



Comhairle Contae Thiobraid Árann
Tipperary County Council

10th February 2023

A Chara,

Iarthar ort bheith i láthair ag Cruinniú Míosúil de Buirge Chluain Meala Dúiche, a bheidh ar siúl i Seomra na Comhairle, Halla an Bhaile, Sráid Parnell, Cluain Meala, **ar 11.00 am ar an dé Céadaoin 15th Feabhra, 2023.**

You are hereby requested to attend the Monthly Meeting of Clonmel Borough District to be held in the Council Chamber, Town Hall, Parnell Street, Clonmel, Co. Tipperary on **Wednesday 15th February, 2023, at 11.00 a.m.**

Mise le meas,

Carol Creighton

Meetings Administrator

Agenda

1.1 Zoom Protocol

[Clonmel Borough District Protocol for Zoom Meeting.pdf](#)

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Disclosures/Conflicts of Interest

2.1 Disclosures or Conflicts of Interest

Consideration of Minutes

3.1 Minutes of Meeting held on 18th January 2023

[18th January, 2023 CBD Meeting.pdf](#)

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Attendance of Directorate

4.1 Attendance of Representative from Directorate Planning and Development

- 1) Planning briefing report February 2023 to follow
- 2) Clonmel LAP briefing on submissions received (attached)

[Clonmel LAP - Report on pre-draft submissions 15.02.2023.pdf](#)

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[Clonmel BD Briefing Report Feb 23.pdf](#)

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4.2 Attendance of Representative from Directorate Libraries/Cultural Services/Biodiversity

[Cultural Report-Clonmel BD February 2023.pdf](#)

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Consideration of Reports and Recommendations

5.1 Report of District Administrator

[Clonmel District Administrator's Report Feb 2023.pdf](#)

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5.2 Report of District Engineer - Roads Programme

[DE Capital Report Feb 2023.pdf](#)

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[DE Roads Report Feb 2023.pdf](#)

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5.3 Report of District Engineer - Housing Voids Programme

 *CBD vacant Housing report Feb 2023_.pdf*

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Chief Executive / Delegated Officers Orders

6.1 Chief Executive/Delegated Officers Orders - Period up to 10th February, 2023

None

Notices of Motion

7.1 Councillor Richie Molloy & Councillor Michael Murphy (Ref ID 2545)

That the Council would assess the Cashel Road roundabout, in particular the exit from the Ardgeeha and Heywood Estates adjacent to John Kennedy Motors. Motorists exiting these estates are finding it almost impossible to get onto the roundabout such is the traffic volumes coming down Ardgeeha Hill, it's also extremely dangerous with traffic approaching from the right having regard to the limited sightlines.

7.2 Councillor Niall Dennehy (Ref ID 2546)

That Irish Water be obliged to pay each household €100 per day, or part thereof, for water outages within their jurisdiction;- and that a pro-rata payment be paid by Irish Water to Business Customers similarly affected by them.

7.3 Councillor Michael Murphy (Ref ID 2547)

Calling on the Borough District to install more dog fouling bins throughout the District, in particular, those areas and routes popular with dog walkers.

7.4 Councillor Michael Murphy (Ref ID 2548)

That the laneway at Knockeevan Terrance in Clerihan, to the rear of houses numbers 5 - 12, is considered for resurfacing in the 2023 Area Roadworks Programme having regards to its poor condition.

Correspondence

8.1 Correspondence

 *Response from Irish Water 06.02.2023.JPG*

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Votes of Sympathy / Congratulations

9.1 Votes of Sympathy/Congratulations

AOB

10.1 Any Other Business

Invitees

- Siobhan Ambrose
- Sinead Carr
- Ms Carol Creighton
- Niall Dennehy
- Pat English
- Cllr John FitzGerald
- Ms Mary Irwin
- Joe MacGrath
- Cllr Richie Molloy
- Michael Murphy
- Mr Roger Noonan

Clonmel Borough District Protocol for Zoom Meeting

The following rules will apply in relation to how the meeting will be run to ensure everyone can make a useful contribution:

1. The Mayor will at the outset, call a roll call of participating members and ensure that they can hear and see those in attendance;
2. Each Member participating will confirm that they can hear and see the proceedings and also ensure that there are no other persons present who are not entitled to be either hearing or seeing the proceedings and/or recording the proceedings;
3. All Members will mute their microphone until they are called on to speak by the Mayor;
4. Any Member that wishes to ask a question/query should click on the "Participant" tab at the bottom of their screen and then click on the "Raise Hand" tab which should appear to the right of the screen. This will allow the Mayor and host to see who wishes to speak;
5. The Mayor/Meetings Administrator will indicate which Members have raised their hand to speak;
6. The Mayor will call on those Members in sequential order to speak or raise a question/query on that particular agenda item;
7. The Mayor will then call on any Member attending at a meeting room in either of the Civic Offices by video link to raise any queries;
8. The relevant Staff Member will reply to the queries raised;
9. Each speaker should mute their microphone immediately after speaking;
10. If a Member loses connectivity or leaves the meeting, they should inform Georgina O'Loughlin by email to georgina.oloughlin@tipperarycoco.ie;
11. All members of the media will be required to turn off their video and mute their microphone throughout the full proceedings and must maintain silence and observe any direction given by the Chair or by the Meetings Administrator;

**MINUTES OF PROCEEDINGS OF THE CLONMEL BOROUGH DISTRICT MONTHLY MEETING,
HELD AT 11.00 a.m. IN TOWN HALL, PARNELL STREET ON WEDNESDAY, 18th JANUARY, 2023**

Present: Councillor Pat English, Mayor
Councillor Siobhán Ambrose
Councillor Niall P. Dennehy
Councillor Michael Murphy
Councillor Richie Molloy by Zoom
Councillor John FitzGerald

In Attendance: Ms. Sinéad Carr, Director of Services
Mr. James Murray, Senior Engineer
Ms. Carol Creighton, District Administrator
Mr. Roger Noonan, District Engineer
Ms. Mary Irwin, A/Staff Officer
Ms. Georgina O'Loughlin, Assistant Staff Officer

Also in Attendance: Mr. Michael Moroney, Senior Executive Officer
Ms. Orla Kelly, Administrative Officer
Ms. Therese Gregory, Clerical Officer, CBD.

Item 1.1 Zoom Protocol

The Mayor confirmed with the media joining the meeting by Zoom that they could see and hear all other Members.

Item 2.1 Disclosures and/or Conflicts of Interest

Ms. Carol Creighton, District Administrator confirmed that there were no conflicts of interest disclosed.

The Mayor opened the Meeting by expressing a Vote of Sympathy to the family and many friends of the late Carrie Acheson who passed away on Monday, 16th January, 2023. The Mayor informed the Meeting that there would be a Special Meeting held in the Council Chamber, Town Hall at 10.00 am. on Thursday, 19th January, 2023 to pay tribute to the late Ms. Acheson. The Councillors will then attend the Requiem Mass and provide a Guard of Honour.

The Mayor also expressed a Vote of Sympathy to Councillor Niall Dennehy on the passing of his Aunt, Teresa Lonergan.

A minute silence was observed.

Item 3.1 Minutes of Meeting held on 21st December, 2022.

The minutes of the monthly meeting of Clonmel Borough District held on the 21st December, 2022, as presented, were proposed by Cllr. Siobhán Ambrose, seconded by Cllr. Michael Murphy and agreed by all.

Arising from Minutes

The District Administrator informed the meeting that Councillor Pat English was not recorded on the Minutes as a Secunder to Notice of Motion No. 2532, which was submitted by Councillor Siobhán Ambrose at the last meeting. The minutes will be amended to account for this and all were in agreement to this.

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Councillor Dennehy raised a query regarding the redeployment of the Project Regeneration Officer to another section of the Council enquiring whether Central Government Funding had failed to materialise even though rates had been increased year on year to secure this funding. The Manager stated that the rates increase which had been implemented last year was the first increase since the Merger of North and South Tipperary County Council. The Manager confirmed that this increase in rates has been ringfenced to contribute to a loan which will be taken out by the Council for match funding for the URDF Projects. In relation to the Project Officer, the Manager confirmed that Michael Moroney has taken up the role as Senior Executive Officer in the Environment Section and will return to undertake more work when the application for the next call of URDF Funding needs to be submitted.

Item 4.1 Attendance of Representative from Environment and Climate Directorate

Mr. Michael Moroney, Senior Executive Officer referred to a district briefing note circulated to Members with the agenda detailing key issues relating to the Environment and Climate Action Directorate.

Key issues in the briefing note included:

- Derelict Sites
- Litter enforcement
- Public Awareness
- Waste Management
- Civic Amenity Sites
- Environment Protection.

Queries raised by the Members were as follows:

- Cllr. Michael Murphy congratulated Michael on the excellent work of the Environment and Climate Action Section.
- Cllr. Murphy expressed his concern over the lack of rollout of E.V. charging points in the County and queried how many charging points were in the Clonmel Borough District Area.
- Cllr. Murphy appealed to the Environment Section to continue to drive the roll out of this critical structure stating that the lack of sufficient charging points was deterring people from driving electric vehicles.
- Cllr. Murphy stated that charging points should be installed in the car park in County Hall to encourage staff to use electric vehicles.
- Cllr. Ambrose concurred with Cllr. Murphy and welcomed the 2 fast charging points in Delahunty Square and the infrastructure in place in Davis Road car park.
- Cllr. Ambrose acknowledged the work of Michael Tierney, Roads Section who is taking a lead role on this.
- Cllr. Ambrose acknowledged the increase in prosecutions in relation to litter fines and thanked the staff in the Environment Section for their work on this
- Cllr. Ambrose acknowledged the work being carried out in relation to derelict sites and queried how many sites have been removed from the Derelict Sites Register
- Cllr. English agreed with his fellow Councillors in encouraging the Council to provide more E.V. charging points in car park areas.
- Cllr. English complimented the Environment Section on the success of the Hazardous Waste collection days

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- Cllr. English stated that the use of CCTV Cameras would deter people from littering.
- Cllr. English raised a query regarding the Household Waste Surveys, in particular, regarding the households who were non-compliant and what steps they need to take to become compliant.

Queries raised by the Members were responded to as follows;

- Michael Moroney stated that for households to be compliant, proof of Waste Collection Service needs to be provided.
- In relation to prosecutions for litter, Mr Moroney stated that action can only be taken where evidence is provided and the use of CCTV would be considered in problem areas.
- Regarding the charging points for electric vehicles, Mr Moroney stated that the roll out of same is not solely the responsibility of the Environment Section and that the Roads Section would also have an input. He also stated that the Council has to be guided by national policy in relation to local rollout.
- Michael stated that the Council have been mandated to commence preparation of a Climate Action Plan and that E.V. charging points will be part of same.

Item 6.1 Report of District Administrator

The District Administrators Report was circulated to Members with the agenda.

Questions raised by the Members were as follows:

- Cllr. Dennehy requested an update in relation to the Town Bus Service
- Cllr. Dennehy asked for clarification on the number of Taxi's operating within the town.
- Cllr. English asked if a reply had been received from Minister Eamonn Ryan in relation to Iarnród Eireann.
- Cllr. English asked for an update in relation to the installation of CCTV
- Cllr. English enquired if the meeting had taken place between Market Place property owners and the Planning Section.
- Cllr. English asked for an update in relation to Irish Water.
- Cllr. English queried whether the Tree Strategy had been reviewed.
- Cllr. English asked for an update on the Bus Service and whether it will be operational from March.
- Cllr. English asked for an update on the internal repairs works on the Town Hall Building.
- Cllr. English welcomed the €450,000 for extension of the Blueway.
- Cllr. Murphy raised a query regarding the naming of the new Housing Developments at Prior Park and Glenconnor stating that at the moment there is a lot of confusion as a number of estates in the area have similar names. He requested that suggestions from the residents in relation to the renaming of both of these estates be sought and discussed at the February Meeting.
- Cllr. Ambrose concurred with Cllr. Murphy and suggested that when a Planning Application is submitted by the Developer that there should be more discussion in relation to the naming of the Development.
- Cllr. Ambrose thanked the District Administrator and the District Engineer in relation to the upgrading of lighting at Hopkins Lane which is due to commence in February.
- Cllr. Ambrose stated that she was glad to see that the playground equipment being installed in Mulcahy Park and the L.I.T. playground which would include equipment

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for use by children with disabilities and requested a timeframe on the completion of the works.

- Cllr. Ambrose welcomed the improvement of the Bus Service and stated that the routes should be expanded to ensure that everybody can benefit from the use of this service.
- Cllr. Ambrose stated that the situation with Iarnród Eireann needs to be addressed as it is sad to see so many Clonmel people having to use the train station in Thurles.
- Cllr. Ambrose welcomed the works which will commence on the Town Hall in 2023 stating that it is such a special building for everybody in Clonmel.

Queries raised by the members were responded to as follows:

- The District Administrator confirmed that the Bus Service is being progressed by the National Transport Authority. Following trial runs by the NTA in December, further works have to be carried out which will cause a delay of 4 – 6 weeks. It is envisaged that the bus service will be running by beginning of March. Cllr. Dennehy requested that it be communicated to the public that this service will not be up and running in January as previously stated. The District Administrator agreed to do this.
- The District Administrator stated that she is awaiting a response from Iarnród Eireann and the Department of Transport and will follow up on same.
- In relation to the Hackney Service, the District Administrator is going to follow up on the number of Hackney Licences in operation in the Town. As far as she is aware there are currently no Taxis in operation in Clonmel.
- In relation to CCTV, the District Administrator confirmed that submissions in relation to the Public Consultation Process have now been received and will be reviewed with a report to be prepared for a meeting in Dublin on the 27th February.
- The District Administrator confirmed that, to date, no contact had been made by property owners of Market Place with the Planning Section despite numerous attempts to arrange meetings with them. She stated that because there is no engagement with them, the next step will be for the Council to look into Vacant Property or Derelict Sites prosecutions.
- The District Administrator stated that she had not received a response from Irish Water regarding previous letter sent in October and subsequent email sent in December and will follow up on same.
- In relation to the Tree Strategy, the District Administrator stated that the Review of proposals has been done and the Council is in the process of appointing Consultants to carry out the work.
- In relation to the naming of the Housing Estates referred to in Prior Park and Glenconnor, the District Administrator stated that the re naming of these estates will be reviewed in conjunction with the residents of these estates when they are all in residence.

Item 6.2 Report of District Engineer – Roads Programme

The District Engineer's report was circulated to Members with the agenda.

Queries raised by the Members were as follows:

- Cllr. Dennehy queried whether a Traffic Plan was in place for Queen Street on completion of the new Lidl Store.
- Cllr. Dennehy requested an update on his query regarding the protocols involved for the laying of double yellow lines and the placing of bollards on the top of Slievenamon Road/Ard-na-Gréine.

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- Cllr. Fitzgerald expressed his concerns around road safety at Castleblake, Rosegreen stating that there has been a number of accidents on this stretch of road recently and he requested that safety measures be undertaken as a matter of urgency.
- Cllr. Murphy concurred with Cllr. Fitzgerald requesting that works be undertaken on this stretch of road.
- Cllr. Ambrose welcomed the signage at Ballybeg junction and requested an update on the skid surface.
- Cllr. Ambrose requested an update in relation to the entrance to St. Patrick's Cemetery and queried whether there are any plans to extend the Cemetery.
- Cllr. Ambrose expressed concern over the batteries being removed from the Driver Feedback Signs and queried whether there is a solution to this problem.
- Cllr. Ambrose requested an update on the proposal for Pedestrian Crossings at the Gaelscoil and Loretto School.
- Cllr. English welcomed the flashing signs at Ballybeg and requested that the panels be looked at.
- Cllr. English requested an update on the Pedestrian Crossing at the Gaelscoil.
- Cllr. English asked if there was any update on the Lane at Sheehy Terrace/Comeragh Drive.
- Cllr. English queried if there was any update on the works to be carried out at Rathronan Cross.
- Cllr. English asked if there was any further update on the Marlfield Flood Relief Scheme.
- Cllr. English asked if the Suir Island Project was still on target for Quarter 2 of 2023.
- Cllr. English asked for an update on the Kilsheelan Cluster Houses.

Queries raised by the Members which Mr. Roger Noonan, District Engineer responded to were as follows:

- In relation to the Cluster Houses at Kilsheelan, the District Engineer stated that he will contact Brian Beck, Planning Section to get an update on this development for the next meeting.
- The District Engineer confirmed that the Suir Island Development is still currently on target for Quarter 2 in 2023.
- In relation to the Marlfield Flood Alleviation Plan, James Murray, Senior Engineer confirmed that a Draft Report has been prepared and a meeting with the Consultants is being arranged. It is hoped to go to public consultation in February.
- The District Engineer confirmed that the proposed works at Rathronan Crossroads are scheduled for Quarter 1 2023.
- In relation to the laneway at Sheehy Terrace/Comeragh Drive, the District Engineer confirmed that he is liaising with the Contractor in relation to the works that need to be done on the automated gates.
- The District Engineer confirmed that he will follow up with Gillian Flynn on the pedestrian crossing at the Gaelscoil and have an update for the meeting in February.
- In relation to the flashing lights at O Connell Tce, the District Engineer confirmed that they have been checked and repaired.
- The District Engineer confirmed that he will follow up to see if there is a long-term solution regarding the driver feedback signs that are being damaged.
- The District Engineer stated that he is going to visit St. Patrick's Cemetery to check on the works that need to be done and will have an update for the February Meeting.

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- The District Engineer confirmed that the skid resistant surface had been done at Ballybeg and he is going to follow up to see if a survey has been undertaken.
- In relation to the bend at Castleblake, the District Engineer confirmed that funding had been applied for under the Safety Improvement Schemes but will look at undertaking temporary measures to make the road safe in the interim.
- The District Engineer confirmed that a contractor will be on site within the next 2 weeks to assess the lights at the Gordon Street car park.
- In relation to the works at Slievenamon Road/Ard-na-Gréine, the District Engineer agreed to meet with Cllr. Dennehy on site.
- In relation to the Traffic Management Plan at Queen Street, the Manager confirmed that this would have been assessed at the time of application for the new store, and if any issues arise, the situation will be examined.

Item 6.3 Report of District Engineer – Housing Voids Programme

The District Engineer's report was circulated to Members with agenda.

- No issues were raised.

Item 8.1 Chief Executive/Delegation Officers Orders – Period up to 16th December, 2022

None.

Items 9.1 to 9.6 – Notice of Motion

Motion 2534 was proposed by Cllr. Michael Murphy

That the District would look at measures to slow down traffic between the Glenoaks Roundabout and Clonmel Garden Centre, such measures to include speed cushions. Any decision should take into account the real and genuine concern of local residents as well as the significant residential development ongoing at this location

Reply:

The district will investigate any and all previous speed surveys carried out on this road and if necessary will conduct a new speed survey to determine current driver practises. Following these surveys and investigations the District Engineer will be in a better position to determine what, if any, remedial measures need to be implemented to control the speed on this road

The motion was seconded by Cllr. Niall Dennehy

The reply to the motion was noted.

Motion 2536 was proposed by Cllr. Michael Murphy

That the Council would carry out immediate repairs to a section of the paving along the footpath to the rear of the "Allen, Larkin and O'Brien" monument on the Quays as it represents a serious trip hazard for walkers

Reply:

This area will be inspected by the District Engineer and repairs carried out as deemed necessary.

The motion was seconded by Cllr. Siobhán Ambrose

The reply to the motion was noted.

Motion 2537 was proposed by Cllr. Siobhán Ambrose

"Following another accident over the Christmas period at the bend in Rathronan between the crossroads and the Halfway House, can I have an update please on the works that have been

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carried out to date at this location since our last site visit with the landowner and also the proposed timeframe for the agreed future safety works at this location. Given the increased frequency of accidents at this location I believe that in the interest of safety that these works now need to be expedited” (ref my previous motion on this issue)

Reply:

Funding has been applied for under the safety improvement scheme for 2023 to erect a barrier and vehicle activated advanced warning signs at this location. We are waiting to hear back from the department on this funding and until then we will not be able to give any timeline on works.

Works carried out to date; re lined the road, added some additional “slow” road markings; all damaged cats eyes were replaced, and changed out the old chevron boards to the correct standard.

The motion was seconded by Cllr. Pat English

The reply to the motion was noted.

Motion 2538 was proposed by Cllr. Siobhán Ambrose

That given the very poor condition of sections of the Racecourse road in Rosegreen (down by the water tower) I am asking that this road be included for re-surfacing under future Council road programmes.

Reply:

This road will be assessed by the District Engineer and subject to 2023 funding, the condition of the road will be considered for inclusion in the 2023 road works programme.

The motion was seconded by Cllr. John Fitzgerlad

The reply to the motion was noted.

Motion 2539 was proposed by Cllr. Siobhán Ambrose

What is latest update regarding the rollout of traffic calming measures in Marlfield Village? When these works are being rolled out can in the interest of safety additional ramps be inserted on either side of the house on the bend as you leave the Marlfield village and also on Moore’s Road?

Reply:

While Active Travel works (footpath widening from Marlfield village to the Pond Rd) were planned for Marlfield village in 2022 these works were subsequently not carried out as the works would have impeded traffic flow.

With regard to the request for additional ramps, these locations can be assessed by the District Engineer and a decision made following the assessment.

The motion was seconded by Cllr. Pat English

The reply to the motion was noted.

Item 10.1 Correspondence

No correspondence was noted.

Item 11.1 Votes of Sympathy/Congratulations

There were no additional Votes of Sympathy/Congratulations noted.

Item 12.1 Any Other Business

No other business was discussed.

**MINUTES OF PROCEEDINGS OF THE CLONMEL BOROUGH DISTRICT MONTHLY MEETING,
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Signed: _____ Dated: _____
Mayor of Clonmel Borough District

Signed: _____ Dated: _____
District Administrator



Comhairle Contae Thiobraid Árann
Tipperary County Council

Report on Submissions

Pre-Draft Consultation Stage

Clonmel Local Area Plan 2024 - 2030

Tipperary County Council Planning Policy and Projects Unit

February 2023

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1.0 Introduction

1.1 Context

Tipperary County Council has commenced the process of preparing a new Local Area Plan (LAP) for Clonmel. The LAP will replace the existing Clonmel & Environs Development Plan and will be prepared in accordance with Section 20 of the Planning and Development Act 2000 (as amended) and will set out the land use and development strategy for the town to ensure the town can support sustainable development and quality of life, in accordance with the provisions of the Tipperary County Development Plan 2022 - 2028. As part of a pre-draft consultation process, interested parties were invited to collaborate with Tipperary County Council in shaping the preparation of a Draft Clonmel LAP.

An issues booklet setting out the key trends and issues in Clonmel, explaining the LAP process and how to get involved, was published at the beginning of the pre-draft consultation on 4th November 2022. This was published on the County Council website and used to help promote and inform public participation in the LAP process.

1.2 Public Consultation

There were two components to the pre-draft consultation phase:

1. An invitation to make submissions - 4th November 2022 and 5th December 2022; and
2. A public consultation workshop on 23rd November 2022, Clonmel Public Library

A number of mechanisms were used to promote the public consultation process

1. A notice was published in local Newspapers;
2. Issues booklets and posters were circulated to the library;
3. The Public Participation Network circulated details of the process to their networks;
4. A dedicated webpage was setup on the Tipperary County Council website;
5. Further details were posted to the @PlanningTipp Twitter.

1.3 Submissions to pre-draft LAP consultation process

The public consultation workshop was attended by approximately 22 persons, who made input in suggestions and recommendations. In addition, 26 submissions (4 duplicates) were received within the consultation period. All submissions received are listed in Section 2.0 of this report, and each one is then summarised in Section 3.0.

1.4 Environmental Assessment

The Draft LAP will be subject to Appropriate Assessment Screening, pursuant to the requirements of Article 6 of the Habitats Directive (92/43/EEC) and Strategic Environmental Assessment (with Scoping in advance of publication of the Draft LAP), in compliance with the Strategic Environmental Assessment Directive (2001/42/EC).

In addition, in accordance with Article 14A of the Planning and Development (Strategic Environmental Assessment) Regulations 2004) and 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' (2009), the Draft LAP will be subject to Strategic Flood Risk Assessment to assess the risk of flooding to the development of the town as set out by the Draft LAP.

As a result of these processes the supporting reports will be published to inform of the publication of the Draft LAP:

- Strategic Environmental Assessment Environmental Report,
- Natura Impact Assessment Screening Determination and Natura Impact Assessment Report (as the case may be),
- Strategic Flood Risk Assessment.

1.5 Next Steps

This Report is now submitted to the Elected Members of the Council for their consideration. Thereafter, the Planning Authority will prepare a Draft LAP for the consideration of the Elected Members. The Draft LAP will be informed by submissions received within the consultation period, direct stakeholder engagement, and the Elected Members considerations. Workshops will be held to facilitate this process. The Draft LAP will be placed on public consultation at the end of summer 2023, after which a Chief Executive's report on submissions received to the Draft LAP will be prepared, and Elected Members will then consider whether to adopt the LAP or amend it.

2.0 List of Submissions to pre-draft LAP process

The following is a list of the submission received during the submission period:

Submission Type	No.	Name
Statutory Consultees (including submissions received in response to SEA Scoping Report), State Bodies and other Government Departments	18.	Office of the Planning Regulator (OPR)
	4.	Office of Public Works (OPW)
	12.	Transport Infrastructure Ireland (TII)
	13.	Transport Infrastructure Ireland (TII) – Duplicate of No. 12
	26.	National Transport Authority (NTA)
	28.	Irish Water (IW)
	8.	Department of Education (DoE)
	9.	Department of Education (DoE) – Duplicate of No. 8
Local Bodies	20.	Marlfield Village Association
Zoning Related Submissions	10.	Chris & Breda Lee
	10.	John Stokes
	16.	Bekan Property Ltd. c/o Tony Bamford Planning
	21.	Powerstown Park Ltd. c/o Armstrong Planning Ltd
	22.	Sadie Tobin
	23.	Sadie Tobin (map associated with No. 22)
	30.	Donal McGrath
Individual Submissions	1.	John Kiely
	2.	Joseph O'Dwyer
	3.	Cllr. Michael Murphy
	5.	Michael Fitzgibbon
	7.	Robert & Ciara Hannon
	11.	Niall J. Dennehy
	14.	Michael Fitzgibbon
	15.	Ruairi O'Caisleain
	17.	Brian & Joan McCarthy
	19.	Alan Moore
	24.	Alan Moore (duplicate of No. 19)
	25.	Lucy Moore
27.	Myriam Madigan	
29.	Breda Parle	

3.0 Summary and consideration of pre-draft LAP Submissions

3.1 Statutory Consultees

Submission Number: 18	Submission Name: Office of the Planning Regulator
Submission Type: Statutory Consultee	
<p>Submission Summary:</p> <p>The OPR thanks and commends the Planning Authority for preparing the Issues Paper and welcomes the commencement of the Plan-making process.</p> <p>OPR sets out its statutory role in the plan-making process and underlines 10 themes that should be addressed in the Draft Plan making process.</p> <ol style="list-style-type: none"> 1. Strategic Policy Framework <p>Notes that the planning authority will be required to ensure the LAP is consistent with national and regional policy and references RPO17 of the Southern Regional Spatial and Economic Strategy (RSES). The OPR encourages the planning authority to liaise with the Southern Regional Assembly to ensure consistency with the RSES.</p> <p>In aligning with the RSES, the LAP should consider the strategic vision, goals and guiding principles of the RSES, in addition to consistency with the relevant regional policy objectives (RPOs).</p> <p>The LAP should also consider practical implementation issues and measures that can best be promoted via the policies and objectives of the LAP.</p> 2. Development Plan and Core Strategy <p>In its submission, the OPR notes that pursuant to Section 19(2Xb) of the Planning and Development Act 2000 (as amended), the Local Area Plan is required to be consistent with the objectives of the County Development Plan (CDP) and its Core Strategy. The OPR further notes that a key message of the Section 28 Local Area Plan Guidelines for Planning Authorities (2013) (LAP Guidelines) is that consistency between local area plans and the core strategy of development plans is an essential requirement, particularly in relation to the quantum and location of lands identified for development. As such, the OPR would</p> 	

caution against the introduction of any objectives that would conflict with the detailed provisions of the core strategy for the settlement and the housing supply target for the settlement.

In referring to the Core Strategy contained in Chapter 2 of the Tipperary County Development Plan 2022-2028, the OPR notes that there is currently 136ha of available land zoned for residential development in Clonmel and the Core Strategy sets out an estimated requirement of between 51.8 and 63.5ha of residential zoned land.

As with its submissions on the CDP, the OPR raises concern about the extent of residential zoning relative to that required to deliver the housing supply targets for the Key Towns and District Towns. The OPR notes that the planning authority is committed, through the preparation of the LAPs, to implementing methodologies set out in the NPF and Development Plan Guidelines to address excess residential land use zoning.

3. Zoning, Compact Growth and Infrastructural Services

Land use zoning objectives must be consistent with policy objectives of the NPF and RSES, particularly, in the context of climate change, objectives for compact growth under the NPF (NPO 3c) and the RSES (RPO 35) and the efficient use of land (NPO 35).

Any provision or standards for residential density or building height in the LAP should have regard to relevant Section 28 guidelines. Land use zoning should also follow the policy and objective for a sequential approach to zoning for residential development set out under section 6.2.3 of the Development Plans Guidelines.

Settlement Capacity Audits should be carried out in accordance with section 4.5.2 of the Development Plan Guidelines. All lands zoned for development must be serviced or serviceable within the lifetimes of the Plan, enabling the planning authority to meet the growth targets for the plan period, including through the delivery of strategic employment land at Ballingarrane as identified in the RSES.

The OPR therefore advises the planning authority to utilise the available resources and liaise closely and collaborate with the relevant prescribed authorities concerning the delivery of essential services and infrastructure.

4. Regeneration

Regeneration and revitalisation of settlements through reuse of brownfield sites and vacant/underutilised buildings will play a crucial role in mitigating climate change. An evidence-based approach should be taken to the identification of regeneration sites or vacant or underutilised buildings, generally, in accordance with the guiding principles of the RSES for urban infill and regeneration, where applicable. Specific to Clonmel, the OPR refers to RPO 17, which identifies lands at Kickham Barracks and Clonmel Flights of Discovery for planned place-making initiatives.

The OPR notes that for larger settlements (>10,000 population), the Development Plan Guidelines advise that the identification of 'regeneration areas' should be coordinated with the identification of 'Settlement Consolidation Sites' determined by the planning authority. The LAP should align with the objectives of the regeneration strategy of the development plan and focus development on the key regeneration sites identified.

The LAP should identify intended sources of funding to facilitate, support or complement key regeneration projects, such as the recently announced Urban Regeneration and Development Fund and Croí Cónaithe (Towns) Fund Scheme.

5. Education, Social and Community Facilities

The LAP should be consistent with the NPF and RSES with regard to education, social and community facilities, including catering for the needs of an ageing population and the Traveller community. In this regard, the local authority's *Local Economic and Community Plan 2015-2020* (LECP) and *Traveller Accommodation Programme 2019-2024* should also inform the LAP.

It is important that the LAP takes an integrated approach to the planning of education, social and community facilities and amenities, and ensure that facilities can be easily accessed by walking or cycling from existing and proposed new residential areas. In doing so, the LAP should consider the capacity of existing facilities, including community centres, leisure, amenity and cultural facilities to serve existing and future residents.

6. Economic Development and Employment

The NPF, RSES and the LAP Guidelines emphasise the need to take an evidence-based approach to the inclusion of objectives for employment and other commercial uses. The NPF expects that the local authority's LECP would inform the LAP to provide for the co-ordinated spatial planning for the area.

The Development Plan Guidelines recognise accessibility as a central consideration in selecting employment zonings and the transport provision of potential locations for development needs to be strategically considered, including through the application of the sequential approach.

The OPR notes that the RSES and the County Development Plan identify Ballingarrane Park as a strategic employment landbank for Clonmel and refer to Munster Vales and the Suir Blueway as significant tourist infrastructure, relevant to the settlement.

7. Transport and Mobility

An integrated approach to land use and transport planning will be central to achieving climate change targets. In addition to the above, the LAP should be informed by the guiding principles and be consistent with the RPOs of the RSES relating to integration of land use and transport planning. A Local Transport Plan (LPT) is required for Clonmel as a key town under the RSES.

The transport strategy of the LAP should also demonstrate consistency with the Avoid-Shift-Improve principle, the implementation of the Decide Provide approach and the 10-minute town concept.

The proactive implementation of the *Design Manual for Urban Roads and Streets* (revised 2019), including in particular 'filtered permeability', will ensure that over time the area will better accommodate pedestrians and cyclists, in addition to public transport where available. Similarly, the implementation of the NTA's *Permeability Best Practice Guide* will also ensure enhanced pedestrian and cycle routes within the area of the LAP.

8. Environment and Natural and Built Heritage

The OPR notes that the planning authority will be aware of its obligations with regard to Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA), and relevant guidelines should be followed.

To ensure that the planning system responds to national environmental challenges the Office highlights, in particular, the importance of integrating green and blue infrastructure into the LAP, in accordance with NPO 58 and the objectives and guiding principles of the RSES.

NPO 17, the RSES and several section 28 guidelines (LAP Guidelines and the Development Plans Guidelines, among others) recognise that protecting, conserving and managing sites and features of special interest, in addition to public realm improvements,

can instigate a heritage-led regeneration of settlements to generate economic benefits in terms of tourist footfall, improved retail environment and improved quality of life. The re-use of built heritage will contribute to compact growth and regeneration and to climate change mitigation having regard to embodied carbon.

The planning authority should consider what location specific objectives or measures would assist in the protection or improvement of built heritage over the period of the LAP, have regard to the Architectural Heritage Protection Guidelines for Planning Authorities (2011).

9. Climate Change Mitigation and Adaptation

Flood risk management is the most critical climate change adaptation measure to be addressed in the LAP and the planning authority should have regard to Section 28 guidelines. The planning authority should overlay the flood risk zones on any proposed land use zoning maps, to illustrate the potential flood risk arising and to demonstrate how the sequential approach has been applied.

Digital copies of the mapping data available to the Office and to the OPW to facilitate assessment. The planning authority should also liaise with the OPW in developing the draft Plan. Nature based sustainable urban drainage systems should be integrated in development of policies.

10. Implementation and Monitoring

The planning authority is encouraged to provide for monitoring of implementation of the objectives of the LAP, having regard to the provisions of the Development Plans Guidelines and the LAP Guidelines.

Summary

The OPR commends the local planning authority for its work in producing the pre-draft Issues Paper:

- The draft LAP should ensure that residential land use zoning is consistent with the Core Strategy and objective 4-A of the Development Plan;
- The draft LAP should make efficient use of land through appropriate densities;
- The draft LAP should identify 'Settlement Consolidation Sites' for the purpose of encouraging compact growth and town centre revitalisation;
- The draft LAP should ensure that the provision of social and community infrastructure is delivered in tandem with new residential zoned lands;
- In terms of Economic Development, the draft LAP should ensure alignment with the RSES;

- In relation to Accessibility and Transport, the draft LAP should be informed by the preparation of a Local Transport Plan;
- The planning authority should consider what location specific objectives or measures would assist in the protection or improvement of built heritage over the period of the LAP
- With regard to climate change mitigation and adaptation, the draft LAP should seek to include policies and objectives in relation to the implementation of SuDS and nature-based solutions as a means for managing surface water run-off at key development sites. Irish Water has indicated that there is sufficient water supply and wastewater capacity in the town to cater for the projected growth as set out in the core strategy;
- In relation to flooding, an SFRA should be carried out as part of the LAP in accordance with the staged approach to flood risk assessment under the Flood Guidelines, including the carrying out of Justification Tests where required;
- The planning authority is encouraged to provide for monitoring of implementation of the objectives of the LAP, having regard to the provisions of the Development Plans Guidelines and the LAP Guidelines.

Consideration:

The OPR submission is welcomed, and the office's stated willingness to engage in direct conversations on the development of the LAP is also welcome. The comments principally relate to the requirement to ensure consistency with the NPF, RSES, Section 28 guidance and other relevant policy documents. These comments are fair and will be addressed in the Draft LAP. Officers of Tipperary County Council planning department have held initial discussions with officers of the OPR and intend to meet with officers of the OPR to discuss the development of the LAP in more detail.

1. Strategic Policy Framework:

The Draft LAP will be consistent with the national and regional level objectives and guiding principles set out in the NPF and RSES.

2. Development Plan and Core Strategy:

The provisions of the Tipperary County Development Plan 2022 - 2028 will inform the Draft LAP, and the Draft LAP for the 'Key Town (Self-Sustaining Regional Driver)' of Clonmel will be written with cognisance to its Core Strategy in order to inform new local development in association with the strategic objectives of the County Development Plan.

3. Zoning, Compact Growth and Infrastructural Services:

A detailed assessment of lands that are currently zoned (residential uses and employment uses) will be carried out in terms of their services, and also their location having consideration to matters such as proximity to the central area, active travel and compact growth principles. This serviced land assessment (SLA) will be set out as an appendix to the Draft LAP.

4. Regeneration:

The Draft LAP will provide for urban regeneration. The Draft LAP will apply the principles of Town Centre First and will identify regeneration sites as a priority for collaborative development in the town centre. The Draft LAP will set out a framework for future investment through national funding streams including the Urban Regeneration and Development Fund, Active Travel Programmes etc, and other community funding streams and supports as administered by sources including the Housing Section of the Council, the Local Enterprise Office, Leader etc.

5. Education, Social and Community Amenities:

The Draft LAP will ensure that its policies allow for Clonmel to continue as an important educational, social and community hub for the communities in the town and its hinterlands. Ensuring social and community infrastructure is available to serve the projected population of Clonmel through the plan period will be a key consideration of the Draft LAP, and the plan will seek to ensure that adequate land is available to meet projected need and the policies of the Plan support new educational, social and community development.

6. Economic Development and Employment:

The SLA will provide for a sequential approach to economic development. This, along with the work being carried out in the preparation of Local Transport Plan (LTP) for Clonmel, will allow for an integrated approach to land use and transport planning for enterprise, employment and enterprise development. The Draft LAP will include policies and objectives to support the growth of the strategic employment location at Ballingarrane.

7. Transport and Mobility:

The NTA and the Council are working with transport consultants, SYSTRA and JB Barry, in the preparation of an LTP for Clonmel with modal shift targets. The purpose of the LTP is to provide a transport strategy for the town and its projected growth with an emphasis on promoting active and sustainable transport. The emerging LTP will inform the transport policies and objectives of the Draft LAP and will be incorporated into final LAP when adopted.

8. Environment and Natural Built Heritage:

The Council have appointed environmental consultants, CAAS, to prepare a SEA and AA for the plan area to assess the plan for potential environmental risks. The Council are in continuous engagement with Irish Water in the SLA process to ensure that lands identified for development are appropriately serviced for water and wastewater. The Draft LAP will include objectives for green and blue infrastructure and for the protection, revitalisation and regeneration of Clonmel's rich built heritage.

9. Climate Change Mitigation and Adaptation:

The Draft LAP will be guided by the TCDP's strong climate action ethos in line with the Climate Action and Low Carbon Development (Amendment) Act 2021 and will include locally specific climate mitigation objectives. An SFRA will be prepared for the plan area to ensure that flood risk is mitigated against. The SFRA will be a key consideration in the SLA. The Draft LAP will align with the TCDPs objectives for the implementation of SuDS as a drainage solution.

10. Implementation and Monitoring:

The LAP objectives will be monitored for implementation as per the provisions of the Development Plan Guidelines.

Submission Number: 4**Submission Name:**

Office of Public Works

Submission Type:

State Body

Submission Summary:

The planning authority should refer to the Section 28 Guidelines on the Planning System and Flood Risk Management (DHPLG/OPW, Nov 2009), to ensure that the key principles of flood risk management and sustainable planning are adopted.

The OPW and TCC undertook the National Catchment-based Flood Risk Assessment and Management (CFRAM) Programme, through which Flood Risk Management plans (FRMPs) and flood maps were prepared. The CFRAM Programme included analysis of flood risk in Clonmel, the LAP shall be guided by such maps. The submission provides further guidance on the flood risk management within the Plan area which is summarised within.

Consideration:

This submission is noted and, in particular, the avoidance of flood risk in Clonmel through appropriate land zoning and in the setting out of flood risk policy will be considered in the preparation of the Draft Clonmel Local Area Plan as part of a detailed Strategic Flood Risk Assessment currently under preparation.

Submission Number: 12**Submission Name:**

Transport Infrastructure Ireland (Tii)

Submission Type:

State Body

Submission Summary:

TII recommends that the development objectives included in the Draft LAP reflect the provisions of the NPF, DoECLG's Spatial and National Roads Guidelines and RSES, for the ongoing safe and efficient operation of national roads.

TII would welcome the inclusion of strategic policy requirements to reflect the following:

- Reduce reliance on private cars and achieve a modal shift to sustainable transport;
- Promote integrated land use and transport planning;
- Maintain the strategic function, capacity and safety of the national road network, including planning for future capacity enhancements;
- Ensure existing transport networks are maintained to a high level;
- Prepare a Local Transport Plan for Clonmel to inform the land use zoning strategy for the town and its environs.

TII refers to Objective RPO 167 of the RSES, which outlines that it is an objective for National Road Projects to be delivered during the period up to 2027, under which the 'N24 Waterford to Cahir /Cahir to Limerick Junction' national road scheme is a listed project. The TII notes that lands within the Clonmel and Environs are situated within the Constraints Study Area for the N24 Waterford to Cahir national road scheme. This scheme should be protected in future local area plans in accordance with requirements of Section 29 of the Spatial Planning and National Road Guidelines for Planning Authorities (2012).

The Council may wish to identify local improvements to national roads within the LAP. The LAP shall include a policy to avoid the creation of additional accesses onto national roads over 50kph. The Council is requested to reference the Road Safety Impact Assessment (RSIA) and Road Safety Audit (RSA) in the LAP for new development proposals. The Council is requested to include the requirement for Traffic and Transport Assessments (TTA) in the LAP citing the TII Traffic and

Transport Assessment Guidelines (2014). A forward planning approach to roadside service facilities is encouraged in accordance with TII Policy on Service Areas (August 2014). Further guidance is provided on signage, noise, safeguarding national road drainage regimes and renewable energy and grid connections which is summarised in the submission.

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan. The guidance referenced is noted and will be adhered to in the preparation of the Draft LAP.

The NTA and the Council are working with transport consultants, SYSTRA and JB Barry, in the preparation of an LTP for Clonmel with modal shift targets. The purpose of the LTP is to provide a transport strategy for the town and its projected growth with an emphasis on promoting active and sustainable transport. The emerging LTP will inform the transport policies and objectives of the Draft LAP and will be incorporated into final LAP when adopted. The Local Transport Plan for Clonmel will have a focus on delivery of a number of the strategic policy requirements outlined in the TII submission.

The route and link corridors options for the N24 upgrade will be protected where necessary within the draft LAP. Planning officers are engaging with the TII and Road Design Office in this respect.

Submission Number: 26

Submission Name:

National Transport Authority

Submission Type:

State Body

Submission Summary:

The NTA provided feedback to the pre-draft issues paper as set out under the following **12 themes:**

1. **Guiding Principles:** A summary of the guiding principles to support the consolidation of urban-generated development in complement with the integration of land use and transport planning is provided.
2. **Road User Hierarchy:** The LAP should align with The National Sustainable Mobility Policy and The National Investment Framework for Transport in Ireland (NIFTI) and should seek the reallocation of road space to sustainable transport in appropriate locations. NIFTI sets the road user hierarchy as 1. Active Travel, 2. Public Transport, 3. Private Vehicles and sets the intervention hierarchy as 1. Maintain, 2. Optimise, 3. Improve, 4. New.

- 3. Climate Action Plan:** As per the Climate Action Plan the LAP should seek to; reduce demand for travel; increase public transport and active travel; convert to a zero-emissions transport fleet.
- 4. Movement at Settlement Level – Local Transport Plan (LTP):** The NTA notes that the preparation of a Local Transport Plan (LTP) for Clonmel has already commenced and that this is being progressed based on the NTA/Tii document Area Based Transport Assessment and Pilot Methodology. The purpose of the LTP is to ensure that the assessment of transport demand and its associated impact plays a central role in informing future development proposals, to support a shift to sustainable modes based on the road user hierarchy and to set a framework for investment in transport infrastructure within the town to support this. The NTA supports that intention that the LTP will be taken forward as part of the Local Area plan (LAP) that is being prepared for Clonmel and will continue to work with the Council in its preparation of the LTP.
- 5. Movement at Inter-Settlement Level:** There is an opportunity to explore commuting patterns and identify the transport infrastructure and services required to serve the town. This should be used to inform the land use policies to provide more sustainable travel pattern outcomes and meet future need.
- 6. Walking and Cycling:** The LAP should identify walking and cycling deficiencies in the town and propose measures to enhance routes from origin to destination.
- 7. Provision of Public Transport Services in Rural Areas:** The NTA will continue to provide rural transport services through Local Link and their Connecting Ireland plan seeks to further improve mobility in rural areas. The LAP should acknowledge the role rural transport services perform in providing for social and economic connectivity.
- 8. Accessibility:** Enabling universal access and facilitating and promoting universal design should be a key consideration in the LAP, as it relates to transport policies and objectives. Objectives which promote universal design in the external built environment such as providing separate pedestrian entrances, the provision of dropped curbs and tactile paving will provide a safer and more attractive environment for all.
- 9. Strategic Road Investment:** In order to protect the strategic transport function of the national roads, including motorways, the NTA recommends that development objectives should be in accordance with the DOECLG Spatial Planning and National Roads Guidelines (2012), and that this should be referenced in the LAP.
- 10. Traffic management:** The LAP should consider traffic management within Clonmel with the objective of ensuring that the movement of people by public transport, walking and cycling, and the movement of goods, is not adversely affected by private car traffic, and that the impacts of traffic congestion can be managed. In particular this should include an analysis of car parking provision within the town and the inclusion of objectives and measures to manage car parking which is a key determinant of the likelihood of someone

using a car. This should include reviewing and reallocating on-street parking; using parking charges to ensure a short stay parking over commuter use; reviewing access arrangements into car-parks to improve road use efficiency.

11. NTA Guidance Documents: A suite of guidance documents are listed to be inform the Draft LAP.

12. Indicators – Mode Share: It is recommended that consideration is given at the LAP level to include sustainable transport indicators, including mode share, to monitor the effectiveness of policies and development objectives. The NTA would be happy to work with Tipperary County Council on the development and analysis of sustainable transport indicators, in conjunction with the OPR.

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan.

It should be noted that with respect to land zoning, a detailed assessment of lands that are currently zoned will be carried out to include consideration of the integration of land use and transport planning, services and also location having consideration to matters such as proximity to the central area, the nature and capacity of roads infrastructure, active travel and compact growth principles. This Serviced Land Assessment will be set out as an appendix to the Draft Plan. In addition, the Draft Plan will be accompanied by a Local Transport Plan with objectives for active travel and public transport investment, and targets for modal shift. Responses under each of the submission themes are provided below:

1. Guiding Principles:

The Draft LAP will have an emphasis on compact growth, sequential development and integrated land use and transport planning and will consider the guiding principles set out in the NPF, the RSES and the NTA's submission.

2. Road User Hierarchy:

The road user hierarchy and the objectives of the National Sustainable Mobility Policy (DoT, 2022) and NIFTI (DoT, 2021) will be considered in the Draft LAP and the associated LTP.

3. Climate Action Plan:

The Climate Action Plan (DECC, 2019) greatly informed the TCDP and the current iteration will be a similar guide for the objectives of the Draft LAP.

4. Movement at Settlement Level – Local Transport Plans (LTP):

As noted in the submission the Council is working with the NTA and transport consultants, SYSTRA and JB Barry, in the preparation of an LTP for Clonmel. The emerging LTP will guide the transport objectives of the LAP and will form part of the LAP once adopted.

5. Movement at Inter-Settlement Level:

Both the LTP and the 'Commuting and Jobs Profile for Tipperary' (TCC, 2018) provide analysis of movement at an inter-settlement level which provides important data in the preparation of sustainable transport solutions to and within the settlement.

6. Walking and Cycling:

The LTP is conducting a comprehensive analysis of the existing walking and cycling network in Clonmel and identifying how these can be enhanced in order to achieve a modal shift away from cars. The Council's dedicated Active Travel Team are actively engaging with the NTA in the identification of potential walking and cycling infrastructure projects to be put forward for internal and external funding.

7. Provision of Public Transport Services in Rural Areas:

The LTP has considered that NTA's draft plans for enhanced public transport services and the LTP team is and will continue to engage with Tipperary 'Local Link' throughout the LTP process.

8. Accessibility:

The LAP will align with the TCDP in promoting disability awareness and improved equal access for all through 'Universal Design' for public transport access, housing, social, cultural and recreational facilities and the public realm, to improve quality of life equally for abled and disabled citizens.

9. Strategic Road Investment:

The key transport corridors traversing the Plan area will be considered for their strategic function within the Draft LAP.

10. Traffic management:

Traffic management and car-parking will be key considerations in the LTP process.

11. NTA Guidance Documents:

The guidance documents have formed part of the baseline assessment for both the LAP and LTP.

12. Indicators – Mode Share:

The Council will continue to work with the NTA and the appointed transport consultants to prepare appropriate indicators for mode share so that the plans can be effectively monitored and assessed.

Submission Number: 28	Submission Name: Irish Water
	Submission Type: State Body

Submission Summary:

Irish Water (IW) provide a summary of their key guiding policies and plans. IW has also provided a summary of the water and wastewater infrastructure and constraints for Clonmel, shown below:

Water Supply Capacity

Settlement:	Existing population (CSO 2016):	CDP 2022-2028 Population target to 2028:	CDP 2022-2028 population increase:	Water Supply Capacity:
Clonmel	17,140	20,568	3,428	There is limited water supply capacity in Clonmel. Upgrades are required to cater for the projected growth within the lifetime of the plan. Irish Water's Infrastructure Delivery Directorate is progressing a project to expand Monroe well-field, which will provide additional capacity – current programmed Completion Date is Q4, 2026.

Water Network Known Constraints

Settlement:	General Network Infrastructure
Clonmel	Irish Water's Infrastructure Delivery Directorate is progressing a project to expand Monroe well-field (referenced above), which includes the required network upgrades to deliver water into Clonmel once made available - current programmed Completion Date is Q4, 2026. It is envisaged that existing capacity is available in some sections of the distribution network to cater for growth in the settlement, provided it is well balanced across the life of the plan. Local network upgrades would need to be delivered to provide capacity to individual sites, these can be customer driven/funded in accordance with our Connections Charging Policy.

Wastewater Treatment Capacity

Settlement:	Existing population (CSO 2016):	CDP 2022-2028 Population target to 2028:	CDP 2022-2028 population increase:	Wastewater Treatment Capacity:
Clonmel	17,140	20,568	3,428	The latest wastewater treatment capacity register, issued in 2022, indicates there is sufficient capacity to cater for the projected growth within the lifetime of the plan.

Wastewater Network Known Constraints

Settlement:	General Network Infrastructure
Clonmel	A Drainage area plan is planned for Clonmel and will determine the capital upgrades required to cater for growth. Currently it is envisaged that capacity is available to cater for the population targets identified to 2028. Local network upgrades would need to be delivered in some areas to provide capacity to individual sites, these can be customer driven/funded in accordance with the requirements of the Connections Charging Policy.

IW has also provided feedback under a number of subheadings to Land Development Issues:

Land Use Zoning: Sequential development in areas with existing water services infrastructure and spare capacity is encouraged. Available network information indicates that network extensions may be required to service some zones sites, localised network upgrades may also be required. Where network reinforcements such as upgrades or extensions are required, these shall be developer driven unless there are committed IW projects in place to progress such works.

In settlements where the Wastewater Treatment Plant (WWTP) is close to lands with potential for the development of sensitive receptors e.g. residential dwellings, any future development of these lands should take account of the established use of the existing WWTP and the potential for extensions / intensification of use of the WWTP in the future.

There is a general presumption that development will be focused into areas that are serviced by public water supply and wastewater collection networks. Alternative solutions such as private wells or WWTPs should not generally be considered by planning authorities.

Serviceability of Settlements: Irish Water would urge the Planning Authority to refer to mapping undertaken as part of the Residential Zoned Land Tax (RZLT) process, to assist in identifying suitable lands for zoning.

All new residential and commercial/industrial developments wishing to connect to an Irish Water network are to be assessed through Irish Water's Connections and Developer Service.

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan. The Council has already begun engagement with IW and continue to will work with IW in the further assessment of this submission and in the preparation of the draft LAP with particular reference to Serviced Land Assessment and assessment of lands to be zoned.

Submission Number: 8

Submission Name:

Department of Education

Submission Type:

Government Department

Submission Summary:

The Department notes the CDP population growth targets for Clonmel to 2031 and deduces that should the projections materialise, a requirement for additional education provision may emerge over the lifetime of the LAP and beyond. The Department notes the issues paper's emphasis on town centre regeneration and compact growth and highlights the associated need for the provision of schools in town centre sites to accommodate such growth. The LAP should be explicit in its support for adequate school accommodation, including new schools and the expansion of existing schools. The Department highlights the requirement for future unseen capacity, giving the Ukrainian crisis as an example, and cites the pressures this places on existing schools. It also anticipates the future requirement for Special Education Needs at primary and secondary level and the associated additional requirement for accommodation to facilitate such.

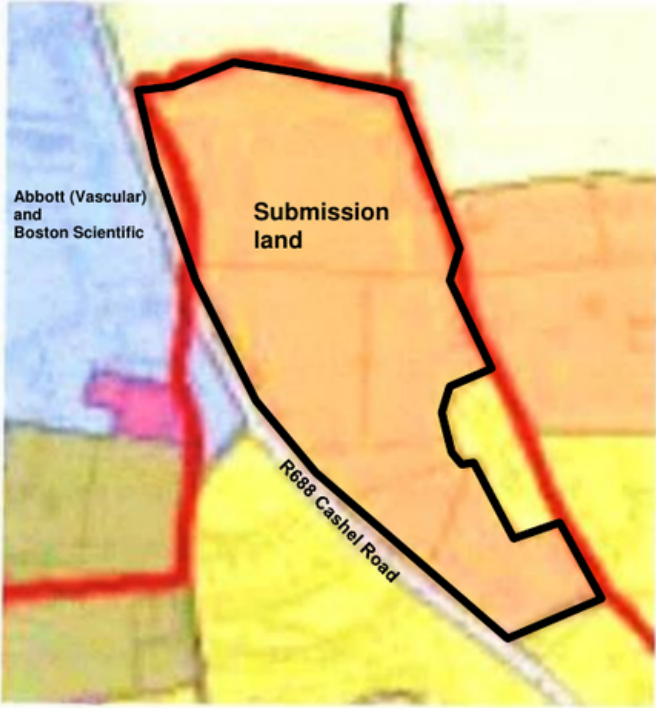
Consideration:

This submission is noted and the proposed population increase and unforeseen events such as the Ukraine crisis are noted in terms of their potential to increase demand for school places and subsequent need for expansion of existing facilities and the construction of new facilities, will be considered in the preparation of the Draft Clonmel Local Area Plan.

3.2 Local Bodies

Submission Number: 2	Submission Name: Marlfield Village Association c/o Bernard Lennon
	Submission Type: Local Bodies
Submission Summary:	
<p>To make provision for the following improvements and facilities in Marlfield Village:</p> <ul style="list-style-type: none"> • Traffic calming measures / speed ramps at various locations; • Improved facilities at new bottle bank; • Improvements to green area at Sandybanks; • New street signage for the village, reverting to the old style of signage and old street names; • New streetlighting to reflect heritage status of the village; • Reduction in speed limit for the village; • Improvements to the roundabout west of the village; • Provision of new footpaths to connect the village to St. Patrick's Cross; • Surface improvement at St. Patrick's Chapel; • Provision of linear flower/shrub beds on the road from Village Cross towards Sandybanks. 	
Consideration:	
<p>The submission relates to Marlfield, a village located approximately 3km west of Clonmel town centre. The village is not within the development boundary of the Clonmel Town and Environs Local Area Plan, rather is covered under the Tipperary County Development Plan (CDP) 2022-2028. Volume 2 of the CDP 2022-2028 includes a 'Settlement Plan' for Marlfield, providing a guide, including objectives, for the development of the village during the CDP period.</p>	

3.3 Zoning Related Submissions

Submission Number: 6	Submission Name:
	Chris & Breda Lee
	Submission Type:
	Zoning Related Submission
Submission Summary:	
<p>The submission relates to lands of approximately 9.5 hectares / 23.4 acres at Ard Gaoithe in the townland of Ardgeeha Lower, located on the eastern side of the R688 Cashel Road, north of the town. The lands are identified in the map below, outlined in black.</p>	
	
<p>In highlighting that the land is zoned 'New Residential' in the Clonmel & Environs Development Plan 2013, the submission notes the following:</p>	
<ul style="list-style-type: none"> • The land forms part of a strategic landbank identified for new residential development which is both serviceable and readily accessible. • The lands themselves afford the opportunity for the logical northward expansion of Clonmel town and occupy a highly sought-after location proximate to a wide variety of services & amenities as well as several major employers, including the pharmaceutical manufacturing facilities of Abbott (Vascular) and Boston Scientific in addition to the Ard Gaoithe Business Park. 	

In addition, the submission requests the following in respect of road and transport objectives in the new LAP:

- Omission of any link road corridor objective from their lands, specifically referring to an objective in the Clonmel & Environs Development Plan, 2013 for an 'indicative route' / road corridor through the submission land (shown in map below, which is an extract from the 'Map 2: Transportation Map' contained in the Clonmel & Environs Development Plan, 2013; and, by association,
- Inclusion of an objective to facilitate direct access to the submission land from the R688 Cashel Road.



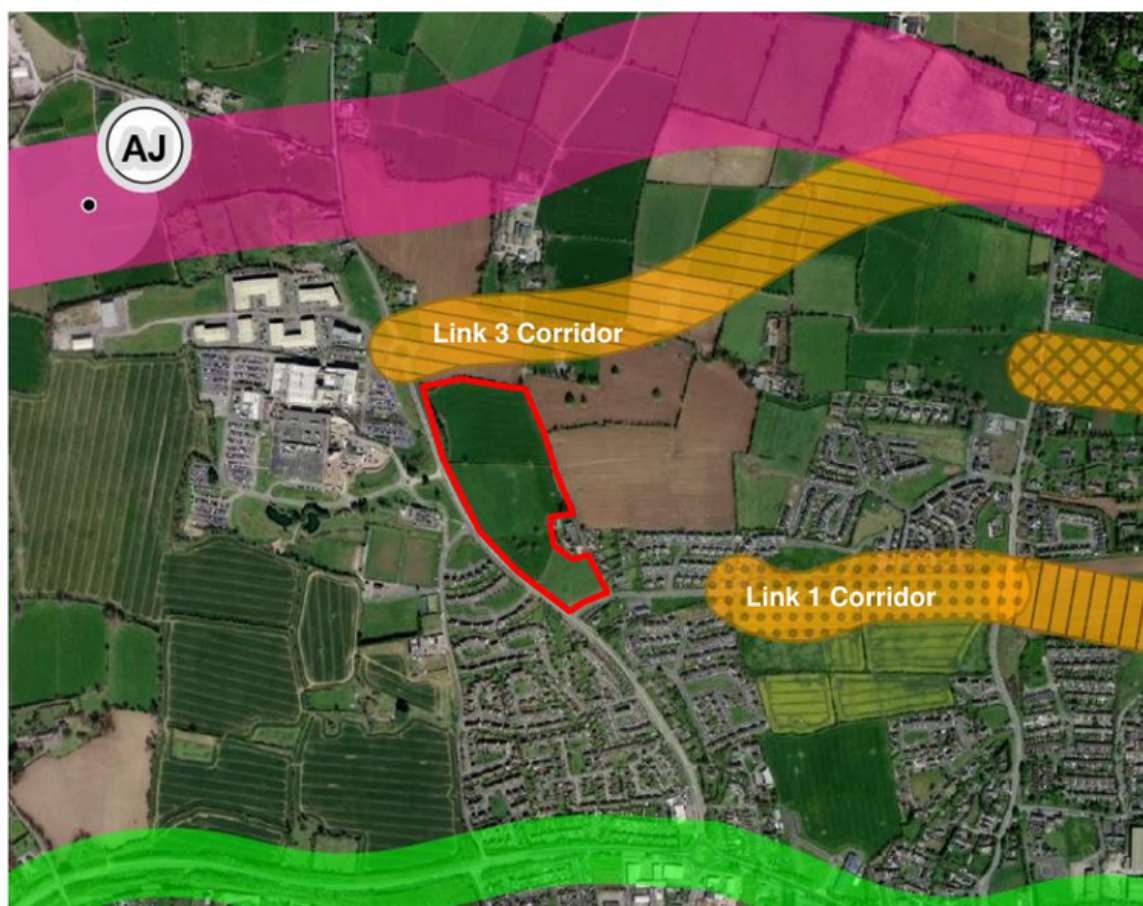
In support of the above request, the submission makes the following points:

- Referring to the above 'indicative route' / road corridor objective, the likelihood of any such road coming to fruition by means of the private sector is virtually nil given that the vast majority of the route in question traverses the rural environs of Clonmel and lands which are unlikely to be used for any purposes other than agriculture for the foreseeable future. In all probability, any such distributor road would not be completed over the lifetime of multiple development plans.
- The N24 Waterford to Cahir Road Scheme Project, provided for under the National Development Plan 2018-2027, provides for a series of options that involve the re-routing of the N24 thereby bypassing Clonmel town. Phase 2: 'Options Selection' is ongoing with

the second non-statutory public consultation on 'Alternatives and Options' having taken place between 3rd May and 20th May, 2022.

- In addition to a series of options that involve the re-routing of the national road, the scheme identifies four road links as part of a traffic management plan for the Clonmel Urban Area. These new road links are to be assessed, either in isolation or in combination with other solutions, in terms of their ability to reduce traffic volumes on the existing N24.
- It is submitted that the development of Road Links 1 & 3 (as shown to be part of the N24 Waterford to Cahir Project) represents the most up-to-date policy position in terms of addressing traffic congestion along the N24 National Route within the Clonmel Urban Area. Accordingly, it is submitted that the provision of a further 'indicative route' / road corridor through the submission lands at Ard Gaoithe (as shown on Map 2 'Transportation' of the Clonmel & Environs Development Plan, 2013) is wholly unnecessary and completely at odds with the current policy position of Transportation Infrastructure Ireland.

The map below shows the submission land (outlined in red) in the context of Link Corridors 1 and 3 as per the N24 Waterford to Cahir Road Scheme Project.



- In respect of future development of the submission land, specifically access, it is accepted that there will be a need for a road designed in line with the Design Manual for Urban

Roads and Streets in order to service the submission land and that this could potentially afford access to other development lands, subject to agreement between the parties concerned.

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan (LAP).

The zoning of residential land will be considered in line with the Core Strategy requirements set out in the County Development Plan and principles of compact growth and will have regard to a serviced land assessment which will take place with respect to all lands zoned within the Clonmel Town and Environs Development Plan boundary and will form an appendix to the Draft Clonmel LAP.

The N24 Waterford to Cahir Road Scheme Project is being developed by Kilkenny County Council in partnership with Tipperary County Council, Transport Infrastructure Ireland (TII) and the Department of Transport (DoT). As noted in the submission, the second non-statutory public consultation on ‘Alternatives and Options’ took place between 3rd and 20th May 2022. The purpose of this second consultation was to present the potential transport solutions to the public and to seek feedback to inform the design of the project. All potential solutions that were presented to the public are currently being assessed by the abovementioned project team through a two-stage comparative assessment of their potential impacts, and their relative success in achieving the project objectives to determine the preferred solution for the project. The preferred solution is currently scheduled to be put on Public Display in Q2 2023.

The preferred solution along with stakeholder consultation with the TII, will further inform decisions around roads objectives in the new Clonmel LAP.

Submission Number: 10	Submission Name: John Stokes
	Submission Type: Zoning Related Submission

Submission Summary:

The submission relates to the former mart site (outlined in red below - stated area of approximately 0.687 hectares / 1.7 acres) in the townland of Burgagery-Land East on the southern side of Davis Road, immediately west of Dunnes Stores.

The submission, which refers to a previous refusal on the site (discount foodstore Ref. 1155002), including matters relating to retail use and flood risk, requests that the site be zoned to allow for residential or retail uses, noting the potential for social housing or housing for the elderly.



Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan (LAP).

In the Clonmel & Environs Development Plan 2013, the site is zoned 'Commercial', the objective of which is 'To provide for mixed commercial facilities that do not compete with the Town Centre function'. Under the matrix for the land use zoning, 'Residential' and 'Retail Warehousing' are both 'Open for Consideration' while 'Supermarket' is 'Not Permitted'. The site is also identified within Appendix 1 of the 2013 Plan as being part of a larger development opportunity site, 'Opportunity Site No. 3'.

The zoning of land in the new LAP will be informed by an evidenced based approach. It should be noted that in terms of residential zoned land, this will be considered in line with the Core Strategy requirements set out in the County Development Plan and principles of compact growth and will have regard to a serviced land assessment which will take place with respect to all lands zoned within the Clonmel Town and Environs Development Plan boundary and will form an appendix to the Draft Clonmel LAP. In addition, the quantum of land zoned for residential development includes consideration of the capacity of mixed-use zoning which include residential, as such, decisions around the location of mixed-use zonings and matrix of uses which apply to those zonings will require careful consideration during the preparation of the draft LAP.

The draft LAP will also be subject to Strategic Environmental Assessment, including flood risk assessment.

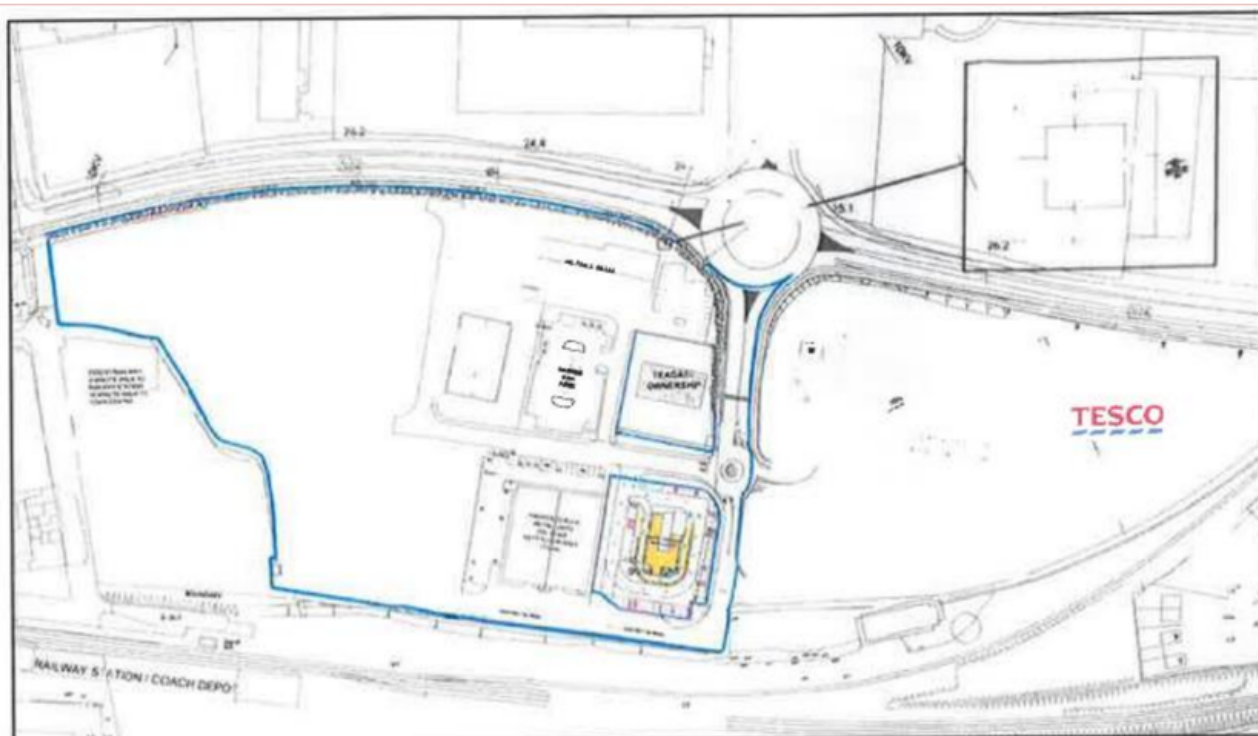
Submission Number: 16	Submission Name: Bekan Property Ltd. c/o Tony Bamford Planning
	Submission Type: Zoning Related Submission

Submission Summary:

This submission relates to approximately 8 hectares or 20 acres of land located south east of the N24 Fethard Road Roundabout, in the townland of Burgagery-Land West. The map included with the submission, shown below, provides an overview of the submission site, which includes the land outlined in blue and also the land to the east (on which Tesco and Certa service station are located).

Much of the site is already developed, comprising Tesco, Certa service station to the east, and Mr. Price, Supermacs, JYSK furniture store and a Teagasc local advisory office to the west, along with approximately 2.2 hectares (5.5 acres) of undeveloped land on the western side.

The submission notes that the land is zoned ‘Light Industry and Employment in the Clonmel & Environs Development Plan 2013 and requests that mixed use zoning be applied in the new Local Area Plan to allow uses including residential, offices, leisure and suitable retail development.



The submission makes the following points:

- The land's accessibility to the Clonmel Railway Station significantly raises the profile of the site as a suitable location for more intensive commercial development ranging from residential through offices, leisure and suitable retail development.
- The subject lands have immense potential to contribute to compact growth, play a key role in the 10-minute town concept given:
 - Their proximity and ease of access to the town centre to the south;
 - Ease of access and immediate proximity to the railway station;
 - Ease of access to major radial and arterial roads (allowing the introduction of better bus and cycling services);
 - Proximity to the extensive, established employment lands
- There has been little substantial comparison retail development in the town since 2016.
- Part of the ambition for the site is to see a further expansion of the bulky goods retail to cater for two additional retail operators who have been searching for space in the town for some years.

- The town centre has limited opportunities for new retail development witnessed by the recent permission for LIDL in the northern fringe of the central area. There will be potential for smaller infill development but retailers with larger footprints will need more space.
- The Planning Authority needs to reconsider its position on retail, especially in locations such as Burgagery which has the potential to enhance the town's retail offer, create new jobs whilst also linking with the town centre and being of benefit to it, rather than being a source of competition.
- The submission is not seeking a blanket Retail Warehousing zoning for the lands, but also mindful that any planning application for retail warehousing would be subject to both retail impact and sequential assessment.
- Assessment of the very general information available is that there is more than sufficient Employment zoned lands in the town - without the subject site. This is supported by the Background Paper prepared for the County Development Plan which (Economy and Employment) which identifies the undeveloped, 300 acre, publicly owned site at Ballingarrane, Clonmel which will be used for targeting pharma/medical devices and food processing clusters.

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan (LAP).

In the Clonmel & Environs Development Plan 2013, the site is zoned 'Light Industry and Employment', the objective of which is '*To provide for light industry and technology, incubation units, general employment and related uses*'. Under the matrix for the land use zoning, 'Residential' and 'Retail Warehousing' are both 'Not Permitted'.

The provision of retail warehousing in the town will be examined as part of the preparation of the draft LAP, having due regard to the Regional Spatial and Economic Strategy, County Development Plan and Retail Planning Guidelines for Planning Authorities, (DECLG 2012).

The zoning of land in the new LAP will be informed by an evidenced based approach. It should be noted that in terms of residential zoned land, this will be considered in line with the Core Strategy requirements set out in the County Development Plan and principles of compact growth and will have regard to a serviced land assessment which will take place with respect to all lands zoned within the Clonmel Town and Environs Development Plan boundary and will form an appendix to the Draft Clonmel LAP.

In addition, the quantum of land zoned for residential development includes consideration of the capacity of mixed-use zoning which include residential, as such, decisions around the location of mixed-use zonings and matrix of uses which apply to those zonings will require careful consideration during the preparation of the draft LAP.

The draft LAP will also be subject to Strategic Environmental Assessment, including flood risk assessment.

<p>Submission Number: 21</p>	<p>Submission Name: Powerstown Park Ltd. c/o Armstrong Planning Ltd.</p>
<p>Submission Type: Zoning Related Submission</p>	

Submission Summary:
This submission is made by the owners and operators of the Clonmel Racecourse at Powerstown Park, which extends to some 63 hectares on the north-eastern fringe of the town.



The submission notes that the racecourse is an important employer and local economic generator, as well as being a key attraction and driver of footfall and activity in Clonmel town centre. As such, Powerstown Park Ltd is a significant community stakeholder.

The submission requests the following:

- it would be appropriate for the forthcoming LAP to include the racecourse in the LAP boundary, and to acknowledge the important role that Powerstown Park plays in promoting tourism, generating employment, stimulating the economy, and providing recreation and amenity facilities.
- it would be prudent for the 'Transport and Movement' policies of the LAP to seek to preserve and improve sustainable linkages between the racecourse and the town centre.
- that approximately 17 hectares (shaded yellow on the map above) be zoned to allow for residential apartments, light industry and commercial uses, as well as potentially tall buildings and medium to high density development, which could be appropriate at this location.
- That a small area on the southern edge of the land, (shaded blue on the map above) be zoned for light industrial. This land can be easily accessed from the N24 via Knockaun Court and falls directly opposite land that is already zoned Light Industry & Employment, and would therefore seem suitable for light industrial uses given the site context and nature of surrounding land uses.

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan (LAP).

In the Clonmel & Environs Development Plan 2013, the site is zoned 'Amenity', the objective of which is '*To preserve and enhance recreation and amenity areas*'. Under the matrix for the land use zoning, most uses including 'Residential', 'Light Industry and Employment', and 'Retail Warehousing' are 'Not Permitted'. The only uses which can be considered are 'Agricultural Buildings', Caravan Park/Camping', and 'Community Facility'.

The zoning of land in the new LAP will be informed by an evidenced based approach. It should be noted that in terms of residential zoned land, this will be considered in line with the Core Strategy requirements set out in the County Development Plan and principles of compact growth and will have regard to a serviced land assessment which will take place with respect to all lands zoned within the Clonmel Town and Environs Development Plan boundary and will form an appendix to the Draft Clonmel LAP.

The submission makes the following points:

- The land is currently being used for agriculture. The total area land is 9.933 hectares which lends to a high volume of housing.
- Considering that homes and community is one of the key issues which must be addressed under the Plan and that currently there is a high demand for residential site and housing in Clonmel and the surrounding areas
- Access to this land is off N24 which lends to a direct commute to Cahir, Cork, Limerick, Waterford, Kilkenny and Dublin.
- Public foul sewer available.
- Public watermain available
- There is no history of flooding
- There are no Archaeological or Heritage restraints.
- There is a ring fort in the adjacent lands to the west of these lands, but the zone of Archaeological potential does not extend into these lands.
- No previous Planning applications on file for this land.
- No enforcement notices on file for these lands.

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan (LAP).

In the Clonmel & Environs Development Plan 2013, the site is zoned 'General Industrial', the objective of which is '*To provide for heavy industry and related uses*'. Under the matrix for the land use zoning, 'Residential' is 'Not Permitted'.

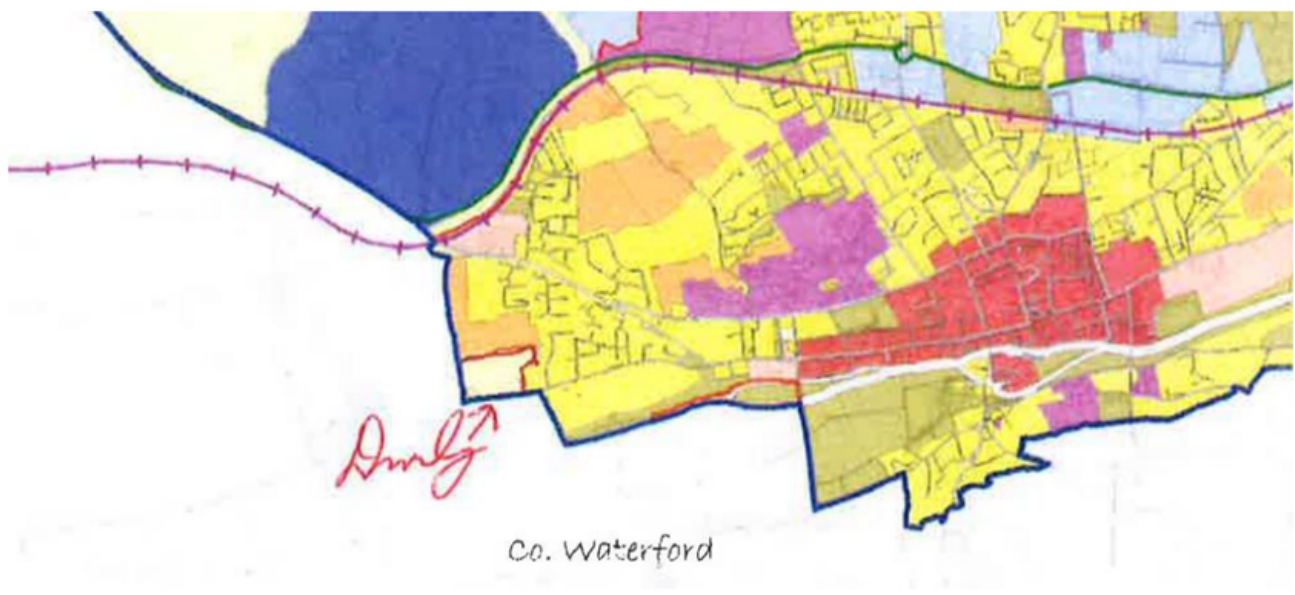
The zoning of land in the new LAP will be informed by an evidenced based approach. It should be noted that in terms of residential zoned land, this will be considered in line with the Core Strategy requirements set out in the County Development Plan and principles of compact growth and will have regard to a serviced land assessment which will take place with respect to all lands zoned within the Clonmel Town and Environs Development Plan boundary and will form an appendix to the Draft Clonmel LAP.

Submission Number: 30	Submission Name: Donal McGrath
	Submission Type: Zoning Related Submission

Submission Summary:

This submission relates to agricultural land located in the southwest corner of the current development plan boundary, identified by the landowner in the map extract below.

The submission requests that the zoning of the land remain as such to reflect the agricultural use.



Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan.

3.4 Individual Submissions

Submission Number: 1	Submission Name: John Kiely Submission Type: Individual Submission
Submission Summary This submission makes the following points: <ul style="list-style-type: none"> • More empty premises compared to 2016 • Plan to tackle vacancy at Market Place • Possibility of reducing rates in certain parts of the town to address vacant and derelict buildings • Clonmel is a very prosperous town with high employment compared to other towns of a similar size • Plan to open Bulmers Museum by 2023? • Solutions needed for Clonmel Arms • Need to promote Clonmel as a place to live, work, do business and visit • Improvements needed to train links • Commends blueway and plans for Kickham Barracks • Will new Garda Station open before 2030? 	
Consideration: This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan. In particular, the LAP will include objectives that seek to address vacant and derelict buildings and sites. An evidence-based approach will be used to identify regeneration sites / consolidation sites or vacant or underutilised buildings, generally, in accordance with the guiding principles of the RSES for urban infill and regeneration. The LAP will also seek to complement the County Development Plan with more town specific policies and objectives for active land management which will in turn support and underpin available funding streams, such as the Urban Regeneration and Development Fund.	

Submission Number: 2	Submission Name: Joseph O'Dwyer
	Submission Type: Individual Submission
Submission Summary: Considers that drawing comparisons between 2016 and 2011 Census of Population for Clonmel town is imperfect for the reason that the CSO boundary changed in 2016.	
Consideration: This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan. Note that the target population increase from 17,140 in 2016 to 22,282 by 2031 represents a 30% population increase as provided for under the Core Strategy in Tipperary County Development Plan 2022-2028, a target which is supported for Key Towns under the Regional Spatial and Economic Strategy for the Southern Region.	

Submission Number: 3	Submission Name: Cllr. Michael Murphy
	Submission Type: Individual Submission
Submission Summary The submission acknowledges the Key Issues and Questions set out in the pre-draft Issues Paper, but also makes the following comments: <u>Water services infrastructure</u> <ul style="list-style-type: none"> • The wastewater infrastructure in Clonmel, in terms of the spare capacity of the town's wastewater treatment plant and the extent of the sewerage network, seems to be adequate for future development during the lifetime of the LAP. • Tipperary County Council is acutely aware of the challenges presented to the security of the existing water supply services by the constant interruptions to supply caused by operational issues at the water treatment plants located at Poulavanogue and Glenary (and, to a lesser extent, at Monroe) and by the water outages due to bursts in an ageing watermain network. 	

- The case for urgent and significant investment in the town’s water supply infrastructure has been well made to Irish Water, as the water services authority, by both the executive and the elected members of Tipperary County Council.
- It is difficult to reconcile future development proposals (whether residential, industrial or commercial), including for the development of the Ballingarrane Science, Business and Technology Campus, which will require a secure and adequate water supply.

LAP boundary

- The submission queries if the LAP boundary is smaller than that of the Clonmel & Environs Development Plan 2013.
- The submission queries if the Marfield area will be included in the new LAP

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan.

In response to the Issues Paper, Irish Water has provided a summary of the water infrastructure and constraints for Clonmel, shown below.

Water Supply Capacity

Settlement:	Existing population (CSO 2016):	CDP 2022-2028 Population target to 2028:	CDP 2022-2028 population increase:	Water Supply Capacity:
Clonmel	17,140	20,568	3,428	There is limited water supply capacity in Clonmel. Upgrades are required to cater for the projected growth within the lifetime of the plan. Irish Water's Infrastructure Delivery Directorate is progressing a project to expand Monroe well-field, which will provide additional capacity – current programmed Completion Date is Q4, 2026.

Water Network Known Constraints

Settlement:	General Network Infrastructure
Clonmel	Irish Water’s Infrastructure Delivery Directorate is progressing a project to expand Monroe well-field (referenced above), which includes the required network upgrades to deliver water into Clonmel once made available - current programmed Completion Date is Q4, 2026. It is envisaged that existing capacity is available in some sections of the distribution network to cater for growth in the settlement, provided it is well balanced across the life of the plan. Local network upgrades would need to be delivered to provide capacity to individual sites, these can be customer driven/funded in accordance with our Connections Charging Policy.

The Council will continue to work with Irish Water in the preparation of the LAP with particular reference to Serviced Land Assessment and consideration of lands to be zoned.

The development boundary for the LAP will remain unchanged from that of the Clonmel & Environs Development Plan 2013. Page 3 of the Issues Paper illustrates shading, used to represent the extent of the town which is within 15-minute cycling distance of the town centre.

In respect of Marfield, the village is not within the development boundary of the Clonmel Town and Environs Local Area Plan, rather is covered under the Tipperary County Development Plan (CDP) 2022-2028. Volume 2 of the CDP 2022-2028 includes a 'Settlement Plan' for Marfield, providing a guide, including objectives, for the development of the village during the CDP period.

Submission Number: 5

Submission Name:

Michael Fitzgibbon

Submission Type:

Individual Submission

Submission Summary

The submission makes the following comments under the general heading of 'Town Centre and Regeneration':

- Town centre has little or no vibrancy in contrast to the town 15-20 years ago and in contrast to other towns of similar size
- Lack of vibrancy has led to inability for businesses to attract staff
- A key factor in the demise may have been caused by the transfer of major shops to the periphery of the town and their lack of replacements
- In respect of the above, the submission suggests the following:
 - Car parking charges in out-of-town shopping centre similar to Liffey Valley in Dublin
 - Flat rate parking charges on Town periphery car parks, i.e., what is currently being done in Suir Island to be rolled out to other car parks.
 - Semi pedestrianise town centre streets
 - Improved access for cyclists
 - Like any shopping centre the town centre needs an "anchor" tenant, currently there is no unique attraction in the town centre. Council should aggressively pursue anchor tenants, e.g.
 - Large retail (Lidl is a start but not quite town centre)
 - Indoor sports hall (bowling, rock climbing, Laser tag etc...)
 - Hotel
- Clonmel town centre has more than its fair share of derelict & vacant sites, none of which are on the derelict site or vacant site register

- Aggressively advertise and encourage options for “Over the shop” living
- Encourage large employers in the periphery of Clonmel (e.g. Abbott, Boston Scientific, Bulmer’s) to move some of their staff into offices in the town centre.

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan.

The LAP will seek to complement the County Development Plan with more town specific policies and objectives to promote the Town Centre First approach, addressing vacancy and dereliction within the towns centre, and thereby seeking to support the Government response such as through planned actions under the Vacant Homes Action Plan 2023-2026 and publications including ‘Bringing Back Homes - Manual for the reuse of existing buildings’.

Car parking charges is not a matter for the Local Area Plan

Improved pedestrian and cycling provisions through LTPs and Active Travel Plans to be incorporated into the plan – ‘A Local Transport Plan is currently being prepared in tandem with the LAP. In terms of cycle routes, the Local Transport Plan will be guided by NTA’s cycle connects programme.’

Submission Number: 7

Submission Name:

Robert & Ciara Hannon

Submission Type:

Individual Submission

Submission Summary

The submission relates to the rural housing policy within the environs of Clonmel, referring to Policy HSG10 in the Clonmel & Environs Development Plan 2013 and a decision to refuse permission in the townland of Rathronan. The submission refers to the NPF, RSES for the Southern Region and the Tipperary County Development Plan 2022-2028 in respect of the provisions relating to houses in the rural area.

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan.

Submission Number: 11	Submission Name: Niall J. Dennehy
	Submission Type: Individual Submission
Submission Summary	
<p>The submission makes the following comments in respect of roads and transport issues:</p> <ul style="list-style-type: none"> • That in light of the proposed new N24 road (Cahir to Waterford), consideration be given to upgrading the Fethard Road and Cashel Road roundabouts on the Frank Drohan inner relief road to "Cyclops" type roundabouts. • That the LAP contains an objective to implement dedicated cycle ways within the area indicated as "Cycling Proximity: 15 minutes to Centre" as shown in the Clonmel LAP Issues Paper. • That a pedestrian crossing across the N24 Frank Drohan inner relief road be incorporated to provide a safe pedestrian and cyclist crossing for Powerstown National School and Gurtnafleur Business Park. 	
Consideration:	
<p>This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan.</p> <p>A Local Transport Plan is currently being prepared in tandem with the LAP. In terms of cycle routes, the Local Transport Plan will be guided by NTA's cycle connects programme.</p>	

Submission Number: 14	Submission Name: Michael Fitzgibbon
	Submission Type: Individual Submission
Submission Summary	
<p>The submission makes the following comments under the general heading of 'Transport and Movement':</p> <p><u>Cycling</u></p> <ul style="list-style-type: none"> • Implement cycle connects whenever it's ready • Cycle infrastructure on narrow street and junction, not wide straight roads • 'South Tipperary Active Travel Towns: Walking and Cycling Strategies' Final August 2013 did suggest a 30kph zone in the town centre 	

Pedestrians

- Currently in Clonmel town centre the car is king, as demonstrated by the removal of a pedestrian crossing from O'Connell Street to Mitchell Street a number of years ago to aid traffic flow. There are a number of pedestrian crossings in town but not enough.
- Encourage cars in town centre and prioritise pedestrians, cyclists and buses, and introduce 30 kph speed limit.
- Semi-pedestrianise town centre streets
- Flat rate parking charges on town periphery car parks
- Create a low car density space within the 10-minute town centre walking band as shown on the map contained in the LAP Issues Paper.

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan. A Local Transport Plan is currently being prepared in tandem with the LAP. In terms of cycle routes, the Local Transport Plan will be guided by NTA's cycle connects programme.

Submission Number: 15**Submission Name:**

Ruairi O'Caisleain

Submission Type:

Individual Submission

Submission Summary

The submission makes the following comments regarding youth friendly spaces:

- Provision for a specific youth-friendly outdoor public space in the town.
- Ideas for developing this space would emerge from a process of consultation with young people through the Comhairle na nÓg structure.
- The need for youth friendly spaces has been identified by the Tipperary Comhairle

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan. The Council will actively engage with youth organisations during the public consultation phase of the Draft Local Area Plan.

Submission Number: 17	Submission Name: Brian & Joan McCarthy
	Submission Type: Individual Submission
Submission Summary	
<p>The submission relates to the rural housing policy within the environs of Clonmel, referring to Policy HSG10 in the Clonmel & Environs Development Plan 2013. The submission refers to the NPF, RSES for the Southern Region and the Tipperary County Development Plan 2022-2028 in respect of the provisions relating to houses in the rural area. The submission also suggests policies that would facilitate elderly home-owners to downsize their homes by building a smaller property on their own land, and allowing a family to avail of the existing larger property.</p>	
Consideration:	
<p>This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan.</p>	

Submission Number: 19	Submission Name: Alan Moore
	Submission Type: Individual Submission
Submission Summary	
<p>The submission makes the following comments:</p>	
<u>Overall Vision</u>	
<ul style="list-style-type: none"> • A thriving metropolis with inviting entry routes, well served by public transport including rail routes with services that allow commuting to other centres. • A town with a living centre where over the shop accommodation is in use. • A green centre. • A town which celebrates its key advantages which include the River Suir and very close proximity to uplands to the South. 	
<u>Town Centre and Regeneration</u>	
<ul style="list-style-type: none"> • Issues with Public Realm Plan: <ul style="list-style-type: none"> - Unnecessary new lighting - Future pedestrianisation not incorporated into surfacing - No provision of rain gardens for SuDS drainage - Loss of existing street trees 	

Employment and Economy

- Strengths include a well-established pharma and med- tech industry with potential for further expansion.
- Lack of housing undermines this potential.
- Rates for businesses are a source of on-going concern

Transport and Movement

- Poor rail connection is a major drawback. Better public transport all round must be a priority over and above new road building.
- All new road building needs to reflect the requirements of cyclists and pedestrians with lessons to be learned from the continents such as in Amsterdam, Utrecht, Copenhagen etc.
- Primacy in this area should be directed to facilitating safe cycle routes to all schools from residential areas.

Climate Action and Biodiversity

- The urgent employment of a Biodiversity Officer to be pursued along with a new Tree strategy to be expedited, specifically:
 - Town allotments
 - Mini forests
 - More trees everywhere
 - No mow let it grow (National Biodiversity Plan).
 - Only native seeds to be used where planting verges etc.
 - Hire trained arborists to carry out all tree pruning.
 - Certified agents to be employed for hedge cutting

Homes and Community

- Critical sports facilities include skate parks (Sports Hub is a great development but Clonmel needs skate parks accessible to all and this includes town centre as a healthy development and a counter to antisocial behaviour by bored youths)

Tourism and Recreation

- Clonmel has a unique selling point: its proximity to river and mountain. This could be the source of future employment (river trips, mountain walking and mountain biking holidays, accommodation, cafes and food, equipment and service etc.)

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan.

The Draft LAP will be guided by the TCDP's strong climate action ethos in line with the Climate Action and Low Carbon Development (Amendment) Act 2021 and will include locally specific climate mitigation objectives. An SFRA will be prepared for the plan area to ensure that flood risk is mitigated against. The SFRA will be a key consideration in the SLA. The Draft LAP will align with the TCDPs objectives for the implementation of SuDS as a drainage solution.

In particular, the LAP will include objectives that seek to address vacant and derelict buildings and sites. An evidence-based approach will be used to identify regeneration sites / consolidation sites or vacant or underutilised buildings, generally, in accordance with the guiding principles of the RSES for urban infill and regeneration. The LAP will also seek to complement the County Development Plan with more town specific policies and objectives for active land management which will in turn support and underpin available funding streams, such as the Urban Regeneration and Development Fund.

It should be noted that with respect to land zoning, a detailed assessment of lands that are currently zoned will be carried out to include consideration of the integration of land use and transport planning, services and also location having consideration to matters such as proximity to the central area, the nature and capacity of roads infrastructure, active travel and compact growth principles. This Serviced Land Assessment will be set out as an appendix to the Draft Plan. In addition, the Draft Plan will be accompanied by a Local Transport Plan with objectives for active travel and public transport investment, and targets for modal shift.

Submission Number: 25

Submission Name:

Lucy Moore

Submission Type:

Individual Submission

Submission Summary

The submission makes the following comments:

- More green space and trees to balance hard landscaping in the town
- Improved cycle paths to reduce car dependency and reduce carbon emissions.
- Seeks to retain old street lamps on main streets
- Provision of allotments
- Assistance to people who wish to live above shops
- Encourage town centre shopping through varied parking charges

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan.

The Draft LAP will be guided by the TCDP's strong climate action ethos in line with the Climate Action and Low Carbon Development (Amendment) Act 2021 and will include locally specific climate mitigation objectives. An SFRA will be prepared for the plan area to ensure that flood risk is mitigated against. The SFRA will be a key consideration in the SLA. The Draft LAP will align with the TCDPs objectives for the implementation of SuDS as a drainage solution.

In particular, the LAP will include objectives that seek to address vacant and derelict buildings and sites. An evidence-based approach will be used to identify regeneration sites / consolidation sites or vacant or underutilised buildings, generally, in accordance with the guiding principles of the RSES for urban infill and regeneration. The LAP will also seek to complement the County Development Plan with more town specific policies and objectives for active land management which will in turn support and underpin available funding streams, such as the Urban Regeneration and Development Fund.

Submission Number: 27**Submission Name:**

Myriam Madigan

Submission Type:

Individual Submission

Submission Summary

The submission makes the following comments:

Overall Vision

- By making Clonmel an environmentally and visually appealing place to live and work, a higher standard of living can be achieved and a far happier society will thrive.

Town Centre and Regeneration

- Supports the 'Town Centre First' approach
- Issues to be addressed:
 - Begging on the street
 - Drug selling
 - Lack of safety, especially during evening hours
 - Problems with people of ethnic minority
 - Older people feeling left out
 - Littering

- Enforcement of speed limits

Climate Action and Biodiversity

- Strongly encourages the use of brown sites within towns for new housing
- Requests that no more shopping centres or supermarkets are built
- Encourages both external and internal insulation for as many private houses as possible
- Supports planting in public spaces and encourages local people to do similarly within their own gardens
- Seeks to drastically reduce dairy and beef farming and encourage and financially support local farmers to grow vegetables.

Homes and Community

- Need to address large number of derelict properties, above shops and large spaces such as the Clonmel Arms Hotel and the Market Square
- Inclusion of all in the provision of houses
- More imagination in house types and design
- Encourages opportunities for dancing

Employment and Economy

- By putting environment first in every instance, a huge amount of work and creative opportunities will emerge within the environmental process itself.

Transport and Movement

- Supports 15-minute town concept, people should be encouraged to walk and cycle
- Sustainable modes of travel such as local trains and buses must come electric
- Suggests the provision of a local bus service, possibly a loop service going from Clonmel to Fethard, Cashel and Cahir
- Speed limits need to be enforced to protect cyclists

Tourism and Recreation

- Providing recreation for local (and surrounding) people is vitally important
- Supporting the arts and music in the streets (buskers), concerts at some of the local hotels and bars, are great ways to enhance the local community and attract visitors

Built Heritage

- Revival of streets through refurbishment of buildings / houses, for example, Wolfe Tone Street and Anglesea Street

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan.

The Draft LAP will be guided by the TCDP’s strong climate action ethos in line with the Climate Action and Low Carbon Development (Amendment) Act 2021 and will include locally specific climate mitigation objectives. An SFRA will be prepared for the plan area to ensure that flood risk is mitigated against. The SFRA will be a key consideration in the SLA. The Draft LAP will align with the TCDPs objectives for the implementation of SuDS as a drainage solution.

In particular, the LAP will include objectives that seek to address vacant and derelict buildings and sites. An evidence-based approach will be used to identify regeneration sites / consolidation sites or vacant or underutilised buildings, generally, in accordance with the guiding principles of the RSES for urban infill and regeneration. The LAP will also seek to complement the County Development Plan with more town specific policies and objectives for active land management which will in turn support and underpin available funding streams, such as the Urban Regeneration and Development Fund.

It should be noted that with respect to land zoning, a detailed assessment of lands that are currently zoned will be carried out to include consideration of the integration of land use and transport planning, services and also location having consideration to matters such as proximity to the central area, the nature and capacity of roads infrastructure, active travel and compact growth principles. This Serviced Land Assessment will be set out as an appendix to the Draft Plan. In addition, the Draft Plan will be accompanied by a Local Transport Plan with objectives for active travel and public transport investment, and targets for modal shift.

Submission Number: 29

Submission Name:

Breda Parle

Submission Type:

Individual Submission

Submission Summary

The submission makes the following comments:

Marfield

- Speed limits to be reduced
- Footpaths on Moore’s Road
- Proper bus service for Marfield to Clonmel
- Sweeping of roads

- Big belly bin at Sandybanks
- Large container for plastic bottles
- More green areas, less concrete

Clonmel

- Regular bus service for the town and surrounding areas
- Proper sorting of rubbish at Clonmel Recycling Centre (Carrigeen)
- Need to address vacant shops and houses
- Maintenance of Clonmel railway station and proper shelter / waiting area required.

Consideration:

This submission is noted and will be considered in the preparation of the Draft Clonmel Local Area Plan.

The LAP will include objectives that seek to address vacant and derelict buildings and sites. An evidence-based approach will be used to identify regeneration sites / consolidation sites or vacant or underutilised buildings, generally, in accordance with the guiding principles of the RSES for urban infill and regeneration. The LAP will also seek to complement the County Development Plan with more town specific policies and objectives for active land management which will in turn support and underpin available funding streams, such as the Urban Regeneration and Development Fund.

In respect of Marfield, the village is not within the development boundary of the Clonmel Town and Environs Local Area Plan, rather is covered under the Tipperary County Development Plan (CDP) 2022-2028. Volume 2 of the CDP 2022-2028 includes a 'Settlement Plan' for Marfield, providing a guide, including objectives, for the development of the village during the CDP period.

CLONMEL BOROUGH DISTRICT

PLANNING BRIEFING NOTE

FEBRUARY, 2023

Stephane Duclot
Director of Services

Phone: 0818 06 5000

E-Mail: planning@tipperarycoco.ie

PLANNING SECTION

<u>New Policy/Strategic Issues</u>			
<u>Policy Changes/Update</u>	<u>Current Status</u>	<u>Progression in Previous Months</u>	<u>Next Stage</u>
County Development Plan	Completed and in effect from August 22 nd 2022.	The County Development Plan 2022-2028 became effective August 22 nd 2022.	The implementation of the plan will take place over its lifetime – 2022-2028. The Plan will also be monitored over its lifetime – note Section 15 Mid-term review report due in Summer 24 incl SEA monitoring
Clonmel Local Area Plan	Pre-Draft Public Consultation complete background work on LAP preparation underway	Reports on pre-draft submissions to issue to Members early Feb '23. Progress update at Feb md meeting	Elected Member workshops at MD level to discuss the proposed draft LAP to be scheduled for May '23. Draft LAPs scheduled for publication end of July 2023.
Residential Zoned Land Tax	Submissions made to the RZLT Draft Maps are currently being assessed and evaluated.	Draft maps completed and placed on public display on 1 st November 2022. The period for making submissions ended on 1 st January 2023. Following a review of submissions, referrals have been issued, where necessary, to statutory consultees and internal sections of Tipperary County Council. Responses will inform determinations / decisions on	Formal determination/ decision, where required, on submissions made to the RZLT Draft Maps, must be notified to landowners by 1 st April 2023. A Supplemental Map, for additions, to be prepared and published on 1 st May 2023

		submission requests. A workshop was held with the Elected Members on 30 th January 2023.	
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<u>NPF: Urban Regeneration and Development Fund</u>		
<u>Project</u>	<u>Progress in Previous Months</u>	<u>Next Stage</u>
Clonmel: Transformational Regeneration - Clonmel Regional Sports Hub and Kickham Barracks Regeneration Phase 1	Regional Sports Hub – Design team appointed. Detailed designs completed. Contractor appointed and works began on site mid-August, 2021 and are in progress. Site visit held with URDF Department Team December 2022.	Regional Sports Hub - Complete construction phase by end of Q1 2023 weather permitting. Kickham Barracks Regeneration Phase 1- Works are substantially completed. Snagging to be undertaken.
	Kickham Barracks Regeneration Phase 1 Design team appointed. Detailed designs completed. Car park completed. Contractor appointed for the plaza and public realm. Works commenced on site on 10 th . June, 2021 and were substantially completed by December, 2022. Site visit held with URDF Department Team in December 2022.	

<u>NPF: Rural Regeneration and Development Fund</u>		
<u>Project</u>	<u>Progress in Previous Months</u>	<u>Next Stage</u>
Kilsheelan - Revitalisation of Rural Villages: A Model for Cluster	Design team appointed in January, 2022. Pre-Tender Approval for the design stage issued by the	Progress the development of a Serviced Sites Scheme. Complete tender action,

<p>Housing & Low Carbon Planning</p>	<p>Department in February, 2022. Working Group established to develop a Serviced Sites Scheme for the sale of the sites. Detailed design is completed. Updated Cost Plan prepared, reviewed and amended. Tender documents for the construction stage are being finalised.</p>	<p>evaluation and award for the construction stage in Q1 of 2023. Prepare and submit documentation to the Department under Decision Gate 3 and obtain Approval to Proceed to Implementation Stage. Appoint contractor and commence works on site in Q2 of 2023. Estimated completion of construction works in Q4 of 2023.</p>
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County Development Plan

A new Tipperary County Development Plan 2022 – 2028 for the entire county of Tipperary was made on the 11th July 2022 by the Elected Members of Tipperary County Council. The new County Development Plan became effective on Monday the 22nd August and replaced the South Tipperary County Development Plan 2009, as varied, and the North Tipperary County Development Plan 2010, as varied. From this date, and for six years, new development in Tipperary must reflect and embrace the planning vision, policies and objectives of the County Development Plan.

The County Development Plan will operate as a blueprint for the future development of the county. The publication of this Plan marks the culmination of a two-year process whereby the Plan was made by the Elected Members of Tipperary County Council with the advice of the executive and in consultation with the public. This Plan is historic as it is the first ever all-county plan prepared for Tipperary, setting out a progressive and sustainable vision for our county.

The Plan will guide sustainable development for our communities through protecting our environment, reducing our energy demands, maintaining the viability of our towns, villages and rural communities and supporting job creation. The implementation of the plan will be monitored over its lifetime with a monitoring report to be published in Summer 2024.

The new County Development Plan is set out over 5 Volumes and is available to view on the County Council webpage at <https://www.tipperarycoco.ie/cdp>.

Local Area Plans for Clonmel, Nenagh, Thurles and Roscrea

With the Tipperary County Development Plan 2022-2028 now in place , progress on the preparation of Local Area Plans for the Key Towns and District Towns in the County has commenced. The Tipperary County Development Plan 2022-2028 sets out a Core Strategy for the development of towns and villages in the County. The plan sets out the character, potential and vision for growth as demonstrated in the Town Profile Plan for Key and District Towns which will inform the preparation of a new Local Area Plan. The Town Profile Plans set out a baseline for the towns with key socio-economic data such as jobs ratio, transport

modes, housing stock etc. In particular, the compact growth area and walking and cycling proximity as indicated, will support low-carbon development patterns including local transport planning and town centre.

Clonmel, Nenagh and Thurles LAPs

With respect to LAPs for Clonmel, Nenagh and Thurles, the Planning Section has commenced background and survey work and an external environment team have been commissioned to prepare the Strategic Environmental Assessment, Appropriate Assessment and Flood Risk Assessment. Workshops took place with Elected members in October 2022, an Issues Paper published for each LAP and pre-Draft public consultation took place in November 2022.

A report on submissions has circulated to the MD members for each town and a briefing is scheduled for February MD meetings. The Draft LAPs for these towns are scheduled for publication at end of July 2023, however, in advance of this workshops will be held at MD level for each LAP end April/early May 2023 (dates to be scheduled).

Urban and Rural Regeneration and Development Fund: Project Implementation

The National Development Plan (NDP) 2018-2027 established four new funds to help drive the specific core priorities detailed in the NPF (National Planning Framework). These four funds included an Urban Regeneration and Development Fund administered by the Department of Housing, Planning and Local Government and the Rural Regeneration and Development Fund administered by the Department of Rural and Community Development. The following projects are currently being delivered under this Scheme in Clonmel BD.

Clonmel 2030 - Transformational Regeneration: -seeks to develop a multi-dimensional, public/private/community partnership proposal for Clonmel, which will re-imagine how civic, cultural, educational, enterprise and tourism uses can work together to regenerate and create a new role for the town. The project includes four intrinsically linked and integrated pillars, namely: Kickham Barracks Regeneration, Clonmel Regional Sports Hub, Clonmel – Flights of Discovery and Clonmel Public Realm Enhancement. Funding was received for proposed Category A works in 2019 relating to Kickham Barracks Regeneration Phase 1 and Clonmel Regional Sports Hub. The Project Management Plan for the delivery and implementation of this project is ongoing. **Total project costs approved are €15,163,247 and URDF grant awarded is €10,594,961.**



Kickham Barracks Plaza



Clonmel Regional Sports Hub

Kilsheelan - Revitalisation of Rural Villages: A Model for Cluster Housing and Low Carbon Planning:



- The project has been developed as a demonstrator scheme to show the practical implementation of Tipperary County Council's **'Design and Best Practice Guidelines for Cluster Housing'**. The guidelines include a series of case studies illustrating how sustainable design solutions can be developed across a range of village types and site options. This project will be a model for serviced site developments across the Country and an initiative to revitalise villages in Tipperary and nationally. The scheme at Kilsheelan was subject to a Part 8 process and

approved by the Elected Members in July, 2019. The project also includes the development of a new public park in the heart of this picturesque village and a new arrival point for the River Suir Blueway. Project was awarded RRDF Funding in April, 2021. The Project Management Plan for the delivery and implementation of this project is ongoing. **Total project costs are €670,833 and RRDF grant amount is €603,750.**

Residential Zoned Land Tax

As set out in Housing Policy Objective 15.2 of Housing for All, a new tax to activate land for residential purposes, and which will in time replace the Vacant Site Levy, has been introduced by the Department of Finance and the Revenue Commissioners in conjunction with the Department of Housing, Local Government and Heritage as a Land Activation Measure.

The Residential Zoned Land Tax provisions of the Finance Act 2021 set out criteria to facilitate the identification of lands which fall within the scope of the tax. The Planning Authority are responsible for preparing and publishing maps based on this criteria. These maps are to be based on the local authority development plan and where relevant, local area plan zoning maps i.e. where land is zoned and suitable for residential development. The legislation also sets out certain lands which are to be excluded from the scope of the tax. All land that was zoned for residential development, or residential development and a mix of other uses, in a development plan or local area plan, before 1 January 2022 and which remains subject to the relevant zoning on that date, is liable for consideration within the initial scope of the Residential Zoned Land Tax. This is intended to encourage activation of existing planning permissions on lands which are identified as being in scope and to incentivise suitable lands without planning permission to commence the process of engagement with planning authorities.

Draft maps were published on November 1st 2022 and were subject to a consultation period until January 1st 2023. A total of 91 submissions were received. These submissions are currently being reviewed. Where necessary, a referral to statutory consultees and internal sections of Tipperary County Council, has been issued, requesting information to assist with determinations of submissions. A formal determination / decision, where required, on submissions received must be made with a notification to the landowner by 1st April 2023.

The landowner then has a right to appeal the determination to An Bord Pleanála. In addition, a further review and assessment is currently being undertaken to identify any additional sites that come into scope for the tax, with these sites to be included on a Supplemental Map, which is to be published on 1st May 2023, on which submissions will be invited up to 1st June 2023. A Final Map will be published on 1st December 2023. A workshop was held with the Elected Members on 30th January 2023.

Conservation Grant Schemes 2023

The **Built Heritage Investment Scheme 2023** seeks to encourage conservation of structures protected under the Planning and Development Act 2000 (as amended) and in certain cases, structures within Architectural Conservation Areas. The scheme also seeks to support the employment of skilled and experienced conservation professionals, craft workers and trades people. Funding is available for successful projects (the minimum amount is €2,500 up to a maximum amount is €15,000 per application) subject to each owner fully matching the funding awarded.

The allocation for Tipperary County Council under the Built Heritage Investment Scheme for 2023 is to **€126,400**. This year Tipperary County Council also received an extra allocation of €21,377 under the supplementary ring-fenced funding for historic thatched structures.

The **Historic Structure Fund 2023** seeks to support conservation works to heritage structures in both private and public ownership.

The core aims of this fund are to:

- **enable** larger scale conservation works to be carried out on heritage structures which are deemed to be significant and in need of urgent support;
- **encourage** the regeneration and reuse of heritage properties and to help to secure the preservation of protected structures and/or culturally significant assets;
- **support** the investment of private capital in labour-intensive projects to conserve historic structures in public and private ownership for community use;
- **support** employment in the conservation and construction industries;
- **build resilience** in our heritage properties to enable them to withstand the effects of climate change.

Funding for the Historic Structures Fund (HSF) is being made available as part of *Project Ireland 2040*. Total funding available nationally under the Historic Structures Fund in 2023 will be **€4.5m**.

The Historic Structures Fund 2023 is structured as follows:

1. Stream 1 will offer grants **from €15,000 up to €50,000** and is aimed at essential repairs and smaller capital works for the refurbishment and conservation of heritage structures.

2. Stream 1, Historic Shopfronts sub-stream – To incentivise the conservation of historic shopfronts, each Local Authority is invited to submit an

additional application under Stream 1 for eligible essential repairs and small capital works for the refurbishment and conservation of historic shop facades, windows, signage and other associated details to safeguard them and keep them in use. Local Authorities are also invited to make an additional application for Irish-language shopfronts.

3. Stream 2 will offer a small number of grants **from €50,000 up to €200,000** for larger enhancement, refurbishment or reuse projects involving heritage structures, where:

- a. A clear community or public benefit has been demonstrated, or
 - b. A clear residential benefit has been demonstrated (such projects must be advanced through the planning process as necessary)
- A grant of over €200,000 may be awarded in exceptional circumstances where a case is made by the applicant in relation to the significance of the project and the works proposed.

4. Vernacular Structures Stream - In the context of the forthcoming strategy for built vernacular, the pilot stream for vernacular structures introduced in 2021 will be retained, with increased funding of €150,000. The purpose of the stream is to support conservation repairs and small capital works to vernacular structures that are not listed in local authority Records of Protected Structures or otherwise legally protected. Such structures may be located within an Architectural Conservation Area. All local authorities can apply for funding for specific projects of between €5,000 and €10,000 for eligible projects.

Applications were invited up to and including the 23rd January, 2023. Following assessment of the applications by our Conservation Architect, a schedule of eligible projects will be submitted to the Department for consideration on or before the 10th February, 2023.

TAKING-IN-CHARGE UPDATE – FEBRUARY 2023

CLONMEL BOROUGH DISTRICT

(1) Developments Being Assessed by Planning Section or in Site Resolution Process with 3rd Party

- Aylesbury Court, Clonmel – Valid TIC Application Received on 26th February 2010.
- Churchview, Clerihan, Clonmel – Valid TIC Application Received on 19th October 2022 (Jetting and CCTV survey completed and issued to Tipperary County Council).
- Greenfields, Cahir Road, Clonmel - Invalid TIC Application Received on 11th April 2022.
- Westgate Court, Clonmel – Valid TIC Application Received on 29th September 2021.

(2) Developments with Irish Water Awaiting Agreement of a SRP or Response to Categorisation

- N/A

(3) Developments Pre-Roads (Entering Final Phase of Taking-in-Charge)

- Crann Ard, Fethard Road, Clonmel.
- Glencarra, Fethard Road, Clonmel.
- Gracefield, Fethard Road, Clonmel.

(4) Developments with Roads Section for Review/To Be Advertised for Taking-in-Charge Under Section 180

- Not Applicable (N/A).

(5) Developments Taken-in-Charge: January 2023 – Present

- Not Applicable (N/A).

(6) DPI Developments

- N/A

Taking-in-Charge Status Update

<u>Clonmel Municipal District</u>			
<u>Estates TIC in 2022</u>	<u>Estates TIC To-Date in 2023</u>	<u>Houses TIC To-Date in 2023</u>	<u>TIC Application(s)</u>
1	0	0	0

<u>Countywide</u>				
<u>Estates TIC in 2022</u>	<u>Housing Units TIC in 2022</u>	<u>Estates TIC To-Date in 2023</u>	<u>Houses TIC To-Date in 2023</u>	<u>TIC Applications Received</u>
7	202	0	0	1

Application Status	Countywide
Awaiting Validation	1
Valid Applications in 2023	0
With Irish Water for Site Resolution Plan (SRP)	6
TIC Unable to Progress – Developer Provided Infrastructure (DPI)	21
Awaiting Statutory Process – Advertised / To Be Advertised	0

Number of Planning Applications received in 2022

Month	Clonmel Borough District			County Tipperary		
	Valid Applications	Decisions granted	Decisions Refused	Valid Applications	Decisions granted	Decisions Refused
Jan-22	9	15	0	71	92	2
Feb-22	13	11	1	102	105	4
Mar-22	12	9	0	107	109	3
Apr-22	10	9	1	83	94	4
May-22	8	9	0	112	83	3
Jun-22	18	7	1	104	89	2
Jul-22	8	13	0	93	103	2
Aug-22	7	10	0	74	101	3
Sep-22	9	12	0	95	78	2
Oct-22	10	10	0	77	80	3
Nov-22	11	8	1	93	77	2
Dec-22	11	5	2	109	72	3
Total 2022	126	118	6	1120	1086	33

Enforcement Proceedings in 2022

There were 19 new complaints made from the 1st January to the 31st December 2022 in relation to alleged unauthorised development in the Clonmel BD. During this period 23 Warning Letters and 5 Enforcement Notices issued.



Comhairle Contae Thiobraid Árann
Tipperary County Council

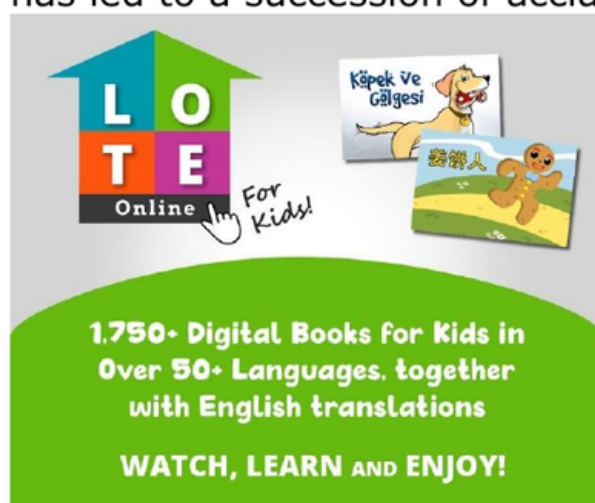
Culture Team Report Clonmel Borough District 15th February, 2023



Library Activities



- New Clonmel Library:** A full design team has been appointed to progress the design and planning phases of the new Library for Clonmel. Tipperary County Council have appointed ABK as the lead architect for the proposed new Library in Clonmel on the current site in Mick Delahunty Square. Founded in 1961, ABK Architects is a design-led practice with an international reputation for the delivery of buildings of the highest quality. Renowned for its work in many fields including housing, education, healthcare, office and work-space as well as public buildings and the arts, the practice's imaginative approach has led to a succession of acclaimed buildings.



- LOTE Online for Kids.** Tipperary County Council Library Service now offers free access to LOTE Online for Kids for

library members. Children can enjoy the magic of books in LOTE (Languages Other Than English), both in the library and at home. Children can also watch, read and listen to each LOTE title translated and narrated in English to help with reading and literacy development. There are hundreds of digital books in over 50 languages to choose from. New books and languages are released each month. Access LOTE Online for Kids is available from our website (www.tipperarylibraries.ie) or in-branch at any of our PCs. Access is free with library membership.

C-PEN READER SUPPORT

- USER-FRIENDLY
- ASSISTED LEARNING
- READS TEXT OUT LOUD
- VOICE RECORDER
- DICTIONARY

IMPROVE LITERACY WITH THE HELP OF READERPEN

AVAILABLE FOR LOAN IN ALL TIPPERARY LIBRARIES
ASK A MEMBER OF STAFF FOR DETAILS

Comhairle Contae Thibraid Árann
Tipperary County Council
Library Service

Rialtas na hÉireann
Government of Ireland

ciste na gcuntas diomhaoin
the government
accounts fund

- **C-Pens:** As part of our continued support of literacy development, Tipperary County Council Library Service is delighted to be able to offer the C-Pen Readerpen to borrow from all of our branches. The Readerpen is a state-of-the-art assistive technology designed to support independent reading and learning. Simply scan text with the Readerpen and it will read it aloud as you move over the words. Additional functions include a dictionary tool

that will give you the instant definition of a word once you scan it. You can also scan and store text internally or scan it to a computer. There is also a voice recorder included which saves MP3 voice notes.

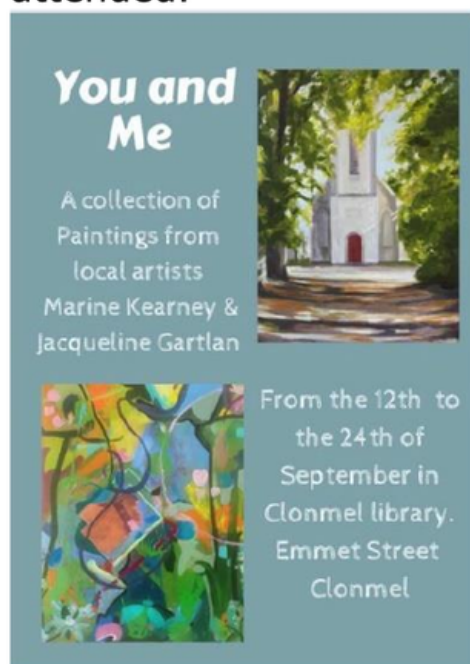


- ACORN Tablet:** ACORN is Ireland's first Age-Friendly Smart Tablet, Irish made and designed with the older person in mind. It is easy to use, easy to navigate and uncluttered, making online communication and access to the internet simple and rewarding for even the most inexperienced user. Connecting to the internet is easy through the Wi-Fi. ACORN tablets are now available for lending to all Tipperary County Council Library Service members. For more information on this lending scheme, contact your local branch. This initiative is supported by Age Friendly Tipperary.

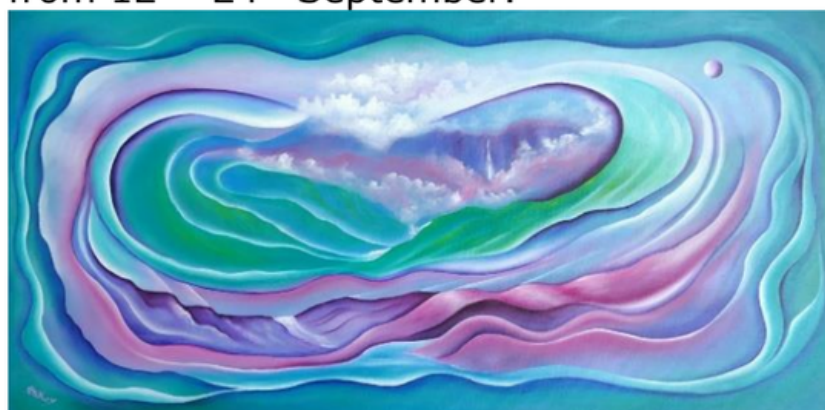


- Summer Stars is the free national reading programme for children that takes place in all public libraries and online each summer. Clonmel Library held a presentation day on 3rd September where Cllr Pat English, Mayor of Clonmel Borough District presented certificates and prizes

- A **Positive Ageing Information Morning** was held in Clonmel Library on the 29th of September as part of Positive Ageing Week. Speakers from Age Friendly & Healthy Ireland Tipperary, Sláintecare Healthy Communities Clonmel and the Healthy Age Friendly Homes programme were present and a large crowd attended.



- Clonmel Library hosted Art Exhibition entitled You and Me by local artists Marine Kearney and Jacqueline Gartlan from 12th -24th September.



- Clonmel Library hosted an Art Exhibition by local artist Tony Oakey from 27th September – 8th October.
- Clonmel Library held an **Irish Sign language Christmas Storytime** with Pat Glavin Mary Kiely and Mary Dermody on 22nd December. There was great fun with a raffle hot

chocolate and marshmallows. Over 30 children attended the event

Clonmel Library Exhibition Space

Mike Gale
 Michael Fogarty
 Lorna Keegan
 John McNamara
 Inis Artists
 Clonmel Craft Circle
 South Tipperary Art Group
 Vincent Hannon
 Paulette O'Donovan
 Magdalena Pietryk
 Ann Brennan
 Sophie Carpentieri
 Sean Walsh
 Clonmel Camera Club
 Frank O'Rourke
 Mary Brigid Mackey
 Ronnie Fitzgerald
 Lesley Lynch
 Heritage Week 2022
 Marine Kearney
 Jacqueline Gartlan

Dec. 6th 2022 to Jan. 14th 2023

Gallery
 Exhibition

**RETRO
 SPECTIVE 2022**

- Retrospective 2022: Clonmel Library held an exhibition of art works from all artists who exhibited their work in the Library in Clonmel in 2022. This exhibition ran from Tuesday 6th December 2022 to January 14th 2023.



- Clonmel Library held its inaugural FIFA PS4 competition to celebrate the World Cup. Danny Arrigan won the competition and received his prize on 17th December.



L to R. Cllr Pat English, Mayor of Clonmel BD, Anne Marie Mullins, Clonmel Library and Brother Stephen O’Kane, OFM

- Clonmel Library, accepted a donation of over 100 titles from the Franciscan Friary’s library collection. These titles were donated on 9th January with Anne Marie Mullins, Clonmel Library accepting the donation on behalf of Tipperary County Council. This collection is currently being catalogued and will be available to the people of Clonmel in the near future.

Arts Service



- Working with our arts and cultural partners across the county, Culture Night Tipperary presented a broad range of live and online events across the county in September. Tipperary Arts Office views Culture Night as an opportunity to promote and support local artists, arts and cultural venues, arts professionals and community groups. This year we endeavoured to highlight and showcase the range of creative work taking place across the county and in doing so, encourage audiences to connect and engage with the arts in their area. We returned to offering support to community and voluntary groups with our open call, which provided funding for such groups to participate in this year's programme for the first time since 2019, having worked predominantly with the formal arts infrastructure over the past two years due to COVID-19. A number of our Culture Night events attracted national coverage with the Clonmel Song Cycle featuring as part of

RTE's Culture Night Live from Lough Boora. We also saw a number of late-night events taking place including three large-scale late-night events in Clonmel, produced by the Clonmel Applefest. 100 plus arts professionals were involved in the delivery of Culture Night Tipperary 2022.



- **Partnership Residency** with South Tipperary Arts Centre. This initiative works with local venues to identify & support the development of new work by Tipperary Artists. Artist Annie Hogg was resident in STAC from Sept-Dec working towards an exhibition of new work which took place Jan 2023. A number of artists talks & engagement opportunities form part of the programme.
- **Ukrainian Health and Well-being Support Fund**
The Tipperary Arts office recently secured funding to develop a series of arts engagement opportunities at congregated Ukrainian rest centres across Tipperary. The funding for this intervention has been made available through the Ukrainian Refugee Health and Wellbeing Support Fund, the purpose of which is to promote health and wellbeing of Ukrainian refugees who have sought protection in Ireland. We are currently developing a series

of positive and rewarding high quality artistic experiences across three sites in the county in February 2023. Artists working in various art forms including music and visual arts will host workshops at each centre with the aim of providing positive and rewarding high quality artistic experiences that will enhance social and communication skills, promote inclusivity, support the mental health and well-being of participants and enhance self-esteem. The proposed locations include Clonmel with the potential number of participants estimated in the region of two hundred people of all ages.

- A range of grants and schemes to support Arts Development in the county were advertised in December for 2023 as follows:
Tipperary Arts Act Grant Scheme – intended to assist organisations in stimulating public interest in the arts, promoting the knowledge, appreciation and practice of the arts or in improving standards in the arts in the county.
Closing date is Friday 17th February 2023 at 12 noon.
- **Local Drama Scheme** - Up to two development awards annually to assist groups in developing skills within the group/enhancing production values/availing of further training/availing of professional input or for other development needs/special projects.
Closing date for above schemes is Tuesday 28th February 2023 at 12 noon.

Heritage Service

County Heritage Plan Actions:

- The priority for 2023 will be the revision of the Heritage Plan. The SPC was briefed in their December meeting and work on this will commence in February. It is expected to have a draft in place by June.
- A funding application has been submitted to the Heritage Council for this year's programme and includes provision for a Heritage Week Grant Scheme, following on from the success of last year's pilot. The application for 2023 includes a film project exploring the extraordinary life of Charles Bianconi; an Archaeology Ireland Supplement on Cahir and a seminar for owners of Historic properties in collaboration with the Planning Dept and the Museum of Hidden History

National Biodiversity Action Plan Actions:

- The Heritage Office received confirmation from the Heritage Council in January that Tipperary County Council has been accepted onto the Heritage Councils Biodiversity Officer Scheme. Recruitment for the post will take place very shortly.
- In advance of the recruitment of a Biodiversity Officer application will be made to the National Biodiversity Action Plan fund which is now open which will be handed over when they are in post.

Irish Walled Towns Network

- The Walled Towns of Tipperary will be launched in the coming weeks.
- To date the funding scheme for 2023 has not yet gone live

Community Monuments Fund

- Applications are currently being assessed for this year's scheme.

Commemorations Programme:

- The Heritage Office is waiting on confirmation of funding but are working up the guidelines for this year's scheme

Creative Ireland Programme:

- A new Creative Ireland Strategy 2023-2027 will be launched by Minister O'Brien and Minister Martin in Dublin this month



Tipperary's Cruinniú na nÓg - Youth Creativity Day - Saturday 10th June 2023. Cruinniú na nÓg is a creative festival for children and young people (up to 18yrs) that takes place in June every year. It's a chance to try out new creative things and we would like you to help us choose them. All events are provided free of charge funded by Creative Ireland through Tipperary County Council

Museum Service



- The Museum's January lecture took place on 7th January. The lecture entitled 'The Lost Legacy of William Leeson - His Tipperary Houses' was delivered by John Flannery. The lecture looked at William Leeson who was responsible for designing many major houses in Tipperary and Galway during the 18th century. In 1767 Leeson also won a competition for the layout of the town of Westport and it is thanks to his design and vision that the town exists in its present form. Sadly, all of Leeson's Tipperary Houses (apart from one) have fallen victim to the ravages of time and have all but disappeared from the landscape. This lecture can be viewed <https://www.hiddenhistory.ie/event/lecture-04-the-lost-legacy-of-william-leeson-his-tipperary-houses>

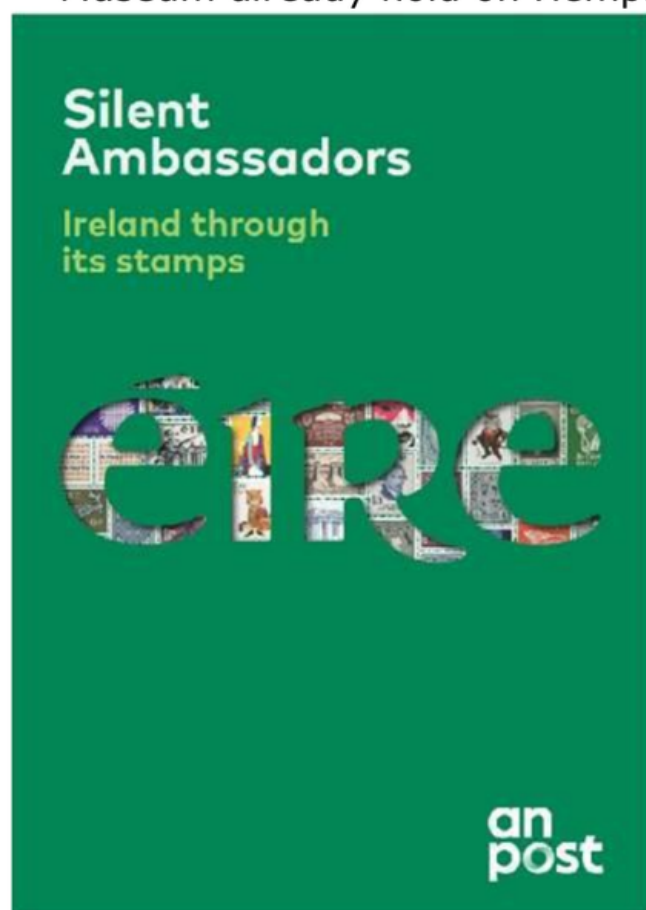


Pictured Left to right AnneMarie Mullins, Clonmel Library, Bernard Prendergast, Old St. Mary's Church, Jayne Sutcliffe, Tipperary Museum, Br Stephen O'Kane OFM, Cllr Pat English, Cathaoirleach Clonmel MD, Donal Moore, Consultant Archivist

- The Museum accepted a donation several stones from the Franciscan Friary, some highly decorated with detailed

carvings and water fountains. Included in the donation was a water fountain originally from Old St. Mary's Church which has now been returned to the Church. Staff at Tipperary Museum are very grateful to the Friars for their generosity and to Consultant Archivist Donal Moore for his assistance.

- The Museum hosted a workshop on 3rd December with living history specialist Melissa Shiels. The workshop consisted of an interactive costumed session on Victorian Christmas tradition. Over sixty people were in attendance
- A significant donation of items and archives related to W.D.Hemphill has been donated by his granddaughter Wendy Earle. This significantly adds to the collection the Museum already hold on Hemphill.



- Museum staff have worked in conjunction with Stephen Ferguson, Curator and Archivist for An Post to create an exhibition in relation to the Centenary celebration of the

Irish stamp. This exhibition can now be on Tipperary Museum Website (www.hiddenhistory.ie)

- Over 250 pupils from local Primary Schools visited the Civil War Exhibition in December.



- Museum Staff have prepared a step by step guide to making a St. Brigid's Day Cross. This guide and an information piece on St Brigid can be viewed on the Museum website (www.hiddenhistory.ie)





- Heritage Stewardship Scheme Exhibition:** In 2022 the Museum applied for and received grant funding from the Heritage Council under its Heritage Stewardship scheme for a pilot project that involved the transfer of traditional skills amongst diverse communities. Two groups were selected to work on the project – a group of young male students attending Colaiste Sliabh na mBan, Ferry House and a group of Syrian women living in Clonmel. Two traditional craft workers were appointed as the heritage specialists – Philip Quinn, Stonemason to work with the boys and Leisa Grey textile artist with the ladies. Each group attended a number of workshops from May to September 2022. During the session’s participants were taught the traditional craft skills of stone carving and sewing. Participants were tasked with each producing a piece after the sessions. These textile and stone sculptures were then curated to form an exhibition in the Museum corridor which was launched on December 1st.



Comhairle Contae Thiobraid Árann
Tipperary County Council

Tipperary
County Council,
Civic Offices,
Limerick Road,
Nenagh,
Co. Tipperary

Tipperary
County Council,
Civic Offices,
Emmet Street,
Clonmel,
Co. Tipperary

t0761 06 5000
eadd email here
@tipperarycoco.ie
www.tipperarycoco.ie





Comhairle Contae Thiobraid Árann Tipperary County Council

DISTRICT ADMINISTRATOR'S REPORT

Clonmel Borough District – February 2023

No.	Item	Update
1.	Project Ireland 2040 Funds – URDF – Approved Projects	<p>Kickham Barracks:- Snagging items completed. Military Chapel – External Improvement works complete.</p> <p>Regional Sports Hub:- Contractors still on site to finish up site works and clearing but intend to finish up within the next fortnight, then handover will be carried out . The Working Group finalising programme, operations, future maintenance and facility agreements for main users at the Sports Hub.</p> <p>Minister Visit – Official Launch of Kickham Barracks Plaza and Public Realm will take place on 20th February at 10am. Site visit to Sports Hub will also be included on the morning</p>
2.	URDF Call 3	A department Circular issued last week in relation to URDF Call 3 for funding. It will target the rejuvenation and regeneration of our town, a key action under Vacant Homes Action Plan 2023, whereby, it will specifically look at addressing long term vacancy and dereliction across the town. It will also align in with our Town Centre First Policy. Funding of approx. €5m will be provided to Tipperary County Council and Clonmel, Nenagh and Thurles will be the towns to benefit from the funding.
	URDF Call 4	Intention for this to now be pushed back to Q4 of 2023, which includes the Clonmel Public Realm, Flights of Discover, etc.
	'Suir Island Amenity Park (incl. Bridge)	No progress since last meeting
	Suir Island Gardens	Part 8 completed. Detailed design and preparation of tender docs underway with the intention of works on site commencing Q2 2023. Project on schedule.
3.	Active Travel Projects	2023 applications gone to the department for funding approval.
4.	Temporary Bus Service	No further update. National Transport Authority (NTA) progressing this project. Anticipate service to be running by beginning of March.
5.	Marlfield Town & Village Renewal Project	Footpath works completed at Sandybanks Marlfield. Landscaping contractor almost complete. Land secured from property owner at Marlfield Lake to progress with the enhanced viewing area. All works to be complete by May 2023.

6.	Performance Space – Abbey St Car Park	Detailed designs being progressed.
7.	Town Hall Repairs	No further Update
8.	Market Place	No further Update in relation to their Planning Permission for the site. This site is now to be included under the Residential Zone Land Tax
9.	Clonmel Arms Hotel	Expecting engineering report this week on the internal state of this property. Further decisions will be made based on the report. Working with the property owner to ensure building remains safe.
10.	Clonmel CCTV Scheme Extension	Application to the National CCTV Advisory Committee has been submitted. Expect presentation date to be 28 th Feb and then following approval to progress, the tenders for installation will be sought.
11.	Enhancement and Painting Scheme	Awaiting announcement of 2023 funding.
12.	Tree Strategy	Review of proposals carried out. Ready to appoint Consultants following clarification on number of items in submissions.
13.	Marlfield Flood Alleviation Scheme	No further update. Michael Scully will brief members at the March meeting if there is any further information to be provided.
14.	Playground Equipment	Awaiting third quotation for the Mulcahy Park playground works.
15.	ORIS	<u>Slievenamon</u> :- No further update. Ongoing discussions with the landowner in relation to the ORIS Scheme - (Parking Area) <u>Suir Blueway</u> :- Intention to commence these works during summer months following flood season.
16.	Wilderness Gorge	Application in trail with the NTA for 2023 funding on this project
17.	Laneway Lighting	Works commencing for Hopkins Lane, East Lane (Mitchel St exit) and Mary Stone Mall in Feb.
18.	Additional updates on queries raised:-	<ul style="list-style-type: none"> • Correspondence attached re Irish Water response. • Iarnród Eireann officials setting date for meeting - Await date options and will revert to members. • No response from Health Minister on Psychiatric units.

Report Prepared By: Carol Creighton, District Administrator, Clonmel Borough District

10th February 2023

Capital Projects Programme - Update for Council Meeting February 2023

Project Name & Details	Detailed Project Status
Public Realm Works Clonmel - Design & Planning Stages	Detailed design complete, awaiting URDF funding.
Kickham Barracks - Phase 1	Works on Davis Road Carpark completed. Landscaping to be finalised. URDF approval issued to proceed with KB Plaza works. Works commenced on site 10th June 2021 with a 12 month works programme. Substantial completion in Dec 2022, Site opened to the public mid december 2022.
Kickham Barracks - Phase 2	Forms part of URDF funding application submitted to Department in 2021. Includes for the new LIT and TETB Campuses and Military Chapel Arts & Cultural Centre.
Flights of Discovery - Dowd's Lane Bulmers Visitor Centre	Forms part of URDF funding application submitted to Department in 2021. Company to be established, site transferred. 2 tenders received for design consultants. Tender assessment completed. New cost appraisal completed on project due to concerns on projected cost. Final decision on how to proceed pending.
Flights of Discovery - West Gate Interpretative Centre	Conservation Architect's report completed. Funding application for Historic Towns Initiative 2020 was not successful. Forms part of URDF funding application submitted to Department in 2021.
Flights of Discovery - Suir Island Amenity Park - Bridge	Contract awarded to Clifton Scannell Emerson & Associates (CSEA) Consultants to develop the design of the bridge to Suir Island. Consultants to take the project through the planning process. Options report and public consultation process completed. Documents now being prepared for An Bord Pleanala planning application.
Marfield Lake Flood Alleviation Project - Flood Study & Design	Cost Benefit Analysis complete and sent to the OPW for review.
Flights of Discovery - Suir Island Amenity Park - Gardens	Dermot Foley Landscape Architects were appointed Feb 2021 for prelim and detailed design of gardens. Part 8 completed, currently preparing detailed designs with the intention of commencing works on site Q2 2023
Blueway Extension to Marfield	CSEA Consultants appointed for feasibility study. Draft Options Report reviewed and returned to CSEA. Final report received Sept 2021, Gillian Flynn reviewing and finalising, and trying to source funding from TII.
Laneway between O'Neill Street and Gordon Place Carpark	Irish Engineering Services have attended to site. Crush sensors required before gate can be operational. Waiting on their report.
Town Hall Roof Repairs & Chamber Renovation	Estimated cost of repairs to roof, and internal decoration of Mayors Chamber and council meeting room €50,000 including Vat & consultants fees. Confirmation of funding availability received mid May 2021. Blueet O' Donoghue appointed as PSDP. Glas CE appointed as PSCS to carry out external repairs. Works completed April 2022. Intention to carry out internal decorations in summer 2023
Marfield Town & Village Renewal Scheme Project	Works are approx 35% complete.

Kilsheelan Cluster Housing Scheme:

RRDF funding approved Aug 2021. Total project cost €670,833.00. Design Team tender received 30th october. CSEA Consultants appointed as PSDP end of Jan 2022. Detailed designs and tender docs currently being prepared. Anticipated costs of scheme are exceeding budget, Value engineering currently taking place prior to finalising tender docs.

2023 Road Works Programme (RWP) - Update for District Council Meeting on 15th February, 2023

2023 Restoration Improvements (RI) - Wet mix/Macadam/Recycling, etc.) - Already Agreed as part of the 2022 - 2024 Road Works Programme (RWP)				
Road Number	Project Name and Location	Project Manager	Project Details	% Project Complete
L - 1409 -1	Attykit Rosegreen	Roger Noonan & Emma Ryan		
L-6501-0	Rathkenty Lisronagh	Roger Noonan & Emma Ryan		
L-1409-1	Rosegreen Village West	Roger Noonan & Emma Ryan		
L-2501-3	Ballypatrick Village to N76	Roger Noonan & Emma Ryan		
L-6503-0	Moyle Rovers GAA Monroe	Roger Noonan & Emma Ryan		
L-6517-0	Heathview Kilcash	Roger Noonan & Emma Ryan		
L-1408-0	Bawnatanvoher Rosegreen	Roger Noonan & Emma Ryan		
R-688-5	Rathduff Upper Cashel Road	Roger Noonan & Emma Ryan		
R-689-3	Market Hill	Roger Noonan & Emma Ryan		
L-3272-3	Market Hill Jxn to Cahir	Roger Noonan & Adam Coffey		
R-688-6	Rathduff Upper Cashel Road	Roger Noonan & Adam Coffey		
2023 Road Maintenance (RM), (Surface Dressing)				
Road Number	Project Name and Location	Project Manager	Project Details	% Project Complete
Drainage Grants for 2023 Subject to Funding				
Road Number	Project Name and Location	Project Manager	Project Details	% Project Complete
R688	Clerihan		New drainage ditch and pipes and possibly road crossing	
R689	Fethard rd		Water crossing road, new drainage infrastructure	
R665	Dungarvan rd - by applegreen		As above	
	Attykit Rosegreen		Clear inlets & drains. Clear edge of road. Gullies and pipe to catch surface water, possible road crossing	
Discretionary Improvement Works (Clonmel Town and Environs)				
Road Number	Project Name and Location	Project Manager	Project Details	% Project Complete
	Rathronan Crossroads Resurface & Kerbs	Roger Noonan & Adam Coffey	Partially completed in 2022. will be completed Q1 2023	0%
	Baron Park Main Rd - Resurface Patches	Roger Noonan & Adam Coffey	Intention to complete in Q2 2023	0%
	Steet lighting Lisronagh	Roger Noonan & Adam Coffey	Street light at bus stop and Bottle banks	0%
	Rathronan Close	Roger Noonan & Adam Coffey	Resurfacing road, Q2 2023	0%
	Summerhill Drive - Traffic Calming	Roger Noonan & Adam Coffey	To be investigated and completed as required.	0%
	13 Ard Fatima - Install 2 Speed Ramps	Roger Noonan & Hugh Houlihan	To be investigated and completed as required.	0%
	Honeyview Estate - Install a Speed Ramp	Roger Noonan & Hugh Houlihan	To be investigated and completed as required.	0%
	Joyces Lane/The Quay	Hugh Houlihan & Adam Coffey	Resurfacing.	0%
	Cherrymount	Hughie Houlihan	Plane out and resurface the cul-de-sac and hammerhead.	0%
	Auburn Park	Hughie Houlihan	Plane out and resurface main straight section of road	0%
	Gates at O'Neill St./Gordan St. Car Park	Adam Coffey & Hugh Houlihan	Gates to be inspected by IES, CCTV ducting in place, pole and camera to be erected.	80%
	Macadam Patchworks in Clonmel Town	Hughie Houlihan	On Going.	80%
Red Roads - Subject to funding				
Road Number	Project Name and Location	Project Manager	Project Details	% Project Complete
Community Involvement Schemes - Subject to Funding				
Road Number	Project Name and Location	Project Manager	Project Details	% Project Complete
Local Improvement Scheme (LIS Schemes)				
Road Number	Project Name and Location	Project Manager	Project Details	% Project Complete
Safety Improvement Scheme 2023 (Low Cost Accident Scheme) - Subject to fundin				
	Project Name and Location	Project Manager	Project Details	% Project Complete
R - 688-6	Rathduff		Install bi-directional single post chevrons and advance warning signs for bends for traffic travelling southbound	
R-687-3	Jamestown		Installation of 1 No driver feedback sign, along with associated "Go Slow" signage	
R689-2	Rathronan		Installation 220m of crash barrier, 2 sets of Vehicle activated chevrons (1 set in each direction) 2nr vehicle activated dangerous bends ahead signs	
R688-3	Castleblake		2 sets of Vehicle activated chevrons (1 set in each direction) 2nr vehicle activated dangerous bends ahead signs	
R688-4	Ballybeg		Road at bend to be resurfaced subject to assessment of skid resistance.	
R688-4	Mocklerstown		Renew line markings on southbound approach to crossroads. Improve signage location and provide extra advance stop signage	

Bridge Rehabilitation Works - Subject to funding				
Road Number	Project Name and Location	Project Manager	Project Details	% Project Complete
L - 6513	Gas house Bridge (2022)	Roger Noonan & Adam Coffey	Works complete except for underwater survey of abutments, to be done in Q1/Q2 2023	90%
	Sir Thomas's Bridge	Roger Noonan & Adam Coffey	Structural Inspection and associated repairs	0%
HD30 - Capital Maintenance on National Road Pavements 2023 (Pavement Repairs & Drainage Works)				
Road Number	Project Name and Location	Project Manager	Project Details	% Project Complete
	Yet to be finalised.			
NP HD15 & HD17 National Route Fencing Retrofit Projects 2023				
Road Number	Project Name and Location	Project Manager	Project Details	% Project Complete
	CLMD M. Works-Fencing Retrofit 19 on the N24	Emma Ryan & Adam Coffey	Project Assessment is ongoing	15%
Active Travel Measures for 2022 (subject to final agreement with the NTA)				
Road Number	Project Name and Location	Project Manager	Project Details	% Project Complete
N24	Active Travel Cycle Scheme	Gillain Flynn		
	Cashel Road Clonmel	Gillain Flynn		
	Cahir Rd to Convent road	Gillain Flynn		
	Davis road	Gillain Flynn		
	SRTS Round 1 Loreto Secondary School	Gillain Flynn		
	SRTS Round 1 GaelSchoil Chluain Meala	Gillain Flynn		
	Rosegreen ATS	Gillain Flynn		
Climate Change Projects - List Submitted to Department - Awaiting Approval for same.				
Road Number	Project Name and Location	Project Manager	Project Details	% Project Complete
L-6517	Road flooding- Brittas			
L2502-2	Ballypatrick - Drainage and resurfacing			
L6511-0	Drainage and resurfacing - Yoor			
L25022-0	Drainage and resurfacing - Mount Cahill			
R-707	Drainage and resurfacing - Cherrymount			
L-32971-1	Drainage and resurfacing - Tannersrath			
Towns & Villages Renewal - (€200,000 - Received January 2021)				
Road Number	Project Name and Location	Project Manager	Project Details	% Project Complete
L-3287-0	Marfield Village Renewal Project	Roger Noonan/Adam Coffey	Works on going, To be complete early 2023	60%
IPB Footpath Funding - Clonmel Town - awaiting 2023 funding				
	Project Name & Location	Project Manager	Project Details	% Project Complete
	Dr. Croak Place (concrete laneway)	Hugh Houlihan & Adam Coffey	Length = 60m; Area = 249sq.m. Q1 2023 proposed.	0%
	Carrigeen - Both sides between Nos. 46 & 47	Adam Coffey	Length = 50m; Area 50sq.m. Works will be done in Q1 2023	0%
	Raheen Road - Raheen House to the Tech	Adam Coffey	Will form part of Active Travel - Safe Routes To Schoole Scheme. Anticipated 2023 works	0%
	College Avenue	Hugh Houlihan & Adam Coffey		
	River St	Hugh Houlihan & Adam Coffey		
	Elm park	Hugh Houlihan & Adam Coffey		
	Gael Schoil	Hugh Houlihan & Adam Coffey		
	Morton St	Hugh Houlihan & Adam Coffey		
	Western Rd Cul de sac	Hugh Houlihan & Adam Coffey		
	Queen St	Hugh Houlihan & Adam Coffey		
Development Contribution Levies for 2021 (€209,467)				
	Kilcash Village	Roger Noonan & Emma Ryan	Waiting on new framework Q1 2023 to get a competitive quote on resurfacing works	0%
	Clonmel	Roger Noonan & Adam Coffey	Some works are being progressed at present, intention to complete Q1 2023	30%
	Rosegreen Village	Roger Noonan & Emma Ryan	Monies to be spent on landscaping & planting, at crossroads where traffic calming was done in 2022. Further AT funding for footpath extension received 2023. These works will be completed once AT footpath works are done.	10%
Development Contribution Levies for 2022 (€248,293)				
Clerihan Village	Clerihan Village	Roger Noonan & Adam Coffey	Extensive footpaths repairs in ashawn due to tree damage, trees will be replanted and new tarmac in main road in estate. Works continueing.	80%

Lisronagh Village	Lisronagh Village	Roger Noonan & Adam Coffey	Resurfacing, new footpaths, extensive powerwashing and tarmac to bustop and concrete bay beneath clothes bank	100%
Kilsheelan Village	Kilsheelan Village	Roger Noonan & Emma Ryan	Macadam works awarded to Caherclough. Commenced in late August 2022, contractor due on site w/c 13th Feb.	30%
			patching on roads to eliminate ponding, just off N24 entrances to estates. Weather has halted progress, Q1 2023 plan, TCC have installed some gullies recently, caherclough will shape resurfacing works into gullies	

Clonmel Borough Municipal District
Vacant Housing Report
CBD Council Meeting 15th February 2023

Breakdown of Vacant Houses.

Total number of vacant houses: 23

CBD responsibility: 12

Awarded to contractors: 2

Being prepared for tender: 8

Prepared for tender: 0

Received keys in last fortnight: 1

District not responsible: 2.

Notes,

- District not responsible, (No keys handed over) : 2.
- Six out of eight house are having Asbestos surveys completed.

My apologies I thought I did reply to your email on the 17th of October.

A meeting (Councillor Workshop) took place on the 18th of October where Irish Water (now known as Uisce Éireann) presented to all Tipperary Councillors in attendance on the investment proposals within the County, a copy of the presentation was circulated after the meeting to all Tipperary Councillors. There was also opportunities for Councillors to raise any queries/concerns they had at the meeting. A number of people from IW were at the meeting from various sections within the business to take and answer questions on the day.

The Councillor Workshops are generally held twice a year, the next one would be around April. There is also the Local Representative Support desk where Councillors can make contact with IW to raise any queries/issues they may have. The contact details for this are as follows:

- Localrepsupport@water.ie
- 0818 178178

In relation to the specific queries raised regarding supply issues, note the following:

- **Kilcash**
Irish Water working with our Local Authority Partners are currently assessing options for the long-term supply of Kilcash Water Supply Scheme. IW is proposing to decommission the Kilcash Source and Water Treatment Plant and supply the area from another scheme. Detailed modelling of the infrastructure upgrades required has been completed. IW have engaged a hydrogeologist to review the capacity of an adjacent scheme to cater for the additional demands from Kilcash. Workshops are ongoing to finalise the scope of the project. It is expected that a project will be handed over to the IW Asset Delivery team before the end of Q1 this year (subject to budget approvals). Post hand over an indicative timeframe for completion of the works will be available. It should be noted that due to the scale of works and the requirement to acquire land and obtain planning approval and other consents, the project will take a number of years to complete.
As part of the project the poor condition sections of the existing Kilcash distribution mains will be replaced.
- **Ballypatrick, Kilsheelan, Killusty**
We have had a number of bursts on the scheme supplying the above mentioned areas. When a burst occurs we mobilise crews to undertake the repair as quickly and safely as possible. However given the extent of the network and depending on the burst location, it can take quite some time for water supply to return to all customers after the repair is completed.
There is an extensive network covering this area and there is quite a variation in the pressure at different locations depending on the elevations in a given area. We are undertaking pressure management to both reduce the leakage and reduce bursts impacting supply to customers in these areas.
Parts of the network are quite old and the condition is deteriorating. We are identifying the worst condition sections of mains across all of our water networks and prioritising the worst sections for replacement first. However there is an extensive network across the entire country, therefore it will take time and considerable funding to replace all poor condition sections of main.

Regards,

Colin Cunningham
Regional Asset Operations Lead (Water)
South East Midlands Region

Uisce Éireann
Floor 2, Smithland's Centre, Waterford Road, Loughboy, Kilkenny R95W023, Ireland