



Comhairle Contae Thiobraid Árann  
Tipperary County Council

# PROSPECTUS AND MASTERPLAN



# Ballingarrane

Business, Science and  
Technology Campus



# Vision & Principles

To establish a framework for the sustainable development of Ballingarrane as a Strategic Business, Science and Technology Campus.

To cater for the full spectrum of organisation size – from start-ups and spin outs, second stage funded companies through to the largest multinational organisations.

To provide for a high quality inspiring and human scale environment underpinned by the existing natural and built heritage of the estate.

Graph 1: Key Principles



In order to achieve its stated vision the Prospectus and Masterplan is based upon a number of key principles, which are set out in Graph 1.

The principles in turn informed the Development Strategy presented under Map 3.

The physical development of the Campus will be supported by the creation of a distinct brand that will underpin the future success of the development.

**There is also a requirement to ensure that the future of the Park is not undermined by inappropriate uses. Therefore the Planning Authority will ensure that future occupiers are appropriately engaged in strategic enterprise, knowledge intensive industry, technology based industry, research and development.**

# Ireland



Ireland has the capacity to meet the needs of RD&I investors and offers the ideal commercial, political and social environment in which to carry out successful and profitable RD&I activities.

Source: 53°N 08°W Ireland,  
A Winning Proposition for Research, Development & Innovation

## FOREIGN DIRECT INVESTMENT IN IRELAND

Ireland has become the global technology hub of choice when it comes to attracting the strategic business activities of ICT companies. This has earned Ireland the reputation for being the heart of ICT in Europe.



Global Software companies

**5** of the **TOP 5**



Global Enterprise Software Companies

**7** OF THE **TOP 3**



US Technology companies

**9** of the **TOP 10**

*The industry employs over 37,000 people and generates €35 billion in exports annually.*

Source: <https://www.idaireland.com/doing-business-here/industry-sectors/ict>

## IMPRESSIVE TRACK RECORD

Forbes magazine has ranked Ireland as one of the best countries for business.

This is not just for large multinationals, but also the potential multinationals of the future.



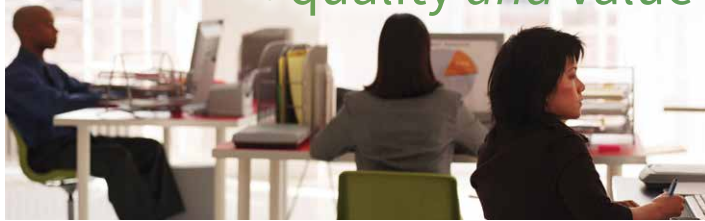
**Best country** in western europe to **invest in**



**1<sup>st</sup>** for **flexibility** and **adaptability** of people



**1<sup>st</sup>** in the world for **inward investment** by *quality and value*



In the **top 10 most innovative** countries in the world



**1<sup>st</sup>** in the **WORLD** for **investment incentives**

## AHEAD OF THE CURVE

Ireland is home to many of the world's leading high-performance companies\* and is also positioning itself to become a world leader in the Internet of Things, Big Data, ICT Skills, Energy Efficiency, Health Innovation and Cloud Computing.



**19/25**  
World's Top Financial Services companies



**5/10**  
World's Top Cyber Security companies



**10/10**  
World's Top Pharmaceutical companies



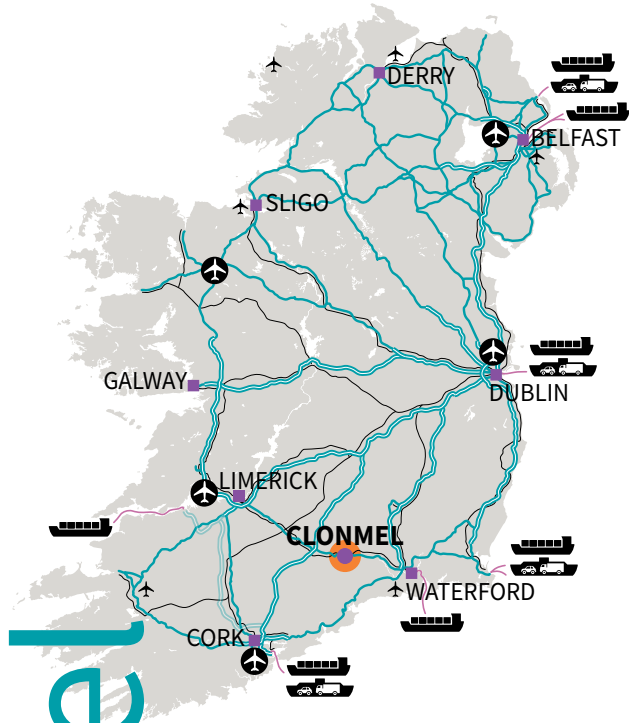
**14/15**  
World's Top Medical Technology companies



\*Leading high-performance companies include Intel, Twitter, Pfizer, Citi, Huawei, Takeda, Fujitsu, Novartis and Trend Micro.

# clonmel

Home to a host of multinationals and a key strategic logistics hub for the integration of port, shipping, road and rail freight services to the UK and mainland Europe.



## LIVING

For a town of this scale, Clonmel boasts unrivalled facilities, services, infrastructure and exceptional value for money.



Industrial / Commercial Purchase Prices

43%

more affordable than in Dublin



Residential Purchase Prices

3 bed semi  
4 bed detached

55%

lower than Dublin

3 bed detached

35%

lower than Cork

4 bed detached

30%

lower than Cork

*Excellent range of community and privately operated childcare facilities including pre-schools, Montessori schools, crèches and playschools.*



Education

7

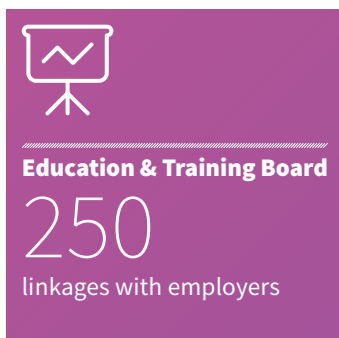
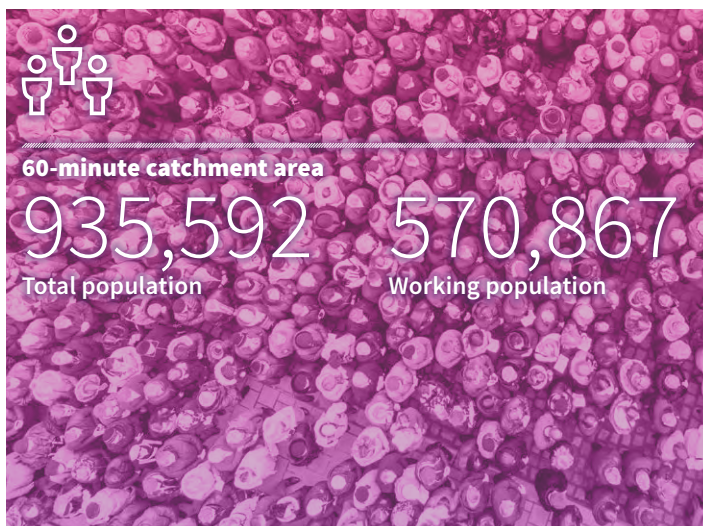
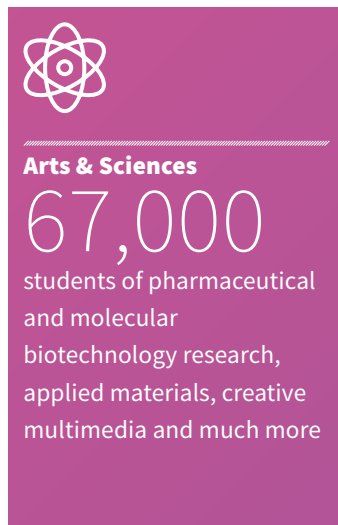
Primary Schools

4

Secondary Schools

## SKILLED WORKFORCE

A diverse and skilled workforce; central to all third and fourth level institutions in the province of Munster; and a number of industry research centres/ institutes such as Tyndall National Institute, APC, Nimbus (CIT).



## LIFESTYLE

Nestled among the Comeragh and Knockmealdown mountain ranges offer a wide range of activity and leisure pursuits. As part of Ireland's Ancient East, it offers wonderful heritage sites



# Executive Summary

Ballingarrane (121 ha) commands a high profile location immediately to the north of the N24 Waterford – Limerick National Primary Route on the outskirts of Clonmel.

## STRATEGIC ADVANTAGE

The lands are zoned for Strategic Employment land use and are considered to offer a unique location for **strategic enterprise, knowledge intensive and technology based industry and large scale employers** to grow and develop in a high quality and dynamic environment.

Ballingarrane offers the following competitive advantages to prospective occupants;

- A strategic employment location with good road and public transport accessibility to major cities, airports and ports (Map 1),
- Sufficient scale of serviced development land with high quality and developable bespoke sites,
- Capable of accommodating development which could not equally be accommodated elsewhere,
- Located in close proximity to high quality residential, educational and recreational services,
- Visibility,
- Inspiring parkland setting,
- A planned central area (hub) offering conference, meeting room and restaurant facilities etc,
- A planned network of open spaces for passive and active recreation,
- High quality physical linkages within and outside the campus,
- High quality and sustainable environment and infrastructure,
- A clear identity/brand and vision,
- Interaction and networks both within the campus and with external players i.e. similar industries, higher education authorities etc.
- On-site business support services.



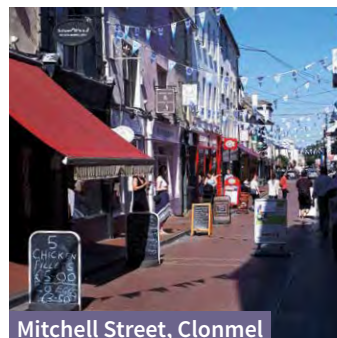
### Urban Centres

Dublin (130min)  
Limerick (90min)  
Cork (75min)  
Galway (160min)  
Waterford (45 min)  
Belfast (240min)



### Airports

Dublin (130min)  
Shannon (95min)  
Cork (75min)  
Waterford (45min)



Mitchell Street, Clonmel



### Sea Ports

**TIER 1** Cork (60min)  
Dublin (130min)  
Foynes (150min)  
**TIER 2** Rosslare (120min)  
Waterford (45min)



## COHESIVE STRATEGIC PRINCIPLES

This Prospectus and Masterplan sets out the vision and physical framework for the development of Ballingarrane in order to provide certainty to prospective occupants.

This document provides for;

- A cohesive and integrated development strategy and underpinning principles for the site (Map 3),
- Appropriately flexible individual bespoke sites,
- Acceptable land uses,
- Range of users i.e. incubator units, grow-on units and stand alone units,
- The retention of Ballingarrane House as a dominant architectural feature,
- A central area (hub) providing for park administration and business support services, conference, dining and recreational facilities etc,
- A network of open spaces providing for passive and active recreation,
- A strong visual presence,
- Leading edge design and layout.

This document is supported by a branding strategy.

## MASTERPLAN GUIDELINES

### Introduction

PAGE 8

details the location and description of the lands and the relevant planning policy context.

### Site Characteristics

PAGE 10

provides information on the existing site characteristics and services.

### Development Guidelines

PAGE 14

establishes the parameters\* for developing within the Park

### Precinct Guidelines

PAGE 18

detailed Guidelines for the seven precincts include site specific issues to be addressed as part of development proposals.

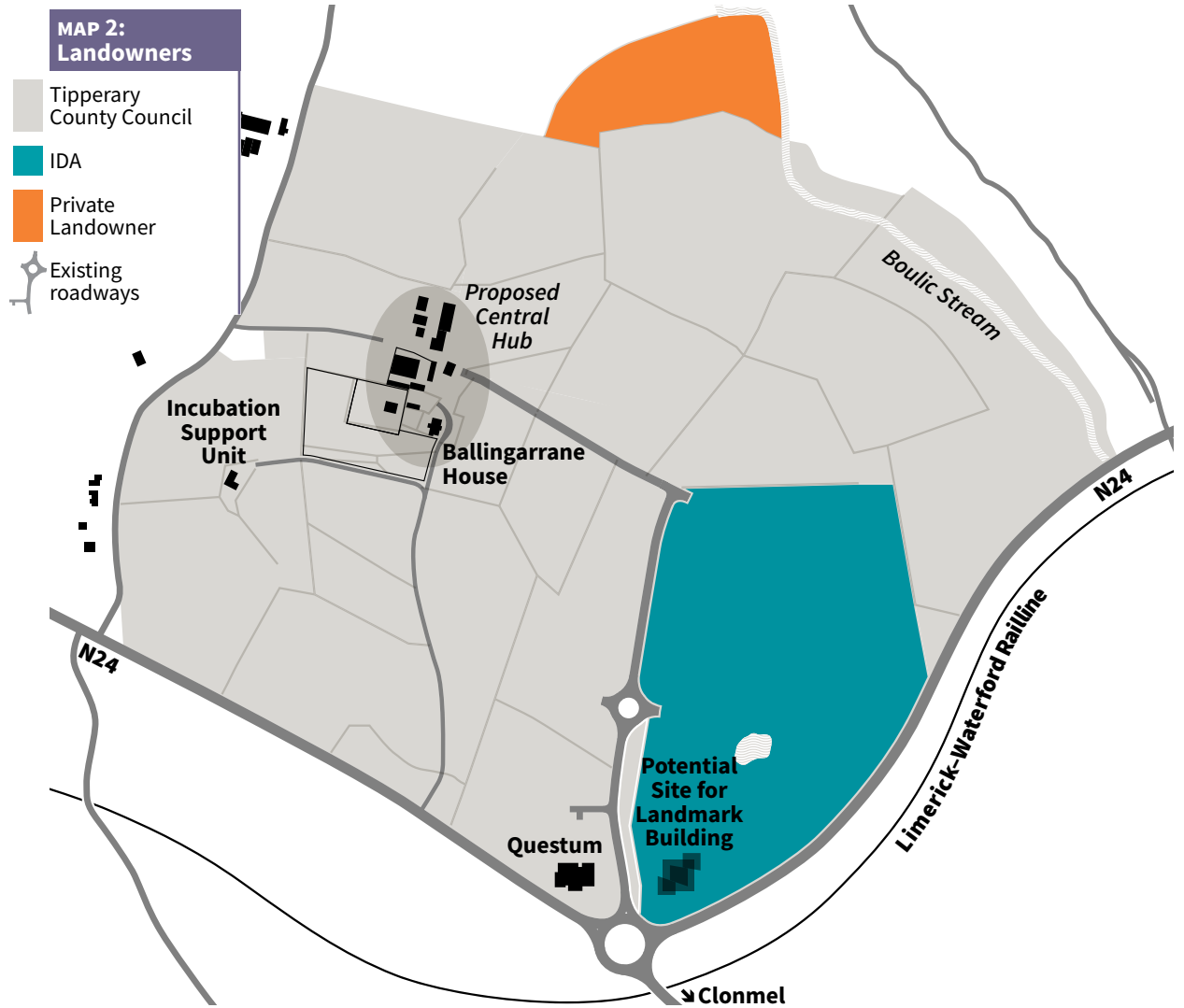


Map 1: Ireland's Southern Region

Clonmel Environs

\*acceptable uses, precinct layout, design, use of green energy, hard and soft landscaping, boundary treatment etc.

# Introduction



Ballingarrane comprises 121 ha (300 acres) and is owned by Tipperary County Council (96.1 ha/237.46 acres) and IDA Ireland (21 ha/51.89 acres). A third party landowner owns circa 3.9 ha (9.6 acres) to the north of Precinct 5 (Map 2).

The Boulic Stream flows in a southerly direction along the eastern boundary of the estate and the L-3277 local road forms the western boundary.

Ballingarrane offers a unique location for strategic enterprise, knowledge intensive and technology based industry and large scale employers to grow and develop in an aspiring environment.

Few towns in Ireland possess such an impressive opportunity for companies to grow new enterprise, at a strategic location, in a high quality environment and within public ownership.

A key attribute for Clonmel is its location on the N24 within easy access to the Gateway of Limerick City (82 km), Shannon Foynes Port (117 km), Shannon Airport (107 km), Waterford City (48 km) and Waterford Airport (61 km).

The proximity of Clonmel to the M8 motorway provides easy access to Dublin City (177 km), Dublin Port (189 km), Dublin Airport (184 km), Cork City and Port (105 km) and Cork Airport (104 km). Clonmel is also located on the national rail system with direct rail access to Limerick and Waterford and onwards to Dublin and Cork.

The case for investing in and living in Clonmel is further strengthened by the high quality of the town and its surrounding hinterland.

Ballingarrane is currently occupied by Ballingarrane House, a historic residence in public ownership. “Questum”, a Research, Development and Enterprise Centre developed by Tipperary County Council in 2014 in partnership with Limerick Institute of Technology (LIT) is at the main entrance to the site. Tipperary County Council also occupies an incubation support unit within the site.



Suir Island, Clonmel



Main Guard, Clonmel



Suir Blueway Tipperary



Southwestward overview of IDA lands at Ballingarrane Business, Science and Technology Campus

## 1.1 Planning Criteria

The planning policy and objectives relative to the subject site are set out under the Regional Spatial and Economic Strategy (RSES), the South Tipperary County Development Plan 2009, as varied (STCDP), and the Clonmel and Environs Development Plan 2013, as varied (CEDP).

Ballingarrane is identified as a Strategic Employment Location under the RSES. Policy ED1 (Strategic Employment) of the STCDP states that ***“It is the policy of the Council to facilitate the sustainable development of strategic employment uses at identified locations subject to the provision of a satisfactory masterplan to be prepared by the relevant landowners(s)/developer(s) for the agreement of the Council”.***

Section 5.4 (Strategic Development) identifies the lands at Ballingarrane, Clonmel, as a strategic employment area.

Under the CEDP the lands are zoned for strategic employment land use (Map 1), the objective of which is to provide for the development of Ballingarrane as a strategic business, science and technology campus.

Policy ECON 1 (Ballingarrane Business, Science and Technology Campus) states that; ***“It is the policy of the Council to***

***facilitate and provide for the sustainable development of strategic enterprise, knowledge intensive industry, technology based industry and large scale employers in the Ballingarrane Business, Science & Technology Campus and to encourage the provision of Research and Development/ Innovation facilities to support enterprise and employment at this location. The Council will continue to work with existing and future strategic partners to deliver the Park as a driver of sustainable economic growth in Clonmel, the County and the Region”.***

The land use zoning matrix included in the CEDP provides that educational, enterprise/employment centre, industrial (general) and offices are permitted in principle on lands zoned for strategic employment use. Light industry is identified as being open for consideration.

The above planning policy acknowledges that the development of Ballingarrane as a strategic employment area is central to securing the long term strategic expansion of the town. It also presents an opportunity for significant development at Ballingarrane which will ensure that Clonmel is well positioned to compete for new industries and enterprises and fulfils its local and regional economic role.

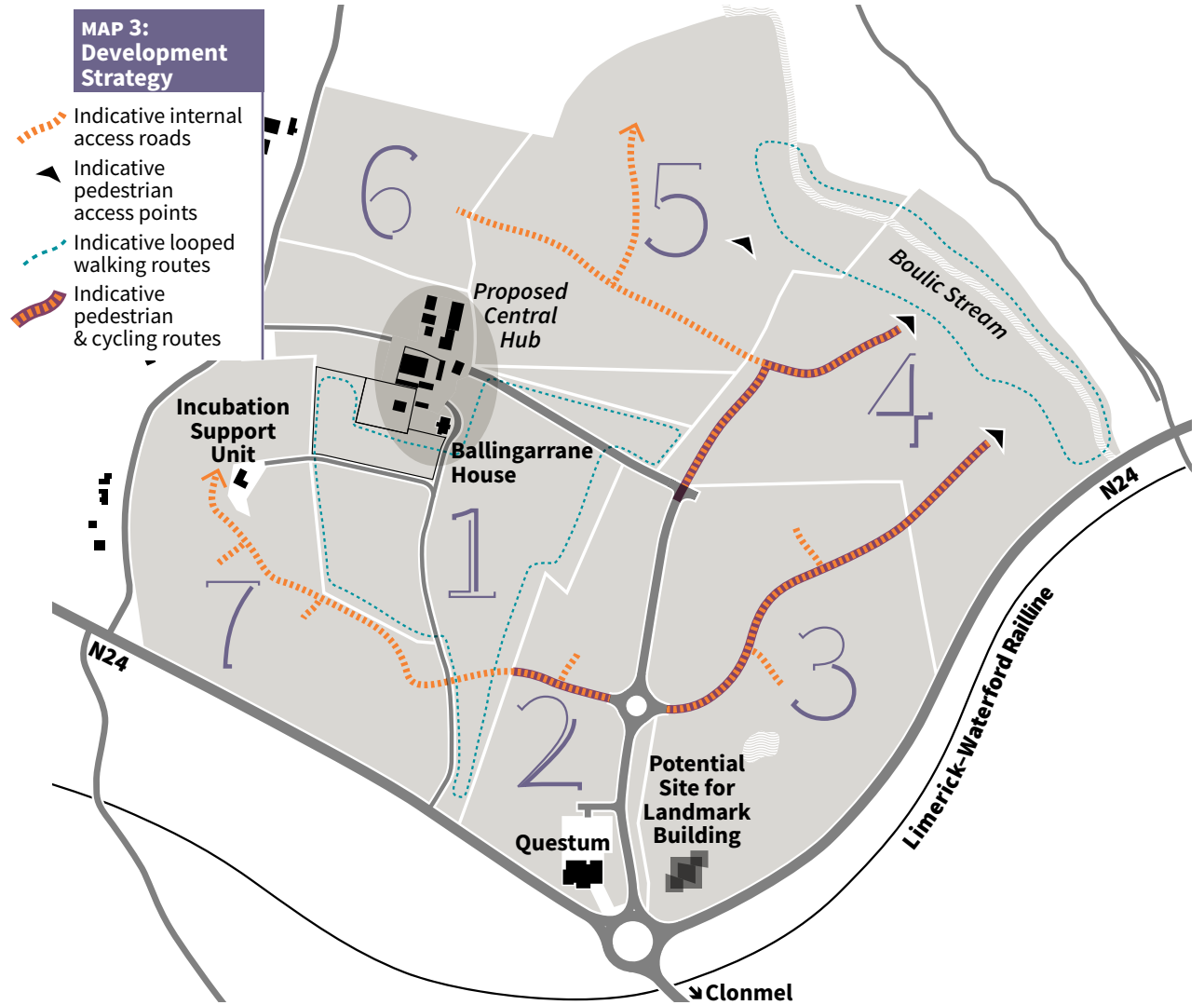
## 1.2 Ballingarrane Masterplan

This Masterplan builds on the policies and objectives of the RSES, STCDP and the CEDP.

The purpose of this Masterplan is to set out the vision and physical framework for the development of the Masterplan lands (Map 3) and provide a blueprint as to how this vision can be achieved. It is not an end in itself but a guidance document that sets the long term vision for the project and identifies the initial actions required towards realising that vision.

The Masterplan will be used by the Planning Authority to assess planning applications and by developers and stakeholders to guide future development. The Masterplan is intended to provide certainty and guidance to potential investors.

# Site Characteristics



## 2.1 Site Access

The site is served from the N24 Cahir Road Roundabout by an existing 620m long; 7.5m wide access road with public lighting, footpaths, cycle lanes and internal distributor roundabout. Ballingarrane House is accessed from the N24 by way of its historic entrance and avenue.

## 2.2 Landscape

The estate can broadly be categorised into three landscape character areas. Firstly the house and its associated buildings and garden are surrounded by a mature quality landscape of “Parkland” with picturesque qualities and important views south and eastwards towards the Comeragh Mountains and Slievenamon.

Outside this area the landscape is more typically rural in character, comprising larger fields for pastoral and arable agriculture.

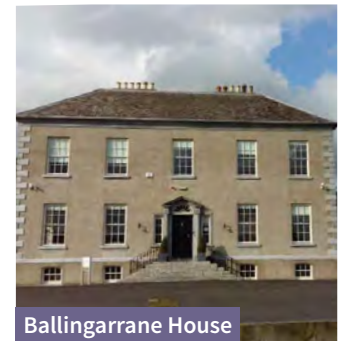
The third area to the east of the estate is the Boulic Stream and associated steep enclosed valley.

The site is well screened with mature planting and with the exception of the Boulic valley is relatively level.

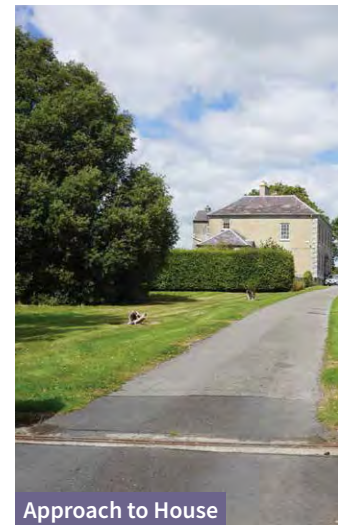
Contour/Lidar surveys have been undertaken for the site and can be made available to potential occupants.



Suir Island, Clonmel



Ballingarrane House



Approach to House

### 2.3 Ecology

The site is not located within any Special Area of Conservation, Special Protection Area, or Natural Heritage Area. However, the watercourse that traverses the site flows into the Lower River Suir Special Area of Conservation circa 2.6 km to the south east. Marlfield Lake is the closest proposed Natural Heritage Area located 1.2km to the south west.

While not a highly sensitive site, the principles underpinning the Masterplan seek to protect the key ecological features of the site and to offset any impacts resulting from its development.

It is intended that the river corridors and hedgerows / tree lines will be retained where possible and proposed landscaping schemes for the site – including flood attenuation measures – will enhance its ecological diversity.

### 2.4 Architecture, Archaeology & Heritage

Ballingarrane House, a Protected Structure, (RPS Ref 3), is located centrally on the estate. The house is recorded as having architectural and artistic significance with a Regional Rating on the National Inventory of Architectural Heritage (NIAH).

There are a collection of good quality late-eighteenth and nineteenth century outbuildings in a small yard to the rear (west) of the house and forming a larger yard to the immediate north-west.

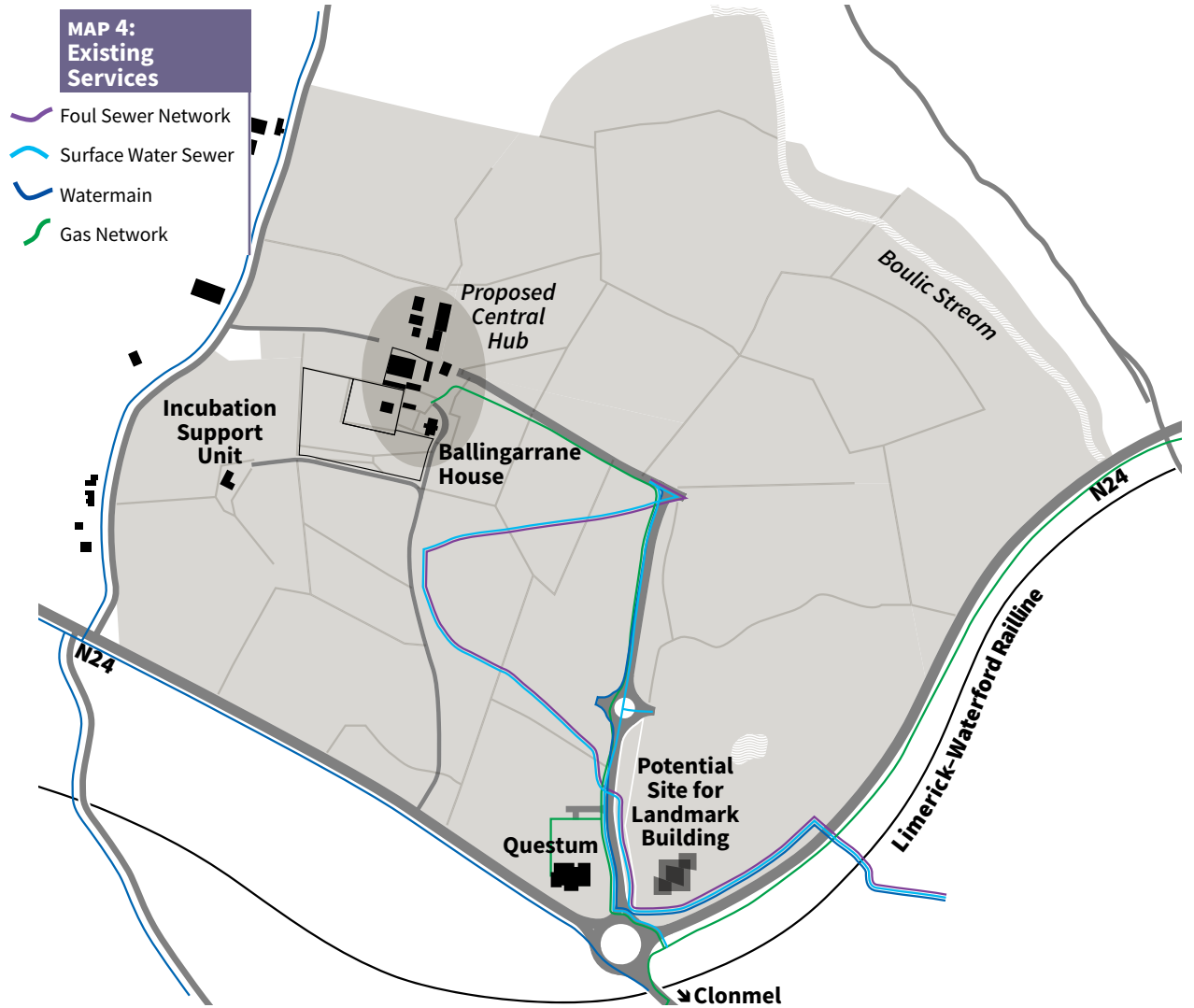
Original features that survive to the present day include the house and outbuildings, the entrance avenue to the south, a walled garden (to west of house) and main historic landscape features of the site are intact.

There are two recorded monuments within the site, TS-083-003 (Architectural Fragment within Ballingarrane House) and TS-083-001 (Enclosure within Precinct 5).

### 2.5 Water Quality & Hydrology

There is no water quality monitoring information available for the Boulic Stream. This water course has been subject to considerable engineering works in recent time including culverting and the provision of an off-line attenuation pond capable of catering to a 1:100 year flood.

A Strategic Flood Risk Assessment study was commissioned by Tipperary County Council as part of the CEDP which identified lands adjacent to same as being within the 1:100 and 1:100 flood envelope.



## 2.6

### Existing Infrastructure

#### Water:

Clonmel Town is currently served by two surface sources located to the south of the town on the lower slopes of the Comeragh Mountains and a groundwater source located north of the town. The surface water supplies are known as the Poulavanogue Source (brought into service in the 1930's) and the Glenary Source (brought into service in the 1960's). Both sources are located in County Waterford and take their water from mountain streams or springs arising in the vicinity. The Poulavanogue plant generally serves the eastern portion of the distribution system and the Glenary plant serves the remainder of the town including Ballingarrane. The central and western areas are served via the Ardnagussaun Reservoir and the high level areas are served directly from the plant.

The northern area of Clonmel, north of the Clonmel Inner Relief Road, is served by the groundwater source, Monroe Well Field.

These wells are located on a Regionally Important Aquifer. The Masterplan site is also served by the Ardfinnan Water Supply Scheme via the watermain on the N24. There is currently limited spare capacity in this scheme.

The public watermain (150 mm UPC pipe) travels along the N24 to the west of the site (see Map 4). There is a 150mm PE pipe laid into the estate along the existing access road. The existing infrastructure has the capacity to provide 600m<sup>3</sup>/day to potential occupants.

Irish Water is currently progressing proposals under the Clonmel Town and Rural Water Supply Scheme for a new 27,000 m<sup>3</sup>/day abstraction from the River Suir at Inishlounaght, with a new water treatment plant to be located at Patrickswell, north-west of Marfield (current at April 2019).



Old watertower in Precinct 6



Meeting room in Questum



Ballingarrane House ornamental garden

The proposal includes for a 400mm trunk main corridor route along the N24 to the south west and south east of the Masterplan lands.

In the short term the above daily capacity will need to be augmented via developer provided on-site (bored well) supply.

**Wastewater:**

The existing Clonmel municipal waste water treatment plant is located on Davis Road, to the east of the town. The plant has a 55,000 PE capacity (the imposition of a Nitrogen Limit has resulted in a reduction of the 80,000 PE design capacity).

The Masterplan lands are currently partially served by an existing 375m foul sewer (see Map 4). This sewer discharges to a combined sewer on the Cahir Road and drains to a large interceptor sewer located on the northern bank of the River Suir. Sections of the sewer may need to be upgraded depending on the requirements of developments in Ballingarrane.

Note: All water and wastewater connections will be subject to approval by Irish Water. Potential developers should contact Irish Water at an early date to discuss proposals.

**Surface Water:**

The site is served by an existing 450mm concrete surface water sewer (see Map 4). Proposals for new development will be required to be supported by SUDS plan and demonstrate that surface water drainage will not exceed 14 litres per ha per second.

**Electricity:**

There is a 10KV ESB power line serving the site. There is a provisional arrangement in place with ESB Networks to allow for up to 16MVA connection provided via a new on-site 38kV substation.

**Natural Gas:**

There is an existing 125mm medium pressure gas main serving the site (see Map 4).

**Broadband:**

The Metropolitan Area Network (Direct Fibre Connection) has been laid to the Cahir Road Roundabout. There is currently a connection from same serving Questum and Ballingarrane House.

**Public Transport:**

The Ballingarrane area is served by the town's bus service which runs to and from the town centre hourly from 9.00am to 6.30pm Monday to Friday. The Clonmel Railway Station has regular services to Waterford and Limerick with onward connections to Dublin and Cork.

# Development Guidelines



Eastward from Precinct 7 toward the avenue for Ballingarrane House and Clonmel

To realise the Vision of *providing a high quality inspiring and human scale environment underpinned by the existing natural and built heritage of the estate*, Development Proposals within Ballingarrane will be required to comply with the following;

#### Land use:

Acceptable land uses within Ballingarrane are set out under CEDP land use zoning matrix and include for educational, enterprise and employment centre, general industry, and office use as being permitted in principle. Light industrial land use is open for consideration. The above uses may take the form of;

- Stand alone national and multinational industries,
- Business/office/technology related national and multi-national facilities,
- Incubator spaces/suites,
- Grow-on and spin off facilities,
- Research facilities,
- University linked training facilities,
- Support facilities,
- Business support,
- Conference Facilities.

Initially, demand will be low for ancillary support facilities such as retail, amenity, restaurants, etc., and existing nearby facilities offering such services, such as the Park Hotel and the Poppyfields, will have a role to play.

Uses on this site will be focused on those which match the profile of such a high quality environment. Proposed uses should also be clean (both in terms of appearance and emissions), compatible and complimentary of high environmental and amenity qualities of Ballingarrane, should be of high quality contemporary architecture (promoting renewable energies and other green technologies where possible) and suitable for integration into a campus style layout utilising the existing levels and topography of the land.

Uses which require external outdoor storage, low quality architectural buildings or produce extensive airborne emissions will not be favourably considered on the Masterplan lands and will be directed to industrially zoned lands within the County.

Any planning application will be required to include full details of the proposed use, including processes involved and materials and chemicals etc used.





Concept images to inform envisioned park environment



### Parkland Setting:

The Masterplan site offers significant opportunities to create a visually interesting, inspiring and functionally efficient environment in which to work whilst also adding to the recreational space within Clonmel.

The existing landscape is not defined by a single characteristic, but has a varying landscape language that can be developed upon. It is critical to retain a memory of what that landscape was, in visual and functional terms, while also creating a modern and efficient layout.

This will inform the development of the brand, effective promotion of Ballingarrane Park and the quality of experience of the users thereafter.

It is a goal of this Masterplan to ensure that the Campus is a place dominated largely by people, not vehicles, whilst creating large scale employment opportunities. It is intended to create a series of formal and informal walks and civil spaces for interaction, while still allowing for circulation by public transport buses, shuttle vehicles, access for persons with disabilities, construction and emergency vehicles, as well as facilitating practical private vehicle access.

### Access:

The Masterplan lands are to be accessed from the existing 7.5m wide access road provided from the Cahir Road Roundabout on the N24. No new access points will be permitted from the N24. There will be one main spine road through each precinct only. New access roads provided within the estate shall have a minimum carriageway of 7.5m with 1.3m wide grass strip and 2m wide footpaths and cycle paths. Entrances onto said access roads shall meet the sightlines requirements set out under Section 9.21 of the CEDP.

### Precinct Layout:

Precinct layouts will be required to ensure that the precinct adheres to the Masterplan vision, strategy and principles. They should include for an integrated approach to land use and utilise the existing levels and topography of the land in the siting of buildings in creating places of human scale. Layouts shall ensure visual and operational co-ordination with adjoining buildings / precincts with high quality connectivity for pedestrians and cyclists, while minimising the use of the private car.

Existing natural/cultural features and biodiversity shall be enhanced.

Precinct Layouts shall also demonstrate compliance with the standards set out under Section 9.30 (Industrial Development) of the CEDP.

Development proposals may be submitted for part of a precinct. In such circumstances a layout shall be submitted for the entire precinct demonstrating that the proposed development does not prejudice the development of the remainder of the precinct in an integrated and cohesive manner. Development proposals may also propose the development of more than one precinct.



Concept images to inform envisioned park environment

#### **Precinct Design Scheme(s):**

Each precinct will be subject to an overall design scheme which shall set out the proposed design approach to be applied throughout the entire scheme. Design schemes will adopt innovative design approaches suitable for their location and implementing uniform and complementary approach to materials and finishes.

#### **Parking and Loading:**

Development proposals will be required to provide parking and loading facilities in accordance with the standards set out under Section 9.20 (Parking and Loading) of the CEDP. The use of grouped or shared parking and loading facilities may be considered acceptable by the Planning Authority in appropriate circumstances.

#### **Cycle Facilities:**

Proposals should provide for cycle facilities in accordance with Section 9.21 of the CEDP and same should be identified at the Planning Stage.

#### **Boundary Treatment:**

A comprehensive boundary treatment shall form part of the precinct design scheme referred to above. Boundary treatment between the precincts must be of a form and layout that achieves seamless integration between the precincts, is attractive, encourages mobility, assists the innovation process and contributes positively to the environment of Ballingarrane.

#### **Renewable Energy & Sustainable Building Design:**

Tipperary County Council will facilitate and encourage sustainable development proposals for alternative energy sources and energy efficient technologies within the Ballingarrane in accordance with Policy INF 9 (Renewable Energy), Section 5.7 (Small Scale Wind Energy Production), Policy INF 10 (Auto Producers of Wind Energy) and Section 9.18 (Sustainable Building Design) of the CEDP.



Southward overview of lands and mature trees in Precinct 7



Ballingarrane outbuildings

### Landscaping:

Precinct plans are required to be supported by a landscaping plan. The Council will require the use of native species in all new planting proposals. Hedgerows should be in hardwood using a mix of elder/dogrose/blackthorn/holly/hawthorn.

Shrub planting should be selected from a mix of holly, elder, green (wild cherry), hawthorn, blackthorn, dogrose or hazel. Tree species should be selected from indigenous species such as oak, ash, silver, birch and rowan.

Applicants must demonstrate that satisfactory arrangements have been made to secure the maintenance of all landscaped and amenity space in perpetuity. Such arrangements shall be provided for as part of any planning application.

### Directional Signage:

Signage shall be restricted to a single sign at the entrance to a precinct identifying all occupants within same. Fingerpost signs will be permitted at junctions within the Campus where considered necessary by the Planning Authority.

### Hard Landscape Elements:

Hard landscape materials largely include paving and street furniture elements (such as seating, signage, bins, etc). A selection of hard landscape elements should be identified and chosen on the basis of durability, aesthetic quality and its suitability to the Masterplan area.

### Phasing:

Precincts 1, 2, 3 and 4 are currently served by the existing internal distributor road together with water, waste water, electricity, gas infrastructure and broadband and are available for development in the short term. Where proposed developments require in excess of the 600m<sup>3</sup>/day available within the existing water network, developers will need to provide for on-site bored well supply.

A functioning hub forms the springboard for a science campus to develop. The Community and Enterprise Section of Tipperary County Council in addition to the Local Enterprise Office (LEO) are currently based in Ballingarrane House and offer a one stop shop in terms of enterprise assistance for future campus occupants. In the coming years Tipperary County Council intend to progress the development of a further 5,000 – 7,500 sq m within Precinct 1 to include for campus management facilities, incubation units, university facilities, first tenants etc.

The development of Precincts 5, 6 and 7 is dependent on the extension of the existing site services to serve same.

### Environmental Impact Assessment & Habitats Directive Assessment:

Environmental Impact Assessment (EIA) will be required where proposed uses are above the threshold for an EIA as set out in Schedule 5 of the Planning and Development Regulations 2001, as amended, or where the proposal is likely to have a significant effect on the environment, having regard to the criteria set out in Schedule 7 of the Planning and Development Regulations 2001, as amended.



**Location and Description:**

This Precinct includes Balingarrane House and associated complex and gardens and is located centrally on the estate. This precinct will function as the hub or heart of the estate and will include a central open space/recreational facility.



**Area**

19.8 ha including 13 ha for amenity uses



Balingarrane House Ornametal Garden



Balingarrane House avenue

**Access:**

Vehicular traffic accessing this element shall be accommodated by way of a new 6.5m wide access road from the end of the existing access road off the Cahir Road roundabout. Vehicular traffic will be circulated to the rear of the house where car parking facilities shall be located.

**Infrastructure:**

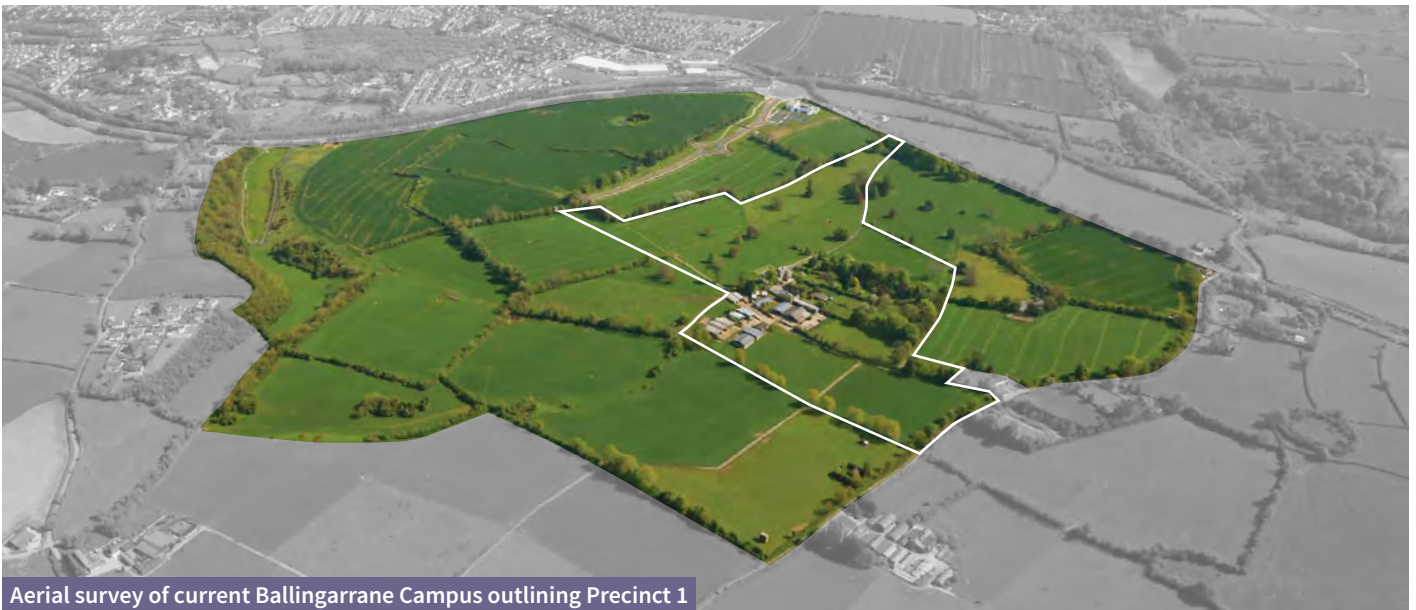
Precinct 1 is served by the public water, waste water and surface water infrastructure in addition to electricity, gas and broadband.



Concept image of shared parkland for Precinct 1



Concept image of playing pitches for Precinct 1



Aerial survey of current Ballingarrane Campus outlining Precinct 1

**Site Specific Requirements:**

This precinct will function as the hub or heart of the estate. Uses to be provided within the “hub” include administrative/management operations, networking facilities, start up/innovation units and a central open space/recreational facility.

The designed parkland surrounding Ballingarrane House will be retained as a shared campus space for passive recreation and will be the focus for a network of footpaths, park furniture and cycle links. Public access to the parkland will be promoted as an integral feature of the overall plan.

The presentation of the central park will be enhanced through the removal of the existing timber post and rail fencing, stone walls, hedges and low scrub and other visual intrusions. The boundaries of the park will be screened with appropriate native Irish planting. All of the mature native deciduous trees will be assessed by a tree specialist with remedial work to be implemented in line with the specialists’ recommendations.

The walled garden (outlined in green) and the mature ornamental garden (outlined in blue) on the Precinct Map shall be kept free from development with an ongoing

programme of landscape management and maintenance to be implemented.

The lands to the south of the ornamental garden will be developed as playing pitches for use by Campus occupants and the general public.

The outbuildings to the rear of the main house shall be retained and shall be redeveloped to accommodate some of the uses referred to above.

The Hub is an ideal location for start up enterprise offering a prime position to boost contacts and take full advantage of the opportunities for collaborative working.

# PRECINCT 2

20



### Location and Description:

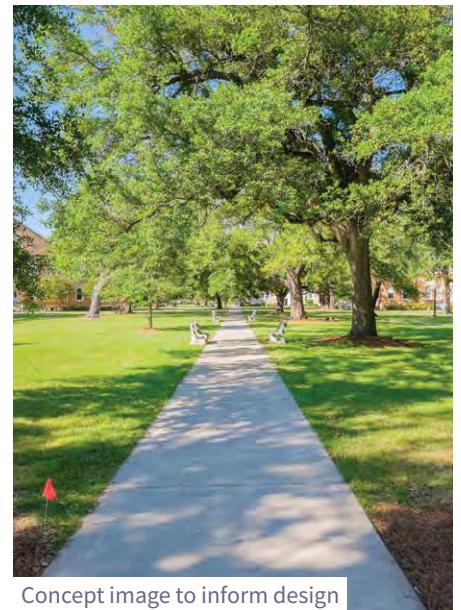
Precinct 2 includes “Questum” to the south on a site of circa 1.12 ha with the remaining lands to the west and north currently undeveloped. The Precinct is located to the west of the internal distributor road and to the immediate east of the proposed central park.



Area  
8.97 ha



Questum Courtyard



Concept image to inform design

### Access:

Access to the site will be from the west exit of the roundabout on the internal access road.

### Infrastructure:

Precinct 2 is served by the public water, waste water and surface water infrastructure in addition to electricity, gas and broadband.

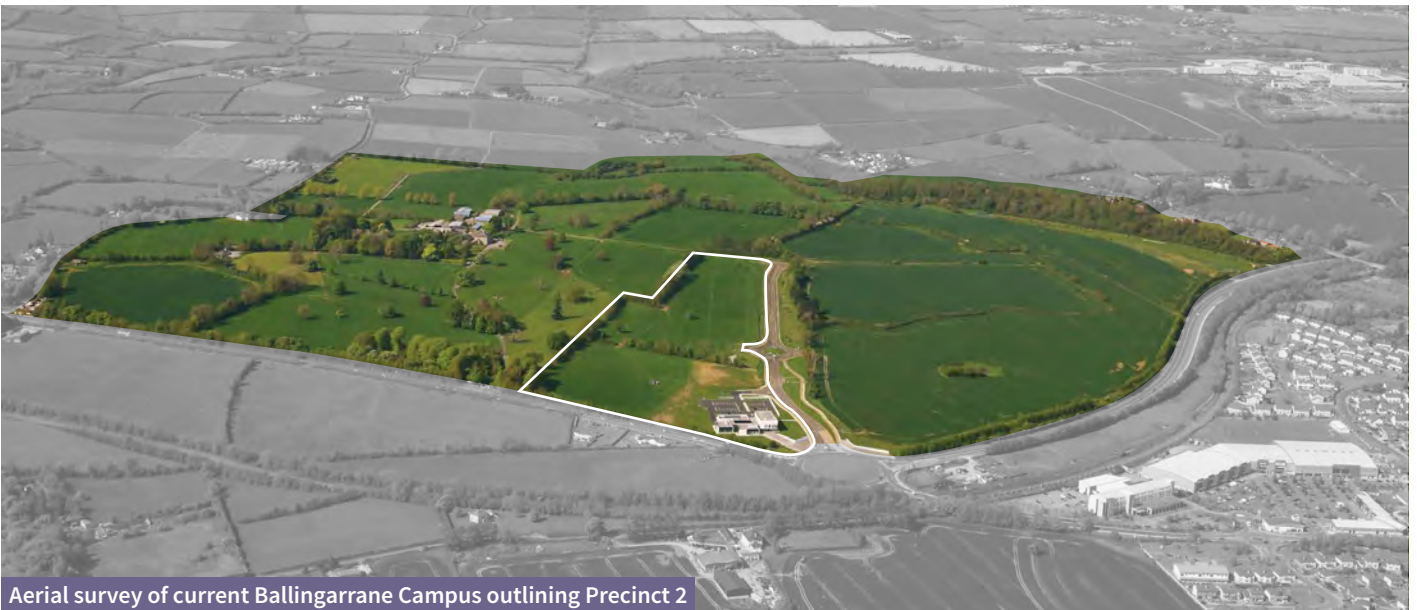
Questum



Southward overview of Precinct 2 towards entrance to Campus



Questum



Aerial survey of current Ballingarrane Campus outlining Precinct 2

**Site Specific Requirements:**

There are attractive views from Ballingarrane House towards the Comeragh Mountains to the south east and parts of this precinct are visible within this envelope.

Any planning application on this site will be required to include for an Architectural Heritage Impact Assessment which concentrates on the relationship between Ballingarrane House and its setting, and the impacts of the proposed development on same.

The proposed development shall be cognisant of the findings of the Architectural Heritage Impact Assessment.

Any proposed development should also be supported by a landscape assessment which includes for landscaping appropriate to this location.



Concept image to inform environment

# PRECINCT 3

22



### Location & Description:

Precinct 3 is located immediately to the north of the N24 National Primary route and to the east of the existing internal access road serving Ballingarrane.

The boundary with the N24 is well screened with existing trees and hedgerow.

There is an existing surface water feature located within the southern portion of the precinct.

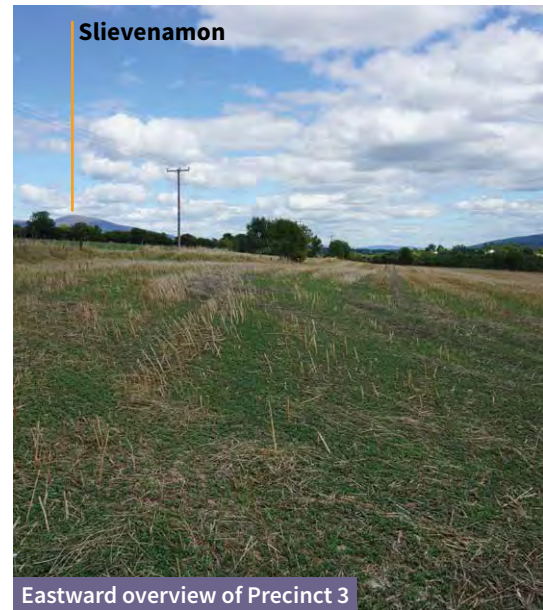


### Area

18.82 ha



Concept image to inform environment



Eastward overview of Precinct 3

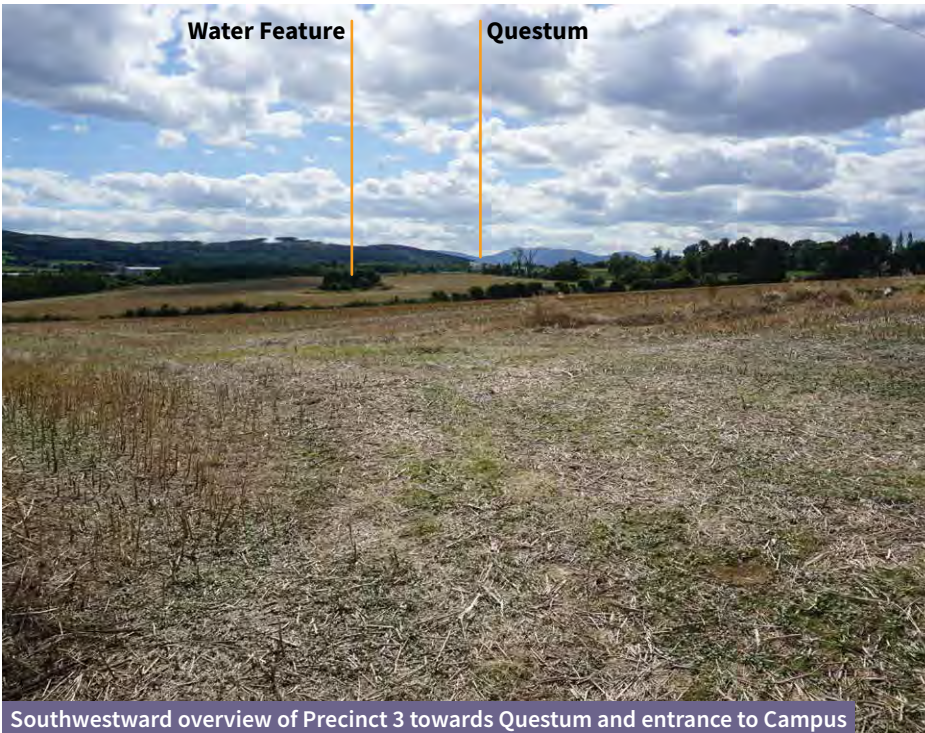
### Access:

The internal estate access road forms the western site boundary. One access point only will be permitted to Precinct 3 from the internal distributor roundabout.

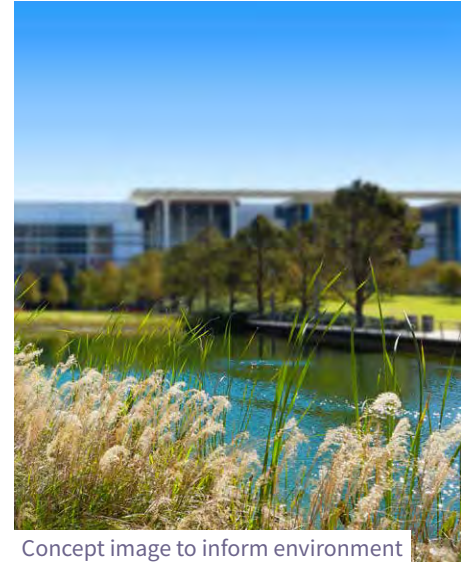
### Infrastructure:

Existing water, waste water and surface water infrastructure available along the western boundary of the precinct. The existing water network has the capacity to provide for 600m<sup>3</sup>/day. Where a proposed use requires in excess of same it will be necessary to provide for a bored well on site.





Southwestward overview of Precinct 3 towards Questum and entrance to Campus



Concept image to inform environment



Aerial survey of current Ballingarrane Campus outlining Precinct 3

**Site Specific Requirements:**

Having regard to the importance of visibility and the creation of an identifiable presence for Ballingarrane, this site is ideally situated for the location of a landmark gateway building at the entrance to the park.

In order to achieve integration within the Park, cycle and pedestrian connectivity is required to be provided to the north and east into Precinct 4.

The existing surface water feature will be required to be retained and enhanced within any proposal for this site.

There are no restrictions to developing this site in the short term. The site is ideally suited to a national/multinational seeking a significant site with a presence on the N24 National Primary Route.



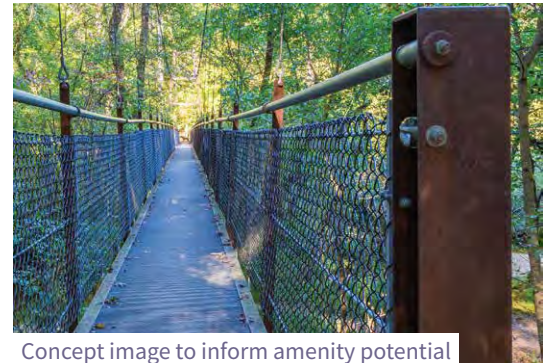
**Location and Description:**

Precinct 4 is located to the north and east of Precinct 3 and adjoins the N24 on its southern boundary for a distance of 400 m. The Boulic Stream forms a sharp valley at the eastern edge of the precinct and is vulnerable to flooding at the culvert for the adjoining N24, this area of the precinct will be developed as a linear park.



**Area**

18.90 ha  
(Developable area is 12.5 ha)



Concept image to inform amenity potential

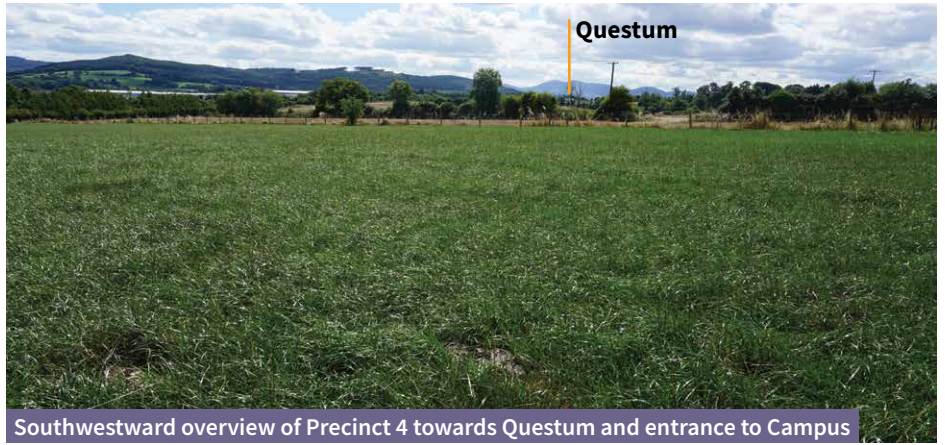


Northwestward overview of Boulic Valley

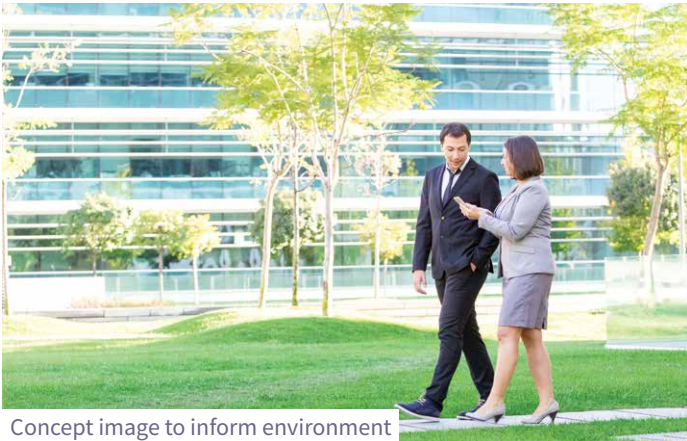
There are a number of residential properties located along the Glenconnor Road to the east of and outside the Masterplan area. These residential properties are currently screened by extensive planting along the eastern boundary of the estate. With the exception of the Boulic Valley the site is relatively level.



Concept image to inform amenity potential



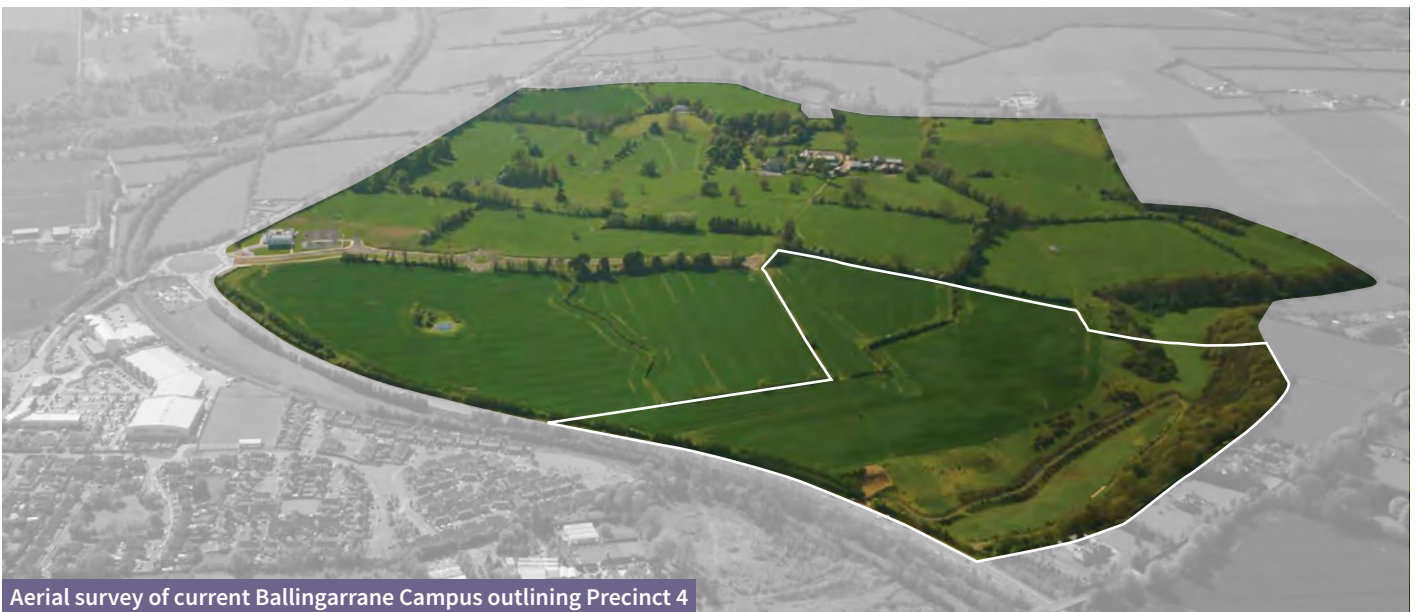
Southwestward overview of Precinct 4 towards Questum and entrance to Campus



Concept image to inform environment



Northwestward overview of Precinct 4



Aerial survey of current Ballingarrane Campus outlining Precinct 4

**Access:**

The existing hammer head at the terminus of the existing internal access road is to be upgraded to provide for access to the subject lands.

**Infrastructure:**

Existing water, waste water and surface water infrastructure is available at the terminus of the existing internal access road.

**Site Specific Requirements:**

Owing to site levels and flood risk the Boulic Valley (6.4ha within this Precinct) does not lend itself to development however this area offers considerable amenity potential.

Any development proposal for Precinct 4 will be required to acknowledge the role of this area as a surface water drainage overflow and include for the development of same as a Linear Park with a looped walk.

New buildings will be required to be sited and designed to ensure that no negative impacts accrue on the residential properties on the Glenconnor Road.

Development Proposals on this site will be required to be accompanied by a Site Specific Flood Risk Assessment.

Cycle and pedestrian connectivity will be required to be provided to Precincts 3 and 5.

# PRECINCT 5

26



### Location and Description:

Precinct 5 is located on the most northerly portion of the estate. The Boulic Stream and associated valley travels along the north eastern boundary. Ballingarrane House and associated complex is located immediately to the south west of the Precinct.



### Area

21.82 ha  
(Developable  
area is 19.02 ha)



Concept image to inform environment

### Access:

The existing hammer head at the terminus of the existing internal access road is to be upgraded to provide for access to the subject lands.

### Infrastructure:

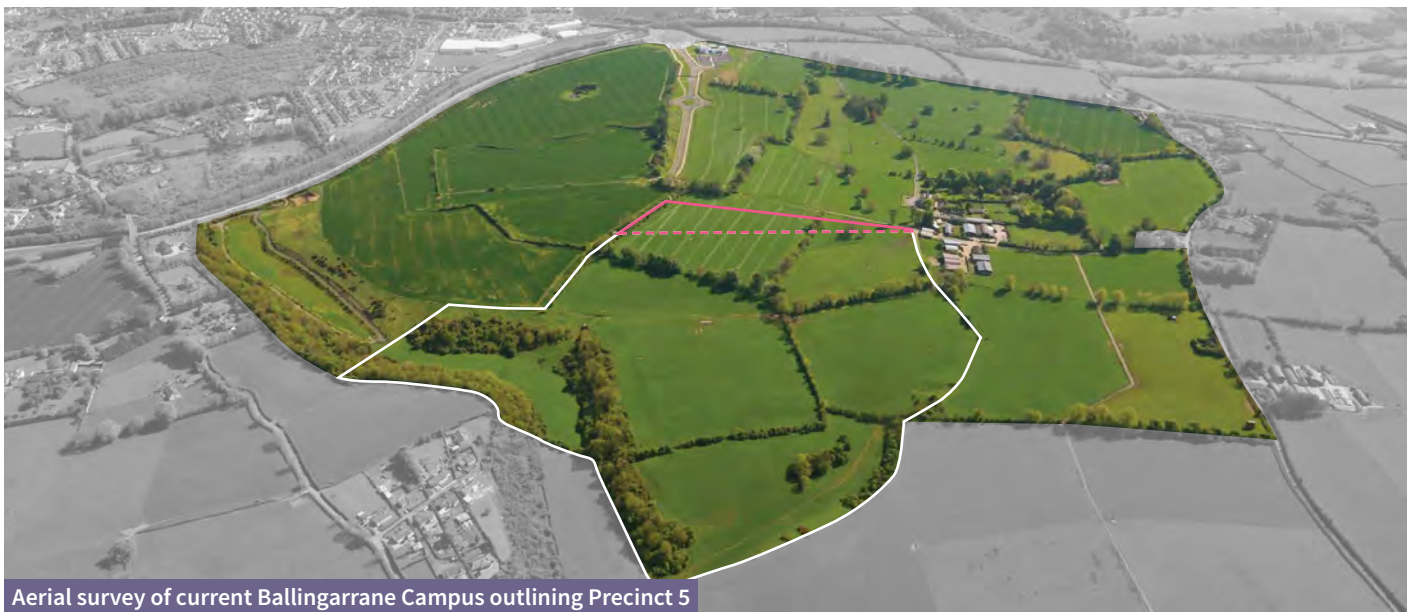
Existing water, waste water and surface water infrastructure is available at the terminus of the existing internal access road.



Southwestward overview of Precinct 5



Eastward overview of Precinct 5 towards Clonmel and Slievenamon



Aerial survey of current Ballingarrane Campus outlining Precinct 5

**Site Specific Requirements:**

As set out for Precinct 4 the Boulic Valley (2.8 ha within District 5) will be required to be developed as a linear public park.

A particularly high standard of development will be required on the lands outlined in pink to safeguard the setting of the Ballingarrane House.

Development proposals will be favourably considered on this portion of the Park provided that a high standard of development is achieved and particular care is taken to minimise the impact on the setting of the protected structure.

This site contains Recorded Monument Ref TS-083-001 which relates to an enclosure. The enclosure is not apparent on the ground however any application including for development within the buffer zone will be required to be accompanied by an Archaeological Geophysical Survey and Archaeological Impact Assessment.

Any proposals on this site will also be required to be supported by an Architectural Heritage Impact Assessment, a Landscape Assessment and a Site Specific Flood Risk Assessment.

The access road and associated infrastructural services will be required to be constructed to the boundary with Precinct 6.

# PRECINCT 6

28



**Location and Description:**

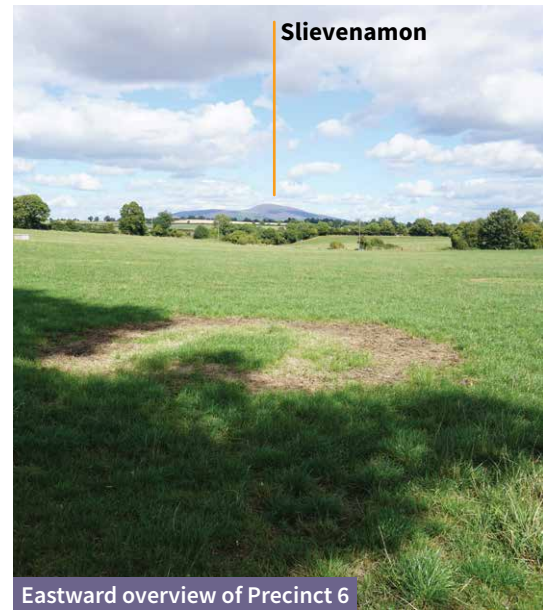
Precinct 6 is located to the rear, north-west of Ballingarrane House and to the east of the L-3277 local road. This precinct will immediately adjoin the facilities and amenities to be provided in the Campus Hub (Precinct 1).



**Area**  
6.33 ha



Concept image to inform environment



Eastward overview of Precinct 6

**Access:**

This site is to be served from the access road provided through Precinct 5.

**Infrastructure:**

This site is to be served by way of the infrastructure provided through Precinct 5.



Ballingarrane House

Southward overview of Precinct 6



Concept image to inform environment



Aerial survey of current Ballingarrane Campus outlining Precinct 6

### Site Specific Requirements:

This site is ideally suited to a start up seeking a more modest bespoke site which offers all the benefits of being located within a Business Campus. Development at this location will be required to complement Ballingarrane House both functionally and architecturally. The site presents an opportunity to develop a new focus/axis based on a quad type layout.

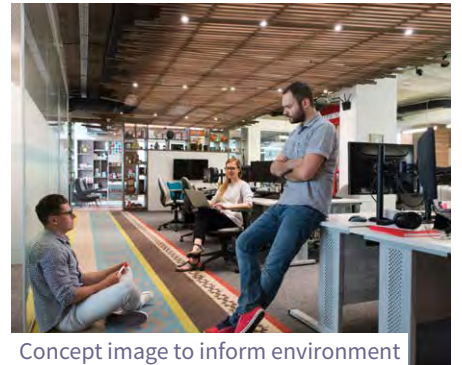


**Location and Description:**

Precinct 7 is situated to the south west of Ballingarrane House, immediately to the north of the N24 and to the east of the L-3277 local road. The historic avenue to Ballingarrane forms the eastern site boundary.



**Area**  
15.49 ha



Concept image to inform environment



Southeastward overview of Precinct 7

**Access:**

Access to Precinct 7 will be provided from the existing roundabout on the internal distributor road. Development proposals on this site will be required to provide for the provision of this access road across the central parkland as shown on Map 3.





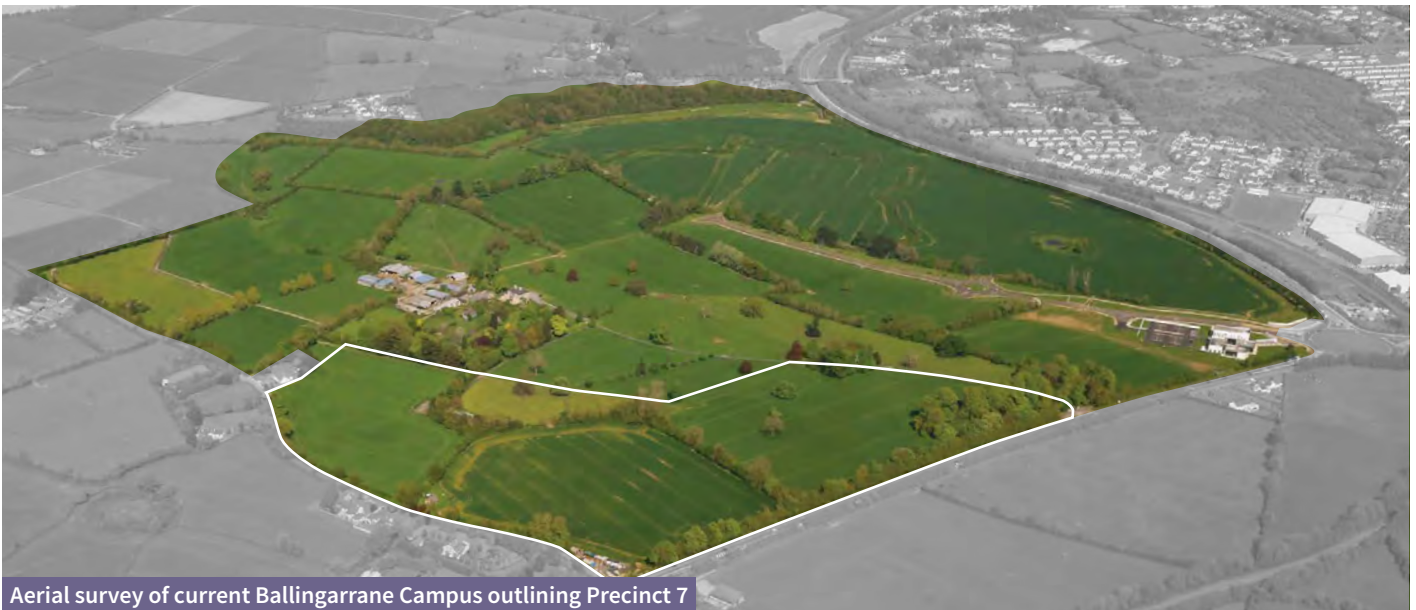
Concept image to inform environment



Westward overview of Precinct 7



Northward overview of Precinct 7



Aerial survey of current Ballingarrane Campus outlining Precinct 7

**Infrastructure:**

The public foul sewer network and surface water network are within easy reach of the site as shown on Map 4. The public water supply serves the site.

**Site Specific Requirements:**

The parkland to the immediate west of the entrance avenue is important in framing views of the house, as approached from the entrance avenue. A buffer zone comprising a minimum 20 meter strip on the west side of the avenue, and all mature trees within same, will be required to be retained as open landscape.

The new access road serving the site through the public park must be sensitively designed to complement the amenity of the parkland area.

# Precinct Summary



Precinct No.	Area (ha)	Infrastructure
1	19.80	Served by Public Water, Waste Water and Surface Water Infrastructure in addition to Electricity, Gas & Broadband. Access to be taken from the terminus of the existing internal access road.
2	8.97	Served by Public Water, Waste Water, Surface Water Infrastructure in addition to Electricity, Gas & Broadband. Access to be provided from the existing roundabout on the internal access road.
3	18.82	One access point will be facilitated into this Precinct from the internal distributor roundabout. Existing public water, waste water and surface water available along the western boundary of the precinct. Electricity, Gas & Broadband have been laid as far as the Cahir Road Roundabout.
4	18.90	Public Water, Waste Water and Surface Water Infrastructure available at the terminus of the existing internal access road. Electricity, Gas & Broadband have been laid as far as the Cahir Road Roundabout.
5	21.82	Access to be taken from the existing hammer head at the terminus of the internal access roads. Water, waste water and surface water infrastructure is available at the terminus of the internal access road. Electricity, Gas & Broadband have been laid as far as the Cahir Road Roundabout.
6	6.33	This site is to be served from the access and infrastructure to be provided through Precinct 5.
7	15.49	Access to be provided from the existing roundabout on the internal access road. The public water supply is located along the southern boundary of the site. Foul and surface water sewers are located on the existing access road. Electricity, Gas & Broadband have been laid as far as the Cahir Road Roundabout.

## Development Contributions

The Tipperary County Council Development Contribution Scheme is available for viewing at [www.tipperarycoco.ie](http://www.tipperarycoco.ie). Section 10 (Exemptions and Reductions) provides for reductions on development contributions where it is considered by the Planning Authority that the development constitutes economic development on lands zoned for commerce/industry/enterprise and/or economic development.

## Strategic Environmental Assessment and Appropriate Assessment

This Masterplan was subject to Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) screening. Copies of the screening documentation are available to view on request.

### Intended Uses/Occupants

### Site specific requirements

Administrative/Management operations, networking facilities, start up/innovation units' central open space/recreational facilities.

- Outbuildings to the rear of the Main House to be retained.
- Walled Garden & Ornamental Garden to be kept free from development.
- Lands to the south of the ornamental garden to be used as playing pitches etc.

As per Section 4 (Development Guidelines).

- Any development proposal to include for an Architectural Heritage Impact Assessment concentrating on the relationship between Ballingarrane House and its setting and the impacts of the development on same. Any development shall be cognisant of the findings of the Architectural Heritage Impact Assessment
- A landscape assessment shall also be submitted in support of any application on these lands.

As per Section 4 (Development Guidelines). Presents opportunities for National/Multi National seeking a significant site with a presence on the N24 National Primary Route.

- Landmark building to be provided at the entrance to the Campus.
- Existing Water Feature to be retained.
- Cycle and pedestrian routes to be provided through the site into Precinct 4.

As per Section 4 (Development Guidelines).

- 6.4 ha to be developed for amenity uses
- Applications on lands identified as risk of flooding to be supported by a Site Specific Flood Risk Assessment.
- New development shall be designed and sites to ensure no negative impacts accrue on the residential properties on Glenconnor Road.
- Cycle and pedestrian connectivity to be provided through the site to Precincts 3 & 5.

As per Section 4 (Development Guidelines).

- 2.8 ha to be developed as a linear public park
- High standard of development required on the lands outlined in pink on Aerial Photograph 5 to safeguard the setting of Ballingarrane House. Application at this location to be accompanied by an Architectural Heritage Impact Assessment and a Landscape Assessment.
- Development within buffer of recorded monument (TS083-001) to be accompanied by an Archaeological Geophysical Survey and Archaeological Impact Assessment.
- A Flood Risk Assessment may also be required.
- Access road to be constructed to the boundary with Precinct 6.

This Precinct will deliver more modest bespoke sites which enjoy the benefits of being located within a Business Campus.

- Development in this Precinct to compliment Ballingarrane House both functionally and architecturally.

As per Section 4 (Development Guidelines).

- 20m buffer to be provided to the west side of the historic avenue. Mature trees within this buffer to be retained.
- New access road through the site will traverse Precinct 1 (Public Park) and must be sensitively designed to compliment parkland area.

# Conclusion

Ballingarrane offers a high profile, strategic employment location with excellent road and public transport linkages to major cities, airports and ports.

Ballingarrane comprises a sufficient scale of serviced land capable of meeting the requirements of a range of users from start up enterprises to stand alone multi-nationals.

Future occupants of the Campus will benefit from the high quality natural environment and planned recreational amenities.

## **Enquiries:**

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Director of Services for  
Economic Development and Enterprise,  
Community Development and  
Carrick on Suir Municipal District

### **Tipperary County Council**

**T:** 0761 06 5000

**E:** [propertysolutions@tipperarycoco.ie](mailto:propertysolutions@tipperarycoco.ie)



# Support

Ireland has a range of bodies to support the needs of RD&I investors; FDI; and Business Start-ups

## STATE AND LOCAL AGENCIES



### IDA Ireland

is the agency responsible for the attraction and retention of inward foreign direct investment (FDI) into Ireland.

[www.idaireland.com](http://www.idaireland.com)



### Enterprise Ireland

Irish state economic development agency focused on helping Irish-owned business deliver new export sales.

[www.enterprise-ireland.com](http://www.enterprise-ireland.com)



### Tipperary County Council

the authority responsible for local government in County Tipperary.

[www.tipperary.ie](http://www.tipperary.ie)



### Science Foundation Ireland

the statutory body with responsibility for funding oriented basic and applied research in the areas of STEM with a strategic focus.

[www.sfi.ie](http://www.sfi.ie)

## DEVELOPMENT SUPPORTS

### CSET

#### Centres for Science, Engineering and Technology

These centres are funded by Science Foundation Ireland and are formed by clusters of internationally competitive researchers from the third-level sector and industry. Their purpose is to exploit and develop opportunities in science, engineering and technology; in particular research that underpins developments in Biotechnology, ICT and Renewable Energy sectors.

[www.sfi.ie/sfi-research-centres](http://www.sfi.ie/sfi-research-centres)



#### National Institute for Bioprocessing Research and Training

is a world-class institute that provides training and research solutions for the biopharmaceutical manufacturing industry. A unique learning experience for trainees in an environment that replicates the most advanced industrial bioprocessing facility, NIBRT undertake leading edge research in key areas of biopharmaceutical manufacturing with industry and academia.

[www.nibrt.ie](http://www.nibrt.ie)

## THIRD LEVEL EDUCATION



#### NUI University College Cork

ranked in the top 2% of universities in the world, an award-winning institution with a history of independent thinking stretching back over 170 years.

[www.ucc.ie](http://www.ucc.ie)



#### University of Limerick

offers undergraduate and postgraduate to PhD courses with a record of innovation in education and scholarship. Six times The Sunday Times Irish University of the Year.

[www.ul.ie](http://www.ul.ie)



#### Waterford Institute of Technology

is the major provider of higher education in the South East Ireland offering tuition and research programmes in various areas from Higher Certificate to Degree to PhD.

[www.wit.ie](http://www.wit.ie)



#### Limerick Institute of Technology

offers courses from certificate through PhD; craft apprentices and adult continuing education. Twice The Sunday Times Institute of Technology of the Year.

[www.lit.ie](http://www.lit.ie)



#### Education and Training Boards

manage and operate schools, further education colleges and adult education centres delivering education and training programmes

[www.etbi.ie](http://www.etbi.ie)



Comhairle Contae Thiobraid Árann  
Tipperary County Council