

**Variation No. 2 of the Nenagh Town  
& Environs Development Plan 2013  
21<sup>st</sup> December 2017**

## 1.0 INTRODUCTION

This Variation was made by the Members of Nenagh Municipal District on 21<sup>st</sup> December 2017 following the placing of the Proposed Variation on public consultation during the period from 25<sup>th</sup> September to 23<sup>rd</sup> October 2017 and the receipt of 10 written submissions during this time.

A Chief Executive's Report on all written submissions received was prepared and issued to members on 17<sup>th</sup> November, 2017 for their consideration at the Nenagh Municipal District Council meeting on 21<sup>st</sup> December 2017 in advance of making the Variation.

Following screening, it was determined that neither a strategic environmental assessment (SEA) nor an appropriate assessment (AA) were required to be carried out in respect of the Variation.

A notice shall be published in at least one newspaper circulating in the area and this document shall be available for access and inspection to interested parties.

This document identifies changes to the Nenagh Town & Environs Development Plan 2013 as a result of the Variation which is effective from 21<sup>st</sup> December 2017.

## 2.0 VARIATION TO PLAN IN ORDER OF APPEARANCE

Table 3.6 Land Availability Economic Development.

<i>Nenagh and Environs Development Plan 2013</i>	
<b>Town Centre</b>	62.9ha
<b>Commercial</b>	38.15ha
<b>Business and Employment</b>	44.7ha

**New Objective under 5.3 Urban Renewal and Opportunity Sites after Policy TC10 and renumber subsequent Objectives accordingly.**

**Objective TC3: Stream Campus**  
 It is an objective of the Council to actively pursue the implementation of the Stream Campus Development Brief as set out in Appendix 2.

### Section 9.8

The Council, in accordance with the *Traffic and Transport Assessment Guidelines, NRA, 2014*, and any amendment thereof, will require the submission of a Traffic and Transport Assessment (TTA) for large scale developments or developments that may impact on the carrying capacity or public safety of the road network.

The following development thresholds are examples of where a TTA is mandatory:

- Residential Development over 200 dwellings
- Retail and Leisure Developments over 1,000 sq.m.
- Industrial Developments over 5,000 sq.m.
- Office, Hospitals and Educational Developments over 2,500sqm.
- Distribution and Warehousing Developments over 10,000 sq.m.

TTAs will also be required where there is a 10% increase in traffic (or a 5% increase in congested areas). Where the Council considers that a development may have an impact on the carrying capacity of the surrounding network, a TTA may also be required for sub threshold development. Such a decision will be based on an evaluation of the proposal against Tables 2.1, 2.2 and 2.3 of the *Traffic and Transport Assessment Guidelines 2014*, and any amendment thereof.

**New Opportunity Site No. 7 at Appendix 2: Opportunity Sites.**

**7. Streame Campus Development Brief**

**1. Introduction**

Streame's location on the western approach road to Nenagh town has the advantage of being within minutes of both Junction 26 of the M7 and Nenagh town centre. The area is characterised by relatively recent developments achieved since Nenagh was by-passed and the N7 was re-graded to a Regional Road. The land in this area is reasonably flat and is serviceable by gas, 110kv electricity, fibre telecom, public water and sewerage. The campus extends to 38 hectares and comprises developed, brownfield and greenfield sites.



**Figure 1: Location of Campus**

## 2. The Site

The campus site extends to some 38 hectares and has a number of existing occupiers with two distinct access points. The existing retail warehousing, office and industrial units are accessed from the Limerick Road with the residential and crèche facility accessed from the Dark Road.

The future development of the campus will compliment and extend the existing uses and services in the area while catering for the continued population growth (8.2% between 2011 & 2016) and demand for quality residential & work units in Nenagh.

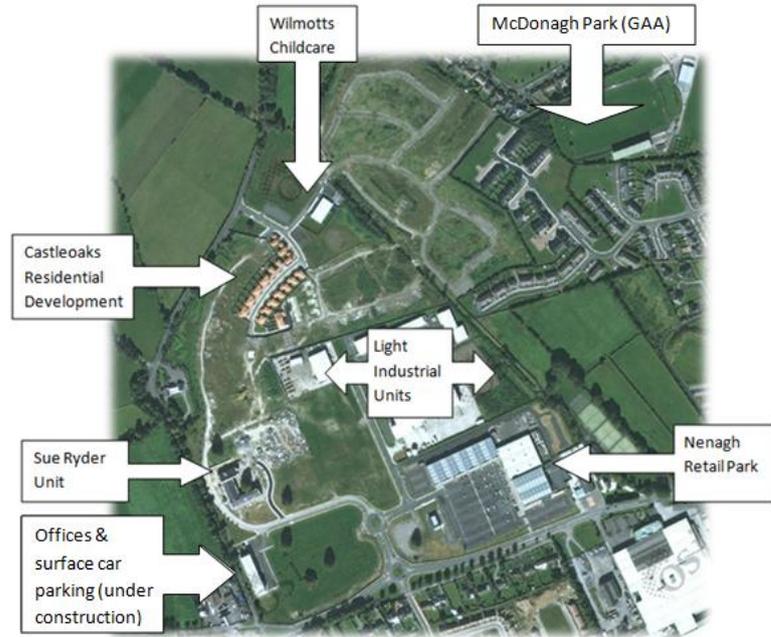


Figure 2: Campus Occupiers

## 3. Design Criteria

The establishment of the campus design criteria shall place an emphasis on modern architecture with a varied building language while avoiding standard suburban designs. Opportunity shall be provided for landmark buildings at key nodes and focal points to promote legibility throughout the campus. All new builds should seek to achieve Nearly Zero Energy Building Standard, incorporating sustainable energy technologies, water conservation/reuse, ventilation, daylight analysis and bio-climatic site design. Developments shall incorporate high quality building standards and finishes as well as soft and hard landscaping having regard to existing and aspirational pallets. A presumption in favour of open boundaries to roads and pathways as well as around building frontages apply throughout.

### Amenity

At the northern end of the campus, approximately 4 hectares are to be dedicated for the provision of dedicated amenity space in the form of playing pitches, a walking/running track, club facilities and associated parking accessed on foot through McDonagh Park and also from the existing access on the Dark Road which will cater for pedestrian and cyclist access also. Linkages from McDonagh Park, through the amenity space and southwards to the rest

of the campus for pedestrian and cyclist access should form a careful consideration for the development of this area. A minimum of 18% of the total Opportunity Site area will be dedicated to open space inclusive of the dedicated amenity area together with residential open spaces and pedestrian/cyclist linkages and urban parks throughout.

### **Residential**

South of the designated amenity space and enhancing the existing Castle Oaks residential development, inclusive of Wilmotts Childcare facility, 13.5 hectares are zoned for residential purposes and will be accessible by vehicles from the Dark Road only.

The guided density for residential development within the Campus area is 20 units per hectare. Densities achieved will be influenced by location, topography, design, layout, housing type and mix etc.

Provision of at least 15% of the residential area for public open space to include for linkages to existing walking and cycling routes, the creation of an outdoor equipped gym and play areas, looped walking/cycling paths and an uninterrupted 1km green route with a high specification of soft and hard landscaping will set the campus tone for the area. The integration of buildings and public amenity areas to ensure overlooking and passive supervision is essential. Existing vegetation such as hedgerows, trees and natural features shall be retained and incorporated into the design where practicable. Emphasis will be on high quality usable spaces.

Satisfactory mix of dwelling types including 1-2 bedroom units with direct access from ground level, extendable/flexible housing which can accommodate change over their life cycle, semi-detached and detached units, multiple occupancy units and large detached units on generous plots etc, ensuring that a range and choice of building types, finishes and sizes are available will ensure a longevity and lifecycle appeal the residential aspect of the campus development.

Standard separation distances will apply and open front boundaries where appropriate will positively contribute to the placemaking of Streame.

This area could accommodate a community hub in the area of the existing childcare facility that would not be a competitor for existing retail and other services on the campus and beyond but rather serve the existing and anticipated neighbourhood. This may include clinic spaces, meeting rooms and other neighbourhood appropriate services.

### **Business & Employment**

The Business and Employment designation forms the central axis of the campus and acknowledges the existing light industrial complex at Streame and the Sure Ryder facility in

a part of the campus that has the potential for further development and to act as a transitional zone between residential and commercial type developments. This area can accommodate Mixed use developments could include;

- an expansion of independent living facilities such as that provided by Sue Ryder currently,
- the provision of multiple occupancy unit complex(s) as a commercial enterprise servicing the corporate short term let market,
- the provision of additional office type facilities
- the provision of additional light industrial units
- the provision of incubator units for start up enterprises.

All developments in this area will be required to continue pedestrian and cycle linkages and be accessed from the Limerick Road. Front boundaries shall be open where possible to continue the campus feel to the opportunity site and car parking facilities shall be shared where possible especially where peak usage for different sectors occur at different times. Building heights may achieve 3 to 4 storeys depending on design and layout features.

The 3hectares at the corner of the Dark Road and the Limerick Road is currently occupied by a 3,000sqm office building and surface level car parking. 2ha remain available for further office development at this location with the opportunity to create street frontage and landmark corner buildings announcing not only the campus but also arrival to Nenagh. New build here can easily achieve 4 storeys subject to high quality design, finish and layout. Access shall be via the exiting entrance arrangements from the Limerick Road.

### **Commercial**

The south eastern sector of the campus contains the Nenagh Retail Park built in 2008 and currently anchored by Woodies and Aldi. This Park has yet to achieve full occupancy and offers a variety of unit sizes. It is considered that this area, extending to 5.5 hectares, still has opportunities for enhancement and development including bookend expansions of the existing units, the replacement of the single level “drive thru” unit and the provision of multi-level landmark building(s) creating street frontage and presence addressing the existing entrance from the Limerick Road while retaining the existing mature trees at this location. Furthermore, the expanse of underutilised surface car parking would benefit from an urban park feature that would link existing and proposed walking/cycling routes through the campus and beyond. Such efforts would be further improved by the removal of the boundary wall with the Limerick Road and the opening up of the Retail & Services area to continue the campus theme and remove barriers to residents, workers, visitors and customers alike.

Retail Warehousing will continue to be the principal retail offer in the existing development but opportunities exist for new developments and uses that would contribute to the facilities and services (such as eateries and leisure) available to the occupiers and users of the Streame Campus, enable the delivery of the aforementioned urban park, linkages and landscaping while protecting the overriding intention of this plan to enhance the viability and vitality of Nenagh Town Centre.

#### **4. Access & Linkages**

Vehicular accesses to the Streame Campus are already in place. Residential and amenity oriented traffic shall access via the Dark Road, while all other commercially based traffic will access via the Limerick Road (see Figure 3 below). There will be no ability to drive through the campus from the Limerick Road to the Dark Road. However, pedestrian and cyclist movements will be directed into and encouraged throughout the campus (see Figure 4 below). All access links whether vehicular or otherwise shall be subject to landscaping and lighting to a high standard ensuring that passive supervision, safe surfaces and spaces are achieved throughout. Secure cycle parking facilities and e-charging points shall be a feature of all new residential, commercial and employment developments.

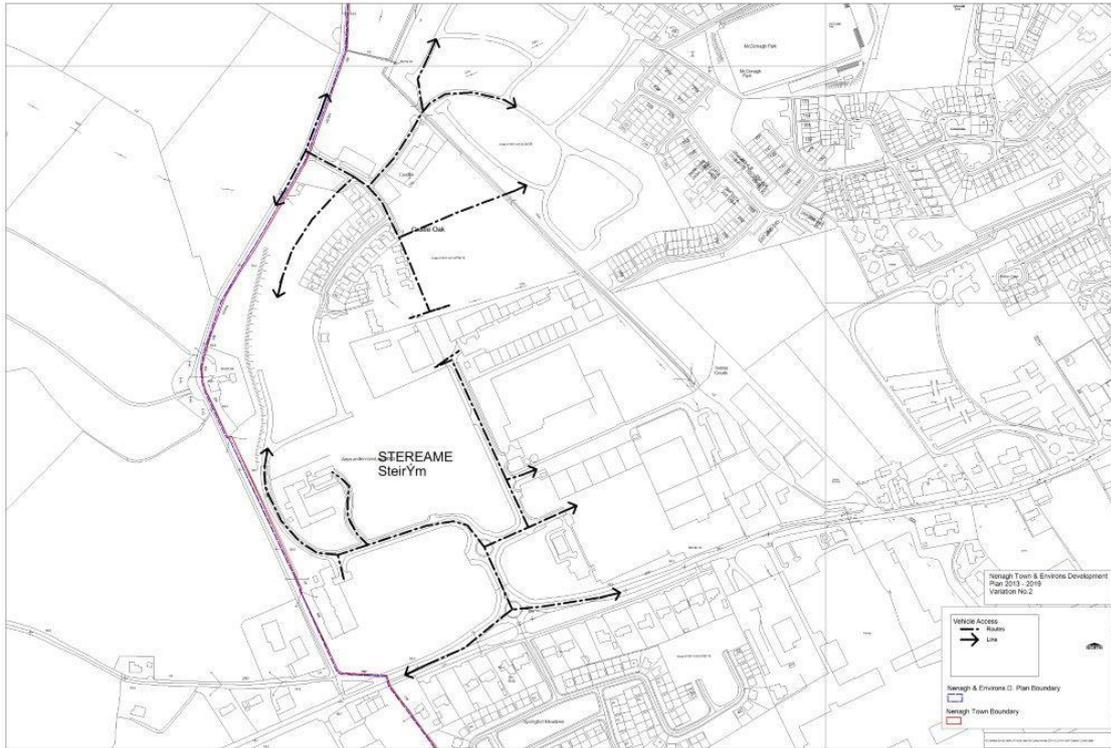


Figure 3: Vehicular Movements

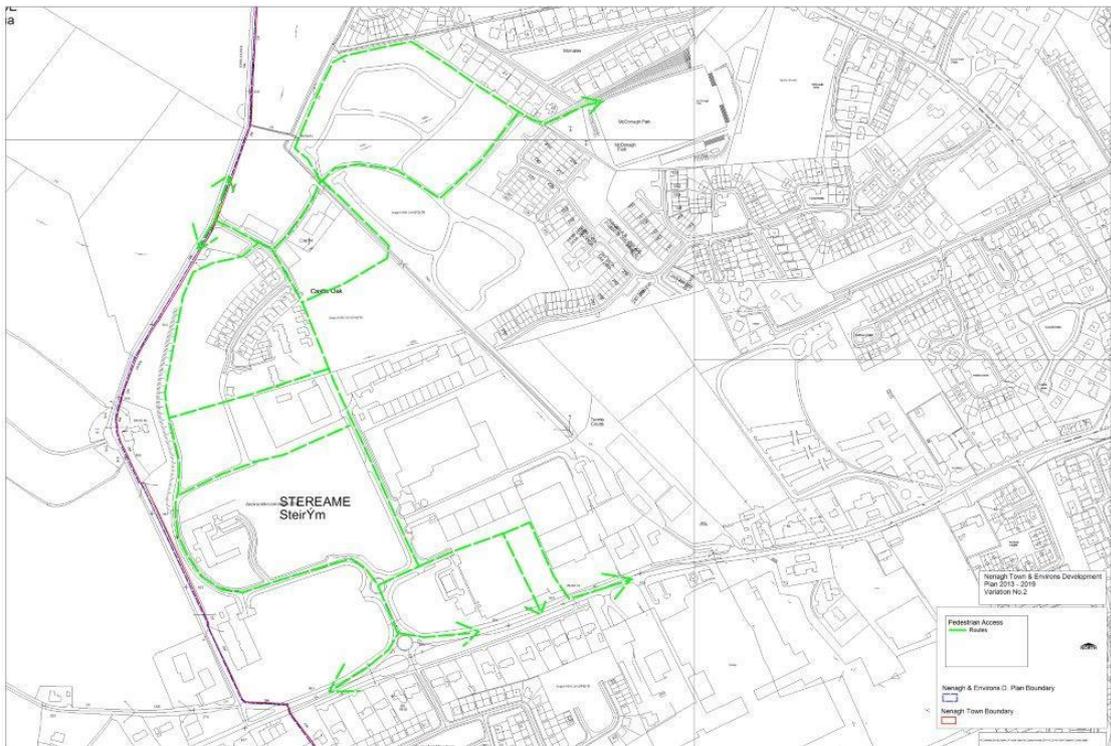
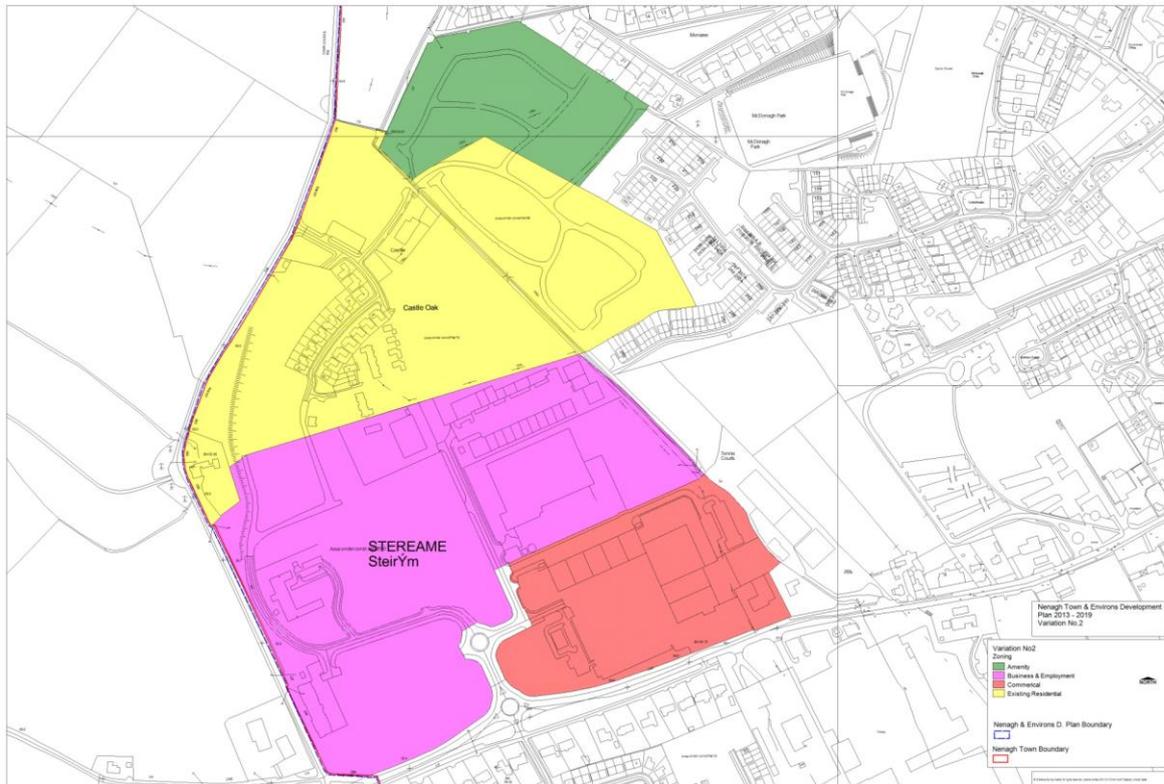


Figure 4: Pedestrian & Cyclist Movements

## 5. Development Standards

All new developments at the Stream Campus will need to demonstrate compliance with the opportunity site objectives set out above, together with current development standards. Design Statements including details of material pallets and choice of finishes are to be an early consideration. The phasing of development will require careful consideration to ensure the ongoing enjoyment of the campus during development works.

### Amend the Nenagh Town & Environs Development Plan 2013 Zoning Map:





**Comhairle Contae Thiobraid Árann**  
Tipperary County Council

