIZE	A1
DATE	01.03.2025		

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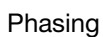
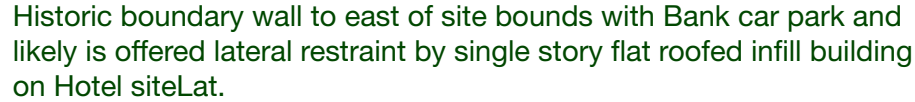
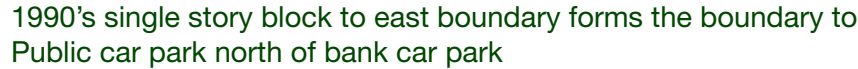
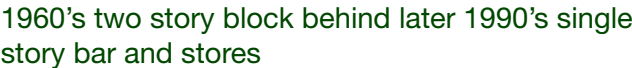
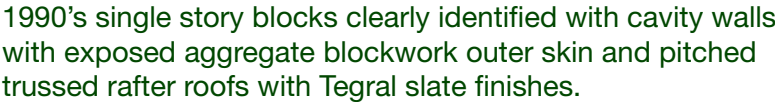
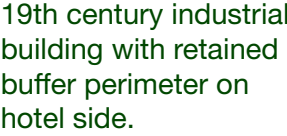
GRANT'S HOTEL

Feasibility Study

Preliminary Structural Markups

Appendix 4

A4



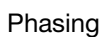
18th century

 18th century

19th century

1960's

1990's



18th cer


19th century

1960's

1990's

Existing Ground Floor Plan
Scale 1:200

Existing First Floor Plan
Scale 1:200

Drawing Stage: PRELIMINARY						Drawn By: LE	Checked By:	Approved By:	Date: 28-03-2025	<div><div>Behan House, 10 Lower Mount Street, Dublin 2. D02 HT71 Tel: +353 (0)1 661 1100 e-mail: info@cora.ie web: www.cora.ie</div></div>							
Project Details:						Project Name: Damer / Grant Hotel Roscrea Town Centre		Scale:	Project Number: 25571								
Site Address:																	
Client:	Tipperary CoCo	P1	Issued for information and discussion	31-03-2025	LE	Drawing Title: Phasing and Boundary conditions		Project:	Originator:	Zone:	Level:	Type:	Discipline:	Drawing No.: Sk101	Stage:	Revision: P1	
Architect:	Studio Myco	REV. No.	REVISION DESCRIPTION	DATE	ISSUED BY												



Drawing Stage: PRELIMINARY						Drawn By: LE	Checked By:	Approved By:	Date: 28-03-2025	<div>CORA</div> <div>CONSULTING ENGINEERS</div> <div>Behan House, 10 Lower Mount Street, Dublin 2. D02 HT71 Tel: +353 (0)1 661 1100 e-mail: info@cora.ie web: www.cora.ie</div>					
Project Details:						Project Name: Damer / Grant Hotel Roscrea Town Centre			Scale:						
Site Address:						Project Number: 25571			Project:	Originator:	Zone:	Level:	Type:	Discipline:	Drawing No.: Sk102
Client:	Tipperary CoCo	P1	Issued for information and discussion	31-03-2025	LE	Drawing Title: Recommended Structural Works to achieve Option 1/2			Project:	Originator:	Zone:	Level:	Type:	Discipline:	Drawing No.: Sk102
Architect:	Studio Myco	REV. No.	REVISION DESCRIPTION	DATE	ISSUED BY										Revision: P1

GRANT'S HOTEL

Feasibility Study

MEP & Operational Energy Report

Appendix 5

A5



WP3

Grant Hotel, Roscrea
MEP & Operational Energy
Feasibility Study
25017-WP3-RP-XX-MEP-6001

Issue Register

Revision	Date	Issue	Reviewed	Approved
Rev01	04/04/25	Feasibility Issue	SRW	JE
Rev02	16/05/25	Feasibility Issue	SRW	JE

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Summary

This report outlines the key considerations for the project to bring the Grant Hotel up to modern standards in terms of sustainability, efficiency and building services. Both the building fabric and services have been assessed to inform the process of the renovation and its implications for energy usage and carbon emission.

Key Findings

- The existing building is performing poorly, 10% worse than typically building stock
- The renovation, building to regulation standards, would achieve a minimum saving of 40% in operational energy and building to an aspirational sustainable level could lead to a drop of up to 80%
- To achieve the greatest operational energy savings, the 1960-1995 elements should be replaced with new build spaces. Though, it is noted that there is an embodied carbon cost to this that has not been considered as part of this assessment
- The combined introduction of heat pumps and fabric improvements would lead to a 79-93% reduction in heating-related CO₂ emission for significant intervention options.
- Further savings of €7,000-12,000 could be achieved annually by installing a PV solar array on the new roof

Recommendations

Essential

- Fabric improvements
 - Building to modern regulations will have a large impact on the building performance
 - Historic retained fabric should be improved as much as possible. Installation of additional roof insulation for pitched roofs and warm roof systems on flat roofs.
 - Modern glazing would be considered as a minimum under any of the options
- Service Upgrades
 - TRVs to be added to all existing radiators
 - Secondary pipework to be retained in existing building
 - All circulation pumps to be replaced
 - Ballroom ventilation to be stripped out, to be replaced with the below
 - MVHRs should be installed in ceiling voids for spaces that require active ventilation

Additional

Fabric improvements

- To achieve a top-performing building, new build elements should be built to meet LETI standards
- Any improvement that can be made to the existing buildings' thermal construction and air tightness will have a large effect on operating costs and will be more cost-effective.
- Any thermal improvements that can be made to the historic walls would have a substantial impact on savings, though cladding may trigger 'major renovation' requirements and should not be considered for moderate intervention options.

Service Upgrades

- All primary plant to be replaced. Boilers to be replaced with air source heat pumps.
- TRVs to be added to all existing radiators
- The electrical switchboard is likely to be at end of life and should be replaced
- PV installation is recommended to further reduce site carbon emissions

Key Risks

- Upgrade required to incoming electrical cable: There does appear to be sufficient electrical capacity to the site. Though, a full load assessment should be completed at design stage to bottom out this risk, which would have significant cost implications. This could effect the feasibility of installing ASHPs.
- Retention of existing pipework and radiators carries a medium risk as they are old and have not been thoroughly inspected. Visual inspection should be completed once the strip-out is completed.
- Significant renovations (more than 25% of the building fabric) will trigger the building regulations 'Major renovation clause' at which point, the building will need to be assessed for energy performance requirements as if it were a new build development.

Introduction

The renovation of the Grant Hotel in Roscrea represents a significant investment in preserving the town's historic charm while modernising the hotel to meet contemporary hospitality standards. Originally built in the 19th century, the Grant Hotel has long been a landmark in Roscrea. However, the property has now been derelict since 2012.

This renovation project aims to restore the hotel's original character while introducing modern amenities, improving energy efficiency, and providing an appealing guest experience. Key aspects of the renovation include:

- Upgrades to the historic building
- Potential for some new build elements to the rear of the building
- Sustainability enhancements to the building fabric and systems

All undertaken with a commitment to maintaining the building's heritage.

Through this project, the intent is to give the Grant Hotel a new lease of life and make it a central part of Roscrea once again. The renovation will not only revitalise the hotel but also contribute to the local economy, reinforcing Roscrea's reputation as a welcoming and vibrant destination.

Description of Existing Site

The existing building is located in the center of Roscrea, on Castle street. The construction of the building can be split into three. The original front of the building was constructed in the early 1800s and contains heritage characteristics that are intended to be retained. The modern interventions have been added to the rear of the building since the original construction dating from the 1960s to 1996

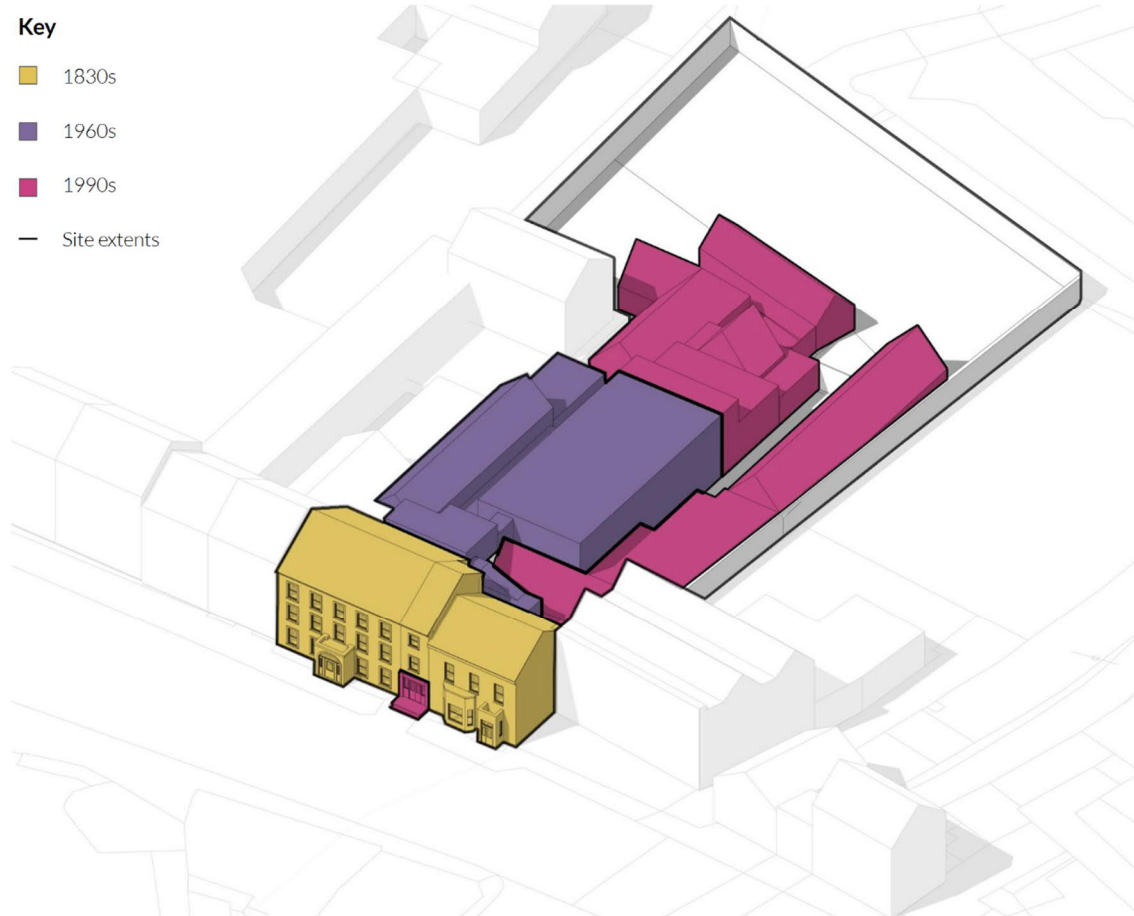


Figure 1: Existing Building construction periods

Building Fabric

Given the age of the various construction elements, determining the thermal performance and air tightness carries a high level of uncertainty. Based on a site visit, build-up assessment and typical period construction information, the existing building fabric was estimated to perform as follows:

Type	Airtightness ($\text{m}^3/\text{h}/\text{m}^2$)
Existing (c. 1790-1850)	10
Existing (1996)	10
Existing (1960)	10

Table 1: Existing Building Infiltration Information

Given the age and quality of construction witnessed on site, the figure was selected based on typical figures from CIBSE Guide A for buildings with poorly performing air-tightness. Similar assessment was used to determine the building fabric of the existing building, details of which, can be seen in Table 2.

Construction	Construction Year	Current U value ($\text{W}/\text{m}^2\text{K}$)	Current TGL U value ($\text{W}/\text{m}^2\text{K}$)
External Wall	Circa 1790-1850	1.70	0.26
	1960	1.70	
	1996	0.50	
Exposed Floor	Circa 1790-1850	1.20	0.18
	1960	1.20	
	1996	0.45	
Roof	Circa 1790-1850 with additional Insulation	0.16	0.18
	1960	0.28	
	1996	0.35	
External Window	Circa 1790-1850	3.10	1.60
	1960	3.10	
	1996	2.85	

Table 2: Existing Building Construction Information [1]

Building Services

Existing

Ventilation

The majority of the site is supplied with fresh air via natural ventilation. Given the nature of the site both existing and proposed, this is generally a good strategy and should be suitable to retain.

The Ballroom is served with fresh air from decoupled supply and extract fans. On visual inspection, these appear to be at end of life. The strategy is also highly inefficient and does not comply with modern building practices.

Heating & Cooling

The majority of the existing building is heated via wall-mounted low-temperature hot water (LTHW) radiators. These are served by 4no. oil boilers that appear to be 40+ years old. While still operational, these have reached the end of their serviceable life and have high carbon emissions.

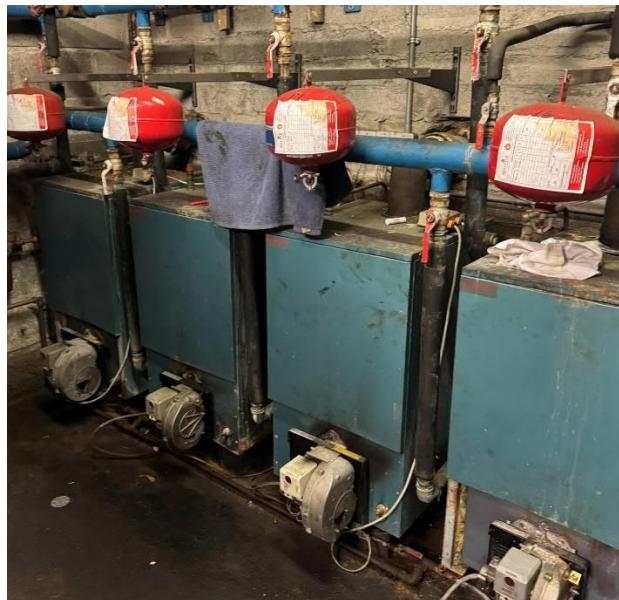


Figure 2: Existing Oil Boilers

The existing radiators and pipework, where accessible, appeared to be in good condition. In addition to the LTHW system, the ballroom is served by ceiling-mounted VRF cassette units, connected to 2no. external condensers, mounted on the ballroom roof. On visual inspection, these appear to be old and need replacing. Full system validations are required to determine system health. The age of the units could not be determined as there was no access to the roof space.

Domestic Water Services

The domestic hot water is provided by the same oil boilers that provide the central heating. These connect to a vented hot water tank via a heat exchanger. The heat exchanger has split and is in need of replacement.

The existing cold water storage tanks appear to be in good condition though given how long they have been unused, now pose a water quality risk.

The building was also fitted with an inbuilt vacuum cleaning system. On inspection, this was non-operational and anecdotally completely blocked. This is redundant and should be stripped out as part of the works.

Removal of existing VRF split systems and fresh air fans is also required. These are located on the roof and external walkway adjacent to the Ballroom.

Electrical

The main panel board, located in the electrical switch room, was found to contain the following sub-board breakers.

Sub Board	Breaker size
Bedrooms	80 Amp TPN
Foyer	63 Amp TPN
Main Kitchen	80 Amp TPN
Ballroom	63 Amp TPN
Coffee Shop	80 Amp TPN
Main Bar	63 Amp TPN
Boiler House	63 Amp TPN

Table 3: Sub Main Breaker Sizes

The size of the main incoming breaker switch was not available on visual inspection, though, given the size of the above breakers it is likely that the existing incomer is 300Amp TPN. The boiler house is also served with a 63Amp TPN breaker which is a significant capacity given the existing electrical equipment in the area.

As part of the renovation works, it is recommended that the site is electrified to reduce carbon emissions. To enable this there needs to be sufficient electrical supply to allow for the electrification. Given the above, there does appear to be sufficient capacity in the system to allow for electrification. The switchboard itself may need to be replaced as it appears to be approaching end of life. A specific install date could not be determined.

Thermal Modelling

Baseline

The existing building was developed in IES VE thermal modelling software. This allowed a baseline to be determined for the existing sites' energy usage and carbon emissions. These baseline figures were then used to determine the scale of improvements achieved for each of the options.

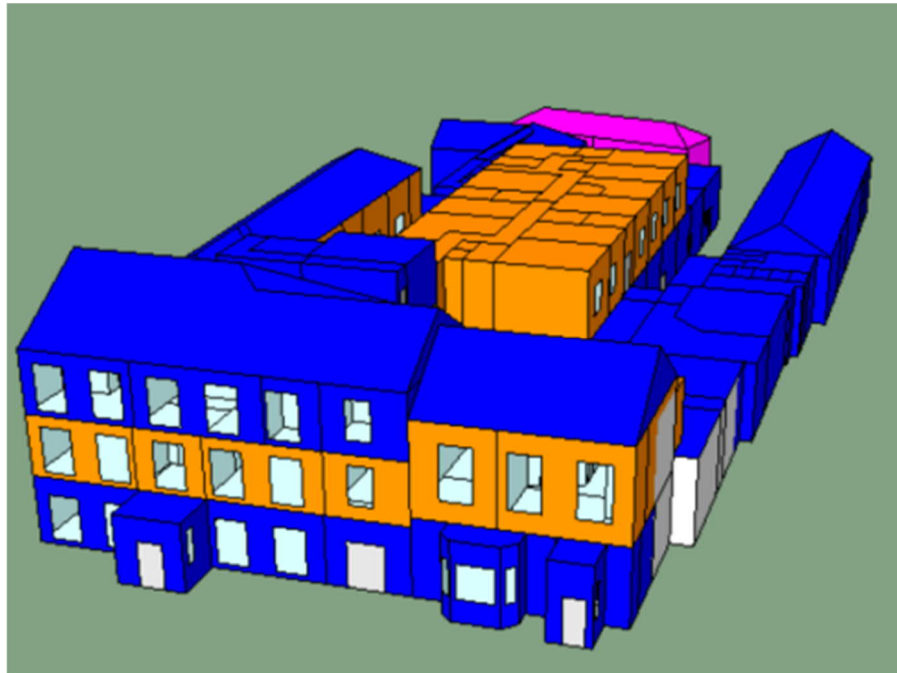


Figure 3: Existing Building Thermal Model

Proposed Renovation Options

As part of the renovation proposal, the architectural team have developed three potential renovation options. The outputs from the thermal model should serve to inform the development of both the business case and sustainable credentials of the development. Each option was run with two possible build qualities:

Option 1

The intention for Option 1 was to return the hotel to working order, without the need for substantial levels of renovation. This option included only essential interventions that could be completed at low cost, examples include adding loft insulation and replacing windows that are at their end of operational life. To achieve this, the 'Essential Recommendations'. Would still need to be implemented. See summary section.

Option 2

Option 2 retains the historic elements of the building while featuring modern amenities as a boutique hotel, striking a balance between historical preservation and functional enhancement. It boasts an improved thermal envelope with modern heating systems to match, ensuring minimal operational costs and maximum comfort.

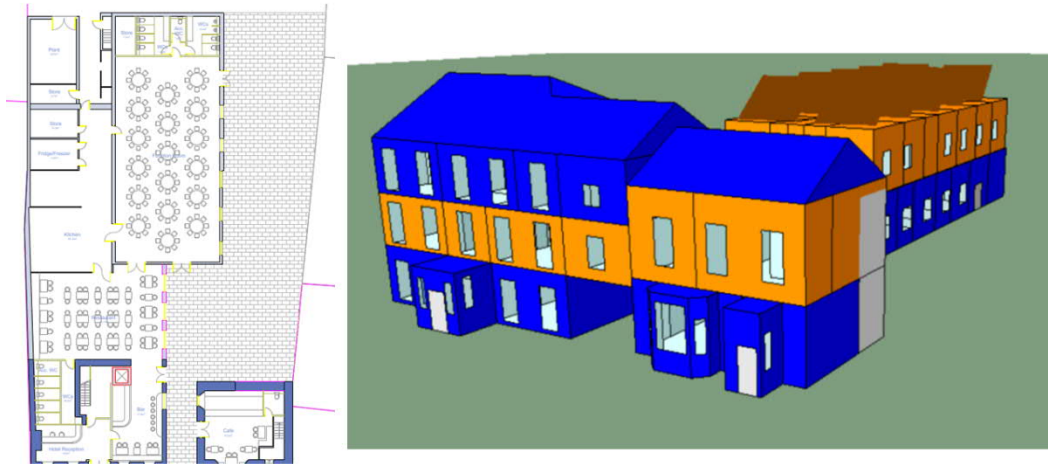


Figure 4: Option 1 Building Thermal Model

Option 3

Option 3 preserves the building's historic character while adapting it for modern use, with retail shops on the ground floor creating a lively commercial space that complements the original architecture. The upper floors will house a mix of residential units and hotel accommodations, blending historic charm with contemporary comforts. This approach maintains the building's heritage while ensuring functionality, making it an attractive destination for both residents and visitors. Its exceptional thermal envelope and heating system ensures thermal efficiency and comfort.

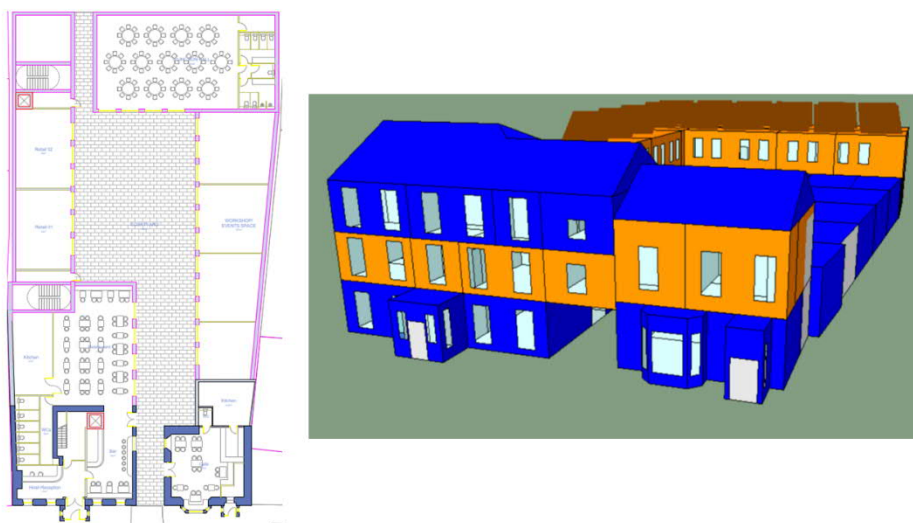


Figure 5: Option 2 Building Thermal Model

Cost-sensitive build quality:

This scenario assessed each option as if they were built in accordance with the Government of Ireland Building Regulations: Technical Guidance Document L 2021. A minimal level of fabric improvement was also included for the existing building. For this scenario, the following fabric and infiltration figures were used:

Type	Airtightness (m ³ /h/m ²)
Option 2/3 Existing (c. 1790-1850)	10
Option 2 (new build)	5
Option 3 (new build)	5

Table 4: TGD L Building Infiltration Information

Standards	Construction	U value (W/m ²)
2022 Building Regulation	External Wall	0.18
	Exposed Floor	0.15
	Roof	0.15
	External Window	1.40
DEAP, circa 1790-1850	External Wall	1.70
	Exposed Floor	1.20
	Flat Roof with additional insulation	0.28
	Pitched Roof with additional insulation	0.129
	External Windows (Front façade)	3.10

Table 5: TGD L Building Construction Information [1,2]

Sustainability-driven build quality

The scenario assessed each option as if they were built in line with industry-leading building standards. The London Energy Transformation Initiative (LETI) standards were used to inform this option.

Classification	Space Heating Demand (EUI) (kWh/m ² /year)
Constrained Retrofit	60
New Build	15

Table 6: LETI Space Heating Demand Targets [3,4]

Type	Airtightness (m ³ /h/m ²)
Option 2/3 Existing (c. 1790-1850)	10
Option 2 LETI (new build)	3
Option 3 LETI (new build)	3

Table 7: LETI Building Infiltration Information [5]

Standards	Construction	U value (W/m ²)
E LETI	External Wall	0.12
	Exposed Floor	0.11
	Roof	0.12
	External Window	1.10
DEAP, circa 1790-1850	External Wall	1.70
	Exposed Floor	1.20
	Roof	2.30
	External Windows (Front façade)	1.80

Table 8: LETI Building Construction Information [1,5]

Results & Discussion

Including the two possible build quality options and the three layout options, six model iterations were run, which will be referred to as follows for the remainder of the report:

- Baseline (the existing building)
- Option1 Minimal Intervention
- Option 2 TGL 21 (option 2 layout, built in line with the TGL 21 regulations)
- Option 2 LETI (option 2 layout, built in line with the LETI energy usage targets)
- Option 3 TGL 21 (option 3 layout, built in line with the TGL 21 regulations)
- Option 3 LETI (option 3 layout, built in line with the LETI energy usage targets)

Each of the above iterations was run to determine the following:

- Peak Heating Load, used to size new primary plant
- Annual heating load, used to calculate
 - Annual CO₂ emissions
 - Annual heating bills
- Potential Annual PV generation

Primary Plant Sizing

The oil boilers are at end of their operational life span which means they could fail in the near future, though they could also be kept operational with operational costs that will likely increase. For Option 1, the suggestion would be to service the existing boilers and retain them. The associated risk would be that the boilers may fail soon and need to be replaced under time pressure. Since there are four boilers, this mitigates the risk somewhat as the building could operate for most of the year with a reduced boiler capacity.

For all option 2 & 3 scenarios it is recommended to remove the oil boilers. Hence, a new form of primary heating plant equipment is required. The following options were considered as they offer the desired improvement in environmental impact reduction:

- Ground source heat pumps (GSHPs) can offer the highest efficiencies but require large areas to drill boreholes. The site carpark does offer a large space but is all hardcovered. GSHPs required substantial capital investment, making the payback less favorable than the other two options, especially considering the hard core would need to be completely removed.
- Air source heat pumps (ASHPs) offer high efficiencies and can be integrated into existing heating systems only requiring installation of new primary plant equipment
- Variable refrigerant flow (VRF) offer high efficiencies and can provide heating and cooling. They require refrigerant pipework to be run throughout the building and would require new terminal units.

Given the intention is to retain a portion of the existing building and the requirement for active cooling is minimal, the best solution for Roscrea is to install ASHPs, replace the primary plant and retain the existing radiator circuits. It is worth noting that the ASHPs will need to be able to operate at 60°C in order to operate with the existing radiators.

Table 9 shows the peak heating demand for each option, that is used to size the primary plant. The below has been included for cost purposes but would need to be developed further as part of the ongoing design process.

	Peak Heating Load (kW)	No. ASHPs required
Baseline	330	-
Option 1 Minimal intervention	326	-
Option 2 TGL 21	218	5
Option 2 LETI	210	4
Option 3 TGL 21	165	4
Option 3 LETI	134	3

Table 9: Peak Heating Load Results and ASHP Selection

Heat pump selection where based on an indicative high temperature heat pump, the 50kW ECOMOD 290HT. Both options 2 and 3 reduce the overall footprint of the building, which already had a large carpark area. This leaves plenty of space for some primary plant. This could be located as shown in Figure 6, for either option.2 or 3.



Figure 6: Indicative ASHP location

Operating Costs and CO₂ Emissions

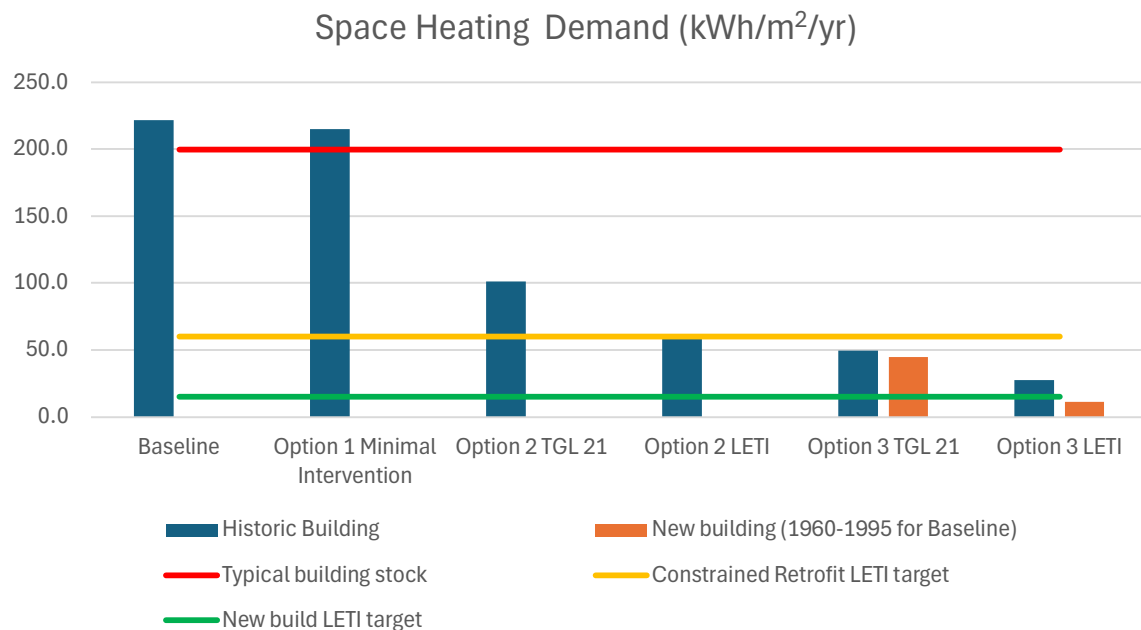


Figure 7: Space heating demand

Figure 7 shows that there is significant energy-saving potential as the build quality improves. The TGL 21 options show over a 55% saving, while the LETI new build standard options could achieve up to a 80% saving. This is mostly a comment on how poorly the 1960-1995 elements are performing.

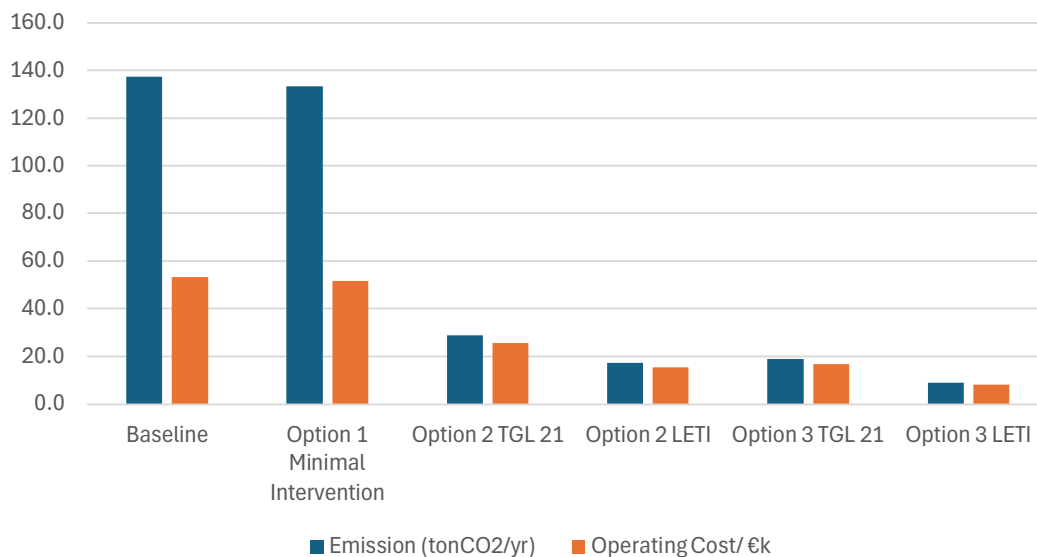


Figure 8: Estimated annual emissions and heating costs

Figure 8 shows that the combined works of fabric improvements and installation of modern high-efficiency heat pumps can have a large impact on both the operational costs and carbon emissions for the site. Carbon reductions could be reduced by up to 90% and this would only improve as the Irish national grid reduces its carbon intensity.

PV Generation

Each site was assessed for potential solar installation. This would allow for the reduction of the net building energy usage and reliance on grid electricity. Incorporating renewable energy futureproofs the building for further carbon regulations which are moving towards extensive decarbonisation goals. The cost savings from PV installation are ever-improving as upfront costs drop. This renovation offers a great opportunity to both reduce operating costs and add value to the site as a whole.

Month	Option 1 PV Installation	Option 2 PV Installation
Total	29,502 kWh	44,716 kWh
Annual Cost saving	€ 7,552	€ 11,447
Annual Carbon Saving	8.6 tonCO ₂ /yr	13.0 tonCO ₂ /y

Table 10: Annual Solar PV installation savings

Conclusion

The renovation of the Grant Hotel in Roscrea has the potential to significantly improve the operation of the site. The greatest areas of improvement are to be found by reducing the losses from the existing 1960-1995 poorly performing building. Though, implementation of the minimal requirements would still lead to significant improvement in energy usage.

Installation of modern ASHPs will also help to significantly improve the energy performance of the site, without the need for costly off-site electrical upgrades, though this remains a risk without more detailed design development.

Installation of PV solar panels could further improve the operation of the building and lead to a saving of € 7,000-12,000.

Further improvements could be achieved by upgrading the fabric of the historic building, through upgrades to walls.

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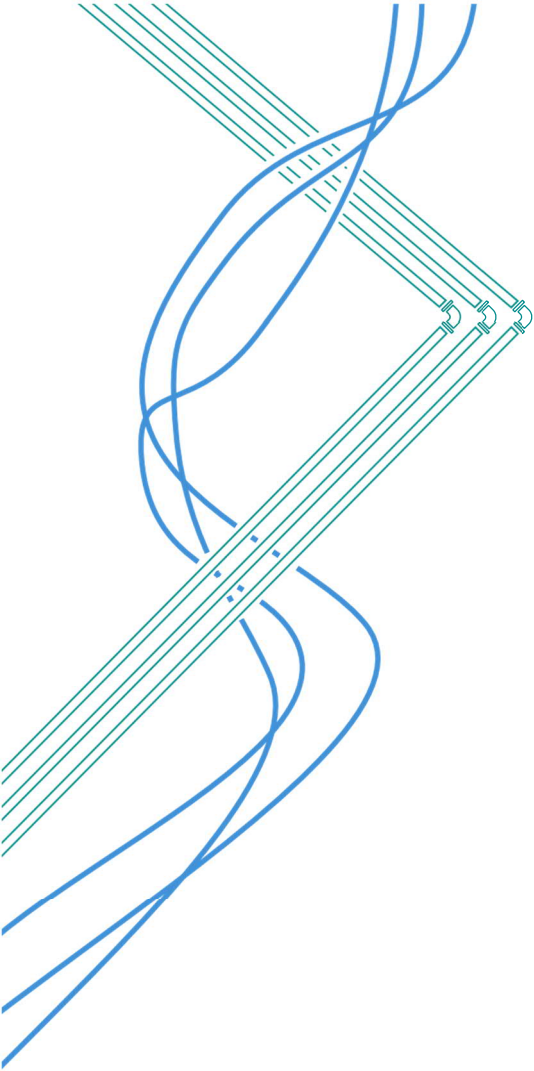
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GRANT'S HOTEL

Feasibility Study

Capital Cost Plans

Appendix 6

A6

GIFA's

Ground Floor	1,639	
First Floor	670	
Second Floor	179	
TOTAL GIFA	2,487	m ²
	26,775	sq ft

or

OPTION 1A COST PLAN

€

**Minor Refurb / Refresh of Existing Building to Re-Open as
 Hotel (Previous Use) - Urgent Remedial Works Only**
1 Shell Building Works - existing building

Demolition & Alteration works

Minor strip out and alteration works to existing retained
 building - intention is that building is largely retained as
 existing

186,557

Substructures

Allowance for making good floor where drainage has been
 excavated

3,000

Remove and replace existing floor to main function room;
 assumed suspended timber construction; replaced to match
 existing

40,700

Upper floors

Allowance for works to upgrade / make good existing upper
 floor structures including rot, levelling, ramps, insulation etc.
 (assumed minor)

53,588

Roof

Allowance to treat / make good any rot or damp issues
 (assumed minor)

25,000

General restoration works to existing pitched roof; including
 replacing slipped slates, defective leadwork, defective RWG's,
 cleaning slates etc.

75,799

General restoration works to existing flat roof; including
 patching holes / leaks, defective leadwork, defective RWG's,
 cleaning roof coverings etc.

31,400

Insulation to pitched and flat roofs

Excluded

Restoration / refurbishment works to existing chimney

10,000

Stairs

Alterations to existing staircases to make good any defective
 elements

7,500

External walls

General restoration works to existing buildings façade;
 including making good render, cracks, window surrounds etc.

55,400

Re-decoration works to existing painted rendered external
 walls

16,620

Windows & External Doors

Light refurbishment of existing timber sliding sash windows
 including making good defective sections, easing & adjusting,
 replacement ironmongery, re-decoration

28,200

Refurbishment of external doors; including decoration,
 ironmongery etc.

9,300

Refurbishment of entrance door and side light screens;
 including decoration, ironmongery etc.

1,500

544,565

2 Shell Building Works - proposed extension	N/A	N/A
3 Fit Out Works (Provisional Allowances) Minor refresh fit out works including internal walls, internal doors, wall finishes, floor finishes, ceiling finishes, fittings and furnishings, BWICS	373,115	373,115
4 Mechanical & Electrical Installations incl utilities (Provisional Allowances) Minor refresh M&E Services Installations - allowance to recommission existing system and make good any defective elements	310,929	310,929
5 Lift	N/A	N/A
6 Specialist Packages Catering equipment - minor allowance to recommission existing equipment and replace any faulty pieces	20,000	20,000
7 External Works Site excavation and filling Hard surfacings, steps, kerbs etc Walls, fencing and gates External stairs / steps Site furniture / signage / sundries Drainage - foul and storm (allowance to make good any issues with the existing) External lighting (allowance to replace and recommission the existing fittings) Builder's Work in Connection with External Services	N/A 15,000 15,000 3,000 15,000 7,500 2,500 2,500	60,500
8 Preliminaries incl Bond		229,094
9 Design Risk / Contingency		153,820

TOTAL ESTIMATED CONSTRUCTION COST€ **1,692,023**€/m² 680

€/sq ft 63

ADD**10 Professional Fees - 10%** 169,202**11 Statutory Fees**
 Planning Permission Fees
 Building Control Fees

}

16,920

TOTAL ESTIMATED CONSTRUCTION COST INCLUDING PROF & STAT FEES€ **1,878,145**€/m² 755

€/sq ft 70

Exclusions

- 1 Site acquisition and stamp duty
- 2 VAT, where applicable

- 3 Professional fees
- 4 Survey fees
- 5 Legal fees
- 6 Agents fees
- 7 Statutory fees
- 8 Finance costs
- 9 Furniture, fittings and equipment
- 10 IT and comms installations
- 11 OS&E
- 12 Removal / disposal / remediation of hazardous materials (asbestos and contamination)
- 13 Developer's overheads / profit

Notes

- 1 Assumed no hazardous material to be removed (asbestos or contamination). Any to be removed to be expended from risk contingency.
- 2 This is a very preliminary high level estimate which is based on the a request to provide a budget to allow for the re-opening of the hotel. We have made budget allowances for the assumed works required however the cost estimate will need to be further developed once the design is progressed and an actual scope of works is ascertained.
- 3 Costs current at date of estimate.

GIFA's

Ground Floor	1,639
First Floor	670
Second Floor	179
TOTAL GIFA	2,487 m ²
or	26,775 sq ft

OPTION 1B COST PLAN

€

Minor Refurb / Refresh of Existing Building to Re-Open as Hotel (Previous Use) - Including works to bring building up to modern building standards

1 Shell Building Works - existing building**Demolition & Alteration works**

Minor strip out and alteration works to existing retained building - intention is that building is largely retained as existing 186,557

Striping back existing flat roof coverings and associated flashings, rainwater goods etc. and leaving ready to receive new coverings etc. 21,980

Forming openings within existing timber upper floor structures to allow for installation of new lift shaft 1,500

Substructures

New lift pit within existing building; including forming pit, reinforced concrete pit, waterproofing, connecting to existing slab etc. 15,000

Allowance for making good floor where drainage has been excavated 3,000

Remove and replace existing floor to main function room; assumed suspended timber construction; replaced to match existing 40,700

Upper floors

Allowance for works to upgrade / make good existing upper floor structures including rot, levelling, ramps, insulation etc. (assumed minor) 53,588

Roof

Allowance to treat / make good any rot or damp issues (assumed minor) 25,000

General restoration works to existing pitched roofs; including replacing slipped slates, defective leadwork, defective RWG's, cleaning slates etc. 75,799

New flat roof coverings to all existing flat roofs including new flashings, rainwater goods etc. 141,300

Allowance for glazed roof light above bar 15,000

Insulation to pitched and flat roofs 98,320

Restoration / refurbishment works to existing chimney 10,000

Stairs

Alterations to existing staircases to make good any defective elements 7,500

External walls

Remove existing cement based render to existing listed building and re-render using a lime based render (excludes window surrounds which are assumed to be retained as existing) 84,000

General restoration works to existing buildings façade; , cracks, window surrounds etc.	20,640	
Insulation to existing cavity walls; blown bead insulation to existing empty cavities (extensions to historic terrace buildings)	19,264	
Insulation to existing solid masonry walls; breathable insulated wall lining to internal face of external walls (historic terrace buildings)	105,000	
Re-decoration works to existing painted rendered external walls	10,320	
Decoration works to lime rendered external walls using breathable paint	16,800	
Windows & External Doors		
Light refurbishment of existing timber sliding sash windows including making good defective sections, easing & adjusting, replacement ironmongery, re-decoration and replacement of existing uPVC windows	42,300	
Refurbishment of external doors; including decoration, ironmongery etc.	9,300	
Refurbishment of entrance door and side light screens; including decoration, ironmongery etc.	1,500	
Internal Walls (Core walls - other internal walls included within fit out works)		
Blockwork lift shaft walls	3,900	1,008,269
2 Shell Building Works - proposed extension	N/A	N/A
3 Fit Out Works (Provisional Allowances)		
Major refresh fit out works to match standard of Option 2 i.e. generally new fit out within constraints of existing layout including wall finishes, floor finishes, ceiling finishes, fittings and furnishings, BWICS	1,305,038	1,305,038
4 Mechanical & Electrical Installations incl utilities (Provisional Allowances)		
Major refresh M&E Services Installations to match standard of Option 2 - attempt to retain some systems where possible	1,171,622	1,171,622
5 Lift		
6 person passenger lift	36,500	36,500
6 Specialist Packages		
Catering equipment - minor allowance to recommission existing equipment and replace any faulty pieces	20,000	20,000
7 External Works		
Site excavation and filling	N/A	
Hard surfacings, steps, kerbs etc	15,000	
Walls, fencing and gates	15,000	
External stairs / steps	3,000	
Site furniture / signage / sundries	15,000	
Drainage - foul and storm (allowance to make good any issues with the existing)	7,500	
External lighting (allowance to replace and recommission the existing fittings)	2,500	
Builder's Work in Connection with External Services	2,500	60,500

8 Preliminaries incl Bond	630,338
9 Design Risk / Contingency	423,227

TOTAL ESTIMATED CONSTRUCTION COST

€	4,655,493
€/m ²	1,872
€/sq ft	174

ADD

10 Professional Fees - 10%	465,549
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11 Statutory Fees
 Planning Permission Fees
 Building Control Fees


46,555

**TOTAL ESTIMATED CONSTRUCTION COST INCLUDING
PROF & STAT FEES**

€	5,167,597
€/m ²	2,077
€/sq ft	193

Exclusions

- 1 Site acquisition and stamp duty
- 2 VAT, where applicable
- 3 Professional fees
- 4 Survey fees
- 5 Legal fees
- 6 Agents fees
- 7 Statutory fees
- 8 Finance costs
- 9 Furniture, fittings and equipment
- 10 IT and comms installations
- 11 OS&E
- 12 Removal / disposal / remediation of hazardous materials (asbestos and contamination)
- 13 Developer's overheads / profit

Notes

- 1 Assumed no hazardous material to be removed (asbestos or contamination). Any to be removed to be expended from risk contingency.
- 2 This is a very preliminary high level estimate which is based on the a request to provide a budget to allow for the re-opening of the hotel. We have made budget allowances for the assumed works required however the cost estimate will need to be further developed once the design is progressed and an actual scope of works is ascertained.
- 3 Costs current at date of estimate.

GIFA's

Ground Floor	739
First Floor	522
Second Floor	144
TOTAL GIFA	1,405 m ²
or	15,123 sq ft

OPTION 2 COST PLAN

€

Full Refurbishment of Existing Building including major elements of demolition and a minor extension

1 Shell Building Works - existing building**Demolition & Alteration works**

Complete demolition of existing elements of the existing buildings to create new proposal	117,859
Strip out and alteration works to existing retained building	196,326
Remove modern hotel entrance and re-instate historic porch style entrance	10,000
Remove modern bar front and re-instate alleyway route	7,500

Demolish element of existing roof and external walls to allow for lower roof to be constructed to reinstate original form	12,000
Remove existing timber sliding sash window	150

Alterations to existing window opening to reduce opening size	800
Forming openings within existing timber upper floor structures to allow for installation of new lift shaft	1,500
Filling in opening to existing external wall; construction and finishes to match existing	1,200

Substructures

New lift pit within existing building; including forming pit, reinforced concrete pit, waterproofing, connecting to existing slab etc.	15,000
Allowance for making good floor where drainage has been excavated	3,000
Remove and replace existing floor to main function room; assumed suspended timber construction; replaced to match existing	40,700

Upper floors

Allowance for works to upgrade / make good existing upper floor structures including rot, levelling, ramps, insulation etc.	75,750
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Roof

New portion of roof at lower level to reinstate the original buildings form; including roof structure, coverings, jointing to existing, RWG's etc.	22,000
Allowance to treat / make good any rot or damp issues	50,000

General restoration works to existing roof; including replacing slipped slates, defective leadwork, defective RWG's etc.	55,435
Flat roof to repurposed existing space where first floor has been removed including structure, coverings, RWG's etc.	93,600
New flat roof coverings to all existing retained flat roofs including new flashings, rainwater goods etc.	25,875

Allowance for glazed roof light above bar	15,000	
Insulation to pitched and flat roofs	51,248	
Restoration / refurbishment works to existing chimney	10,000	
Stairs		
Alterations to existing staircase within existing building to add quarter turn landing	5,000	
External walls		
Remove existing cement based render to existing listed building and re-render using a lime based render (excludes window surrounds which are assumed to be retained as existing)	84,000	
Remove decorative plastered window surround and make good render	1,750	
Remove stone edging and make good render	1,200	
Works to existing internal wall that becomes an external wall as part of the proposed plans	10,300	
General restoration works to existing buildings façade; , cracks, window surrounds etc.	20,640	
New stone edging detail to end of original building bay to match existing	2,400	
Insulation to existing cavity walls; blown bead insulation to existing empty cavities (extensions to historic terrace buildings)	7,504	
Insulation to existing solid masonry walls; breathable insulated wall lining to internal face of external walls (historic terrace buildings)	105,000	
Re-decoration works to existing painted rendered external walls	10,320	
Decoration works to lime rendered external walls using breathable paint	16,800	
Windows & External Doors		
Refurbishment of existing timber sliding sash windows including making good defective sections, easing & adjusting, replacement ironmongery, replacement glazing to upgrade acoustic & thermal performance, re-decoration and replacement of existing uPVC windows	56,400	
New timber sliding sash window, complete including all ironmongery, decoration etc.	1,500	
New external doors; including decoration, ironmongery etc.	24,800	
New entrance door and side light screens; including decoration, ironmongery etc.	6,250	
Internal Walls (Core walls - other internal walls included within fit out works)		
Blockwork lift shaft walls	3,900	1,162,707

2 Shell Building Works - proposed extension

Demolitions and Alterations		
Support steelwork installed to provide support where existing walls are removed / openings formed	15,000	
Substructures		
Substructures to new link extension	20,640	
Substructures to new external walls	4,500	
Upper floors		
Upper floor structure to new link extension	8,800	
Roof		

Flat roof to new link extension including structure, coverings, RWG's etc.	21,600	
Stairs		
New timber stairs between link extension and existing bedroom wing	6,000	
External walls		
New external wall construction; assumed masonry cavity wall with painted render finish	16,985	
Windows and External Doors		
Forming openings for windows and external doors	1,920	
Metal framed windows; double glazed; with and including PPC finish, ironmongery etc.	11,200	
Metal framed external doors; double glazed; with and including PPC finish, ironmongery etc.	N/A	106,645
<hr/>		
3 Fit Out Works (Provisional Allowances)		
Fit out works including internal walls, internal doors, wall finishes, floor finishes, ceiling finishes, fittings and furnishings, BWICS		
Hotel reception	22,950	
Bar / Restaurant / Café	249,600	
Hotel rooms / suites	342,000	
Meeting rooms	23,250	
WC's	64,000	
Function Room	137,800	
Kitchen	65,650	
Circulation	120,750	
BOH Space incl Plant, Stores etc.	27,000	1,053,000
<hr/>		
4 Mechanical & Electrical Installations incl utilities (Provisional Allowances)		
Hotel reception	18,900	
Bar / Restaurant / Café	176,800	
Hotel rooms / suites	273,600	
Meeting rooms	21,700	
WC's	51,200	
Function Room	180,200	
Kitchen	85,850	
Circulation	96,600	
BOH Space incl Plant, Stores etc.	40,500	945,350
<hr/>		
5 Lift		
6 person passenger lift	36,500	36,500
<hr/>		
6 Specialist Packages		
Catering equipment	200,000	200,000
<hr/>		
7 External Works		
Site excavation and filling	44,348	
Hard surfacings, steps, kerbs etc		
Courtyard / Around Building	108,750	
Backland	Excluded	
Walls, fencing and gates	25,000	
External stairs / steps	10,000	
Site furniture / signage / sundries	50,000	

Drainage - foul and storm	56,197	
External lighting	25,000	
Builder's Work in Connection with External Services	20,000	339,295

8 Preliminaries incl Bond 672,612

9 Design Risk / Contingency 451,611

TOTAL ESTIMATED CONSTRUCTION COST

€ 4,967,721

€/m² 3,536

€/sq ft 328

ADD

10 Professional Fees - 10% 496,772

11 Statutory Fees

Planning Permission Fees
Building Control Fees

}

49,677

TOTAL ESTIMATED CONSTRUCTION COST INCLUDING PROF & STAT FEES

€ 5,514,170

€/m² 3,925

€/sq ft 365

Exclusions

- 1 Site acquisition and stamp duty
- 2 VAT, where applicable
- 3 Professional fees
- 4 Survey fees
- 5 Legal fees
- 6 Agents fees
- 7 Statutory fees
- 8 Finance costs
- 9 Furniture, fittings and equipment
- 10 IT and comms installations
- 11 OS&E
- 12 Removal / disposal / remediation of hazardous materials (asbestos and contamination)
- 13 Developer's overheads / profit

Notes

- 1 Assumed no hazardous material to be removed (asbestos or contamination). Any to be removed to be expended from risk contingency.
- 2 This is a very preliminary high level estimate which is based on the current Studio MyCo feasibility study. We have made sensible budget allowances for the works indicated in the information available however the cost estimate will need to be further developed once the design is progressed.
- 3 We have allowed for the buildings to be refurbished and extended as indicated on the concept proposed layouts. Allowances have been made for fit out and specialist equipment where assumed required. These allowances are provisional and based on very high level concept information.

- 4 The costs are based on a reasonable approach to the redevelopment of the site trying to be sympathetic to the existing structures where possible and where practical. If a very strict approach was taken to retaining all elements of the existing structures no matter their current condition then the costs would increase due to having to the added complexity in restoration and making good defective works.
- 5 Costs current at date of estimate.

GIFA's

Ground Floor	974
First Floor	686
Second Floor	145
TOTAL GIFA	1,805 m ²
or	19,429 sq ft

OPTION 3 COST PLAN

€

Full Refurbishment of Existing Building including major elements of demolition and a major extension

1 Shell Building Works - existing building**Demolition & Alteration works**

Complete demolition of existing elements of the existing buildings to create new proposal	194,543
Strip out and alteration works to existing retained building	81,300
Remove modern hotel entrance and re-instate historic porch style entrance	10,000
Remove modern bar front and re-instate alleyway route	7,500

Demolish element of existing roof and external walls to allow for lower roof to be constructed to reinstate original form	12,000
Remove existing timber sliding sash window	150

Alterations to existing window opening to reduce opening size	800
Forming openings within existing timber upper floor structures to allow for installation of new lift shaft	1,500
Filling in opening to existing external wall; construction and finishes to match existing	1,200

Substructures

New lift pit within existing building; including forming pit, reinforced concrete pit, waterproofing, connecting to existing slab etc.	15,000
Allowance for making good floor where drainage has been excavated	3,000
Remove and replace existing floor to main function room; assumed suspended timber construction; replaced to match existing	40,700

Upper floors

Allowance for works to upgrade / make good existing upper floor structures including rot, levelling, ramps, insulation etc.	43,500
---	--------

Roof

New portion of roof at lower level to reinstate the original buildings form; including roof structure, coverings, jointing to existing, RWG's etc.	22,000
Allowance to treat / make good any rot or damp issues	50,000

General restoration works to existing roof; including replacing slipped slates, defective leadwork, defective RWG's etc.	15,225
Flat roof to repurposed existing space where first floor has been removed including structure, coverings, RWG's etc.	93,600
Allowance for glazed roof light above bar	15,000
Insulation to pitched and flat roofs	24,660

Restoration / refurbishment works to existing chimney	10,000	
Stairs		
Alterations to existing staircase within existing building to add quarter turn landing	5,000	
External walls		
Remove existing cement based render to existing listed building and re-render using a lime based render (excludes window surrounds which are assumed to be retained as existing)	84,000	
Remove decorative plastered window surround and make good render	1,750	
Remove stone edging and make good render	1,200	
General restoration works to existing buildings façade; including making good render, cracks, window surrounds etc.	12,600	
New stone edging detail to end of original building bay to match existing	2,400	
Insulation to existing solid masonry walls; breathable insulated wall lining to internal face of external walls (historic terrace buildings)	105,000	
Decoration works to lime rendered external walls using breathable paint	16,800	
Windows & External Doors		
Refurbishment of existing timber sliding sash windows including making good defective sections, easing & adjusting, replacement ironmongery, replacement glazing to upgrade acoustic & thermal performance, re-decoration and replacement of existing uPVC windows	32,400	
New timber sliding sash window, complete including all ironmongery, decoration etc.	1,500	
New external doors; including decoration, ironmongery etc.	9,600	
New entrance door and side light screens; including decoration, ironmongery etc.	6,250	
Internal Walls (Core walls - other internal walls included within fit out works)		
Blockwork lift shaft walls	3,900	924,078

2 Shell Building Works - proposed extension

Demolitions and Alterations		
Support steelwork installed to provide support where existing walls are removed / openings formed	25,000	
Substructures		
Substructures to extensions	335,400	
Upper floors		
Upper floor structure to extensions	96,600	
Roof		
Flat roof to extensions including structure, coverings, RWG's etc.	351,000	
Extra over for paving on pedestal system to form terrace	52,400	
Stairs		
New concrete stairs within extension	18,000	
External walls		
New external wall construction; assumed masonry cavity wall with painted render finish	213,710	
Windows and External Doors		
Forming openings for windows and external doors	20,160	

Metal framed windows; double glazed; with and including PPC finish, ironmongery etc.		92,400	
Metal framed external doors; double glazed; with and including PPC finish, ironmongery etc.		39,600	1,244,270
3 Fit Out Works (Provisional Allowances)			
Fit out works including internal walls, internal doors, wall finishes, floor finishes, ceiling finishes, fittings and furnishings, BWICS			
Hotel reception	27,200		
Bar / Restaurant / Café	256,800		
Hotel rooms / suites	476,250		
Workshop / Events	151,500		
Retail (shell units)	41,600		
WC's	67,000		
Function Room	102,050		
Kitchen	40,950		
Circulation	183,000		
BOH Space incl Plant, Stores etc.	11,400		1,357,750
4 Mechanical & Electrical Installations incl utilities (Provisional Allowances)			
Hotel reception	22,400		
Bar / Restaurant / Café	181,900		
Hotel rooms / suites	381,000		
Workshop / Events	141,400		
Retail (shell units)	46,800		
WC's	53,600		
Function Room	133,450		
Kitchen	53,550		
Circulation	146,400		
BOH Space incl Plant, Stores etc.	17,100		1,177,600
5 Lift			
6 person passenger lift	36,500		36,500
6 Specialist Packages			
Catering equipment	200,000		200,000
7 External Works			
Site excavation and filling	58,440		
Hard surfacings, steps, kerbs etc			
Courtyard / Around Building	104,250		
Backland	Excluded		
Walls, fencing and gates	25,000		
External stairs / steps	10,000		
Site furniture / signage / sundries	50,000		
Drainage - foul and storm	72,200		
External lighting	25,000		
Builder's Work in Connection with External Services	20,000		364,890
8 Preliminaries incl Bond			928,390
9 Design Risk / Contingency			623,348

TOTAL ESTIMATED CONSTRUCTION COST

€	6,856,826
€/m ²	3,799
€/sq ft	353

ADD**10 Professional Fees - 10%**

685,683

11 Statutory Fees
 Planning Permission Fees
 Building Control Fees

}

68,568

**TOTAL ESTIMATED CONSTRUCTION COST INCLUDING
PROF & STAT FEES**

€	7,611,077
€/m ²	4,217
€/sq ft	392

Exclusions

- 1 Site acquisition and stamp duty
- 2 VAT, where applicable
- 3 Professional fees
- 4 Survey fees
- 5 Legal fees
- 6 Agents fees
- 7 Statutory fees
- 8 Finance costs
- 9 Furniture, fittings and equipment
- 10 IT and comms installations
- 11 OS&E
- 12 Removal / disposal / remediation of hazardous materials (asbestos and contamination)
- 13 Developer's overheads / profit

Notes

- 1 Assumed no hazardous material to be removed (asbestos or contamination). Any to be removed to be expended from risk contingency.
- 2 This is a very preliminary high level estimate which is based on the current Studio MyCo feasibility study. We have made sensible budget allowances for the works indicated in the information available however the cost estimate will need to be further developed once the design is progressed.
- 3 We have allowed for the buildings to be refurbished and extended as indicated on the concept proposed layouts. Allowances have been made for fit out and specialist equipment where assumed required. These allowances are provisional and based on very high level concept information.
- 4 The costs are based on a reasonable approach to the redevelopment of the site trying to be sympathetic to the existing structures where possible and where practical. If a very strict approach was taken to retaining all elements of the existing structures no matter their current condition then the costs would increase due to having to the added complexity in restoration and making good defective works.
- 5 Costs current at date of estimate.

GRANT'S HOTEL

Feasibility Study

Cultural Heritage Screening Assessment

Appendix 7

A7

Cultural Heritage Screening Assessment, 88 Castle Street, Roscrea, Co. Tipperary



Archaeological
Management Solutions



By Fergal Donoghue

For AAB Group & Studio Myco

May 2025

TITLE PAGE

AMS Job No.:	J3666
Project Name:	Proposed redevelopment of 88 Castle Street, Roscrea
Report Title:	Cultural Heritage Screening Assessment, 88 Castle Street, Roscrea, Co. Tipperary
Client Name:	AAB Group and Studio Myco
Townland Name:	Townparks
Grid Reference (ITM):	613621, 689442
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Summary

Archaeological Management Solutions (AMS) has been engaged by AAB Group and Studio Myco to prepare a cultural heritage screening assessment for the proposed redevelopment of Grant's Hotel, 88 Castle Street Roscrea, Co. Tipperary in order to set out the archaeological and built heritage constraints associated with the proposed development. There are currently three options for the proposed development. Option 01 involves a retrofit of the existing structure. Option 02 is a hybrid solution involving a targeted retrofit and strategic new build. Option 03 is largely a new build while retaining the historic core.

The proposed redevelopment is located within the Zone of Notification (ZoN) for the Historic Town of Roscrea (RMP TN012-010---), which is a Recorded Monument and there are two national monuments within 50m of the redline boundary of the proposed redevelopment. National Monument no. 126 comprises a twelfth-century church (RMP TN012-010001), round tower (RMP TN012-010005), mill (TN012-010014), and high cross (RMP TN012-010006), the latter two of this group are within the study area; and National Monument no. 211 which comprises the thirteenth-century Anglo-Norman castle (RMP TN012-010007-).

The high cross (RMP TN012-010006-), part of national monument no. 126, is the original twelfth-century sandstone high cross originally located in the grounds of Saint Cronan's Church graveyard (RPS 944/NIAH 22303037) to the east of the study area, which was moved in 2004 from this location and is now housed inside the former mill (TN012-010014-) which has been converted into the OPW Black Mills Interpretative Centre.

There are also four additional Recorded Monuments within the study area, which include another high cross (RMP TN012-010011) located inside the OPW Black Mills Interpretative Centre (TN012-010014-), a sandstone cross-inscribed slab used as a door lintel in the mural passage of the castle (TN012-010013) and two inscribed red sandstone slabs (TN012-010016 and TN012-010017) both now also housed inside the OPW Black Mills Interpretative Centre (TN012-010014-).

One area of archaeological potential (AAP) has been identified in proximity to the Bunnow River which runs along the northern and eastern extents of the study area (CH04).

Grant's Hotel, built in c.1850, is included on the Record of Protected Structures (RPS) for Tipperary as TRPS 919. There are an additional ten designated built heritage assets within the study area. Three undesignated built heritage assets have also been identified within the study area comprising the bridge carrying the N62 over the Bunnow River and associated bridge parapet (CH01), a footbridge (CH02) and vernacular stone building (CH03).

Based on the proposed redevelopment, the assessment finds the following:

1. **Archaeological heritage:** the proposed redevelopment /renovation will have a direct impact on the Zone of Notification (ZoN) for the historic town of Roscrea (TN012-010--), which is a Recorded Monument, as well as potential indirect impacts on the Anglo-Norman Castle (TN012-01007-) which is National Monument and Recorded Monument, and the Mill (TN012-010014) which is also a National Monument.

The proposed redevelopment/renovation has the potential to impact on an Area of Archaeological Potential (AAP) in relation to Bunnow River and associated alluvial deposits (CH04).

2. **Built heritage:** the proposed redevelopment /renovation will have a direct impact on Grant's Hotel which is a Protected Structure (TRPS 919) on the *Tipperary County Development Plan 2022–2028* where proposed redevelopment /renovation works have the potential to materially affect the special character of the structure including its interior, the land within its curtilage and all other structures within that curtilage.

The proposed redevelopment/renovation has the potential to impact on adjacent protected structures - Bank (TRPS 921/ NIAH 22303032) and houses (TRPS 917 and TRPS 918) on the *Tipperary County Development Plan 2022–2028*.

This screening assessment considers the potential impact of the redevelopment of Grant's Hotel and the cultural heritage assets within the study area. As such the recommendations should be reviewed/amended when the final design option is available. The actual impacts will depend on the final development/renovation design and construction methods used.

Given the proposed redevelopment /renovation may impact upon sites of significant archaeological, architectural or cultural heritage the following mitigation measures are recommended:

Cultural Heritage

1. Any development works will either require planning permission or a declaration of exemption under Section 5/Section 57 of the Planning and Development Act 2024. It is recommended that consultation with the Tipperary County Council Architectural Conservation Officer and/or Heritage Officer and the NMS be carried out during the preparation of the final redevelopment design for Grant's Hotel (TPS919), and that the archaeological and built heritage team is retained to advise on the final design for the proposed development. (**Reason:** Grant's Hotel is located within Roscrea's historic town ZoN (TN012-010----), is included on the Record of Protected Structures for Tipperary and is part of Ireland's built heritage. Any works to the structure will have an impact on this structure, with potential to have direct or indirect impact on adjacent Protected Structures (TRPS918 and TRPS921/NIAH22303032) and expert advice should be considered to achieve a design which minimises the impact on cultural heritage assets).
2. It is recommended that the Proposed Development site should be subject to a full Cultural Heritage Impact Assessment (CHIA) when final development proposals and construction methods have been designed in order for appropriate mitigation measures to be put in place prior to the commencement of development. As part of the CHIA, all designated and undesignated potential cultural heritage assets should be inspected prior to any works which may impact them. Consultation with the Tipperary County Council Architectural Conservation Officer and/or Heritage Officer should be carried out in this regard. (**Reason:** In order for appropriate mitigation measures to be determined and put in place prior to the commencement of development).
3. In accordance with the requirements of Section 12 of the National Monuments (Amendment) Act 1994, the NMS should be notified with respect to proposed works within Roscrea's historic town ZoN (TN012-010----) at least two months prior to the commencement of works. (**Reason:** this is a Recorded Monument protected under Section 12 of the National Monuments (Amendment) Act 1994 and there is potential for archaeological remains to be present at this location) (See also Appendix 1).
4. Ministerial Consent will be required for all works at/adjacent to National Monument no. 211 (RMP TN012-010007-) a thirteenth-century Anglo-Norman castle within Roscrea's historic town ZoN (TN012-010----). Section 12 notification may also be required for this national monument, subject to confirmation from the NMS (See also Appendix 1).
5. Depending on the final development design it is recommended that the Proposed Development site should be subject to an Archaeological Impact Assessment (AIA) in advance of any proposed groundworks or geotechnical site investigations as part of the development works. (**Reason:** These development works may impact archaeological and/or built heritage and these impacts should be considered when the development design and programme of site investigations is being developed).

6. Depending on the finalised scale and nature of proposed works recommendations include archaeological investigations in advance of construction. It is recommended that a programme of archaeological test trenching by a suitably qualified archaeologist under a Section 26 Licence from the NMS takes place to be informed by the results of CHIA in order to fully assess the archaeological potential and minimise the archaeological risk to the Client in advance of construction. Depending on the results of these investigations, further mitigation may be required, i.e., preservation in situ or preservation by record (archaeological excavation).
7. That archaeological monitoring by a suitably qualified archaeologist under a Section 26 Licence from the NMS takes place within the ZoN for TN012-010---- be carried out during ground disturbance works in consultation with the NMS. In accordance with the requirements of Section 12 of the National Monuments (Amendment) Act 1994, the National Monuments Service (NMS) should be notified with respect to proposed works within the ZoN for Roscrea historic town (TN012-010----) at least two months prior to the commencement of works. Depending on the results of monitoring, further mitigation may be required, i.e., preservation in situ or preservation by record (archaeological excavation). (**Reason:** this is a Recorded Monument protected under Section 12 of the National Monuments (Amendment) Act 1994 and there is potential for archaeological remains to be present at this location) (See also Appendix 1).
8. That archaeological monitoring by a suitably qualified archaeologist under a Section 26 Licence from the NMS from the NMS takes place during any groundworks within the area of archaeological potential (AAP) (CH04). In accordance with the requirements of Section 12 of the National Monuments (Amendment) Act 1994, the National Monuments Service (NMS) should be notified with respect to proposed works within the ZoN for Roscrea historic town (TN012-010----) at least two months prior to the commencement of works. Depending on the results of monitoring, further mitigation may be required, i.e., preservation in situ or preservation by record (archaeological excavation). (**Reason:** While the river has been largely culverted within the urban area, rivers and their alluvial deposits are considered to be archaeologically sensitive and there is potential for archaeological deposits to be present in this area, including evidence for historic milling activity).
9. It is recommended that impact on adjacent protected structures - Bank (TRPS 921/ NIAH 22303032) and houses (TRPS 917 and TRPS 918) is avoided. Where a direct impact is unavoidable, suitable mitigation measures should be developed in consultation with the Architectural Conservation Officer (ACO) and/or Heritage Officer. A protection strategy should be developed and implemented in consultation with the Tipperary County Council Architectural Conservation Officer and/or Heritage Officer to ensure that each site, where deemed necessary, is adequately protected from potential damage during proposed works.

These recommendations are based on the preliminary development design and are subject to the agreement of the National Monuments Service and National Built Heritage Service of the Department of Housing, Local Government and Heritage, the National Museum of Ireland and the local planning authority where required and should only be carried out in accordance with the necessary approvals. Please note that the statutory and local authorities may issue alternative and/or additional recommendations/ conditions.

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Abbreviations and Acronyms

Abbreviation/Acronym	Definition
AAP	Area of Archaeological Potential
ACA	Architectural Conservation Area
ACO	Architectural Conservation Officer
AMS	Archaeological Management Solutions
CDP	County Development Plan
CH	Cultural Heritage
DEHLG	Department of Environment, Heritage and Local Government
DHLGH	Department of Housing, Local Government and Heritage
DIER	Database of Irish Excavation Reports
GIS	Geographic Information System
GSV	Google Street View
ITM	Irish Transverse Mercator
NIAH	National Inventory of Architectural Heritage
NMI	National Museum of Ireland
NMS	National Monuments Service
OS	Ordnance Survey
SMR	Sites and Monuments Record
RMP	Record of Monuments and Places
TRPS	Tipperary Record of Protected Structures
RPS	Record of Protected Structures
TII	Transport Infrastructure Ireland
ZoN	Zone of Notification

Coordinate Reference System

All grid coordinates in this report use the Irish Transverse Mercator (ITM) coordinate reference system unless otherwise stated.

1 Introduction

1.1 Project Background

Archaeological Management Solutions (AMS) has been engaged by AAB Group and Studio Myco to provide a high-level cultural heritage screening report for the proposed renovation of Grant's Hotel, Castle Street, Roscrea, Co. Tipperary (Figure 1). The proposed redevelopment of the hotel is shown on the concept designs and GA drawings which includes three options including maximum retention, a hybrid solution involving a targeted retrofit with strategic rebuild, and a new build which retains the historic core (See Appendix 2 and 3).

1.2 Purpose and Scope of this Assessment

The purpose of this screening assessment is to identify recorded and potential archaeological sites and monuments and built heritage assets within 50m of the redline boundary of the proposed redevelopment works (the study area). This report will inform an appropriate strategy to avoid/mitigate any likely adverse effects and ensure compliance with the National Monuments Acts 1930–2014 and Planning and Development Act 2024 (as amended).

In compiling this report a review of the past planning history of the site has been undertaken, however it should be noted that this screening assessment considers the potential impact of the redevelopment of Grant's Hotel and the cultural heritage assets within the study area. As such the recommendations should be reviewed/amended when finalised proposals/drawings are available.

1.3 Site Location

Roscrea is located on the Bunnow River in north County Tipperary and is one of the oldest historic towns in Ireland (Figure 1). The hotel is located on Castle Street, Roscrea, to the east of Main Street Architectural Conservation Area (ACA) (Figure 2). It is a historic town (RMP TN012-010---) which developed around the seventh-century monastery of St Cronán (Simms & Harwood 1927). A twelfth-century church (RMP TN012-010001-), a round tower (RMP TN012-010005-) and a high cross (RMP TN012-010006-), all part of national monument (no. 126), are located outside the study area for this screening report to the northeast. A thirteenth-century Anglo-Norman castle (RMP TN012-010007-), which is also a national monument (no. 211), and located c.20m from the proposed development at the southern extent of the study area is testament to the town's defensive and territorial importance in the medieval period.

1.4 Proposed Works

Formerly a 24-bed hotel, built c.1850, the building footprint extends to 2,300m² and has been vacant since 2013. There are three proposed options for the redevelopment of the hotel at this stage, which are outlined below (See Appendix 2 and 3).

Option 01 involves retaining “the majority of the existing built form, adapting it with minimal intervention. It focuses on reusing all structures regardless of performance, offering the lowest capital cost and highest embodied carbon savings. The approach may also simplify planning and reduce programme time. However, it limits guest experience and design flexibility, while retaining operational inefficiencies and latent building issues. While practical in principle, the quality and functionality of the end product could be compromised, as well as requirements to meet modern building standards”.

Option 02 is the hybrid strategy and “selectively retains the historic core and better-quality structures, replacing low-value areas with targeted new-build elements. This allows for improved layout, guest experience, and long-term performance while maintaining a degree of sustainability through partial reuse. Though construction and planning are more complex than full retention, the approach balances capital cost, planning viability, and operational efficiency. It offers strong potential to meet both short-term delivery goals and long-term project value, through greater integration into the wider regeneration context of Roscrea.”

Finally, Option 03 “retains only the historic 18th/19th Century structures, replacing the rest of the site with a fully new development. This offers design freedom to optimised layouts, visitor experience and maximise the site potential, supported by efficient building systems. However, it carries the highest capital cost and embodied carbon impact, and will require robust planning justification for demolition. The site’s flood risk also adds complexity for a new build. Despite this, the approach may offer the greatest long-term flexibility and return, whilst preserving the highest quality of historic value on the site - if the risks are well managed.”¹

The proposed works also form part of a larger plan to allow for the renovation of Castle Street which has been identified as a key location in providing an enhanced public realm backdrop to Roscrea Castle. Castle Street regeneration has been outlined in the *Roscrea Town Centre First Report* (O’Mahony Pike 2023)², as outlined below.

A1 Enhanced Public Realm to Castle Street The re-imagined Castle Street should include substantial green / blue infrastructure to create a relaxing and sheltered town centre space, which manages surface water on site. The new space should be constructed from high quality local natural stone with hardwood seating, elegant lighting and a mixed species of trees. Castle

¹ Information provided by client as part of the concept designs and GA drawings, see Appendix 2 and 3.

² <https://www.tipperaryco.ie/roscreatowncentrefirstplan>. [Accessed: February 2025]

street's existing businesses will have to be consulted with on any proposals, vehicular access for servicing and loading will have to be facilitated and agreed.

A2 Renovation of the vacant Grant's Hotel on Castle street, conversion with a community café on ground floor and accommodation above.

This former 24-bed hotel extends to 2,300 m² and has been vacant for a decade since its closure in 2013. It has a key presence on Castle street and would offer a potential new frontage to the redeveloped backlands with the Roscrea Plaza project. Storage facilities for markets should be explored as part of the Grant's Hotel redevelopment.

2 Methodology

This assessment is based on a high-level desktop analysis of publicly available information and covers a study area of 50m surrounding the proposed development. The archaeological and built heritage datasets consulted are outlined below in Table 1.

Table 1: Archaeological and built heritage datasets consulted.

Source	Link
Archaeological Heritage	
Database of Irish Excavation Reports	https://excavations.ie
National Monuments in State Care	https://www.archaeology.ie/national-monuments/search-by-county
Preservation Orders (2019)	https://www.archaeology.ie/sites/default/files/media/publications/po19v1-all-counties.pdf
Record of Monuments and Places (RMP)	https://www.archaeology.ie/publications-forms-legislation/record-of-monuments-and-places
Register of Historic Monuments	N/A
Sites and Monuments Record (SMR)	https://maps.archaeology.ie/HistoricEnvironment/
Built Heritage	
County Tipperary Record of Protected Structures (RPS)	[https://www.tipperaryco.ie/sites/default/files/2022-09/Volume%204%20Built%20Heritage.pdf]
County Tipperary County Development Plan	[https://www.tipperaryco.ie/planning-and-building/development-plan-consultation/tipperary-county-development-plan-2022-2028]
National Inventory of Architectural Heritage (NIAH)	https://maps.archaeology.ie/HistoricEnvironment/ https://www.buildingsofireland.ie

Because these datasets only list known and previously recorded cultural heritage assets, preliminary cartographic analysis using the first-edition six-inch and 25-inch Ordnance Survey (OS) maps was also carried out, along with a preliminary review of aerial/satellite photography, Google Street View (GSV), and other archival material where necessary to identify other, undesignated, assets and receptors.

Based on the findings of the desktop research, the proposed mitigation has been formulated based on professional judgement and in line with legal requirements, best practice and government policy.

3 Findings

The potential impacts on cultural heritage, as identified during the assessment, are summarised below (Table 2–Table 3, Figure 2–Figure 4). These potential impacts can be avoided or otherwise mitigated through appropriate measures including amended design and preventative measures as outlined in Section 4. It should be noted that this screening report considers the potential impact of the redevelopment of Grant’s Hotel on the cultural heritage assets within the study area. The actual impacts will depend on the final development design and construction methods used.

3.1 Archaeological Heritage

The proposed redevelopment is located within the Zone of Notification Historic Town of Roscrea (RMP TN012-010----), which is a Recorded Monument (Figure 2–Figure 4).

Furthermore, there are two national monuments within 50m of the redline boundary of the proposed redevelopment—national monument no. 126 at the northeastern extent of the study area comprises a twelfth-century church (RMP TN012-010001), round tower (RMP TN012-010005), mill (TN012-010014), and high cross (RMP TN012-010006), the latter two of this group are within the study area; and national monument no. 211 at the southwestern extent of the study area comprises the thirteenth-century Anglo-Norman castle (RMP TN012-010007-).

The high cross (RMP TN012-010006-), part of national monument no. 126, is the original twelfth-century sandstone high cross (TN012-010006-). It was originally located in the grounds of Saint Cronan’s Church graveyard (RPS 944/NIAH 22303037) and was moved in 2004 from this location and is now housed inside the OPW Black Mills Interpretative Centre (TN012-010014-).

There are also six Recorded Monuments within 50m of the redline boundary (see Table 2). These include another high cross (RMP TN012-010011) located inside the OPW Black Mills Interpretative Centre (TN012-010014-), a sandstone cross-inscribed slab used as a door lintel in the mural passage of the castle (TN012-010013) and two inscribed red sandstone slabs (TN012-010016 and TN012-010017) both now housed inside the OPW Black Mills Interpretative Centre (TN012-010014-).

One area of archaeological potential (AAP) has been identified in proximity to the Bunnow River which runs along the northern and eastern extents of the study area (CH04). While the river has been largely culverted within the urban area, rivers and their alluvial deposits are considered to be archaeologically sensitive and there is potential for archaeological deposits to be present in this area, including evidence for historic milling activity.

Table 2: Potential impacts on archaeological heritage.

Ref.	Site Type	Status	ITM	Source	Potential Impact (Direct/Indirect)
TN012-010----	Historic Town	RMP	613563 689400	RMP, HEV, CDP.	Potential Direct
TN012-01006-Nat. Mon. 126	High Cross	National Monument, RMP	613683 689466	RMP, HEV,	None
TN012-01007-Nat. Mon. 211	Castle Anglo-Norman	National Monument, RMP	613570 689371	RMP, HEV, First-edition six-inch OS map (1843), 25-inch OS map (1903), aerial photography, GSV.	Potential Indirect
TN012-010011	High Cross	RMP	613682 689458	RMP, HEV.	None
TN012-010013	Cross-slab	SMR	613570 689373	HEV.	None
TN012-010014 Nat. Mon. 126	Mill unclassified	National Monument, SMR	613683 689466	HEV, First-edition six-inch OS map (1843), 25-inch OS map (1903)	Potential Indirect
TN012-010016	Inscribed slab	SMR	613683 689462	HEV,	Indirect
TN012-010017	Inscribed slab	SMR	613686 689468	HEV,	None
CH04	AAP: Bunnow River and associated alluvial deposits	None	613662 689463	First-edition six-inch OS map (1843), 25-inch OS map (1903), aerial photography, GSV.	Potential Indirect

3.2 Previous Archaeological Investigations

There are three previous archaeological investigations recorded within the study area on the Database of Irish Excavation Reports (DIER) (Figure 2–Figure 4). A programme of archaeological monitoring was undertaken during groundworks for the installation of eleven heritage signs in Roscrea town (E004957; C000859) on behalf of Tipperary County Council. With the exception of one sign, all were within the ZoN for Roscrea town (TN012-010----), and two were in close proximity to Roscrea castle

and round tower, both national monuments. No archaeological remains were recorded during this investigation.³

A programme of archaeological monitoring was also undertaken during groundworks for a series of new services in the vicinity of Roscrea Castle (E004554), including across the location of the walled garden and ball court. A number of slabs associated with the ball court were encountered and preserved *in situ*. No other archaeological remains were recorded.⁴ A programme of archaeological works was also undertaken at Roscrea Castle (DIER Reference 1991:2006), however the record does not contain a licence number, any details of the works undertaken or archaeological significance of the investigation.⁵

3.3 Built Heritage

Grant's Hotel is included on the Record of Protected Structures (RPS) for Tipperary as TRPS919. Any proposed renovation works will have a direct impact on this structure, as well as potential impacts on the adjacent Protected Structures: (TRPS918) terraced three-storey house to the immediate west (currently Euro World) and (TRP921) end terrace two-storey building (currently Bank of Ireland). There are a further eight designated built heritage assets within the study area. Four of these are also included on the non-statutory NIAH, with one further site noted on the NIAH but not on the RPS (see Table 3).

Three undesignated built heritage assets have also been identified within the study area (Table 3). These are the bridge carrying the N62 over the Bunnow River at the southeastern extent of the study area and associated bridge parapet (CH01) (bridge reference no. TN-N62-011.00), a footbridge (CH02) and vernacular stone building (CH03).

Table 3: Potential impacts on built heritage.

Ref.	Site Type	Status	ITM	Source	Potential Impact (Direct/Indirect)
TRPS916/ NIAH 22303031	Bank	Protected Structure Listed on the NIAH	613556, 689412	CDP, HEV, NIAH, First- edition six-inch OS map (1843), 25-inch OS map (1903), aerial photography, GSV.	Potential Indirect

³ <https://excavations.ie/report/2019/Tipperary/0027600/> [Accessed March 2025].

⁴ <https://excavations.ie/report/2014/Tipperary/0025950/> [Accessed March 2025]

⁵ <https://excavations.ie/report/1991/Tipperary/0032442/> [Accessed March 2025]

Ref.	Site Type	Status	ITM	Source	Potential Impact (Direct/Indirect)
TRPS917	House	Protected Structure	613588, 689413	CDP, First-edition six-inch OS map (1843), 25-inch OS map (1903), aerial photography, GSV.	Potential Indirect
TRPS918	House	Protected Structure	613598, 689418	CDP, First-edition six-inch OS map (1843), 25-inch OS map (1903), aerial photography, GSV.	Potential Direct
TRPS919	Hotel	Protected Structure	613620, 689427	CDP, First-edition six-inch OS map (1843), 25-inch OS map (1903), aerial photography, GSV.	Direct
TRPS921/ NIAH22303032	Bank	Protected Structure Listed on the NIAH	613639, 689409	HEV, CDP, NIAH, First-edition six-inch OS map (1843), 25-inch OS map (1903), aerial photography, GSV.	Potential Direct
TRPS922/ NIAH22303033	Masonic Hall	Protected Structure, Listed on the NIAH	613651, 689396	HEV, CDP, NIAH, First-edition six-inch OS map (1843), 25-inch OS map (1903), aerial photography, GSV.	None
TRPS926	Freestanding Board of Ordnance boundary stone	Protected Structure	613559, 689381	CDP, GSV.	Potential Indirect

Ref.	Site Type	Status	ITM	Source	Potential Impact (Direct/Indirect)
TRPS929/ NIAH 22303056	House	Protected Structure, Listed on the NIAH	613649, 689360	CDP, HEV, NIAH, First-edition six-inch OS map (1843), 25-inch OS map (1903), aerial photography, GSV.	Potential Indirect
TRPS942	House	Protected Structure	613685, 689461	CDP, First-edition six-inch OS map (1843), 25-inch OS map (1903), aerial photography, GSV.	Potential Indirect
TRPS928	Industrial Heritage	Protected Structure	613589, 689526	CDP, First-edition six-inch OS map (1843), 25-inch OS map (1903), aerial photography, GSV.	Potential Indirect
22303509	Luttrell House	Listed on the NIAH	613660, 689359	HEV, NIAH, GSV.	Potential Indirect
CH01	Bridge and parapet	None	613639 689365	First-edition six-inch OS map (1843), 25-inch OS map (1903), GSV.	None
CH02	Footbridge	None	613648 689468	25-inch OS map (1903)	None
CH03	Vernacular House	None	613625 689353	GSV	None

4 Proposed Mitigation Measures

Based on the current information on the proposed redevelopment, the assessment finds the following:

1. **Archaeological heritage:** the proposed redevelopment /renovation will have a direct impact on the Zone of Notification (ZoN) for the historic town of Roscrea (TN012-010---), which is a Recorded Monument, as well as potential indirect impacts on the Anglo-Norman Castle (TN012-01007-) which is National Monument and Recorded Monument, and the Mill (TN012-010014) which is also a National Monument.

Depending on the final development design the proposed redevelopment/renovation has the potential to impact on an Area of Archaeological Potential (AAP) in relation to Bunnow River and associated alluvial deposits (CH04).

2. **Built heritage:** the proposed redevelopment /renovation will have a direct impact on Grant's Hotel which is a Protected Structure (TRPS 919) on the *Tipperary County Development Plan 2022–2028* where proposed redevelopment /renovation works have the potential to materially affect the special character of the structure including its interior, the land within its curtilage and all other structures within that curtilage.

The proposed redevelopment/renovation has the potential to impact on adjacent protected structures - Bank (TRPS 921/ NIAH 22303032) and houses (TRPS 917 and TRPS 918) on the *Tipperary County Development Plan 2022–2028*.

To avoid or otherwise mitigate the potential impacts outlined above in Section 3, and ensure compliance with the National Monuments Acts 1930–2014 and Planning and Development Act 2024 (as amended) and/or good heritage practice, the following mitigation measures are proposed:

4.1 Recommendations for Cultural Heritage

This screening report considers the potential impact of the redevelopment of Grant's Hotel on the cultural heritage assets within the study area. As such the recommendations should be reviewed/amended when more detailed proposals/drawings are available. The actual impacts will depend on the final development/renovation design and construction methods used.

Given the proposed redevelopment /renovation may impact upon sites of significant archaeological, architectural or cultural heritage the following mitigation measures are recommended:

Cultural Heritage

3. Any development works will either require planning permission or a declaration of exemption under Section 5/Section 57 of the Planning and Development Act 2024. It is recommended that consultation with the Tipperary County Council Architectural Conservation Officer and/or Heritage Officer and the NMS be carried out during the preparation of the final redevelopment design for Grant's Hotel (TPS919), and that the archaeological and built heritage team is retained to advise on the final design for the proposed development. (**Reason:** Grant's Hotel is located within Roscrea's historic town ZoN (TN012-010---), is included on the Record of Protected Structures for Tipperary and is part of Ireland's built heritage. Any works to the structure will have an impact on this structure, with potential to have direct or indirect impact on adjacent Protected Structures (TRPS918 and TRPS921/NIAH22303032) and expert advice should be considered to achieve a design which minimises the impact on cultural heritage assets.
4. It is recommended that the Proposed Development site should be subject to a full Cultural Heritage Impact Assessment (CHIA) when final development proposals and construction

methods have been designed in order for appropriate mitigation measures to be put in place prior to the commencement of development. As part of the CHIA, all designated and undesignated potential cultural heritage assets should be inspected prior to any works which may impact them. Consultation with the Tipperary County Council Architectural Conservation Officer and/or Heritage Officer should be carried out in this regard. (Reason: In order for appropriate mitigation measures to be determined and put in place prior to the commencement of development).

5. In accordance with the requirements of Section 12 of the National Monuments (Amendment) Act 1994, the NMS should be notified with respect to proposed works within Roscrea's historic town ZoN (TN012-010----) at least two months prior to the commencement of works. (**Reason:** this is a Recorded Monument protected under Section 12 of the National Monuments (Amendment) Act 1994 and there is potential for archaeological remains to be present at this location) (See also Appendix 1).
6. Ministerial Consent will be required for all works at/adjacent to national monument no. 211 (RMP TN012-010007-) a thirteenth-century Anglo-Norman castle within Roscrea's historic town ZoN (TN012-010----). Section 12 notification may also be required for this national monument, subject to confirmation from the NMS (See also Appendix 1).
7. It is recommended that the Proposed Development site should be subject to an Archaeological Impact Assessment (AIA) in advance of any proposed groundworks or geotechnical site investigations as part of the development works. (Reason: These development works may impact archaeological and/or built heritage and these impacts should be considered when the development design and programme of site investigations is being developed).
8. Depending on the finalised scale and nature of proposed works recommendations include archaeological investigations in advance of construction. It is recommended that a programme of archaeological test trenching by a suitably qualified archaeologist under a Section 26 Licence from the NMS takes place to be informed by the results of CHIA in order to fully assess the archaeological potential and minimise the archaeological risk to the Client in advance of construction. Depending on the results of these investigations, further mitigation may be required, i.e., preservation in situ or preservation by record (archaeological excavation).
9. That archaeological monitoring by a suitably qualified archaeologist under a Section 26 Licence from the NMS from the NMS takes place within the ZoN for TN012-010---- be carried out during ground disturbance works in consultation with the NMS. In accordance with the requirements of Section 12 of the National Monuments (Amendment) Act 1994, the National Monuments Service (NMS) should be notified with respect to proposed works within the ZoN for Roscrea historic town (TN012-010----) at least two months prior to the commencement of works. Depending on the results of monitoring, further mitigation may be required, i.e., preservation in situ or preservation by record (archaeological excavation). (**Reason:** this is a Recorded Monument protected under Section 12 of the National Monuments (Amendment) Act 1994 and there is potential for archaeological remains to be present at this location) (See also Appendix 1).
10. That archaeological monitoring by a suitably qualified archaeologist under a Section 26 Licence from the NMS from the NMS takes place during any groundworks within the area of archaeological potential (AAP) (CH04). In accordance with the requirements of Section 12 of the National Monuments (Amendment) Act 1994, the National Monuments Service (NMS) should be notified with respect to proposed works within the ZoN for Roscrea historic town (TN012-010----) at least two months prior to the commencement of works. Depending on the results of monitoring, further mitigation may be required, i.e., preservation in situ or preservation by record (archaeological excavation). (**Reason:** While the river has been largely

culverted within the urban area, rivers and their alluvial deposits are considered to be archaeologically sensitive and there is potential for archaeological deposits to be present in this area, including evidence for historic milling activity).

11. It is recommended that impact on adjacent protected structures - Bank (TRPS 921/ NIAH 22303032) and houses (TRPS 917 and TRPS 918) is avoided. Where a direct impact is unavoidable, suitable mitigation measures should be developed in consultation with the Architectural Conservation Officer (ACO) and/or Heritage Officer. A protection strategy should be developed and implemented in consultation with the Tipperary County Council Architectural Conservation Officer and/or Heritage Officer to ensure that each site, where deemed necessary, is adequately protected from potential damage during proposed works.

These recommendations are based on the preliminary development design and are subject to the agreement of the National Monuments Service and National Built Heritage Service of the Department of Housing, Local Government and Heritage, the National Museum of Ireland and the local planning authority where required and should only be carried out in accordance with the necessary approvals. Please note that the statutory and local authorities may issue alternative and/or additional recommendations/ conditions.

References

- Department of Arts, Heritage, Gaeltacht and the Islands (DAHGI). 1999. *Framework and Principles for the Protection of the Archaeological Heritage*. Dublin: Stationery Office. Available from: <http://www.archaeology.ie/sites/default/files/media/publications/framework-and-principles-for-protection-of-archaeological-heritage.pdf> [Accessed: March 2025].
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- Simms, A. and Harwood, J. 1927. *More Irish Country Towns*. Cork: Mercier Press
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Cartographic Sources

- Ordnance Survey (OS). 1843. *Ordnance Survey of County Tipperary, first-edition six-inch map*. Surveyed 1839. Sheet TY-12 Scale 1:10,560. Available at: <https://osi.maps.arcgis.com/apps/webappviewer>. [Accessed: 06 March 2025].
- Ordnance Survey (OS). 1903. *Ordnance Survey of County Tipperary, first-edition 25-inch map*. Surveyed 1902. Sheet TY12-15 Scale 1:2,500. Available at: <https://osi.maps.arcgis.com/apps/webappviewer>. [Accessed: 06 March 2025].

Figures

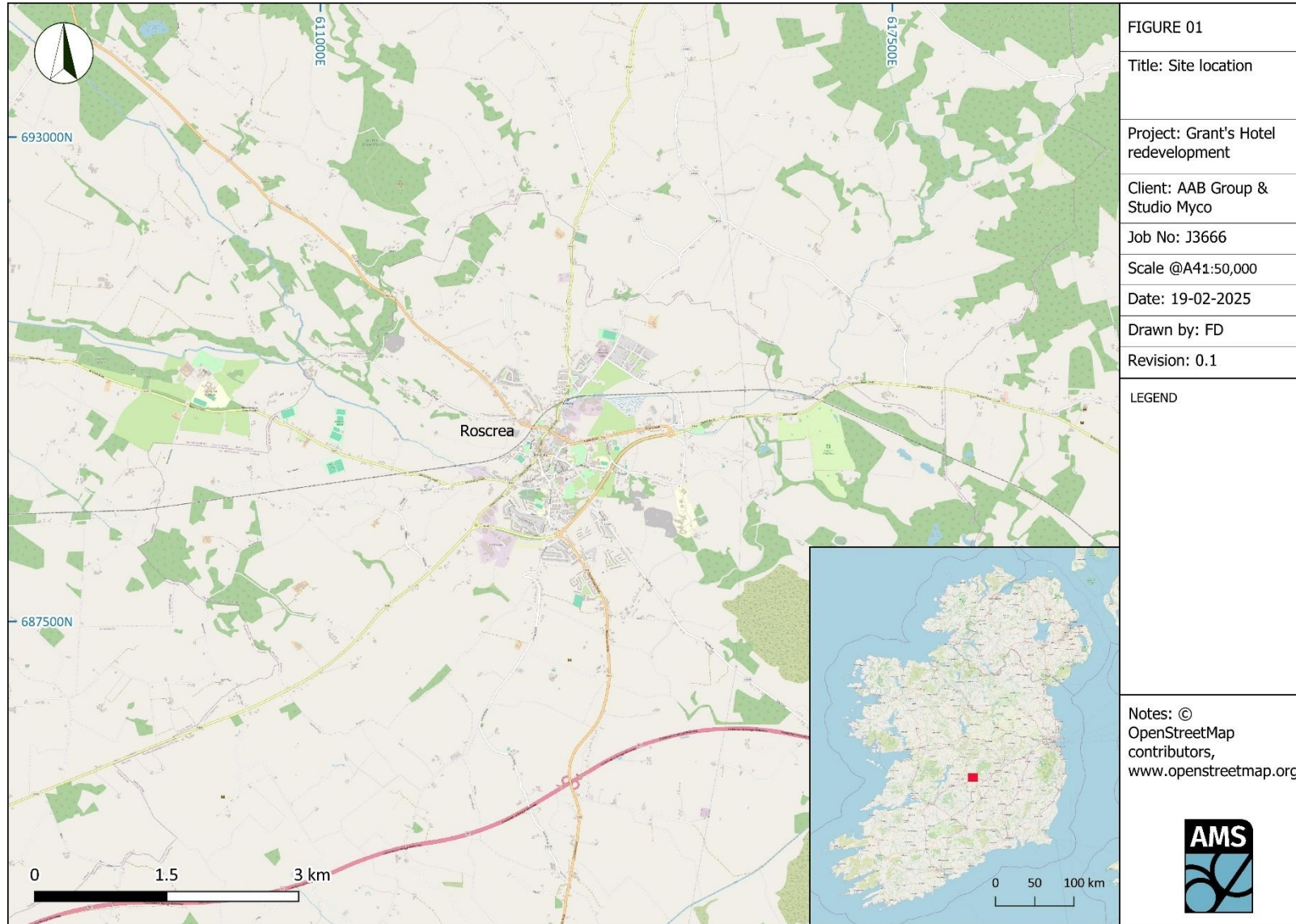


Figure 1: Site location.

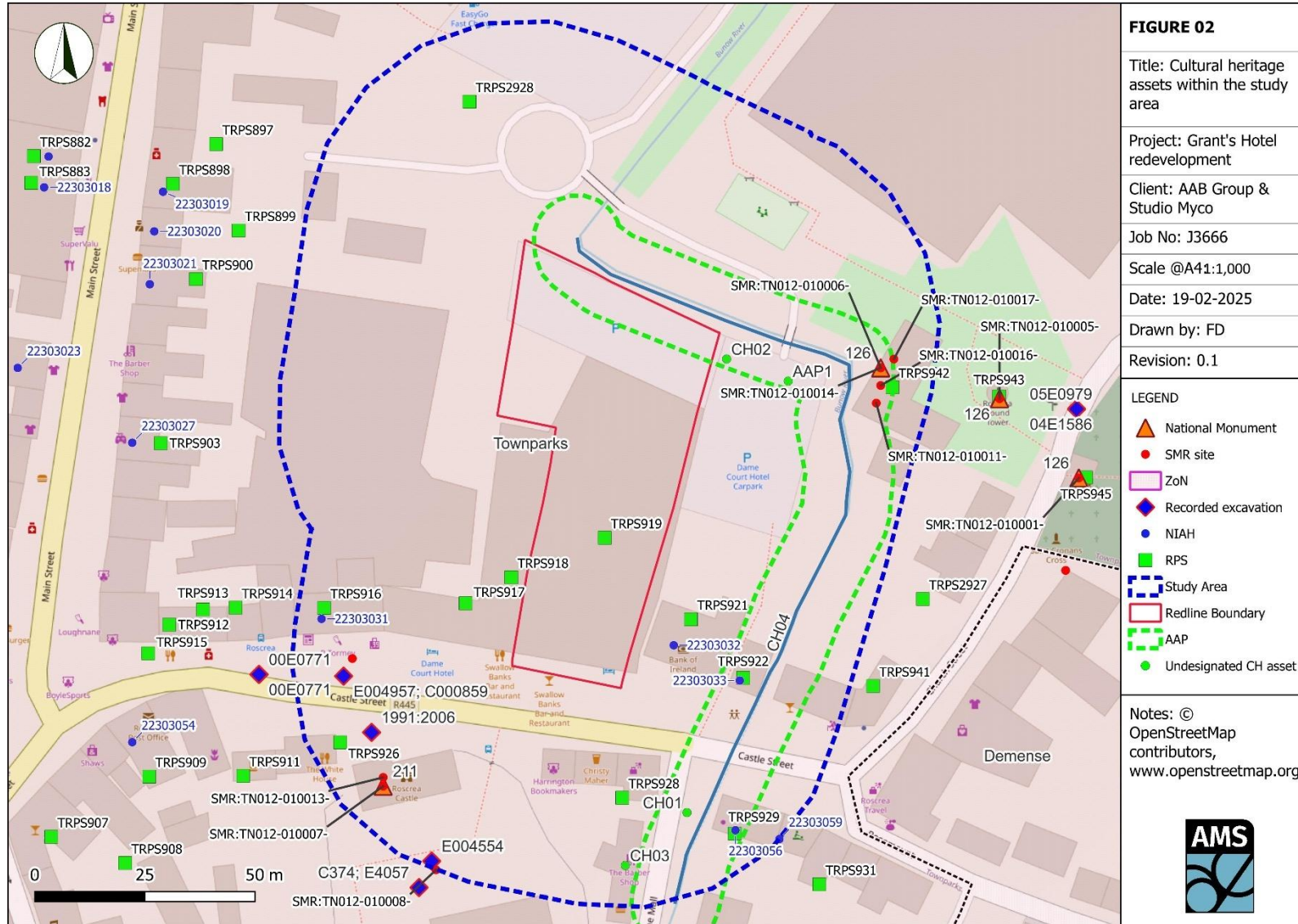


Figure 2: Cultural heritage assets within the study area



Figure 3: Proposed development area overlying an annotated extract from the first-edition six-inch OS map (1843)

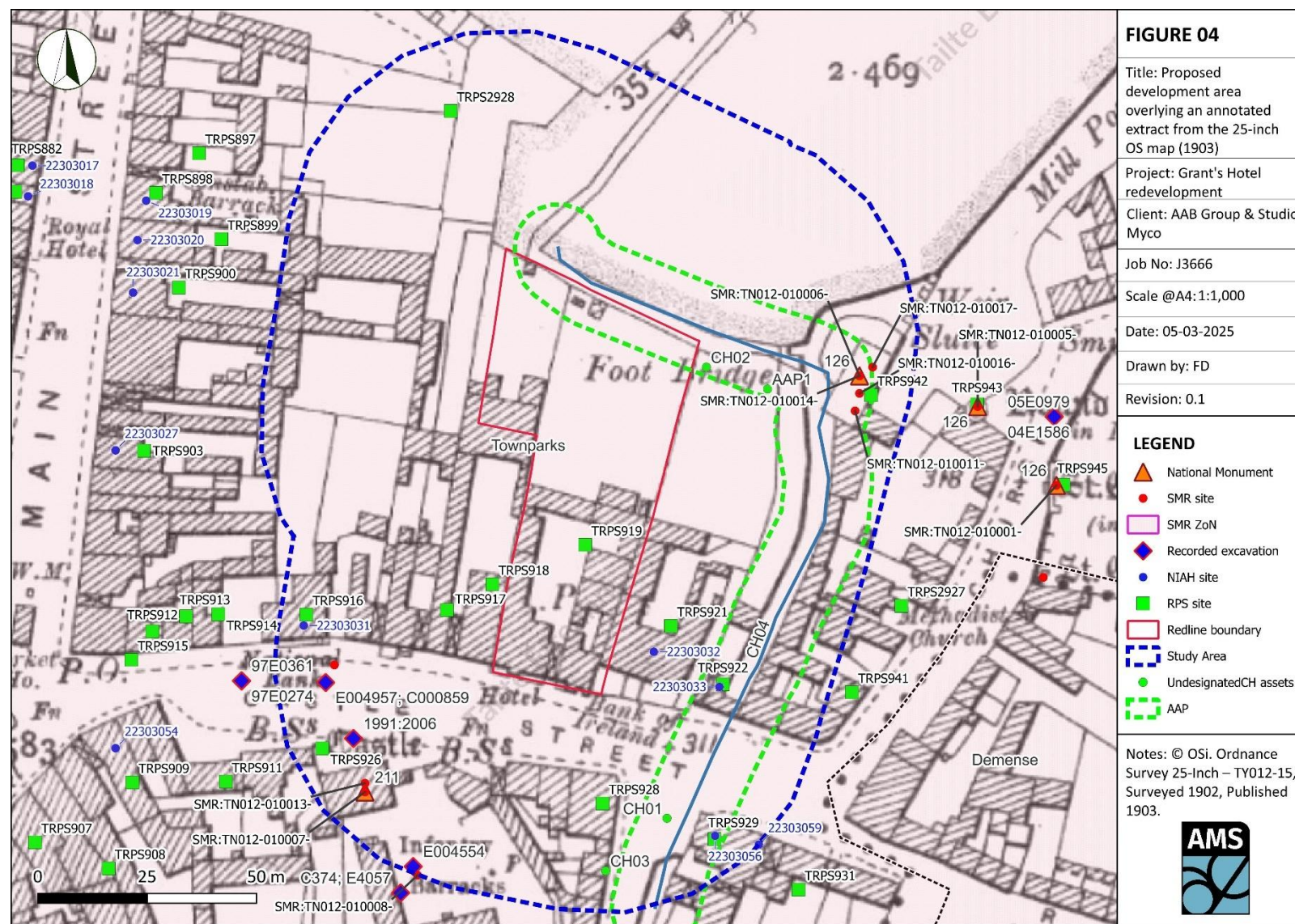


Figure 4 Proposed development area overlying an annotated extract from the 25-inch OS map (1903)

Appendix 1 – Potential Notification, Licence and Consent Requirements

Cultural Heritage Asset	Potential Notification, Licence & Consent Requirements	Programming Requirement
Works at or in relation to a Recorded Monument or Registered Monument	Notification to the Minister under Section 12 (3) of the <i>National Monuments (Amendment) Act 1994</i> (Recorded Monument) and Section 5 (8) of <i>National Monuments (Amendment) Act 1987</i> (Register of Historic Monuments). Section 26 Archaeological Licence. Where relevant Section 3 Underwater Dive/Survey Licence. Where relevant Section 2 Detection Device Licence (for Metal Detection or Geophysical Surveys).	Notification form must be completed and submitted to the National Monuments Service at least 2 months before any work is carried out at Recorded Monument (listed on RMP) or Registered Monument (listed on RHM). Allow minimum 4 weeks for processing and issue of Section 26 Archaeological Licence, and where relevant for Section 3 Underwater Dive/Survey Licence and Section 2 Detection Device Licence.
Works at or in proximity to a National Monument	Section 14 Ministerial Consent.	Allow minimum 6 weeks for processing and issue of Consent in advance of development.
Asset listed in the SMR	Section 26 Archaeological Licence. Where relevant Section 3 Underwater Dive/Survey Licence. Where relevant Section 2 Detection Device Licence (for Metal Detection or Geophysical Surveys).	Allow minimum 4 weeks for processing and issue of Section 26 Archaeological Licence, and where relevant for Section 3 Underwater Dive/Survey Licence and Section 2 Detection Device Licence.
Protected Structure	May be subject to Section 14 Ministerial Consent (where/if also considered a national monument in the ownership/guardianship of the local authority) or Section 26 Archaeological Licence. Planning permission where works will materially affect the special character of the structure. May be subject to Section 5 Exempted Development. May be subject to Section 57 Declaration.	Allow minimum 6 weeks for processing and issue of Consent in advance of development; allow minimum 4 weeks for processing and issue of Section 26 Archaeological Licence. Allow sufficient time for reporting and preparation of information to support Section 5 and/or Section 57 application detail.
Asset listed on the NIAH Building Survey	May be subject to Section 14 Ministerial Consent or Section 26 Archaeological Licence (where/if also considered a national monument in the ownership/guardianship of the local authority or where also included/protected on a statutory list).	Allow minimum 6 weeks for processing and issue of Consent in advance of development (if required); allow minimum 4 weeks for processing and issue of Section 26 Archaeological Licence.

Cultural Heritage Asset	Potential Notification, Licence & Consent Requirements	Programming Requirement
Undesignated Cultural Heritage Asset	<p>May be subject to Section 26 Archaeological Licence.</p> <p>May be subject to Section 3 Underwater Dive/Survey Licence.</p> <p>May be subject to Section 2 Detection Device Licence (for Metal Detection or Geophysical Surveys).</p>	<p>Allow minimum 4 weeks for processing and issue of Section 26 Archaeological Licence, Section 3 Underwater Dive/Survey Licence and Section 2 Detection Device Licence.</p>

GRANT'S HOTEL

Feasibility Study

Architectural Heritage Assessment
(Tipperary CoCo Conservation Officer)

Appendix 8

A8

Tipperary County Council

Summary Architectural Heritage Assessment

FAO: Gavin Campbell, Studio Myco Ltd.

Author: Eamonn Hunter, *Executive Architectural Conservation Officer*

Date of inspection: 7th January 2025

Date of issue: 12th May 2025

Planning reference: n/a

Development: Feasibility study for potential development of former Grant's Hotel, Castle Street, Roscrea

Core heritage data for subject site	
Site name and location	Former Grant's Hotel, Castle Street, Roscrea E53D893
Protected structure reference and relevant development plan	TRPS919 <i>Tipperary County Development Plan 2022-2028</i>
ACA	n/a
Archaeology	TN012-010---- Historic town and others
Site last inspected by ACO	7 th January 2025
Conservation professional providing specification and/or impact assessment	James Grieve James Grieve Architects
Project designer/agent	Gavin Campbell Studio Myco Ltd, Coleraine

The following was initial advice provided by the Executive Architectural Conservation Officer (ACO) for Tipperary County Council, Eamonn Hunter, via e-mail to the project designer in December 2024:

Any proposals to the protected building will need to be considered in relation to:

- *minimising the level of intervention to historic fabric in order to facilitate an appropriate, sustainable use,*
- *retaining as much of the existing historic character as possible,*
- *undertaking improvements through sensitive removal of modern fabric, appropriate conservation of underlying material or restoration of historically-referenced fabric (like appropriate window frames)*
- *providing an appropriate use that ensures the proper inspection and ongoing maintenance of the building to continue its positive contribution to the surrounding urban streetscape.*

Cognisance should also be paid to any potential archaeological impacts of proposed works on the site.



Figure 1: Cream-mustard coloured nine-bay south façade and east gable elevations of existing former hotel buildings to subject site on Castle Street. Note loss of all but one chimney stack to the eastern gable wall, replacement of all but three timber sash windows on the ground-level canted bay and apparent raising of all eaves lines across the Castle Street façade since the 1955 aerial photograph of the site shown below in **figure 4**.

Introduction

This document provides a summary architectural heritage assessment for consideration as part of a feasibility study being undertaken into redevelopment of the subject site in Roscrea. Photographs of the subject site included in the present document were taken as part of an initial inspection and discussion between the ACO and design team representatives Gavin Campbell and James Grieve on 7th January 2025. The photographs and commentary below are provided as a base-line, visual survey of the site and its immediate urban context. Note that no opening-up works were undertaken during the course of the inspection.

Context

The subject site comprises a historic hotel building, marked as a *Hotel* on the 1903-published 25" Ordnance Survey mapping of the site, with an adjoining terraced building to the east which is likely to have formed part of the present, combined property since the nineteenth-century. The footprint of the two street-fronting buildings, along with some elements of the rear extensions attached to these structures shown on the first edition 6" OS map, published in 1843, remain largely extant with the closure of the earlier open passage between the two properties to create a covered archway to the rear of the site depicted on the 1903 map. While both street-fronting buildings that make up the current, vacant hotel site are largely extant as shown on historic mapping, most of the historic outbuildings and structures to the rear part of the site have been replaced with modern structures in the late twentieth-century. The roughly rectangular site is bounded by mixed historic and modern masonry walls and the plot, which is aligned roughly north-south, extends approximately 80m north

from the Castle Street façades of the two terraced buildings. Modern, concrete block-built walls to the northern site boundary separate the subject site from the former mill race beyond.



Figure 2: C. 1890 historic photograph centred on subject site viewed along Castle Street from west.
(Source: NLI digitised catalogue; <https://catalogue.nli.ie/Record/vtls000323381>)



Figure 3: C. 1920 historic photograph centred on subject site viewed along Castle Street from west. Ground-level window openings to hotel building appear to have same vertical emphasis of upper level openings behind wrought-iron railings at this time. Note the rearrangement of ground-level windows by the mid twentieth-century as shown in figure 4 below.

(Source: NLI digitised catalogue; <https://catalogue.nli.ie/Record/vtls000323381>)



Figure 4: 1955 aerial photograph of subject site fronting onto Castle Street. streetscape defined by painted render façades, contrasting with pitched, slate-clad roofs separated by shallow, overhanging eaves without exposed timber. Building rooflines and floor-levels (as characterised by window heights) step at party walls to respond to topography or differing internal layouts, with boundary walls of individual buildings defined by rendered or exposed brick chimney stacks at roof level as well as downpipes and render decoration to different façades. (Source: NLI digitised catalogue; <https://catalogue.nli.ie/Record/vtls000733627>)



Figure 5: 1955 aerial photograph of subject site taken from north-east showing east elevations of former outbuildings and boundary walls to rear of subject site, many of which have since been demolished and replaced but some of which remain extant and incorporated in upstanding structures. (Source: NLI digitised catalogue; <https://catalogue.nli.ie/Record/vtls000733625>)

Built heritage and redevelopment issues

The two street-fronting buildings on the subject site have been somewhat altered over the course of several phases since their original construction (c.1800), beginning during the later nineteenth-century when the archway between the two buildings, leading to stables and outbuildings in the rear

yard was enclosed between upper floors that presumably amalgamated the two building interiors as one property. Aerial photographs taken in 1933 and 1955 (*figure 4* above) show that between these two dates, the ground-level windows on the Castle Street façade of the western portion of the site were amalgamated to create full-width openings either side of the main hotel entrance doorway, a change that was reversed subsequently in the later twentieth-century when the full-width former stable block that bisected the site, many of the other rear extensions behind the street-fronting blocks and the rubble masonry boundary walls to gardens at the northern end of the site (*figures 4* and *5* above) were all replaced with modern structures.

While the historic structures remaining on site may vary slightly in their original construction dates, the lime-bedded masonry wall construction that they all share has the same fundamental requirements to:

- minimise direct exposure to rainwater on the upper surfaces;
- correctly detail all junctions and abutments exposed to rainwater;
- maintain moisture permeability and relative flexibility of internal and external wall surfaces and;
- ensure that stormwater and groundwater drainage systems are effective at taking water away from the base of masonry walls.

Added to the basic building conservation requirements of the site to prevent moisture ingress and damage to the structure that will inhibit its viable use, is the need to protect fabric that is of potential archaeological, architectural and historic significance. Legislative protection of the fabric and character of the site is designated under several different provisions as detailed above and any works to the site should be well-designed in close consultation with conservation-experienced expertise before being undertaken in accordance with conservation best practice by suitably-experienced professionals and appropriate conservation oversight.

In general, it would be welcome to see a design for appropriate reuse of this prominent and centrally-located site which contributes positively to a varied and architecturally rich streetscape. Much of the negative elements of development on the site are defunct or defective and aside from creating water ingress vulnerability to historic structures on the subject site and neighbouring properties, items such as the modern replacement windows, archway infill and rainwater goods are visually inappropriate for the receiving environment. The clutter of modern structures to the rear of the site contains few elements that appear to be appropriate for any suitable repurposing. Their careful removal, ensuring retention of any historic elements of previous structures that they may incorporate, to facilitate well-designed new development to the rear of the site that enables appreciation of the historic form of retained buildings would be very positive. Although many of the historic stables and other outbuildings have been removed, reinstatement of permeability through the historic arched opening on the Castle Street frontage would enable improved opportunities to appreciate the rear parts of the site. With appropriate design to conserve historic elements and add new structures where required, high-quality development of the rear parts of the site which link it to the existing main thoroughfares, is also likely to encourage greater attention to building inspection and maintenance, and has potential to add further amenity, accessibility and passive security benefits to the redeveloped site.

The features and items of historic or architectural significance on the site also happen to constitute the most valuable in terms of structural integrity and design quality. These elements of the site should be retained and conserved as appropriate where possible. They include:

- The historic footprints, front and historic rear elevations of:
 - the late eighteenth or early nineteenth-century, three-storey, five-bay hotel building on the western side of the Castle Street frontage,
 - the late eighteenth or early nineteenth-century, two-storey, two-bay hotel building on the eastern side of the Castle Street frontage,
 - the infilled archway and upper-level bay that historically linked the two street-fronting buildings
- Remaining historic elements or details of the roof structure of any of the above buildings.
- Historic timber window frames, sashes and glazing to the canted bay at ground-level on the eastern building of the Castle Street frontage.
- Remaining historic masonry outbuildings or parts thereof and any historic boundary wall masonry to the rear of the site.
- Historic internal walls, historic partitions, historic wall and ceiling surfaces, floor structures and limited internal fabric such as internal, panelled timber window linings and potentially some of the main staircase structure (see **plates 16, 20, 21 and 22** within appended photographic record) were the only notable historic internal features observed in the street-fronting blocks of the site during survey for the present document. It is possible that more significant internal fabric may exist in areas inaccessible for survey or concealed behind modern lining material.

Redevelopment considerations

It is expected that any potential redevelopment of the site would involve a programme to include initial investigation to inform a planning and design process, clearance of extraneous structures from the site following approval of all plans, conservation works to retained historic parts of the site and appropriate integration of modern facilities and additional structures where required.

The general schedule of works for such a programme is likely to involve all or some of the following non-exhaustive list of steps:

1. Initial 'soft' strip-out of removable, modern fittings and debris including soft floor-coverings.
2. Comprehensive measured and photographic survey of cleared building interiors to provide drawings of floor-plans, external elevations and sections where relevant.
3. Assessment of exterior envelopes of buildings to determine the extent of localised emergency repairs to cut back damaging vegetation, replace missing roof slates, carry out temporary repairs to rainwater goods etc. Complete roof plans and elevation drawings following works to exterior envelope.
4. Engage a conservation-experienced timber decay specialist to undertake an initial survey and to identify areas where localised opening-up is necessary to determine the condition of structural timbers on the historically-significant areas of the site.
5. Complete development proposals and all supporting assessment (archaeological impact assessment and architectural heritage impact assessment as a minimum), to obtain all necessary consents for works.
6. Programme a schedule of works in conservation-led consultation with architectural, (archaeological), timber decay specialist and structural engineering personnel. More extensive strip-out of modern internal lining material throughout buildings to be retained on site as well as removal of buildings to be demolished is likely to be necessary

when planning the full, detailed schedule of works after general designs have been approved.

This strip-out and demolition work should be done under conservation supervision and with due care taken to avoid damage to any potential underlying fabric of interest and to avoid any structural destabilisation of the site.

7. Conservation works to the historic elements of the site to be retained are likely to include the following:
 - a. Localised or full repair of roof cladding and timber roof structure requiring retention of all viable, historic roof timbers, salvage of historic roof slates (if these exist) and reinstatement supplemented with appropriate, high-quality natural slate;
 - b. Retention and repair of existing stone chimney stack to east gable wall of street-fronting building, as well as appropriate cleaning and ventilation of all chimney flues extant on site;
 - c. Reinstatement of all necessary lead-work on retained structures in accordance with Lead Sheet Training Academy (LSTA) best practice;
 - d. Repair and/or replacement of rainwater goods with appropriately durable cast-iron or cast-aluminium gutters, hoppers and downpipes where necessary. Storm drainage gullies and drainage networks for storm and ground water should be carefully designed to provide durable protection to the historic masonry structures and prevent accumulation of water at the base of walls.
 - e. Localised repairs where necessary to masonry boundary wall-tops using appropriate lime mortar. Raking out of damaged or defective mortar joints on masonry boundary walls and any exposed areas of adjoining buildings where these form the boundary of the site including replacement of any inappropriate cementitious pointing mortar on all historic, external masonry surfaces and replacement with suitable lime mortar to an approved conservation methodology.

Testing of historic mortar should be undertaken to determine the constituent size range and proportions of aggregates used in the original mortar along with selection of an appropriate lime binder that will match the original material as closely as possible in terms of its structural performance and adhesion.
 - f. Existing historic lime render surfaces to external walls should be cleaned and repaired locally before being finished with an appropriate limewash as agreed. All areas of damaged cementitious external render should be carefully removed from historic masonry elevations being retained, with pointing of underlying masonry where required and reinstatement of an appropriate lime render surface. Historic decorative details should be retained or accurately reinstated where these are identified in advance of works.
 - g. Existing uPVC or timber window frames to the late eighteenth or early nineteenth-century elements of the site to be retained, should be replaced, where necessary, with historically-referenced timber sliding sash windows in keeping with the historic character of the surrounding streetscape or evidence from historic photographs. The precise moulded detail, elemental dimensions and proportions of surviving windows on the ground-level bay window as well as references from buildings of a similar age and character in Roscrea should be used to inform the design of new hardwood timber window frames. These may incorporate slim (<14mm) double-glazed units where it is possible to have this without compromising the fine proportions of the traditional window design.

Standard 'conservation style' sash windows of generic design that typically features coarse glazing bar and mid-rail dimensions and historically inaccurate moulded detail will **not be acceptable** for use on a protected structure.

- h. Internally, existing historic floor structures should be retained and floor-to-ceiling heights should generally not be altered.

Most internal wall surfaces to the nineteenth-century elements of the site are either plastered with modern cement or gypsum-based internal plaster or are studded and lined with plasterboard. All of this modern material should be removed back to original lime-plastered or bare masonry substrate before appropriate lime plaster or suitable, moisture-permeable lining material is applied in accordance with an approved conservation methodology.

Treatment of internal surfaces of the historic masonry buildings will require careful consideration to avoid any loss or damage to historic wall surfaces but will likely involve similar lime-based plasters with moisture permeable (sD of <0.5m) lime-wash, clay-based or alternative surface treatments.

With the exception of some panelled timber window linings, there did not appear to be much significant internal joinery or plaster decoration observed during survey for the present document but such fabric, if uncovered during strip-out works, should be retained and conserved, as well as being used as a template for design of new decorative material.

Service provision within historic parts of the site to be retained should be sensitively incorporated to minimise the visual or material interference with historic masonry walls or with visible elevations. Electrical or plumbing infrastructure can be incorporated in new internal plaster surfaces or within floor voids or disused chimney flues where appropriate but in general, services should be concentrated in new elements of the site such as agreed new partition walls or entirely new structures.

Appendix | Photographic Record (7th January 2025)



Plate 1: East gable end with collapsed area of render exposing rubble masonry stone construction



Plate 2: Wrought and cast-iron railings on limestone plinth to front elevation of building to east side of Castle Street façade. One-over-one timber sliding sash windows on canted bay here are among oldest surviving on site.



Plate 3: Detail of historic timber window frame with additional secondary glazing fitted over the lower sash



Plate 4: Interior detail of existing historic side light on east side of ground-level bay window



Plate 5: Detail of previously raised eaves and exposed gable separating three-bay, two-storey eastern portion of site from infill bay over former carriage archway and five-bay, three-storey western portion of Castle Street façade.



Plate 6: Southern façade from Castle Street



Plate 7: Infill doorway within former three-centred arch-headed opening to laneway formerly leading to stables and outbuildings to rear of site



Plate 8: South-facing façades, including subject site, on Castle Street



Plate 9: North elevation of neighbouring property around the east and north elevations of which the subject site wraps around



Plate 10: Late twentieth-century structures on site of former stables and outbuildings behind street-fronting blocks of site (north roof elevation of which visible just left of centre of photograph).



Plate 11: North elevations of modern structures to rear of site from north-east corner of car parking area at northern end of property



Plate 12: Rear of site from northern end of neighbouring Bank of Ireland site



Plate 13: East elevation of masonry boundary wall with brick extension on top between neighbouring bank property and subject site.



Plate 14: Abutment of late twentieth-century structures with west side elevation of neighbouring bank building. North elevation of roof to eastern street-fronting building of subject site is visible to right side of photograph.

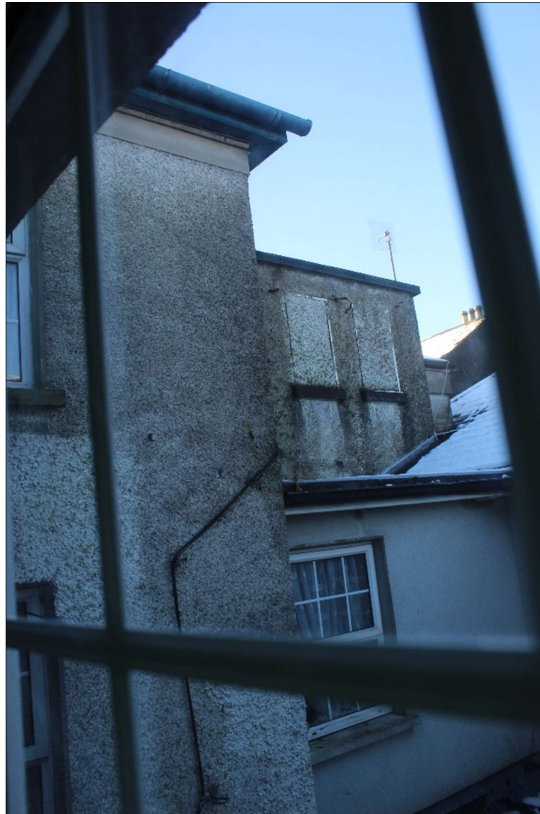


Plate 15: Rear elevations of extensions to northern side of western, street-fronting building on subject site



Plate 16: Former kitchen within ground-level of eastern portion of street-fronting, historic block of site with bay window onto Castle Street to left side of photograph and openings into former carriage archway that lead to rear of site (now incorporated in late twentieth-century hotel, bar and function areas).



Plate 17: Interior view towards main entrance of historic hotel building. Internal fabric here is predominantly modern in origin but may include some original elements



Plate 18: Entirely modern constructed building to rear of eastern street-fronting portion of site.



Plate 19: Function room to ground-level of late twentieth-century structure behind street-fronting blocks of historic hotel site.



Plate 20: South-facing windows of first floor bedroom to eastern side of street-fronting block.



Plate 21: Detail of historic, timber panelled shutters and surround to interior of replacement window frames

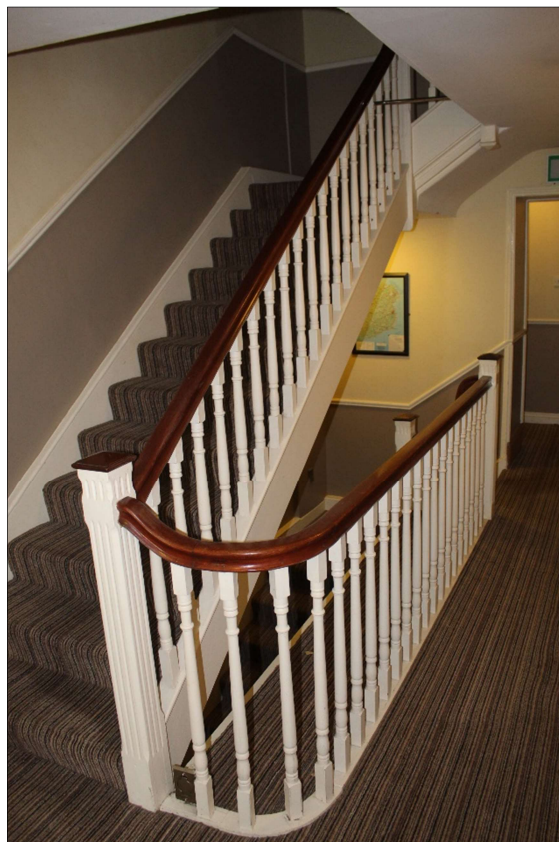


Plate 22: First floor landing of timber staircase within historic street-fronting block. Staircase may contain historic elements and later alterations.



Plate 23: Upper floor bedroom to western end of street-fronting block with little surviving historic fabric except some panelled timber window surround detail.

Eamonn Hunter

Executive Architectural Conservation Officer

12th May 2025