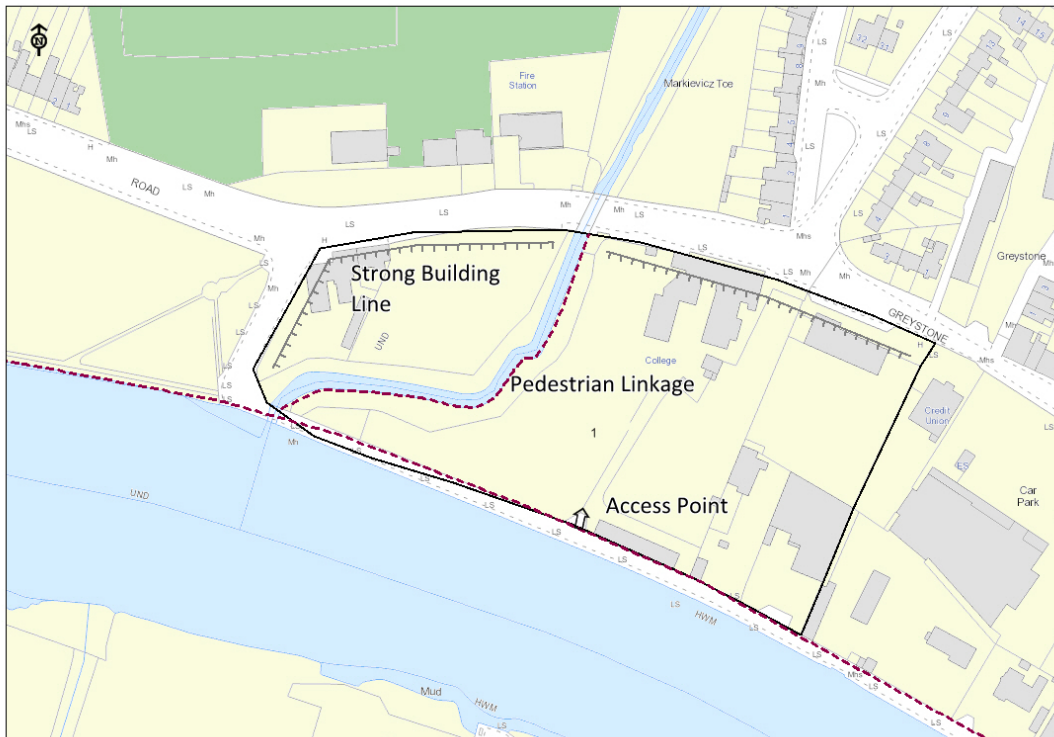


## APPENDIX 8 - STRATEGIC DEVELOPMENT SITES

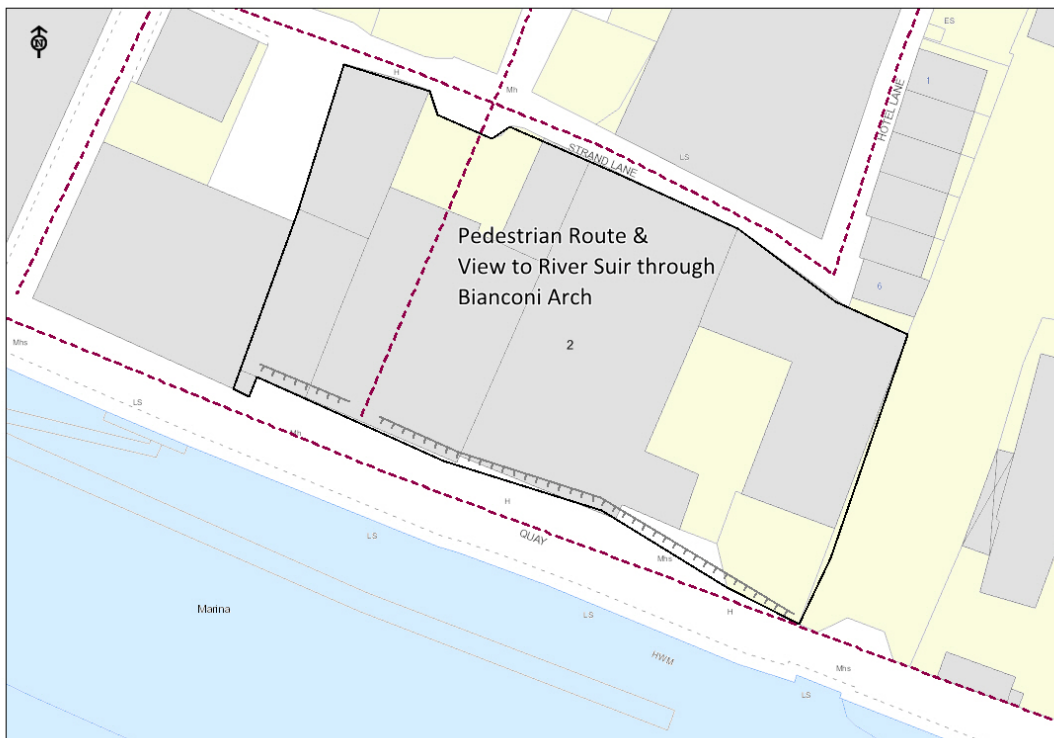
### *Strategic Development Site 1*

Strategic Development Site No 1 is located to the south of Greystone Street and Well Road and the North Quay forms the southern boundary of the site. The brownfield site is currently occupied by an existing school and office buildings and is traversed by the Glen River. Clareen Well is also located within the site. The approach road from Clonmel to Carrick on Suir along the N24 is strategically important as the main approach from Clonmel. It is envisaged that quality design, strong building lines, use of a landmark building, placement and wrapping of car parking to the rear and complementary boundary treatment will be vital to the development of this area as a key urban approach to the town. There are opportunities to create pedestrian linkages along the Glen River with the Clareen Well providing a focus for public open space. Any development on the site shall address the River Suir. The area is within Flood Zone A and therefore new development must have a low sensitivity to Flood Risk and not contribute to Flood Risk elsewhere.



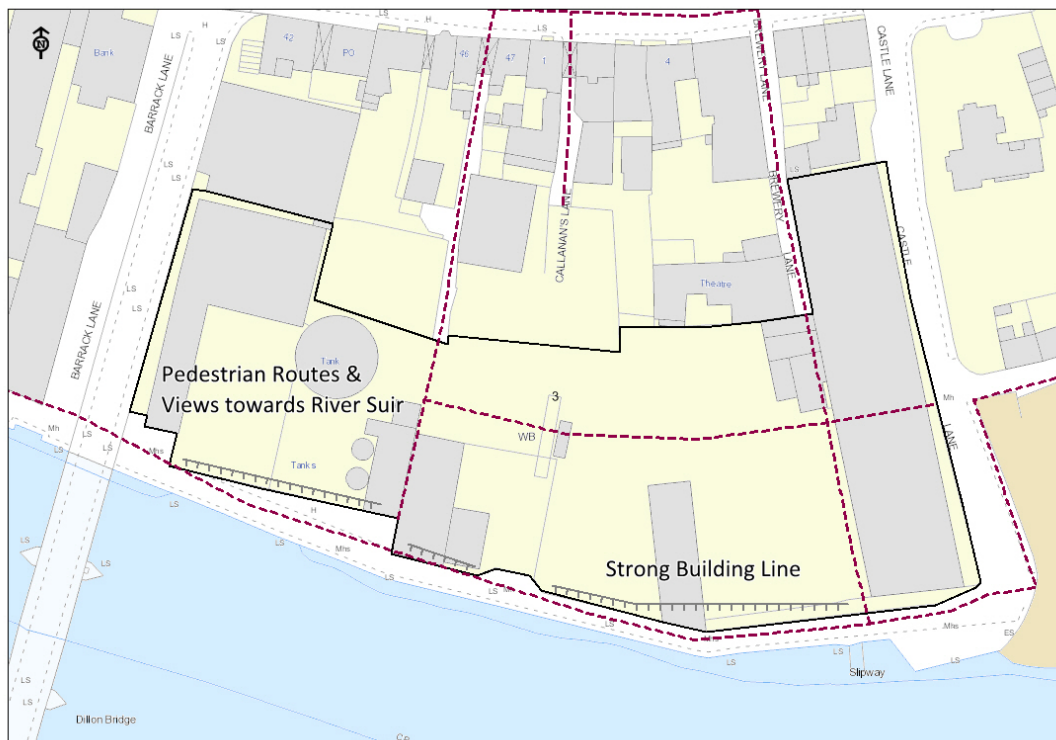
### **Strategic Development Site 2**

This brownfield site is located on the north quay and presents an opportunity for the delivery of a high quality development. The site is occupied by a number of older buildings including an Old Stone Mill of 6 stories. It is desirable that any proposal on this site provides for the reuse of the Mill Building and exhibits quality design which addresses the river, acknowledges the character and history of the area and includes strong and attractive building lines and street frontage. There are opportunities to create pedestrian linkages through the Bianconi Arch located on the northern boundary of the site. The area is within Flood Zone A and therefore new development must have a low sensitivity to Flood Risk and not contribute to Flood Risk elsewhere.



### Strategic Development Site 3

This site is bounded by the North Quays and Castle Lane. The site is capable of accommodating a high quality mixed use development which addresses the River Suir and reflects the history and character of the area through the overall design, scale and massing of any proposed development, retention of original features and incorporation of pedestrian routes showcasing historic lanes. Views to the River Suir from the Main Street along the routes of the historic lanes should be opened up and views to the Ormond Castle should not be encroached upon. The area is within Flood Zone A and therefore new development must have a low sensitivity to Flood Risk and not contribute to Flood Risk elsewhere.



**Strategic Development Site 4**

This site is currently partially occupied by Glanbia and a number of private residential properties. The western portion of the site is in greenfield condition. Part of the site also lies within the Lower River Suir SAC and lands within the SAC shall be retained for amenity use only. The site is considered suitable for a high quality, mixed use development comprising a recreational element which maximises the location of the site on the River Suir. Any development proposal shall provide for a public amenity area on the Bog Field and a riverside walkway. The site is within Flood Zone A and a Site Specific Flood Risk Assessment will be required in support of any development proposal.

