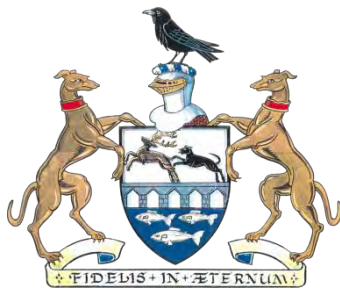




VOLUME
1

CLONMEL & ENVIRONS DEVELOPMENT PLAN 2013



Clonmel Borough Council | South Tipperary County Council

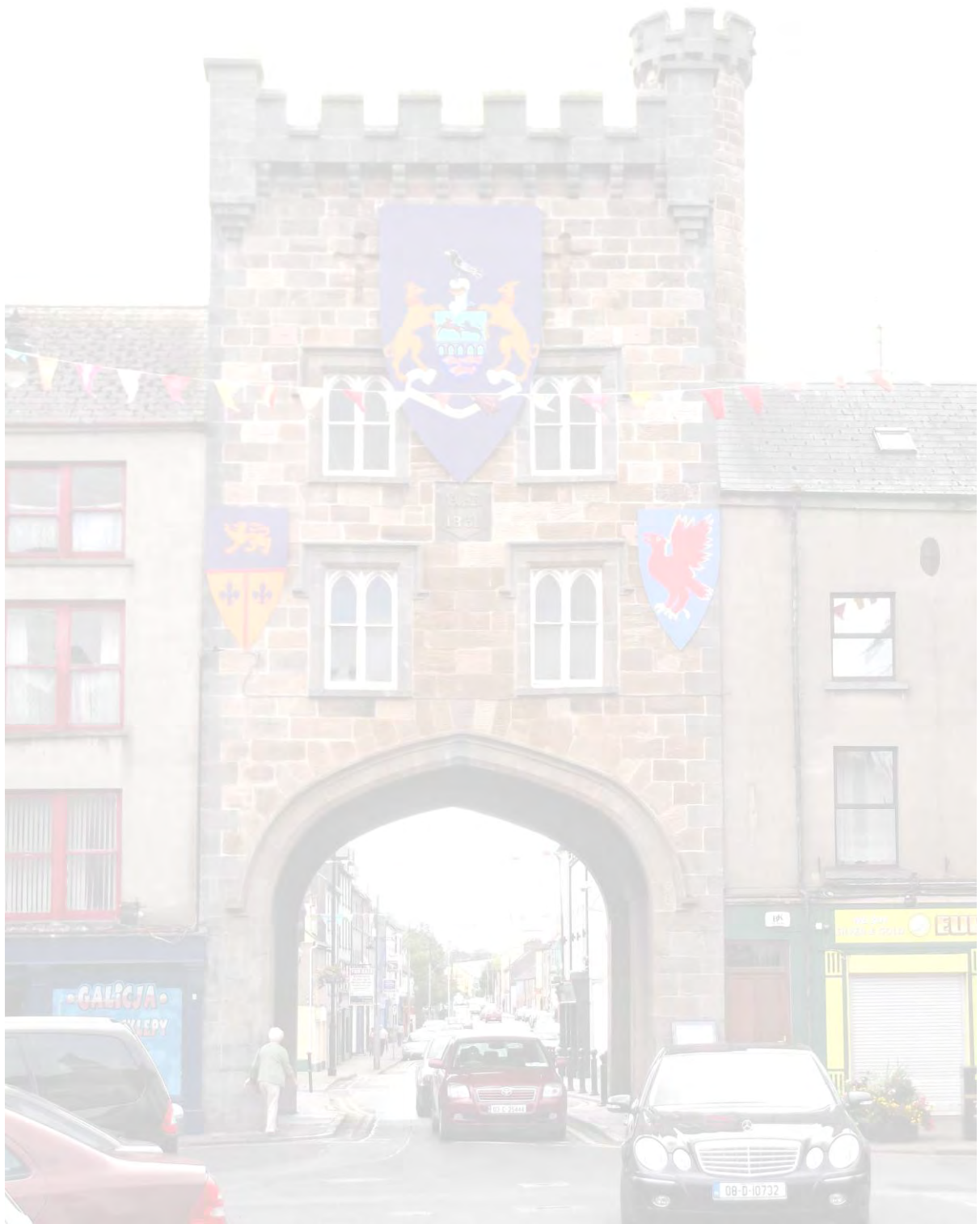


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Abbreviations used in Text

AA – Appropriate Assessment	EPA – Environmental Protection Agency
ACA – Architectural Conservation Area	FAS - Foras Áiseanna Saothair
CDP – County Development Plan	HGV – Heavy Goods Vehicles
CFRAM – Catchment Flood Risk Assessment & Management Study	IDA – Industrial Development Agency
DED – District Electoral Division	NDP – National Development Plan 2007-2013
DIA – Development Impact Assessment	NHA – Natural Heritage Area
DCENR – Department of Community Enterprise and Natural Resources	NRA – National Roads Authority
DECLG – Department of the Environment Community and Local Government	NSS – National Spatial Strategy 2002-2020
DEHLG – Department of the Environment Heritage and Local Government	OPW – Office of Public Works
DOT – Department of Transport	RAPID - Revitalising Areas by Planning, Investment and Development
DTO – Dublin Transportation Office	RBD – River Basin Districts
EIA – Environmental Impact Assessment	RMP – Record of Monuments & Places
EIS – Environmental Impact Statement	RPG – Regional Planning Guidelines

RPS – Record of Protected Structures

STCCC – South Tipperary County Childcare Committee

SAC – Special Areas of Conservation

SUDS – Sustainable Urban Drainage System

SEA – Strategic Environmental Assessment

VEC – Vocational Education Committee

SERPANT – South East Regional Public Access Network and Telecommunications

WFD – The Water Framework Directive

SME – Small & Medium Enterprise

WWTP – Waste Water Treatment Plant

SPA – Special Protection Areas

WSIP – Water Services Investment Programme

SPC – Strategic Policy Committee

WSS – Water Supply Scheme



ELECTED MEMBERS - CLONMEL BOROUGH COUNCIL & SOUTH TIPPERARY COUNTY COUNCIL



Clonmel Borough Council Elected Members

Cllr. Pat English
 Cllr. Siobhan Ambrose
 Cllr. Richie Molloy
 Cllr. Darren Ryan
 Cllr. Billy Shoer
 Cllr. Niall Dennehy
 Cllr. Teresa Ryan
 Cllr. Gabriel Egan
 Cllr. Denis Dunne
 Cllr. Joe Leahy
 Cllr. Helena M^c Gee
 Cllr. Brian O'Donnell

South Tipperary County Council Elected Members

Clonmel Area

Cllr Tom Acheson
 Cllr. Siobhan Ambrose
 Cllr. Pat English
 Cllr Richie Molloy
 Cllr Michael Murphy

Cllr. Darren Ryan

Cllr. Billy Shoer

Tipperary Area

Cllr. John Crosse
 Cllr. Joe Donovan
 Cllr. Michael Fitzgerald
 Cllr. Mary Hanna Hourigan
 Cllr. Denis Leahy

Fethard Area

Cllr. Joe Brennan
 Cllr. John Fahey
 Cllr. Michael Cleere
 Cllr. Sylvia Cooney - Sheehan
 Cllr. Jimmy O' Brien
 Cllr. Eddie O' Meara

Cashel Area

Cllr. Jack Crowe
 Cllr. Sean McCarthy
 Cllr Louise McLoughlin
 Cllr. Tom Wood

Cahir Area

Cllr. Liam Ahearne
 Cllr. Micheál Anglim
 Cllr. Seanie Lonergan
 Cllr. Marie Murphy

Town Manager: Sinead Carr

Town Clerk: Ger Walsh

Borough Engineer: Jonathan Cooney

Director of Services Planning, Community and Enterprise: Sinead Carr

Senior Executive Planner: Sonja Reidy

Planning Team: Amy Granville, Clare Lee, Aidan Walsh, Jonathan Flood, Caroline Conway & Jennifer Dynan

Clonmel Borough Council Staff: Joseph O'Dwyer, Martin Nolan & Stephanie O'Dwyer

Other Acknowledgements: Staff of Clonmel Borough Council and South Tipperary County Council who assisted in the preparation of this Development Plan.

Foreword from the Mayor

I welcome the publication of this Clonmel & Environs Development Plan 2013 which is the result of a shared process of research and consultation which extended over a two year period involving the Forward Planning Team, the Elected Members, staff from various directorates within the Council, a range of stakeholders and the general public.



This Plan is the blueprint for the future development of the town of Clonmel for the next six years and presents a significant opportunity to influence the manner in which physical change and development occurs within the town. I am conscious of the need to support the efforts being made by the citizens of Clonmel in addressing the challenges and opportunities facing Clonmel in order to make it an attractive place to live, work and visit. I am confident that this plan will assist the town in achieving and fulfilling these ambitions.

We are currently in an era of collaboration where local government, state agencies, social partners, including the community, business and voluntary sectors are working together to ensure a co-ordinated approach to the future development of our towns. I am heartened by the proactive role Clonmel Borough Council and South Tipperary County Council has taken in providing the necessary infrastructure to allow this partnership to thrive. Public Participation was a vital cog in the preparation of this Plan and I would therefore like to thank the public for their engagement in the process by way of making submissions and attending public meetings all of which helped to make the core objectives of this plan both relevant and achievable.

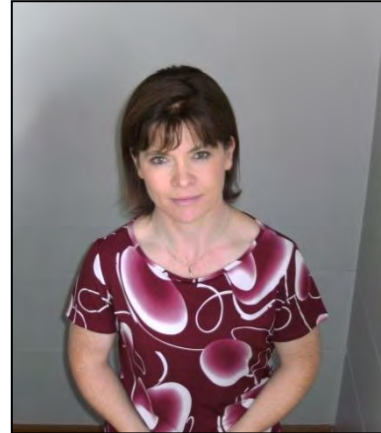
Yours Sincerely,

Cllr Pat English

Mayor

Foreword from the Town Manager

This Clonmel & Environs Development Plan sets out the framework for the development of the town and its hinterland for the next six years. The core objective of this plan is to provide the strategic framework and policy context for guiding physical development, promoting sustainable growth and improving the competitiveness of Clonmel in attracting inward investment. The Elected Members and Council Officials, through active engagement with members of the public, stakeholders and local interest groups addressed the needs and aspirations of the citizens of Clonmel identified during the various consultation periods.



The vision of this plan is 'to realise Clonmel's potential as the County Town of Tipperary through balanced development that showcases its natural and manmade heritage, enhances its infrastructure, and promotes it as the primary location for third level education, industry, retail and services in Tipperary and its Waterford hinterland; while ensuring that residential accommodation, environmental quality and recreational provision surpass expectation'. The policies contained in this Plan address the range of development pressures that are facing the town of Clonmel and its Environs during this time of unprecedented economic challenge.

Throughout this development plan process the local community has been empowered through extensive consultation and engagement and it is hoped that this participation will foster a sense of ownership within the wider community of Clonmel, ultimately fulfilling the vision set out in this plan.

Yours Sincerely,

Sinead Carr

Town Manager

1.0 The Development Plan in Context

1.1.0 Introduction

This Clonmel and Environs Development Plan 2013 (C & EDP) is the main public statement of planning policies for the local community. It is the blueprint for the planning and development of the area for the next six years and presents a significant opportunity to affect the way physical change and development occurs. The Plan area is illustrated in Figure 1.1 below and comprises Clonmel Borough Council in its entirety and the town environs which form part of the functional area of South Tipperary County Council. The C & EDP sets out the land use, amenity and development objectives and policies of the Planning Authority (Clonmel Borough Council and South Tipperary County Council) for the lifetime of the Plan.

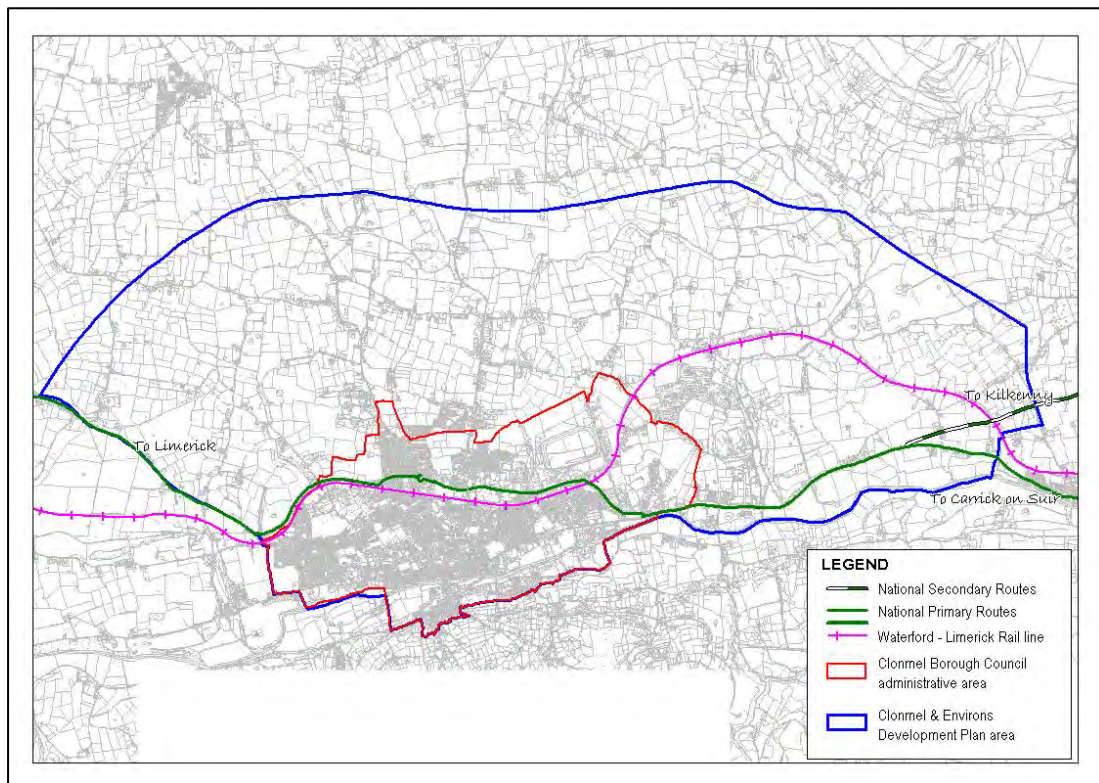


Figure 1.1: Development Plan Area

1.1.1 Composition of the Development Plan

This C & EDP has been prepared in accordance with the requirements of the Planning and Development Acts 2000 – 2013 and the Planning and Development Regulations 2001 – 2012 and will, when adopted, replace the C & EDP 2008. The C & EDP is presented in two volumes. Volume 1 is the main body of the C and EDP and consists of a written statement and maps, and Volume 2 comprises the Strategic Environmental Assessment (SEA), Appropriate Assessment (AA) and Strategic Flood Risk Assessment (SFRA).

Volume 1 contains the following sections;

Volume 1	
Section 1	The Development Plan in Context
Section 2	Vision, Strategy & Themes
Section 3	Town Centre Strategy
Section 4	Economic Development
Section 5	Infrastructure
Section 6	Housing
Section 7	Amenity, Built and Natural Heritage
Section 8	Community & Social
Section 9	Development Management
Section 10	SEA Summary
Appendix 1	Opportunity Sites
Appendix 2	Record of Protected Structures
Appendix 3	Policy Context
Appendix 4	Public Notice
Appendix 5	Maps

1.1.2 Strategic Environment Assessment

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before a decision is made to adopt the plan or programme. The preparation of a full SEA is mandatory for this Plan as Clonmel has a population greater than 10,000 persons. A summary of the SEA is included as Section 10 in this C & EDP Plan¹. The Environmental Report is included in Volume 2 of the C and EDP.

1.1.3 Appropriate Assessment

In accordance with the provisions of the Planning and Development Acts 2000 – 2013 and Article 6 of the Birds and Habitats Directive, the review of the Development Plan was screened as to the requirement for Appropriate Assessment (AA) and it was determined that an AA is required. The AA is included in Volume 2 of the C and EDP.

1.1.4 Flood Risk Assessment

JBA Consulting has prepared a Strategic Flood Risk Assessment (SFRA) as part of the preparation of the C & EDP. The SFRA is included as part of Volume 2 and has had significant influence in the contents of this Plan including policy and zoning decisions.

1.1.5 Maps

This C & EDP contains mapping to provide a graphic representation of the proposals of the Development Plan, illustrating land-use, conservation designations and other management

¹ As set out under the Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment Guidelines for Regional Authorities and Planning Authorities 2004

standards together with the development objectives of the Council. Maps and figures are incorporated throughout the text to illustrate places and proposals where appropriate and a set of larger illustrative maps are set out at the rear of Volume 1 (Appendix 5). These maps contain the following data:

Appendix 5 - Maps	
Map 1	Plan Area Land Use Zoning
Map 1A	Built Up Area Zoning
Map 2	Transportation Map
Map 3	Record of Protected Structures
Map 3A	Protected Structures In Built Up Area
Map 4	Archaeology
Map 5	Flood Risk Zones
Map 5A	Flood Risk Zones
Map 6	Special Objectives

Should any conflict arise between the maps and the written statement, the written statement shall prevail.

1.1.6 Relationships with other Plans/Guidelines

In preparing this C & EDP the Council has had regard to all Ministerial Guidelines as well as relevant policies and objectives. The content of each of the policy documents and of other documents that have been considered during the preparation of this C & EDP are set out under Appendix 3. In accordance with Section 28 of the Planning and Development Act 2000 – 2013 the manner in which the Planning Authority has implemented the policies and objectives of the Minister contained in the Section 28 Guidelines are also set out.

1.1.7 The Plan, the Elected Members & the Community

The making of this C & EDP is the reserved function of the Elected Members of Clonmel Borough Council and South Tipperary County Council.

In order to fully involve the community and to ascertain the needs and aspirations of the people, the Planning Authority undertook extensive pre-plan consultations with all stakeholders, the public, elected representatives (in workshops) and service providers.

1.1.8 Workshops with the Elected Representatives

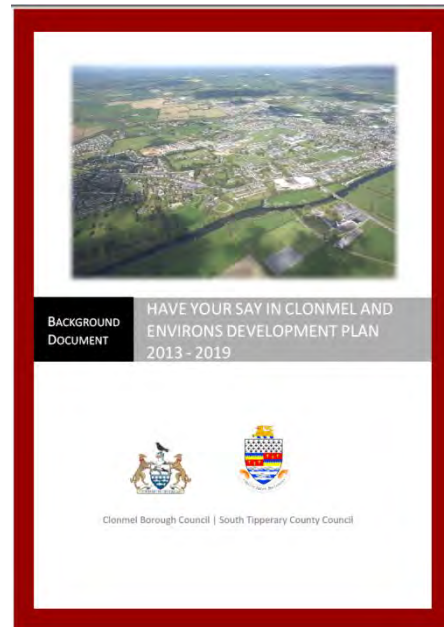
All submissions received during the Pre-Draft Public Consultation period were summarised and considered in a Manager's Report that was circulated to the Elected Members in April 2012. Following the consideration of submissions and the issue of directions by the Elected Members in June 2012, the Proposed Draft C and EDP was prepared and circulated to the Elected Members for their consideration in August 2012. Workshops to discuss the Proposed Draft Plan with the Elected Members were facilitated in September 2012 before the Draft was finalised and made available for public consideration in October 2012.

1.1.9 The Community & Public Participation

Notice of the Pre-Draft Public Consultation Period on the C & EDP 2013 was published in the Nationalist on the 8th December 2011 (see Appendix 4). Notice was also published on www.clonmelbc.ie and www.southtippcoco.ie. The current Development Plan, the Two Year Progress Report on the current Development Plan, the Issues Paper, Background Paper and AA Screening Documents were also available for viewing at the offices of Clonmel Borough



Council and South Tipperary County Council and on both of the local authority websites from the 8th December 2011 to the 13th February 2012. Submissions were invited during this time and were accepted in person, by post or on-line. The Issues Paper and Background Document were circulated to the Prescribed Bodies in addition to a wide number of stakeholders within the Plan area. A Public Meeting also took place at the Town Hall on the 17th January 2012 at



6.30pm. Public Information Clinics were also held in the Common Thread Café, Dillon Street from 4pm on the 11th, 13th, 17th and 19th January 2012. In addition Planning Staff were available to deal with telephone queries and assist with enquiries at the public counter and by phone on demand. The issues raised at the Pre-Draft Public Meeting and the Public Information Clinics and the written submissions received during the public consultation period as set out under the Section 11(4) Managers Report informed the framework of the Draft C and EDP.

1.1.10 Monitoring of the Development Plan

The Development Plan, when made, will be monitored in accordance with the Planning and Development Acts 2000 – 2013 and the Development Plan Guidelines for Planning Authorities (DEHLG). This Development Plan includes for Specific Actions (at the end of each chapter) rather than objectives, it is desirable that the Specific Actions be achieved over the lifetime of the Development Plan and that they are capable of being monitored.

1.1.11 SEA & Monitoring

Article 10 of the SEA Directive requires Member States to monitor the significant environmental effects of the implementation of plans and programmes. The monitoring strategy for the assessment of the environmental effects of the implementation of the Development Plan is set out in the Environmental Report (Volume 2). Therefore, monitoring of the implementation of the Development Plan itself and its resultant environmental effects as part of the SEA process should be carried out in tandem.

1.1.12 Location of Clonmel

Clonmel, located in the south of Ireland in the County of Tipperary and adjacent to the Waterford border is the Primary Service Centre in the South Tipperary Administrative area. The Plan area comprises 5,357 ha (see Figure 1.1) and includes Clonmel town, its environs and the surrounding rural area.

The value of Clonmel to the South East Region and adjoining hinterland is recognised by the strong role it is given in the South East Regional Planning Guidelines. Effectively recognised as a de facto hub, Clonmel is acknowledged as playing a central role in the development of the region. Clonmel is targeted for growth in the Regional Planning Guidelines, the County Development Plan and accordingly in this C & EDP.

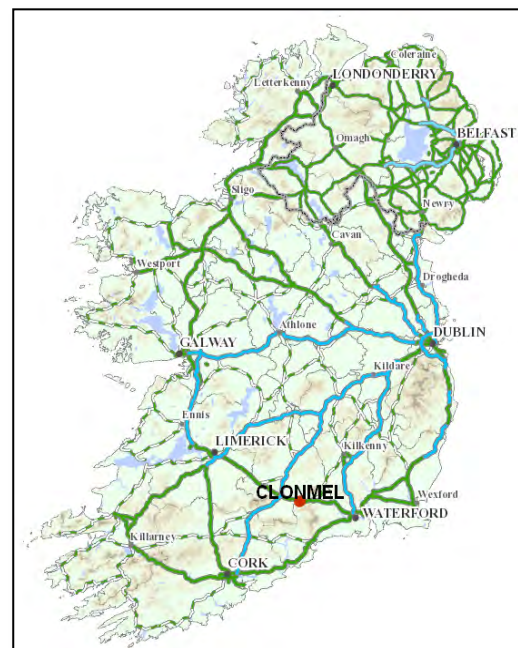


Figure 1.2 Location of Clonmel in Ireland

Clonmel's strength lies in its strategic location on the N24 within easy access to the gateways of Limerick and Waterford, and its proximity to the M8 Dublin – Cork route. Clonmel is also located on the national rail system with direct rail access to the gateways of Limerick and Waterford and access to Dublin and Cork. The attraction for investment and living is further supported by the high quality of the town and its surrounding hinterland. This Plan proposes to continue to facilitate Clonmel to grow as a thriving centre serving the needs of its residents, employers and visitors.

2.0 Strategy, Vision & Themes

2.1 Core Strategy

The Planning and Development Acts 2000 – 2013 require a Development Plan to demonstrate that its objectives are consistent with the National Spatial Strategy and the Regional Planning Guidelines (RPG's) in place for the region and associated population projections; this is referred to as a Core Strategy. In line with the provisions of the Acts the Core Strategy must contain:

- A **Written Core Strategy Statement** outlining the origins and broad aims of the strategy, including the population targets or allocations for the plan period
- A **Core Strategy Map** depicting how the Planning Authority anticipates the area will develop over the plan period and in line with the availability of infrastructure, services and amenities.
- A **Core Strategy Table** summarising the key statistics in the Core Strategy as regards the distribution of future population and housing and its alignment with the RPG's

2.1.1 Core Strategy Statement

The Core Strategy prepared for the South Tipperary in 2010/2011 is in compliance with the 2010 base population and population projections set out under the South East RPG's and are consistent with the National Spatial Strategy and Ministerial Guidance in this regard.

The RPG's recognise the central role that Clonmel plays in the development of the South East Region. The RPG's state that Clonmel, in conjunction with the Gateway and other key towns in the Region, will drive regional growth by providing a large and skilled population base, have substantial capacity for additional residential and employment related functions and with an improving transport network can provide a strong platform for balanced regional development.

The regional performance of Clonmel is strengthened due to its location on the N24 with easy access to the gateways of Limerick and Waterford, and its proximity to the M8 Dublin – Cork route. Clonmel is also located on the national rail system with direct rail access to the gateways of Limerick and Waterford and access to Dublin and Cork. The success of Clonmel in attracting investment is further supported by the quality of the town and its surrounding hinterland as a place to live and work, and it is envisaged that Clonmel will continue to grow and is capable of achieving the targets set out in the RPG's.

Under the Core Strategy and the Settlement Strategy prepared for the South Tipperary in accordance with the Planning and Development Acts 2000 – 2013, and in compliance with the RPG's, the population of the Clonmel Plan area is forecast to increase to 22,125 by 2013, 23,000 by 2016, 24,100 by 2019 and 25,000 by 2022. The new C & EDP will have effect from November 2013 and will have to provide and plan for a population increase of up to 4,500 persons (allowing for the fact that the population identified during Census 2011 was below projections) during the Plan period.

Population Projections			
Date	Source	Actual/Projected	Population
2006	Census	Actual	18,899
2010	RPG's	Projected	20,750
2011	Census	Actual	18,124
2013	Core Strategy	Projected	22,125
2016	Core Strategy	Projected	23,000
2019	Core Strategy	Projected	24,100
2022	RPG's	Projected	25,000

It is considered appropriate that the C & EDP 2013 demonstrates compliance with the population projections set out in the RPGs but acknowledges that the current population is in fact lower than previously anticipated. The manner in which these revised population projections have been incorporated into the C & EDP is set out in the Core Strategy Map and associated Table which follow.

2.1.2 Core Strategy Table

Clonmel Core Strategy							
Population Increase 2013 - 2019	Housing Requirement ²	Lands required for residential purposes ³	Lands zoned for residential use under 2008 Plan ⁴	Lands zoned for residential land use under Plan ⁵	Housing Yield ⁶	Potential housing on lands zoned for other uses ⁷	Total Housing yield ⁸
4,500	1,666	124ha	206.99	123ha	1862	630	2492 (-7)

There is a requirement for 154ha of residentially zoned lands to serve Clonmel and Environs from 2013 to 2016 with additional capacity to 2019. It is proposed to zone 123ha within the C & EDP area and the undeveloped lands zoned for new residential use within the administrative area of Waterford County Council (approx 30ha) will account for the remainder of the required lands.

² Average household formation of 2.7 for South Tipperary (4,500/2.7=1666)

³ Housing requirement multiplied by 150% (headroom) minus potential net additional units in town centre & in Co. Waterford divided by proposed average density of 15 ((1666x1.5)-630=1869 /15=124)

Waterford divided by proposed average density of 15 ((1666x1.5)-630=1869 /15=125)

⁴ Variation No. 2 of 2008 Plan provides for 96.16ha as Phase 1.

⁵ See Land Use Zoning Map and Section 6.3 for details

⁶ See Section 6.3 for details (2,392-530=1862)

⁷ 530 potential units from approx 30ha of undeveloped residentially zoned land abutting the Plan area in Co. Waterford. Town centre residential development expected to occur on brownfield sites or redevelopment of existing residential sites with a projected increase in actual residential units in the town centre itself of 100 units (530+100=630)

⁸ Potential housing yield of 1862 on New Residential Zoned lands in Plan area, plus potential town centre residential development of 100 units, plus 530 in Waterford providing 150% of requirement (1862+100+530=2492)

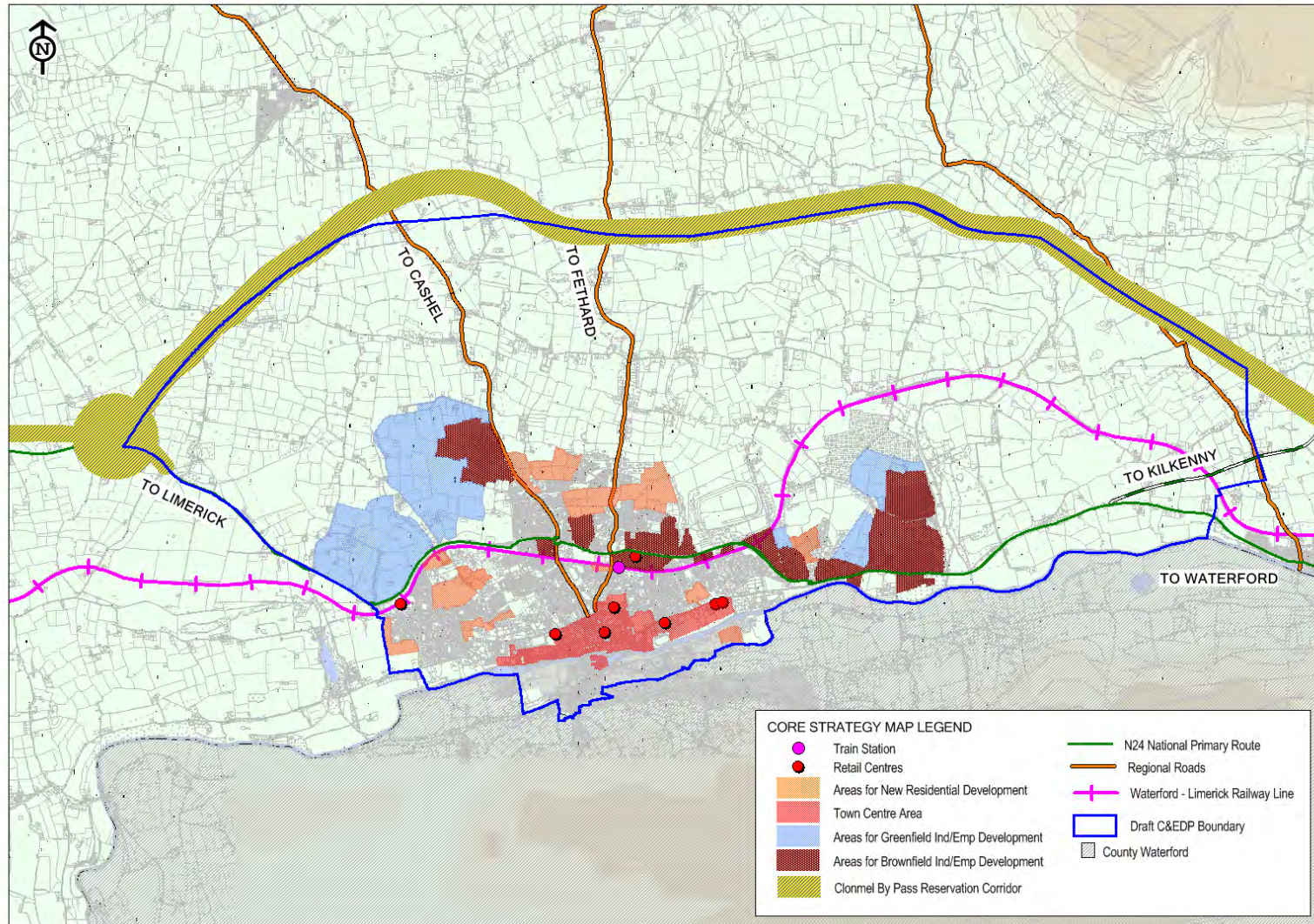


Figure 2.1 Core Strategy Map

2.2 Vision for Clonmel

To realise Clonmel's potential as the County Town of Tipperary through balanced development that showcases its natural and manmade heritage, enhances its infrastructure, and promotes it as the primary location for third level education, industry, retail and services in Tipperary and its Waterford hinterland; while ensuring that residential accommodation, environmental quality and recreational provision surpass expectation'

The strategic issues, themes and resulting vision statement set out under this section have been identified having regard to the Core Strategy requirements of the Planning and Development Acts 2000 – 2013, following consultation with prescribed authorities and stakeholders and with regard to the issues raised at the pre-draft public consultation stage.

2.3 Principal Aims

To enable Clonmel to fulfil its regional role to its greatest potential and to promote and develop the town as the primary growth centre for the County by;

- Promoting and sustaining a high quality of life for all of its citizens with appropriate recreational, educational, community and social facilities and services,
- Continuing to develop and perform as the primary economic development centre of the county, attracting and facilitating high end value employment initiatives, promoting and enabling an environment of innovation and creativity including the continual support of new and expanding indigenous industries,
- Accommodating and actively supporting a top quality, thriving and vibrant town centre area which encompasses strong retail, cultural and community space and activity,
- Balancing the demands of the need for a vibrant economy with the need for a healthy and sustainable environment which respects the unique built, cultural and natural heritage of the area.

2.3.1 Demographic Trends

The population projections set out under the Regional Planning Guidelines (RPG's) and transposed into the South Tipperary County Core Strategy Document project that Clonmel by 2016 will attain a 24% share of South Tipperary's population and maintain this share to 2022 with a population of 25,000. The current population of the plan area is in excess of 18,000 (CSO 2013) and to meet the target for population growth, the plan area needs to provide for an increase in population of approximately 4,500 people during the lifetime of this plan (to 2019).

This projected and planned population growth will require accommodation, education, employment and ready access to appropriate infrastructure, facilities, services and recreational

opportunities. This Plan will address these requirements along with ensuring a good diverse range of housing options and styles.

This plan also seeks to support and enhance the welfare of the community as a whole. This involves support for childcare facilities, nursing homes, community facilities, traveller accommodation and the further development of first class services at South Tipperary General Hospital.

2.3.2 Town Centre

The Plan identifies Clonmel town centre as the focal point for retail, office and service provision while identifying the need to re-invigorate the centre through attracting in other appropriate and value added uses for a town of this size and function. Public Realm and traffic management improvements together with enhancements and increases in the provision of amenity, recreation, leisure and cultural space will ensure that the urban centre of Clonmel can be in a position to capture its deserved status as top quality shopping and service destination. Appropriate policies and objectives in the Plan will address this requirement.

2.3.3 Economy

Clonmel has always had a very strong tradition of employment activity and is fast emerging as a centre of excellence for the pharmaceutical industry. Engineering, healthcare, drinks production, logistics, timber production, tourist and service industries, are other key employment areas and continue to be an important aspect to the vibrancy of the town. It is expected that Clonmel will continue to capitalise on this tradition and experience and enable and facilitate all new appropriate employment opportunities to locate within the Plan area. Lands will be reserved to facilitate employment expansion. In its regional and county role, it is also important that Clonmel would continue to raise the standard in the context of research and development opportunities and support innovative and creative industries. The ongoing development of Clonmel as a research and innovation hub at Ballingarrane will be reflected in the plan together with the continued support for the expansion of adult and third level education in Clonmel to service the industries in Clonmel.

2.3.4 Infrastructure

Appropriate infrastructure will be critical to supporting the implementation of the vision for the Plan. Provision will be made to ensure appropriate linkages are achieved between the north and south of the town (both pedestrian and vehicular) with the town centre as a key focal point. New distributor roads to the north of the town will be required to cater for the anticipated development in this area and provision for the improvements to the water supply for the plan area and beyond will also be required. This infrastructural identification and provision ensures that Clonmel will be well positioned to support the projected population and to attract additional key employers.

This Clonmel & Environs Development Plan 2013 is a guide for development for the six years of 2013 – 2019 but has been prepared having regard to the needs and opportunities of Clonmel and its Environs into the long-term and in the context of the above vision statement.

2.4 Key Themes

The purpose of the Clonmel & Environs Development Plan 2013 is to provide a framework for the development of Clonmel over the six year time frame of this Plan and beyond. This Plan has been compiled having regard to the national, regional and county hierarchy within which this Plan sits and national guidance, research and community consultation. While this Plan does not come equipped with its own financial provisions or budget, it certainly can be used to guide investment and attract funding for the various projects and objectives set out in the Plan. The Plan has been informed by the historical pattern of development as well as natural and manmade boundaries, legislative requirements, relevant policies and guidance and the vision for the development of Clonmel. In order to achieve the vision, the following themes are set out and further expressed in the relevant section of this Plan.

Theme 1	<i>The consolidation of Clonmel town centre as the retail centre for the town and its hinterland, the enhancement of the commercial mix, functions and services within an improved public realm and the fulfilment of Clonmel's role as the Primary Service Centre in the County Retail Hierarchy.</i>
Theme 2	<i>Ensure that Clonmel fulfils its role as the County Town and is the primary location within the county for economic opportunity and sustainable economic growth.</i>
Theme 3	<i>Enhance existing infrastructure and provide for the identification of new opportunities to improve the infrastructural assets of Clonmel and its environs to ensure Clonmel is well positioned to compete for new investment and the anticipated population growth.</i>
Theme 4	<i>Provide for the growth of Clonmel by identifying suitable locations for residential development and ensure that a range of quality residential accommodation can be provided to meet the needs of the future population at the same time as complimentary services and facilities.</i>
Theme 5	<i>Identify and promote the natural, built and cultural assets of Clonmel for the benefit of residents, visitors and businesses as well as future generations.</i>
Theme 6	<i>Provide for the full range of services and facilities to exceed the social infrastructure requirements of the customers of Clonmel.</i>
Theme 7	<i>The provision of sufficient and appropriately zoned lands to allow for the timely and guided growth of Clonmel and the protection of lands to accommodate future growth.</i>

3.0 Town Centre Strategy

Clonmel is the Primary Service Centre for South Tipperary and the County Town and therefore is and will continue to be the primary urban centre in the county serving the retail, business and tourism needs of residents, workers and visitors alike. As a regional centre⁹, Clonmel is second only to Waterford and on a par with Wexford and Kilkenny in terms of its role as a retail centre in the South East.

The town centre represents the heart of Clonmel and one of the principle focuses of this C & EDP is on the protection, enhancement and further development of Clonmel town centre. The perception of Clonmel as a town centre destination has fared well despite the current economic climate and has retained unique retailers and services as well as attracted multinational and franchise offers which has resulted in a strong retail and service mix. Clonmel now needs to focus on targeting high value and complimentary uses for the town centre, advocating activity at ground floor level, the beneficial use of upper floors and employing a sequential approach to town centre functions.

The improvement of the public realm including the identification of additional civic spaces, improving urban amenity provision and reducing vacancy has all been called for during pre-plan consultation as part of the future development of the town centre. Furthermore, the town centre's function is more than shopping: it must also incorporate other forms of business, recreation, tourism and residential elements and create vibrancy and vitality that extends well beyond the end of the shopping day. Enhancing existing linkages between the town centre and edge of centre developments, improving connectivity between businesses, recreational facilities and civic centres within the town centre, and creating legible routes through the centre of Clonmel town are all essential components which add to the vibrancy of the town centre experience and will be facilitated and enabled through the Plan.

Theme 1 *The consolidation of Clonmel town centre as the retail centre for the town and its hinterland, the enhancement of the commercial mix, functions and services within an improved public realm and the fulfilment of Clonmel's role as the Primary Service Centre in the County Retail Hierarchy.*

3.1 Future Development of the Town Centre

The town centre area as identified in this plan reflects the location and intended future direction for the provision of the uses associated with this regional centre. The area zoned for town centre use encompasses the Primary Retail Area (PRA)¹⁰ and the surrounding Central Area¹¹ and is bookended by two opportunity sites (see Appendix 1A) to frame the town centre.

⁹ Section 2.2.2 Guidelines for Planning Authorities: Retail Planning 2012, DECLG

¹⁰ Area primarily devoted to shopping

¹¹ Town centre area within 300-400m of the PRA

The role of Clonmel's town centre is to be the focus of retail activity and service provision for Clonmel and its hinterland. It will provide for quality urban living with the complimentary amenities and public realm facilities which focus on connectivity and accessibility.

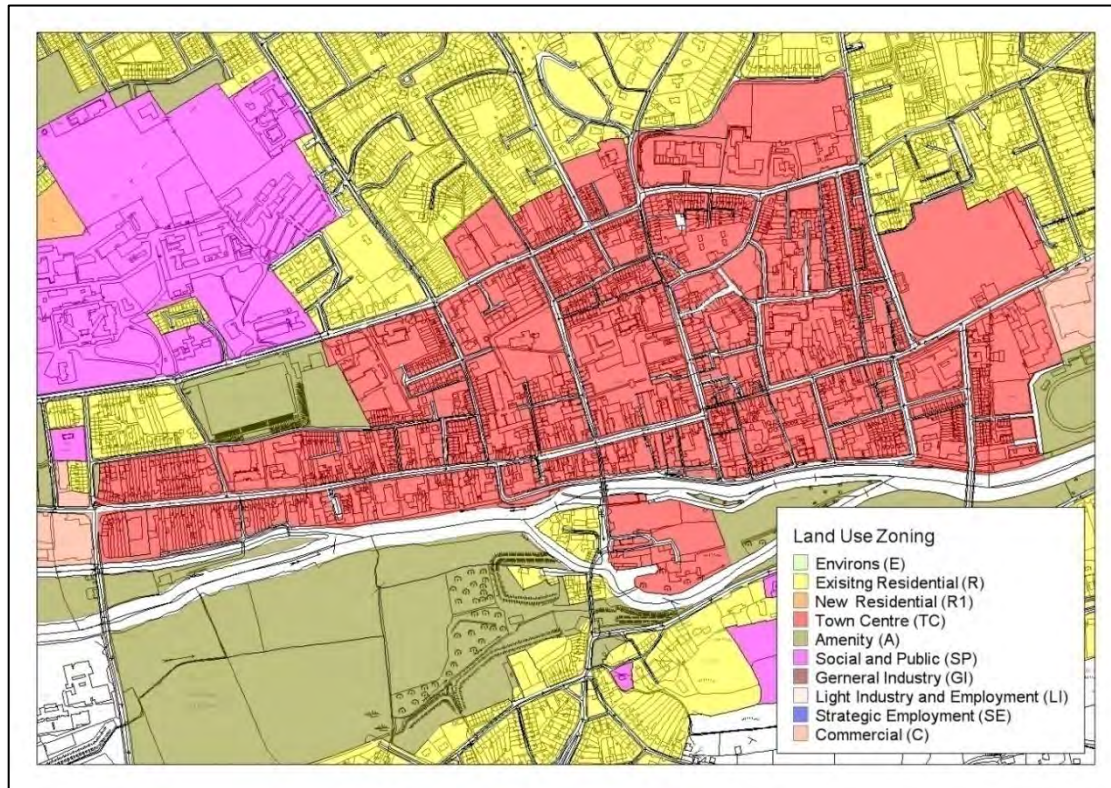


Figure 3.1 Area zoned for Town Centre uses

The area zoned for town centre incorporates distinct areas, each with the following different characteristics and requirements;

- The Primary Retail Area (PRA)
- The Central Area
- Transitional Zone

The bookend sites of Fair Oaks Foods and Davis Road are strategic in nature and announce the entrance to the urban centre of Clonmel from the east, south and west and offer an opportunity to anchor the extents of the urban centre while delivering place making architecture and uses that benefit the development of Clonmel as a town of regional status (see Appendix 1).

3.1.1 Primary Retail Area

The Primary Retail Area (PRA) is where customers and retailers congregate and where high quality retailing¹² and active shop fronts at ground floor level is advocated. The PRA in the town centre is located along O'Connell Street, Mitchell Street, Gladstone Street and Market Place¹³ and is representative of the town centre "prime pitch".



Figure: 3.2 The Primary Retail Area of Clonmel

It is an objective of the C & EDP to consolidate the PRA for "high street" retailing, activities and services, to increase the vitality and vibrancy of the PRA and to reduce vacancy levels (to the 2009 levels of 10%). High value retail uses (comparison retailing and restaurants/pubs) will be encouraged at street (ground floor) level in the PRA and non-retail uses such as office space and residential use will be encouraged to locate at upper floors and/or on the streets in the Central Area outside of the PRA.

3.1.2 Central Area

The Central Area incorporates the PRA and the streets immediately around it within walking distance¹⁴ of the PRA. In Clonmel, the Central Area incorporates the PRA, Dunnes (Oakville), Superquinn, Aldi, educational facilities, recreational and leisure facilities, places of worship, professional services and many other business and facilities.

¹² Eg comparison shopping and restaurants

¹³ As defined by the South Tipperary County Retail Strategy 2010 and amended by the Commercial Incentive Scheme 2012.

¹⁴ Within 400m of the PRA

The Central Area allows for the extension of the town centre without diluting the objective to consolidate the primary retail area. The Central Area can accommodate a range of town centre functions at all levels (basement through to upper floors) including medium to low value retailing, services, offices amenity and recreation etc. This area has the ability to contribute to the diversity of the town centre and add to the experience for locals and visitors alike. The development of the Central Area incorporates the medium term aim of creating new connections between the town centre and Suir Island, Denis Burke Park and the south bank of the River Suir (see Appendix 1).

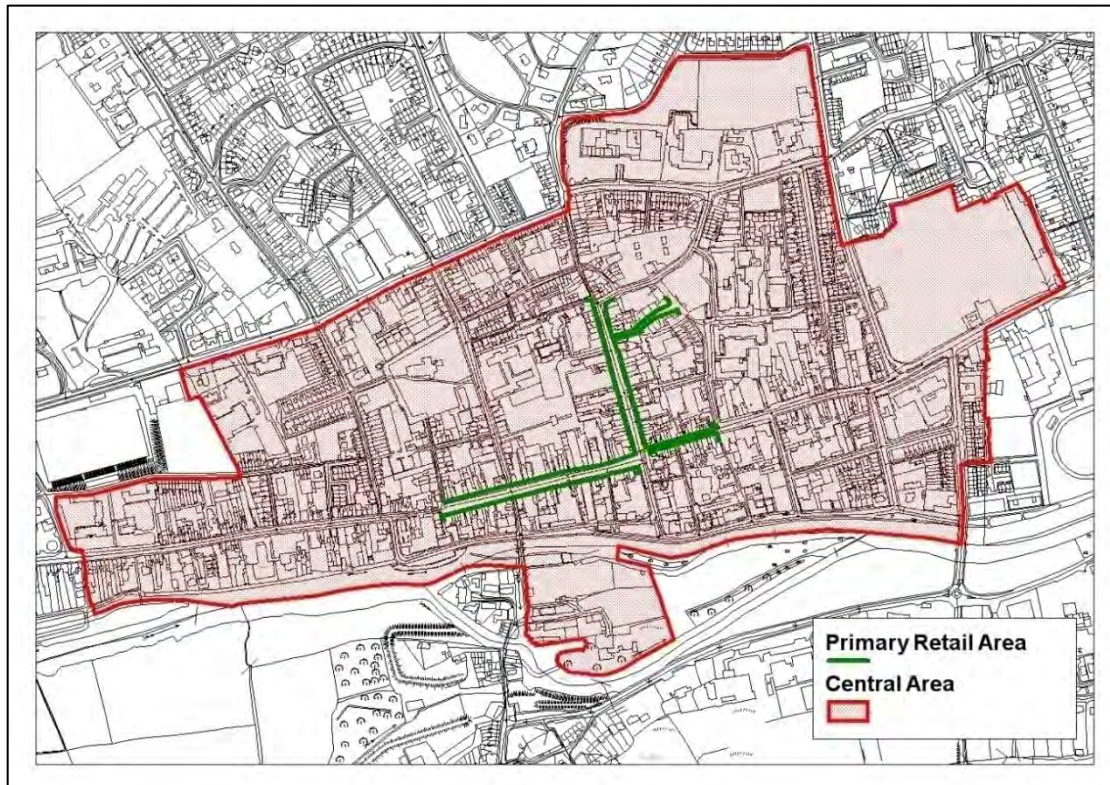


Figure: 3.3 The Central Area of Clonmel

3.1.3 Transitional Zone

The Transitional Zone is that area zoned for town centre use and located outside of the central area that were traditionally residential areas but now include a wide range of uses including office uses, local shops and services and will continue to be areas of transition until they are predominantly commercial at street level.

The Council will facilitate a wide range of uses on lands zoned town centre and located outside of the Central Area that compliment the town centre and the residential amenity of the area. New developments will be required to create/enhance linkages with the town centre and support the sequential approach to retailing.

Policy TC1: Sequential Development of Town Centre in Clonmel.

It is the policy of the Council to consolidate and enhance the town centre of Clonmel in a sustainable manner by applying the sequential approach to retailing¹⁵ requiring;

- High value comparison retail outlets with active shop fronts at ground floor level to locate within the PRA. Where suitable sites are not available, such outlets are directed to the Central Area prior to considering the Transitional Zone.
- Medium and low value retailing and non active shop fronts are directed to the Central Area prior to considering the Transitional Zone.
- Non retail commercial uses appropriate to the town centre and residential uses are directed to non street level floors within the PRA or to other areas within the town centre zoning.

3.2 Enhancing the Retail Quality of the Town Centre

3.2.1 South Tipperary Retail Development Programme

The South Tipperary Retail Development Programme 2012 has identified a number of objectives aimed at improving the town centre;

- The Main Guard will be the town centre focal point.
- Investigate opportunities to increase car parking provision in the town.
- Consolidate the comparison¹⁶ retail offer in the town and attract additional national and multinational brand names to offer retail choice and to counter increasing vacancy levels in the town centre and leakage to other retail centres.
- Develop the architectural and heritage attraction of the town.
- Investigate the relocation of the Farmers Market.
- Investigate connectivity between the Showgrounds Shopping Centre and the town centre to create a mutually beneficial synergy.
- Encourage specialised or unique cafes and delis, gift shops and tourist shops.

The Council will have regard to the objectives of the Retail Development Programme in exercising its Development Management Function and will work through the Retail Forum (Clonmel Borough Council, Clonmel Chamber of Commerce and Association of Clonmel Traders) and/or a designated "Town Team"¹⁷ to realise the above objectives.

3.2.2 Primary Retail Area Health Check

Annual Health Check Monitoring undertaken on the PRA of Clonmel Town from 2009 – 2012 inclusive, recorded the following occupancy levels and percentage of retail units which are of high value use (Table 3.1) at ground floor level (GFL). This table illustrates that the PRA of Clonmel is retaining the high value uses but has an increasing vacancy rate which is reflective of the current economic conditions that are being experienced across the country.

¹⁵ In excess of a local shop/service type development

¹⁶ Comparison goods include clothing, footwear, non-durable household goods, pharmaceutical products, educational and recreational equipment and accessories, books, newspapers and magazines, personal care goods etc – see Guidelines for Planning Authorities Retail Planning 2012 for full definition.

¹⁷ As recommended by the 2013 Portas Review and Retail Excellence Ireland's 2012 Town & City Management Framework

Clonmel Primary Retail Area		
Year	% High Use Type	% Units Occupied
2009	81.6 %	89.7%
2010	83%	88.7%
2013	84 %	86%
2012	83.4%	81%

The PRA of Clonmel offers the consumer a number of quality shops and services, however there is potential to increase the provision and mix of comparison stores within the PRA and this will assist the town in fulfilling its full retail potential and to function as a destination for retailing as a regional shopping hub.

3.2.3 Retail Quantative Assessment

The retail requirements over the Plan period and beyond are identified in the South Tipperary Retail Development Programme 2012. The anticipated expenditure and requirements for floorspace are set out in the Table below and this indicates the requirement for additional comparison floorspace in particular. Limited additional floorspace is required for additional convenience and bulky goods shopping over the lifetime of this Plan.

Retail Requirements									
Retail Type in Clonmel ¹⁸		2016	2022		2016	2022		2016	2022
CONVENIENCE	Total Available Expenditure	€161,600,16	€185,363,52	Expenditure for Future Floorspace	€31,121,764	€54,885,124	Indicative Floorspace Requirement	3,458sqm	6,098sqm
COMPARISON	Total Available Expenditure	€111,997,055	€144,524,957	Expenditure for Future Floorspace	€17,107,455	€49,635,357	Indicative Floorspace Requirement	4,277sqm	12,409sqm
BULKY GOODS	Total Available Expenditure	€27,999,264	€36,131,239	Expenditure for Goods Floorspace	€4,157,664	€12,289,639	Indicative Floorspace Requirement	2,079sqm	6,145sqm

The delivery of additional comparison shopping floorspace can be accommodated within the Primary Retail Area through the redevelopment of existing buildings and the development of

¹⁸ Source: South Tipperary Retail Development Programme 2012. Indicative floorspace requirements are a guide only and not intended for use as an upper limit.

existing brownfield sites which will improve the retail mix available within the town. Only where it is demonstrated that there are no suitable sites within the PRA will additional comparison shopping floorspace be permitted in the Central Area. Further convenience shopping can be catered for within the Central Area and/or through limited expansion of existing facilities. The limited requirement for further bulky goods or retail warehousing can be catered for through the use of existing units at Poppyfields Retail Park or as part of new/redevelopment at Davis Road.

When considering proposals for new retail development, the Council will have regard to the following:

- New retail facilities will be required to locate on lands zoned for town centre use. A sequential approach for provision of new retail facilities (see Section 3.1) will be employed. Proposals shall aim to consolidate the ground floor usage within the PRA for high value retail/commercial purposes ensuring active shopfronts/windows, with a broader range of uses including office and residential uses acceptable at upper floors in the PRA and in the Central Area.
- The proposal shall enhance the vitality and viability of the town centre. The reuse of existing vacant retail floor space will be prioritised and encouraged in preference to proposals for new floor space on other sites.
- The proposal shall comply with the Guidelines for Planning Authorities Retail Planning (2012), the South Tipperary County Retail Strategy 2010 and any review thereof, the South Tipperary Retail Development Programme 2012, the zoning designation of the area and any relevant objectives of the Plan.
- The proposal shall be easily accessed with adequate parking and servicing facilities without having a negative impact on pedestrian, cyclist and/or vehicular safety.
- Proposals incorporating alternative use(s) at upper floors e.g. offices and/or residential will be encouraged.

Policy TC 2: Retail Strategy for Clonmel Town Centre

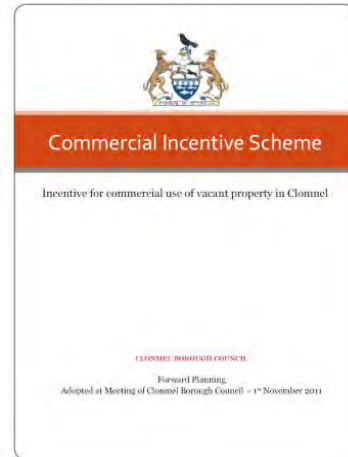
It is the policy of the Council to encourage and facilitate the consolidation and enhancement of the retail function of the town centre and its role as the Primary Service Centre in the County Retail Hierarchy.

3.3 Town Centre Vitality

Approximately 19% of ground floor units within the PRA are vacant (July 2012) with a concentration of vacancy noted at Market Place. The vibrancy and vitality of the town centre is one of the key issues which needs to be continuously focussed on under the C & EDP noting that the reduction in consumer spending due to the current economic climate is an issue. Local initiatives to bolster the vibrancy of the town and to attract consumers and encourage new town centre activity can be encouraged through;



- The use of “shopjackets”¹⁹ on vacant shop fronts or the use of the window/display area of vacant units for the display of local crafts and produce will benefit the appearance of the street view, encourage new retailing ventures and potentially allow for the temporary promotion of local crafts
- The Commercial Incentive Scheme for Clonmel came into force in January 2012 incentivises the use of vacant properties within the Prime Retail Area
- Implementation of the Public Realm and Traffic Calming Scheme for the town centre
- Improvement in car parking provision and signage
- Development of Opportunity Sites (See Appendix 1)
- Delivery of objectives set out under The South Tipperary Retail Development Programme 2012.



The Council will encourage landowners to work collaboratively to combine appropriate land banks. The Council will also aid in marketing these land banks and will use its Compulsory Purchase Order powers where necessary and where funding permits. These steps will ensure the development of underutilised lands and brownfield sites and promoting the vitality and vibrancy of the town centre.

3.3.1 Town Centre Mix

Clonmel town centre is more than a retailing centre. The town centre is a place to meet, eat, do business and enjoy leisure activities. It is the mix of uses and activities available within the town centre that will contribute to the longevity of activity over the 24hour clock and extend the economic potential of town centre businesses. This Plan encourages the use of basement and upper floors within the PRA and will facilitate residential and/or commercial²⁰ activity to extend the functions of the town centre. Within the Central Area, all floors including those at street level are available for commercial activity and within the Transitional Zone commercial uses that respect the residential amenity of surrounding properties will be considered.

Together with the occupation and use of existing buildings and the creation of new builds in the urban environment, the town centre will also be enhanced by the improvement in the public realm (see below), the provision of amenity spaces and leisure/recreation activities. These complementary uses and spaces will be advocated at appropriate locations within the Town Centre.

The town centre is also the focus of tourist activities in the area with the Tourist Information Office located at the Main Guard and a wealth of natural and built heritage assets available

¹⁹ Shopjackets are a professional produced interior image of a shop unit with perspective and depth providing the illusion of an occupied unit thereby disguising the vacancy.

²⁰ Commercial in this context includes offices, pubs/restaurants, hair/beauty salons, customer banking facilities etc

(see Section 7). The development of tourist related and/or complimentary facilities and services will be encouraged in the Town Centre.

Policy TC 3: Enhancing the Town Centre Mix

It is a policy of the Council to strengthen the retail, commercial, residential and recreational functions of the town centre, to work with stakeholders to improve the retail mix, the occupation of vacant units/floors and improve the vitality and vibrancy of Clonmel.

3.4 Public Realm

3.4.1 Town Centre Mobility

It is an ongoing objective of the Council to improve the pedestrian and cyclist environment and promote ease of movement within the town. Direct, attractive, well lit and overlooked linkages between destinations will encourage the residents and visitors to the town to walk rather than using unsustainable modes of transport.

A Traffic Management Plan was prepared on behalf of Clonmel Borough Council for the town centre in 2006 by DBF Engineering Consultants and this sets out to improve traffic movements through the town.

It is the intention of the Council to implement a joint Traffic Management and Public Realm Plan over the lifetime of the C & EDP. It will be the purpose of this Traffic Management and Public Realm Plan to examine traffic flows in the town centre and to determine the potential for reorganisation of traffic whilst improving the public realm. The identification of alternative traffic movements in the town centre will permit a new focus on pedestrian and cyclist mobility in the central areas and enhance the quality and amenity of the town centre whilst ensuring that the commercial function of the town is not adversely affected.

3.4.2 Key Public Areas

The public realm of Clonmel town centre is made up of streetscapes, pedestrian streets, public spaces, car-parks, green areas etc. The continued development and implementation of the joint Traffic Management and Public Realm Plan for the town centre will support and inform the enhancement of the public realm of the Central Area. Opportunities to promote and improve the public realm in Clonmel exist in the following locations;

➤ Main Guard

It is an intention of the Council to create a shared surface at the convergence of O'Connell Street, Gladstone Street and Sarsfield Street at the Main Guard to identify and emphasise this location as the centre of Clonmel Town. It is intended that the Main Guard will be the town's meeting point, the focal point for festivities and the location for many town and civic events.

➤ **Market Place**

Market Place is one of three pedestrianised streets in Clonmel that was created approximately 10 years ago and is flanked by retail units. This street created depth and additional retail space in the centre of Clonmel but is now suffering from high vacancy rates due in part to the ending of incentives and the high rateable value on the properties. Market Place is a public space that is used occasionally for events in the town but could be utilised further as a casual trading street (stalls only – no vehicles) and could be potentially “roofed” to allow for market use during inclement weather.

➤ **Mitchell Street**

Mitchell Street is another pedestrianised street in Clonmel and is full of activity. This pedestrianised area could create additional vibrancy within the town by encouraging the units to erect awnings and provide tables and chairs for eateries or outdoor stalls to promote their products and encourage passerby's to investigate the offer within the unit.

➤ **Clonmel Arms and Quay Car-Park**

The Clonmel Arms site currently has the benefit of planning permission for a mixed use development including a multi-storey car park. Should this not be implemented, the Clonmel Arms site presents an opportunity to visually connect the River Suir with town centre through the creation of an upper level promenade/ plaza oversailing Quay Street and potentially physically via a pedestrian bridge. (See Appendix 1)

➤ **Suir Island**

The amenity and character of Suir Island has suffered recently due to flooding in the town and as a result of the flood defence works. The island can become the “Green Heart” of Clonmel and is accessible from the town centre via the Old Bridge. There is potential for enhanced linkages between Suir Island and Sarsfield Street via a new pedestrian bridge. This would allow for the development of additional car and bus parking as well as an amenity space in the town centre allowing for a greenway connecting the island to Denis Burke Park, Mulcahy Park and beyond to the River Suir tow path towards Kilsheelan. The river channel to the south of the Island has potential as a non-engine watersports area and the Council will support appropriate developments to achieve this potential that do no compromise the river's status as an Special Area of Conservation (See Appendix 1).

➤ **Kickham Barracks**

The departure of the Army from Kickham Barracks in March 2012 provides an opportunity for the reuse of this 4 ha site adjacent to the town centre. This site is considered strategic for connectivity between the town centre and the Showgrounds Shopping Centre and the development of the portion of the site framed by Dillon Street and Davis Road as a civic space/plaza would provide recognition of the site's former use and allows the use of the parade area as a public space for the benefit of Clonmel town (See Appendix 1).

➤ **Amenity Spaces**

Clonmel town and the wider Plan area has a multitude of amenity spaces, both informal, formal, passive and active which provide pockets of greenery within the urban landscape. The protection, linkage, enhancement and further development of additional amenity spaces as part of new development will continue to improve the amenity provision for the residents and visitors to Clonmel.

Policy TC 4: Amenity & Public Realm

It is the policy of the Council to implement and/or seek the provision and improvement of public and civic spaces in the town centre and the implementation of a joint Public Realm Plan and Traffic Management Plan as funding becomes available and/or as part of proposed developments over the lifetime of this Plan

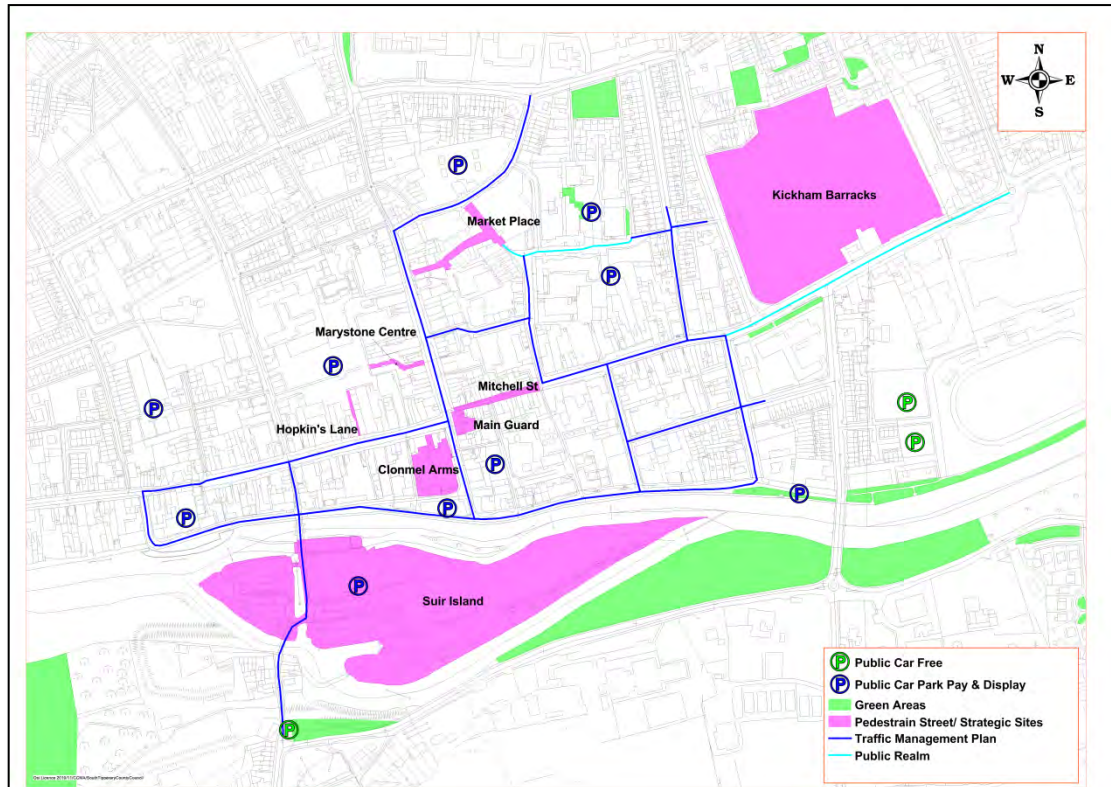


Figure 3.4 Public Realm & Traffic Management Area

3.4.3 Car-Parking

Clonmel is well served by a range of car parking facilities, both public and private, short term and long term, free and fee paying. The Council will continue to seek additional car parking, bus parking and cycle stands at Suir Island and, subject to funding, improve the car parking facilities at Mary Street and examine the possibility of barrier payment facilities at these locations as part of a Car Parking Strategy to be prepared during the lifetime of this Plan. The provision of car parking in compliance with the Development Management standards set out in Section 9 will be sought as part of new development. The Council will seek to improve the provision of signage for car-parking on key approaches to the town centre to alert the public to the locations of parking facilities.]

3.4.4 Derelict Sites

The Council continually seek the reuse and improvements to derelict²¹ sites as opportunities arise and as part of new development. The Council will seek to reuse or remove derelict and obsolete buildings and sites. The Council will provide assistance to developers in identifying appropriate reuses for derelict sites in order to secure their redevelopment. In order to improve and enhance the visual appearance of the town the Council will identify Derelict Sites which would benefit from enhancement and where appropriate these may be placed on the Derelict Site Register.

Policy TC 5: Derelict Sites

It is the policy of the Council to implement the provisions of the Derelict Sites Act, 1990, the Sanitary Services Act 1964 and the Planning and Development Acts 2000 - 2013 to prevent or remove injury to amenity arising from underutilisation and dereliction.

3.4.5 Shopfronts & Advertising

Shopfronts contribute to the character and interest of streets and their colours and details contribute to the overall visual expression of a streetscape. The preservation of good examples of attractive shopfronts is vital for the retention of the identity, character and historical significance of the town centre.

Policy TC 6: Shop Fronts

It is the policy of the Council to encourage the retention of existing shop fronts which are of high quality, exhibit unique features or add to the character of the streetscape. Planning applications for replacement or repair of shop fronts will be assessed according to their visual quality and, where developments are located in the Architectural Conservation Area (ACA), the requirements of the ACA Statement will be applied.

Advertising and signage should be sympathetic in design and colour both to the building on which the signage will be displayed and the surrounding buildings. Furthermore advertising and signage should;

- Not obscure architectural features such as cornices or window openings.
- Shop front advertising and lighting should be designed as an integral part of the shop front.
- Applications for new, or a change of use of, commercial units, will be required to indicate what type of signage is proposed.

²¹ As of 31/05/12 there are 10 sites on the Derelict Sites Register of which 6 are dwellings, 2 are retail sites, 1 is a brownfield site and 1 is a green area.

Policy TC 7: Advertising and Signs

The Council will facilitate advertising and support structures where the following criteria are met:

- (a) The proposed development would not detract from the visual appearance of a building, a Protected Structure or the character of the ACA or the proposed location by reason of size, siting, design, materials or illumination; and,
- (b) The proposed development would not adversely affect public/traffic safety; and
- (c) The proposed development is appropriate in terms of scale and mass to the principal structure and its size.

3.5 Specific Town Centre Actions

- TC 1 The Council will develop/implement a Public Realm and Traffic Management Programme in order to enhance the overall experience offered in the town.

- TC 2 The Council will, where funds allow, provide for the enhancement of existing pedestrian linkages and the provision of new pedestrian linkages and public open spaces in the town centre as set out on Figure 3.4. In addition the Council will require that development proposals incorporate measures for the provision and upgrade of these pedestrian routes where appropriate.

- TC 3 The Council will promote and encourage the use of shopjackets in vacant shop fronts or the use of the display areas in vacant shops for the display of local crafts and produce.

- TC 4 The Council will identify sites which are not currently on the Derelict Sites Register but which would benefit from enhancement and the Council will initiate the process of having these sites added to the Derelict Sites Register and will use its powers to address dereliction.

- TC 5 The Council will endeavour to deliver the objectives of the South Tipperary Retail Development Programme 2012 with the Retail Forum/Town Team as and when funding permits and lands are brought forward for development.

- TC 6 The Council will, as part of a Car Parking Strategy to be prepared during the lifetime of this Plan, examine opportunities to increase and improve the car parking facilities in and serving the town centre with particular emphasis on Suir Island and Mary Street with the improvement of surface car parking areas under the Public Realm and Traffic Calming Programme. The Strategy will include the consideration of one multi-storey car park in or immediately adjacent to the PRA.

- TC 7 The Council will erect signage at strategic locations on the approaches to the town centre to alert the public to locations of parking facilities in the town centre.

4.0 Economic Development

Under the National Spatial Strategy, Clonmel is designated as a 'county town' with a good base for population and services which will attract investment and employment activities. The Regional Planning Guidelines for the South East Region recognise economic development opportunities for Clonmel arising from its location on strategic road and rail corridors, it's improving transport infrastructure, the availability of zoned and services lands and the existence of a third level educational institute offering potential for enterprise, R & D and educational linkages. In addition the existing cluster of established multinational industries, the availability of economic development lands, a well developed supporting infrastructure and the high quality of life available to the town's residents make Clonmel an attractive location to do business.

Clonmel is the main administrative and commercial centre in the County and provides the widest range of facilities (government, retail, recreational and medical). In order to grow to its full economic potential Clonmel must be developed in terms of its economic self-sufficiency and support the development of surrounding areas. To do this it needs to sustain a good employment base and a wide range of shopping facilities and social infrastructure.

This Plan seeks to provide for the ongoing coordinated expansion of the economic and enterprise culture in Clonmel by recognising the requirement to provide for a range of employment opportunities; from the strategic employments lands at Ballingarrane, to lands for light and general industry and provision for SME's in the context of the other place making policies of this Plan.

Theme 2	<i>Ensure that Clonmel fulfils its role as the County Town and is the primary location within the county for economic opportunity and sustainable economic growth.</i>
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4.1 Economic Strategy

A key influence on the economic development strategy of this Plan is the South Tipperary Interagency -Innovation and Enterprise Strategy²². This strategy recognises the national policy shift towards the "knowledge economy", innovation and the fostering of entrepreneurship as the drivers of sustainable economic growth for South Tipperary. In addition the sustainable development of the town's key employment sectors is also recognised.

This Plan seeks to promote Clonmel as an economic driver for the county and thereby to attract higher order knowledge and technology based enterprise and economic development to the town. Developing linkages between educational research and existing enterprises and business forms an integral component of this policy direction and will be promoted through interagency collaboration. The Strategic Employment land use zoning at Ballingarrane has

²² An interagency strategy prepared by South Tipperary County Council in 2009

been included in this Plan to allow for and promote the growth of this important sector and the provision of a dedicated science and technology campus.

In addition it is a priority of the Plan to encourage and make provision for increased employment activity in the manufacturing and industry sectors, in particular to provide enabling factors to encourage SME²³ development to encourage the further development of the Wholesale and Retail sectors, Health and Professional Service sectors in the town.

This will be achieved through ensuring that sufficient land is zoned at optimum locations, that critical mass is created which supports competitiveness, that the required infrastructure is provided, that supporting community services, social infrastructure and facilities are provided and that the quality of the town's environment is improved.

4.2 Employment

The 2013 Census found that the top three areas of employment in the Plan area are in Manufacturing (22% of those in employment), wholesale and retail trade (18% of those in employment) and Health and Social Work (11%). However, employment occurs in all sectors identified in the Census demonstrating the broad range of skills and experience in the town which should act as an attraction for future investment in the area by both indigenous and foreign firms.

Plan based statistics are not available for unemployment levels but information available from the Live Register and the 2013 Census indicate that the area is on a par with national figures.

4.3 Existing Employers

Clonmel has a wide range of employers in the Plan area from self employed to Small/Medium Enterprises to large scale employers²⁴. Clonmel also has a number of Business Parks and clusters of employment outside of the town centre which is itself an employment hub and those business parks are located at Ballingarrane, Cashel Road Industrial Estate, Carrigeen Business Park, Gurtnafleur Business Park and Ard Gaoithe Business Park. The Council will continue to encourage the expansion of existing employment and the creation of new employment at appropriate locations.

4.4 Economic Development Initiatives

Clonmel Borough Council and South Tipperary County Council are currently involved in a number of initiatives aimed at marketing and promoting Clonmel. These are set out below;

²³ Small and Medium Enterprise

²⁴ Notable large employers are engaged in industry, science & technology, services, state and travel & tourism

- Both Councils will continue to collaborate and progress and promote Ballingarrane Park as an interagency Science & Technology Park.
- Both Councils will continue to promote, progress and update the www.tipperary.ie website which is the first port of call for potential investors and industry seeking to locate in County Tipperary.
- Both Councils will investigate opportunities in the New Media sector (Digital) and create stronger linkages with LIT-Tipperary.
- Both Councils will promote the Connect Ireland initiative with a view to encouraging new business to locate in and around Clonmel.
- A Business Development Executive is employed to assist in delivery of the '*Innovation and Enterprise Strategy*' with the key areas of implementation based on seeking opportunities to develop potential businesses in South Tipperary and to promote and market Clonmel as a suitable location.
- Both Councils, in conjunction with many other agencies, support the numerous festivals occurring throughout the annual calendar promoting different aspects of Clonmel.
- A Retail Forum comprising representatives from Clonmel Borough Council, Clonmel Chamber of Commerce and the Association of Clonmel Traders has been established and are developing a programme of actions for the benefit of the retailing sector in Clonmel.
- The continuation of town twinning which provides a focal point for visits to Clonmel and an exchange of ideas, information to and promotion from the five twin towns and one sister city of;
 - Costa Masnaga, Italy
 - Eysines, France
 - Gangi, Sicily;
 - Reading, England;
 - Trofaiach, Austria, and
 - Peoria, Illinois, USA
- Both Councils, in collaboration with other agencies, will complete and maintain the South Tipperary County Data Hub as a central database resource with access to information.
- Both Councils will continue to promote the retention and improvement of the rail service and collaborate on marketing initiatives.

4.5 New Industrial and Employment Development

This Plan aims to provide clear direction as to the preferred location for the different types of economic development other than those occurring in the Town Centre (dealt with in Section 3). Enterprise development includes a broad range of economic and employment generating developments that rely on process-orientated activities to produce goods and services. It includes 'office-based industry' and knowledge, high technology and services based industry.

4.5.1 Ballingarrane Business, Science & Technology Campus

Ballingarrane Park is set in the heart of a 300 acre estate on the outskirts of the town of Clonmel and offers a unique location for Biotechnology, Pharmaceutical, Information Technology, Indigenous and Professional Services companies to grow and develop in an inspiring environment. Ballingarrane Park provides a large canvas on which to sketch a vision of business working with the local third level provider, Limerick Institute of Technology, Tipperary who intend locating their R&D campus to a landmark site on the Science & Technology Park. The Park is fully serviced by recent infrastructure including road, water supply, surface water, wastewater, gas, and telecoms including broadband.

Employment and research functions will be clean industries (both in terms of appearance and emissions) which may include a further strengthening of the healthcare/pharmaceutical cluster already in existence at Ardgeeha on the Cashel Road (there are potential future linkages between Ballingarrane Park and the existing employment uses at Ardgeeha).

Proposed uses on the Park (zoned for Strategic Employment) must be compatible and complimentary of the high environmental and amenity qualities of the Park, must be of high quality contemporary architecture (promoting renewable energy and other “green” technologies) and suitable for integration into a campus style layout utilising the existing levels and topography of the land with a high quality landscape plan (promoting native planting) promoting recreation and permeability for pedestrians and cyclists. The provision of dedicated recreational facilities for leisure/amenity purposes will be encouraged where they compliment the proposed uses and are available to the wider public. The overall development of Ballingarrane Park will include a central parkland and a linear park along the Boulic Stream.

Policy ECON 1: Ballingarrane Business, Science & Technology Campus

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.

4.5.2 Light and General Industry

It is important to retain existing traditional industry based development and also to expand this where appropriate. The industrial zonings set out in Map 1 allow for industrial and a range of related uses such as logistics development, manufacturing and warehousing. The locations of the undeveloped industrial zoned lands adjoining existing industry. This is to facilitate the expansion of existing industry and/or the clustering of new industry with existing which may provide for the development of business networking or linkages between industries.

4.5.3 SME Development

The development of small-medium scale commercial enterprises with long term employment potential are important to the future development of Clonmel and such development is encouraged within the town (see Section 3). Small-medium enterprises may include manufacturing, repairs, distribution, wholesale, open storage and transport operating centres type activities. The Plan identifies the existing lands at Ard Gaoithe and Carrigeen for the development of SME's. It is important that the development of these lands includes for a range of plot/units sizes to meet differing enterprise tenures.

The undeveloped lands adjacent to and north of the Clonmel Rail line offer potential for the development of a logistics, warehousing and freight depot linked with the development of the rail station and rail line for freight/goods transport use. These lands are considered suitable for the development of additional short and long term parking for rail passengers. These proposals should be considered to maximise the strategic potential of the rail station and rail line and promote its increased use for passenger and goods transport.

4.5.4 Offices

The Plan recognises the benefit that commercial office development can have on the town centre area and considers the appropriate location for new office development to be within the town centre area, where possible. Dedicated offices development that form and ancillary part of a large high tech enterprise, ICT or administration centre can be considered in the Ballingarrane campus.

Policy ECON 2: Zoning of land for Industry

It is the policy of the Council to provide for and encourage the development of industries, SME's and offices at appropriate locations in the plan area.

4.5.5 Non-Conforming Uses

Use types that do not conform to the zoning designation of the area are called non-conforming uses, and many examples exist within the Plan area, as the town expands some older uses will become non-conforming as land categorisation or zoning changes. The expansion of existing minority residential/commercial/employment uses will be allowed where such use contributes to the economic and social well being of the area as a whole and does not inhibit the development of adjoining lands in conformance with the land use zoning designation. Where the continued expansion/operation of such uses is incompatible with the predominant land use zoning of the area, they will be encouraged to relocate to more suitably zoned lands.

Policy ECON 3: Non-Conforming Uses

Where commercial/employment/industrial enterprises exist as non-conforming but long established use, it is the policy of the Council to facilitate their continued operation where appropriate. Where such uses have ceased, the Council will generally only consider redevelopment for new uses that conform with the land use zoning for the area.

4.5.6 Prevention of Major Accident

Guidance in relation to the prevention of major accidents is set out in Directive 96/82/EC, superseded by the European Communities (Control of Major Accident Hazards Involving Dangerous Substances) Regulations, 2000 (SI 476 of 2000) and by the Planning and Development Regulations, 2001 (SI No 600 of 2001). The Directive defines major-accident hazard sites (COMAH sites) as those that store or could generate quantities of dangerous substances in excess of specified thresholds. The Directive seeks to prevent major industrial accidents, limiting the consequences of accidents on people and the environment, imposing obligations on operators and requiring Member States to place restrictions on development in the vicinity of COMAH sites.

Land use provision must take account of the need to maintain appropriate distances between major accident hazard establishments and residential areas, buildings and areas of public use, major transport routes as far as possible, recreational areas and areas of particular natural sensitivity or interest, and in the case of existing establishments, of the need for additional technical measures so as not to increase the risks to people. The nearest COMAH site to the Plan area is at Ballydine, Kilsheelan.

Policy ECON 4: Prevention of Major Accidents

The Council, in assessing applications for new development, expansion of existing development involving hazardous substances, or other proposed developments located within designated consultation areas, will have regard to:

The Major Accidents Directive (Seveso II);

Potential adverse impacts on public health and safety;

The requirements of the Health and Safety Authority (HSA)

The need to maintain appropriate safe distances between residential areas, areas of public use and areas of particular natural sensitivity.

4.6 Tourism

Clonmel has an enviable location in the valley of the River Suir and with the Comeragh Mountains to the south and Slievenamon to the east the town is provided with a wonderful backdrop.

Clonmel's medieval history can still be found in the built heritage of the town (see Section 7 for more details) along with examples of period architecture reflecting different architectural eras. The town has prospered due to its riverside location and the substantial trade and commerce that occurred on the quaysides and notably Ireland's first overland public transport system was started in Clonmel by one time Mayor Charles Bianconi, whose initial horse drawn coaches connected Clonmel to Waterford before a nationwide expansion.

Clonmel has all the facilities expected for a town of its size including opportunities for recreation, sport and leisure and offers a perfect base for the exploration of the landscapes beyond. The town offers six hotels (ranging from 2 to 4 stars) and 12 Guesthouses/B&B's for the visitor to explore the variety of tourist attractions on offer. The Clonmel area requires a high quality hotel with associated conference and tourism product facilities and this is provided for specifically at Marfield.



Figure 4.1: Welcome sign to the west of the Town

The policies contained in this Plan will continue to assist the improvement of the tourism product on offer in the town and the Council will continue to advocate the provision of quality tourist accommodation in the town, actively engage with tourist product providers to market and promote Clonmel as a tourism destination and continue to improve signage and the approaches to Clonmel.²⁵

Policy ECON 5: Tourism Development

It is a policy of the Council to co-operate with appropriate agencies in promoting tourism and securing the sustainable development of tourist based enterprise and facilities in the town and to encourage the development of a range of quality tourism accommodation, facilities and attractions within the Town.

4.7 Agricultural Environs of Clonmel

It is essential that the integrity of the open countryside around Clonmel is preserved so as to provide for the co-ordinated and orderly growth of these lands in the environs of Clonmel at a

²⁵ Marfield Local Area Plan 2012

future date. It is important that the development of these lands is controlled in order that the town can expand outwards in a comprehensive and co-ordinated manner. Agricultural practices should be capable of operating without inhibition from sporadic and unnecessary development and farming practices in the environs will be supported and land banks protected to provide for the growth of the town centre over time.

Agricultural diversification and certain types of rural enterprises may have a role to play in the environs. Such enterprises may be considered on lands zoned Environs, where there is a proven need for the development to be located in the open countryside and where the scale and nature of the activity is appropriate to the location, sympathetic to the surrounding area and does not degrade amenity.

Policy ECON 6: Agriculture

It is the policy of the Council to protect the viability of farms and best quality land for agriculture and related uses. Proposals that are considered to have a negative impact on the viability of existing farms will not be favourably considered.

4.8 Specific Economy, Employment & Education Actions

- E1 The Council will continue to progress the Economic Development Initiatives set out in Section 4.4 above.
- E2 The Planning Authority will encourage and facilitate the provision of high quality overnight accommodation choices within the Plan area.
- E3 The Council will continue to improve of the general appearance of Clonmel including new/improved signage, amenity and planting on the main approach roads to Clonmel.
- E4 The Council will seek to provide additional parking facilities for tourist buses at an accessible locations in/or adjacent to the town centre.
- E5 The Council will continue to work with the relevant stakeholders and support opportunities to package and market tourism products and bundles, to support the Tourism Information Office and the festivals in Clonmel that showcase the town and improve footfall/visitor numbers.

5.0 Infrastructure

The existing infrastructure in the Plan area includes the road network, pedestrian and cycling facilities, the rail network, water supply, sewers, energy sources, and telecommunications etc. These are all considered assets and must be treated as such and continually monitored and improved upon to meet and anticipate the demand of the users of each element of infrastructure.

As Clonmel is targeted as a growth centre in the National, Regional and County plans, the infrastructural base to support the anticipated growth must be provided in line with development. The continued improvement of our infrastructural assets will ensure that Clonmel is well placed to compete for investment and provide quality facilities for its citizens.

Theme 3 *Enhance existing infrastructure and provide for the identification of new opportunities to improve the infrastructural assets of Clonmel and its environs to ensure Clonmel is well positioned to compete for new investment and the anticipated population growth.*

5.1 Transport

5.1.1 Land Use and Transport Planning

Clonmel is located on the Waterford to Limerick National Transport Corridor (as defined by the NSS) in close proximity to the Dublin to Cork Corridor (with the M8 interchanges at Cahir and Cashel) along with its National Rail links to the cities of Dublin, Cork, Limerick and Waterford. The N24 is critical to the economic vitality of Clonmel as the key transport artery for goods and passengers from Clonmel and as such its free-flow and carrying capacity must be protected.

The construction of the N24 by-pass of the town is considered necessary to alleviate traffic congestion, manage traffic circulation and enhance pedestrian movements. The preferred route for the N24 by-pass is provided for under the N24 Re-Alignment Programme and has been identified on Map 2, however, no funding has yet been identified for this project and an estimated delivery date for the project is between 2020 and 2026.

The Sustainable Transport Strategy for South Tipperary 2012 promotes the use of sustainable transport systems using a combination of each of the relevant transport modes including walking, cycling, motorised vehicles and rail in the Plan area.

5.1.2 N24 & Traffic Congestion

The delivery of the N24 Clonmel by-pass is now likely to be in the medium term and is dependent on the required funding being allocated. Notwithstanding the delayed delivery of the by-pass, the future growth of Clonmel requires measures to reduce local congestion apparent on the N24 especially at peak traffic times. Such measures include;

- N24 Footway and Cycle Track to be provided along the Frank Drohan Road²⁶. The track will extend for 2km along the N24 and link the Cahir Road Roundabout at Ballingarrane to the Heywood Road.
- Examine junction capacities on the N24 with a view to ensuring any required improvements/upgrades occur in line with benefitting development.
- Provide multi-modal routes as part of development as set out on Map 2.
- Identify South Tipperary County Council and Clonmel Borough Council as willing partners in the development of improved cycle and pedestrian facilities with the objective being the development of Clonmel as a cycle and pedestrian friendly town.
- Create and/or enhance cycle facilities that link key destinations in and around the town of Clonmel. It is envisaged that improved dedicated cycle facilities will be provided on the approach roads to the town i.e. Cashel Rd, Fethard Rd and the Waterford Rd. For built up areas, there is potential for a shared (cycle and motorised vehicle) approach to mobility where traffic speeds are lower and it is not possible to provide dedicated cycle lanes.
- Recognise the strategic importance of the rail service and the opportunity for the rail/bus station to act as a central transport terminal for Clonmel.

In support of NRA policy the Council will ensure that the carrying capacity of the N24 is protected and the reservation corridor of the N24 Realignment, which is to be a 2-plus-2 lane carriageway, is retained free from development.

Policy INF 1: Carrying Capacity of the N24

The Council will ensure that the carrying capacity and the strategic transport function of the N24 and the N76 is protected and access to the national road network will be managed in accordance with the provisions of the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012). Planning Applications for significant development proposals will be required to be supported by a Traffic and Transport Assessment and a Road Safety Audit to ensure that the additional traffic produced can be accommodated.

Policy INF 2: Protection of Reservation Corridor for the Re-alignment of the N24

It is the Policy of the Council to ensure that the reservation corridor for the proposed N24 by-pass of Clonmel remains free from development and the Council will support NRA road development proposals in the interest of improved traffic capacity and movements for the town.

5.1.3 Traffic Management Plan

Clonmel Borough Council prepared a Traffic Management Plan in 2006 for the Town Centre. The implementation of this Plan was postponed to allow for the Clonmel Flood Relief Works to be carried out in advance. Now that those works are complete, it is the intention of the Council to commence the implementation of the Plan in conjunction with public realm works to improve traffic movements and the visual quality of the centre of Clonmel.

²⁶ Section of the N24 serving as the Clonmel Inner Relief Road.

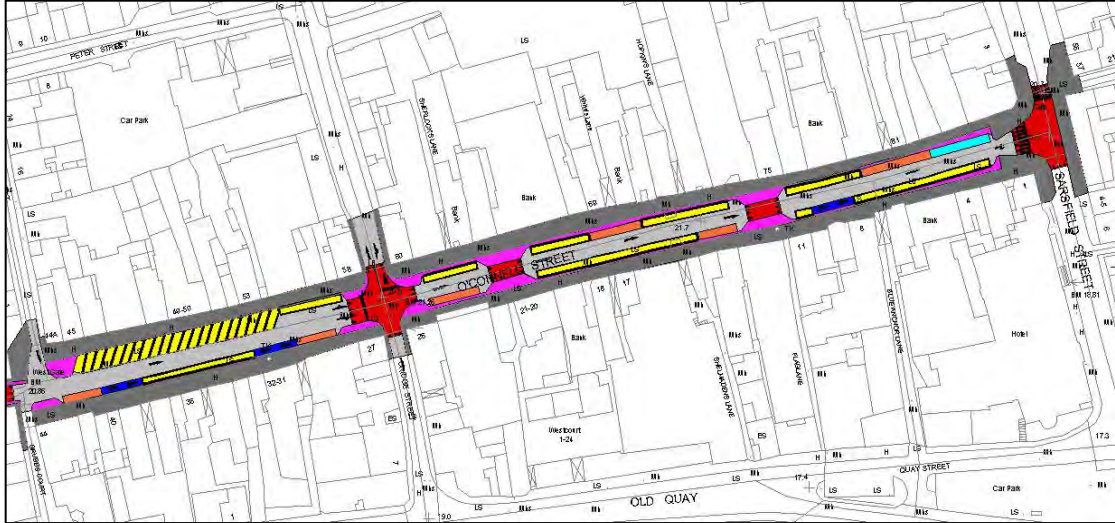


Figure 5.1: Extract from Traffic Management Plan²⁷

5.1.4 Pedestrian/Cycle Routes & Mobility Management Plan

The compact nature of Clonmel provides opportunities to offer alternatives to the use of private cars as a means of transport. The preferred routes for pedestrians and cyclists are from the residential areas to and from places of employment, educational establishments, clubs and recreational facilities and the town centre. The area of the town located within the area bounded by the N24 inner relief route is almost all within 2km of the centre (see Figure 5.2 on Page 40). It is the objective of the Council to improve pedestrian and cycling facilities within the town and especially on the routes between key employment and residential areas outside of the N24 and the town centre.

²⁷ O'Connell Street element of Traffic Management Plan 2006

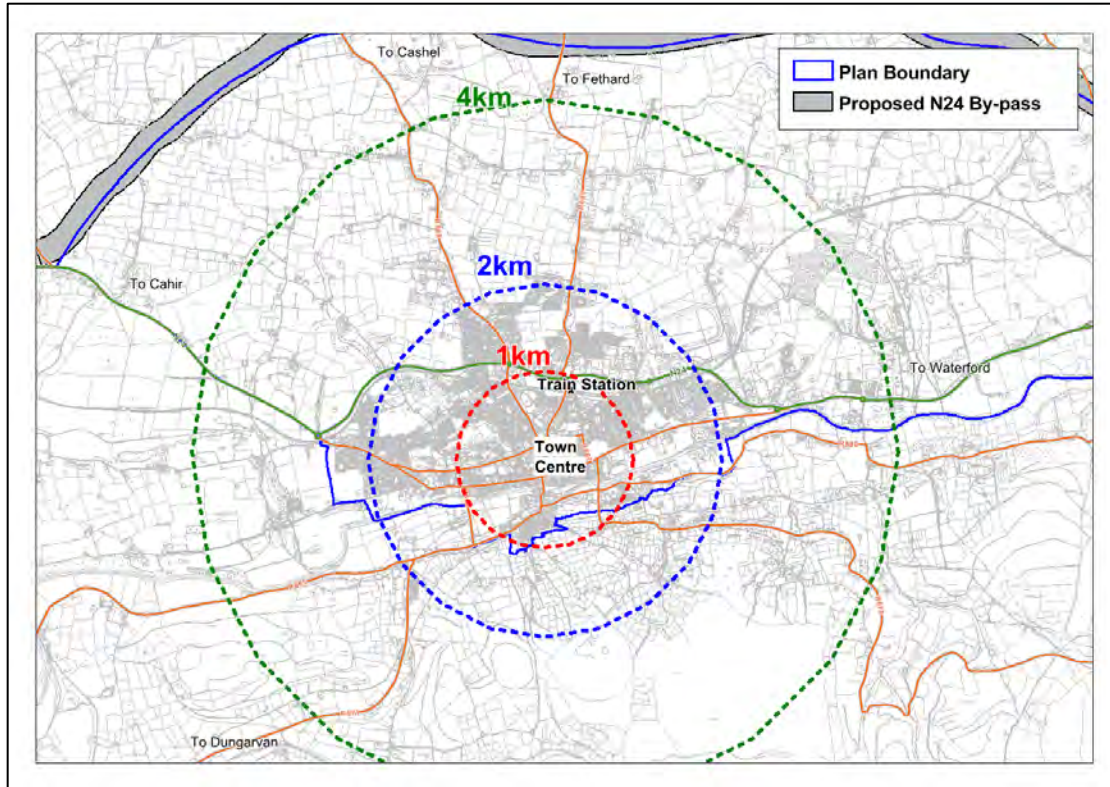


Figure 5.2: Potential for Mobility within Clonmel Town²⁸

The Council is preparing a Pedestrian and Cycle Strategy for Clonmel and intend to seek additional funding under the Smarter Travel Programme and other available sources of funding for the implementation of the strategy and the realisation of new and improved facilities for pedestrians and cyclists.

Policy INF 3: Pedestrian/Cycle Infrastructure

It is the policy of the Council to provide for the improvement of facilities for pedestrians, cyclists and those with special mobility requirements as opportunities arise and to require that all new development proposals provide for associated infrastructure and facilities where appropriate and as part of the development.

5.1.5 Radial Interconnector Routes and Vehicular River Crossing

The continued growth of Clonmel requires the provision of additional road networks as part of new development. Map 2 illustrates the location of new junctions, junctions requiring improvement and new routes. It will be a requirement of new developments in proximity to and/or benefiting from these junctions to bring junctions and/or interconnecting roads to distributor road standard (incorporating pedestrian and cyclist routes) on the proposed site for the full extent of the site bringing the infrastructure and associated services up to the boundary for the adjacent landholding to connect to at the appropriate time.

²⁸ Source: Sustainable Transport Strategy for South Tipperary 2012 – amended image.

In order to provide for the possible future development to the south of Clonmel off Coleville Road both in Co. Tipperary and in Co. Waterford, it will be a requirement to deliver a vehicular river crossing linking the Coleville Road area to the Moangarriff Roundabout junction prior to the occupation of the 250th residential unit. The bridge crossing will be subject to Strategic Environmental Assessment and Appropriate Assessment screening at project level. The requirement for this bridge crossing is incorporated in the Waterford County Development Plan 2013-2017.

Policy INF 4: Protection of Reservation Corridors

It is the Policy of the Council to ensure that the proposed interconnector routes to the north and east of Clonmel and the new vehicular bridge linking lands east and south of Clonmel are provided for as part of new developments and completed to benefit new developments in a timely fashion. Lands required to facilitate these road infrastructures will be kept free from development.

5.1.6 Integrated Public Transport

Clonmel is at the centre of a very strong bus network in the county and is serviced by Bus Éireann and a number of other key regional bus operators to a number of destinations around Ireland. In addition, there is a local town bus-service and the 'Ring-a-Link' rural transport scheme which provides a return service from Clonmel to a number of villages in the hinterlands.



Figure 5.3 Clonmel Rail and Bus Station

Clonmel Train and Bus Station offers train connections to Limerick and Waterford running daily and offering connections at Limerick to Ennis and Galway, at Limerick Junction to the Cork-Dublin line and at Waterford to the Waterford-Dublin line, Bus Éireann services also use the station as the main terminal for Clonmel. The station is within walking distance of the town centre and has some on-site car parking facilities.

There is a need for a more centralised and integrated approach to transport facilities and services in order to enhance passenger services including the development of Clonmel Rail Station as a central terminal for bus and rail services, the development of park and ride facilities at Clonmel rail station, the identification of formal bus-stop locations throughout the town and the development of standardised signage. The Council will engage with transport providers with a view to improving and integrating the public transport service available to service Clonmel and its hinterlands.

The Council will continue to engage with Irish Rail, Bus Éireann and other agencies to improve passenger facilities at the railway station and passenger rail/bus services including advocating increased and improved services to meet the needs of potential users with particular attention on commuters. Where possible, the Council will promote the railway station within the town in terms of signage and through the improvement of links to the station and will encourage freight activity to avail of Clonmel Railway Station.

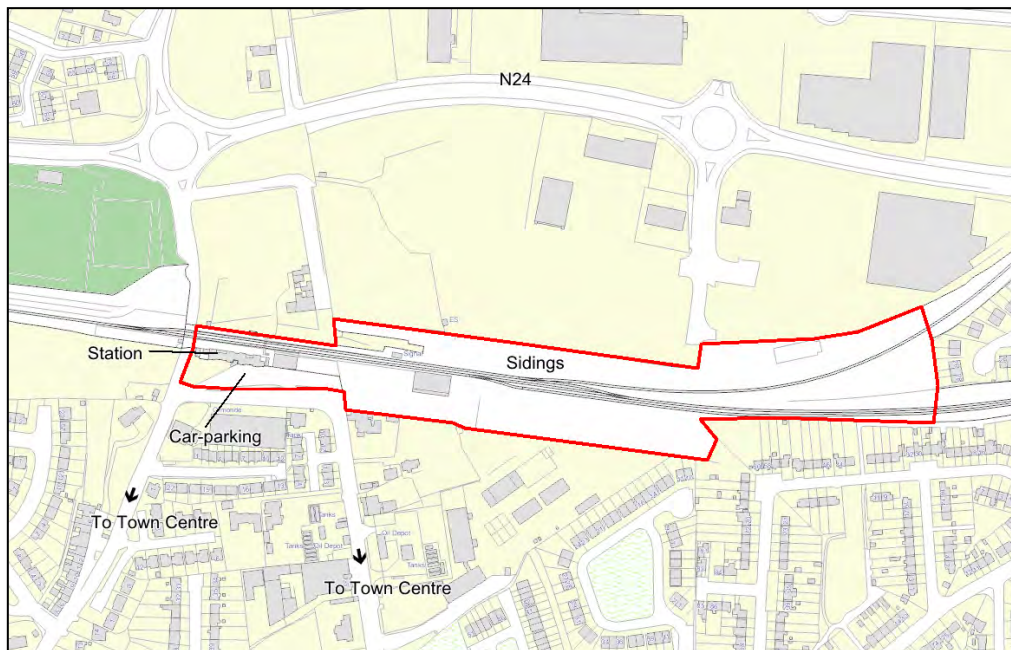


Figure 5.4 Clonmel Railway Station

Policy INF 5: Clonmel Train and Bus Station

It is a policy of the Council to promote the development of the Clonmel Train and Bus Stations to fulfil their combined role as a transport terminal and to ensure that land adjacent to Clonmel Railway Station and the Railway Line Corridor is protected for potential expansion of the rail network and uses that would compliment and benefit from the strategic location of this area.

5.2 Drinking Water

Clonmel currently receives its water supply from three water supply schemes; Glenary, Poulavanogue and Monroe.

The Glenary Water Treatment Plant (WTP) was constructed in 1964. Raw water is abstracted from the Glenary River, an upland river and fed by gravity to the Treatment Plant. The WTP is a conventional surface water treatment plant incorporating chemical coagulation, settlement tanks, rapid gravity filters, chlorination and fluoridation. There are two outlet pipes from the WTP. One pipe feeds into Ardnagassaun Reservoir (capacity 4500cu m) and the other pipe feeds directly into supply. The Glenary Scheme serves the areas east and west of the town.

The main source of raw water for the Poulavanogue Water Treatment Plant is the Lyranearla River and is supplemented by Nugents stream and Boola River during periods of low flow. The WTP has been in operation since 1933. Treatment is by Slow Sand Filtration followed by chlorination and fluoridation. The upland source is vulnerable to rapid colour change. The WTP is unable to remove colour. The Ragwell Reservoir (capacity 2200m³) previously provided storage for the Poulavanogue Scheme. This reservoir was taken out of commission as a result of excessive leakage. The Poulavanogue Scheme currently supplies the town centre area and Davis Road area.

Glenary and Poulavanogue Water Supply Schemes rely on upland rivers for raw water abstraction. Issues with supply can occur during periods of dry weather when river yield is low.

The Monroe supply is from groundwater borehole sources located north of Clonmel. There are boreholes at Monroe, Caherclough North and a third borehole was commissioned at Carrigawillin in late 2012. The water is classified as hard water. The scheme supplies all areas of Clonmel north of Frank Drohan Road (N24) with the exception of the Powerstown area. The chlorinated supply was installed and commissioned as advance works under the Clonmel Town & Rural Water Supply Scheme.

The primary objective of the *Clonmel Town & Rural Water Supply Scheme* is to achieve a sustainable improvement in the Clonmel Borough WSS, Clonmel Regional WSS and the Ardfinnan WSS in terms of quality, quantity and reliability. The *Clonmel Town & Rural Water Supply Scheme* is included in the current WSIP 2010-2012 as a *Scheme at Planning*. It is anticipated that the Water Abstraction process, the Planning process and land acquisition of the sites for infrastructure will be completed by 2013 and thereafter will be progressed to construction, subject to Departmental approval and funding.

The scheme aims to reduce reliance on Poulavanogue as a source of raw water, retain the existing Glenary source and to develop the River Suir as a new raw water source. The scheme also allows for the provision of increased storage as well as providing improved water treatment and an improved distribution network. Direct abstraction from the River Suir will provide security of supply and is designed to allow for disruptions in supply from other sources.

The proposed scheme will provide appropriate water treatment catering for current and future demand and will support development in the area.

Policy INF 6: Drinking Water

It is the policy of the Council to promote the standards and objectives of the South-eastern River Basin Management Plan and to facilitate and monitor the adequate provision, treatment and upgrading of the Water Supply Network in line with development. Proposals for development will be required to demonstrate that an appropriate and sustainable water supply is in place prior to occupation.

5.3 Wastewater Services

The Clonmel Waste Water Treatment Plant is a modern facility designed to cater for 80,000 population equivalent (pe) and at present is operating within capacity. The Plant discharges to the River Suir to the east of the town. While the current and projected population of Clonmel is well below the capacity of the plant, industries account for a significant allocation of the capacity. In the event that a large scale development is proposed in the town there is capacity for the Plant to be upgraded to cater for the increased loading.

Where the development of a single dwelling is proposed in the Open Countryside and at a considerable remove from the waste water service network, the Council will require the developer(s) to provide an onsite waste water treatment system, designed, installed and operated in compliance with Environmental Protection Agency (EPA) Codes of Practice in force at the time.

Policy INF 7: Wastewater

It is the policy of the Council to facilitate the provision, upgrading and maintenance of adequate and appropriate Waste Water Service Network in Clonmel to service new development and in assessing planning applications will require;

- (a) Proposed developments to comply with the detailed requirements of the Council including the River Basin Management Plan and the protection of the Lower River Suir cSAC and water status.
- (b) Proposed developments to connect to the public sewer where available.

5.4 Surface Water

The Council will require that surface water be disposed of, where possible, on site and drainage will be achieved by a combination of regulated discharge and source control where the objective is to improve the quality and reduce the quantity and the rate of discharge of surface water release to nearby rivers. Current best practice guidance on Sustainable Urban Drainage Systems is available from the Guidance Documents produced by the Greater Dublin Strategic Drainage Study (GSDSDS). A best practise recommendation for discharge of storm water is by way of shared "regional" rather than on-site systems. Similarly, surface water attenuation systems are recommended in place of underground storage of water in tanks. In this regard the Council would direct proposed applicants to the GSDSDS Policy Documents and the Drainage Code of Practice as well as the website www.irishsuds.com for further detailed information. All proposals for surface water discharge to groundwater shall comply with the regulations of EPA document Policy and Practice for the Protection of Groundwater (1998) and any review thereof.

Sites for proposed development greater than 0.5 hectares will be required to consider surface water as part of a site specific flood risk assessment. Greenfield development proposals will be required to demonstrate post-development discharge from run-off to be no greater than 'greenfield' run-off rates.

The Council also recognises the benefits of harvesting rainwater for reuse within larger developments and individual dwellings. While there is no provision for these systems in the current building regulations, the Council, in granting permission, will encourage the use of rainwater harvesting in new developments and, where appropriate will seek design solutions that provide for collection, recycling and reuse of surface water to meet the non-potable needs of the proposed development.

Policy INF 8: Surface Water Management

The Council will seek the implementation of rainwater harvesting, SUDS and best practice guidance for the collection and reuse or disposal and treatment of surface water reflective of the scale of development. Such systems will be required to conserve water, protect water quality and regulate the rate of surface water runoff so as not to cause or exacerbate flooding on the relevant site or elsewhere.

5.5 Renewable Energy

Renewable energy is any naturally occurring, theoretically inexhaustible source of energy such as sunlight, wind, rain, tides, waves, wood fuels, bio fuels, anaerobic digestion, landfill gas and geothermal heat which is not derived from fossil or nuclear fuel. The Government White Paper “Delivering a Sustainable Energy Future for Ireland” sets out the energy policy framework 2007-2020 to deliver a sustainable energy future for Ireland. Issues contained within the White Paper include:

- National security of energy supply;
- Development & implementation of a National Energy Efficiency Action Plan
- Implementation & operation of an All-Ireland energy market;
- Targets of 15% electrical consumption by 2010 & 33% of electrical generation by 2020 to come from renewable energy technologies
- Limiting Ireland’s relative dependency on Natural Gas for power generation to approximately 50% by 2020;
- Extension to the Gas & Electrical distribution Network; and
- Develop & implement a Bio Energy Action Plan for Ireland.

Policy INF 9: Renewable Energy

It is the policy of the Council to facilitate and encourage sustainable development proposals for alternative energy sources and energy efficient technologies.

5.6 Access to Natural Gas and Electricity Supply Networks

Clonmel is supplied with natural gas through the Bord Gáis network and there is an extensive local electrical network of 38KV and 10KV power lines serviced by 38KV and 10KV substations. In turn, these are connected to the 110KV electrical power line at 110KV substation at Clonmel Rd, Cahir approximately 10km to the west of Clonmel. The substation at Cahir has <10MW capability for additional demand and this will be increased to 70MW by 2018. This represents a very significant level of available electrical capacity in South Tipperary and will ensure that new industries in the area will be catered for up to 2018 and beyond.

EirGrid has identified a requirement to facilitate an additional 506MW by 2023²⁹ to the National Grid in an area called H1 (includes Clonmel and most of South Tipperary) and EirGrid has proposed to construct a 400 KV Alternating Current (AC) overhead line linking Cork and Kildare via Wexford to provide for the power needs of the south east and especially to cater for the increased power loads that will be generated as a result of increased power generation (e.g. due to wind power) as part of the GridLink Project. This will provide security to the existing electrical supply in the south and east after energisation in 2020 and will supplement the network already in place. Grid Link will help to secure the power needs of Clonmel and the county into the future.

5.7 Small Scale Wind Energy Production

Auto producers can be defined as bodies / persons / companies that seek to develop small scale wind developments in order to meet their immediate energy requirements. Similarly, micro-renewables include non-commercial renewable energy development which provides electricity to a single end user. In assessing the suitability proposals for wind energy generation that require planning permission³⁰ the Council will have regard to the proper planning and sustainable development of the area and the Wind Energy Development Guidelines for Planning Authorities (DEHLG) 2006.

Policy INF 10: Auto-Producers of Wind Energy

It is the policy of the Council to facilitate, where appropriate, small scale wind energy development by auto producers/micro renewables where energy generated is required in order to meet the immediate needs of the development provided the following criteria are met:

- (i) The energy will be primarily generated to be used on the site;
- (ii) The impact of noise on nearby residents will not be significant;
- (iii) The visual impact on nearby residents and beyond the site will not be significant; and
- (iv) Shadow flicker will not impact on the amenity of nearby residents.

5.8 Telecommunications

The Council recognises the importance of a high quality telecommunications service for the economic and social development of Clonmel and the Council will seek to achieve a balance between facilitating the provision of mobile telecommunications services in the interests of social and economic progress and sustaining residential amenities and environmental quality.

Policy INF 11: Telecommunications

The Council will facilitate proposals for telecommunications masts, antennae and ancillary equipment where it can be established that the maximum telecommunication coverage is achieved with the minimal impact on the surrounding area save in the following locations;

- (i) At locations detrimental to views, prospects or vistas,
- (ii) Within significant views of national monuments or protected structures,
- (iii) In close proximity to schools, churches, crèches, community buildings, other public and amenity/conservation areas and residential areas.

²⁹ All-Island Transmission Forecast Statement 2012-2018

³⁰ The Planning and Development Regulations 2000-2013 provide exemptions from the need to apply for planning permission for certain wind energy proposals.

5.9 Access to Broadband

The Council recognises the importance of advanced communications as a key component for the economic development of Clonmel. There is a Metropolitan Area Network (MAN) available throughout the town. The Implementation of the National Broadband Plan for Ireland is welcomed and supported by this Plan and the development and provision of Broadband services benefiting Clonmel and its hinterland will be encouraged. The Council will also seek to address any obstacles in accessing broadband facilities by domestic and commercial properties.

Policy INF 12: Broadband

The Council will proactively work with key stakeholders to enhance broadband coverage and will facilitate the continued development of broadband infrastructure in the town in line with national and regional policies.

5.10 Waste Management

The main objectives of the Joint Waste Management Plan for the South East Region 2006 are focused on prevention, minimisation, reuse and recycling of waste, provision of a framework for the development and operation of waste infrastructure within the region and the application of the polluter pays principle. New waste management procedures as set out in A Resource Opportunity: Waste Management Policy in Ireland³¹ will result in a new waste management plan affecting the C & EDP area and any such plan will be supported.

Policy INF 13: Waste Management

It is the policy of the Council to promote the increased re-use and recycling of materials from all waste sources and to support the policy objectives of the Joint Waste Management Plan for the South East Region 2006 and any review thereof.

Policy INF 14: Polluter Pays

It is the policy of the Council to implement the 'polluter pays' principle with particular regard to industrial discharges and to implement the provisions of the various water pollution and environmental protection legislation and regulations.

5.11 Flood Risk Assessment

The Clonmel Flood Relief Scheme commenced in 2008 and saw the construction of defence walls, embankments, demountable defences, storm water sewers, pumping stations and a flood forecasting and warning system. The Flood Relief Scheme has just been completed (summer 2012) and now provides Clonmel with flood relief up to the 1 in 100 year flood level.

JBA Consultants have been retained to prepare a Strategic Flood Risk Assessment (SFRA) as part of the C & EDP and this SFRA has informed the Land Use Zoning Map and the standards and policies contained in this Plan. All development proposals will be required to comply with the recommendations set out under Section 7 of the Strategic Flood Risk Assessment (Volume

³¹ DEHLG 2012

2). Applications for sites in excess of 0.5ha will be required to be accompanied by a site specific flood risk assessment where the proposal is in an area at risk of flooding, adjoining same or where cumulative impacts may result in a flood risk elsewhere, in low lying areas and in areas adjacent to streams. Proposals for smaller sites should discuss the need for a site specific FRA with the Planning Section in advance of making an application.

The River Suir CFRMP³² (anticipated in 2015) will further inform management and mitigation options for flood risk and shall be referred to once available in assessing proposals for new development.

Policy INF 15: Flood Risk Assessment

The Planning Authority will require development proposals to have regard to the potential flood risk to the development itself and its impact for flood risk elsewhere. Applications shall have regard to “The Planning System and Flood Risk Management – Guidelines for Planning Authorities 2009” and comply with the recommendations of Section 7 of the C & EDP Strategic Flood Risk Assessment. The Council will consider new development within floodplains where it satisfies the justification test, as outlined in the Planning System and Flood Risk Management Guidelines for Planning Authorities. After the publication of the OPW River Suir Catchment Flood Risk Management Plan (expected to be 2016) and its associated Flood Risk Maps, the council will also apply the relevant findings and recommendation set out therein in assessing flood risk in the plan area. In the event of a conflict arising between the C & EDP Strategic Flood Risk Assessment and the OPW Flood Risk Maps, the recommendations of the OPW Flood Risk Maps will take precedent.

Policy INF 16: Protection of Floodplains and Wetlands

The council will support the protection and enhancement of floodplains and wetlands subject to flooding as vital green infrastructure which provides space for storage and conveyance of floodwater, enabling flood risk to be more effectively managed and reducing the need to provide flood defences in the future.

5.12 Specific Infrastructure Actions

- I 1 The Council will provide a footway and cycle track along the N24 for approximately 2km linking Cahir Road Roundabout at Ballingarrane to the Heywood Road.
- I 2 Create and/or enhance pedestrian and cycle facilities that link key destinations in and around the town of Clonmel as part of new development and/or as funding is available.
- I 3 The Council will seek to protect the existing rail infrastructure and to ensure that the Clonmel Rail and Bus Station and adjoining lands are maintained for appropriate rail development and complementary uses.

³² The OPW is the lead authority in the preparation of The River Suir Catchment Flood Risk Management Plan – see www.opw.ie

- I 4 The Council will promote the use of the train service by identifying the train station in new signage where appropriate and by improving links to the town centre when opportunities arise.
- I 5 The Council will seek the provision of necessary infrastructure including where appropriate upgrades to existing infrastructure to serve/benefit development lands as part of development.
- I 6 The Council will implement the 2006 Traffic Management Plan during the lifetime of this Plan subject to funding and in conjunction with public realm improvements.
- I 7 The Council will facilitate the connection of Powerstown National School to the public sewer.
- I 8 The Council will continue its water conservation and leak detection programme.
- I 9 The Council are committed to the implementation of on-going maintenance, evaluation of integrity and performance of flood defences during the lifetime of the Plan and this will take place in consultation with the relevant statutory agencies.
- I 10 The Council are committed to improving the surface water status for the area and support the objectives and measures for individual water bodies as set out in the South Eastern River Basin Management Plan (SERBMP) and associated Programme of Measures (POM).
- I 11 The Council intend to prepare a Climate Change Adaption Study (CCAS) during the lifetime of this Plan (subject to available resources) to inform the next review of the C&EDP in accordance with the forthcoming River Suir CFRAM and associated CCAS guidance from the OPW.

6.0 Housing

Clonmel as the County Town and a de-facto Hub is targeted for significant growth in National, Regional and County Plans and Strategies. Specifically, the South East Regional Planning Guidelines set out target population of 25,000 persons in 2022 and this is translated into the County Settlement Strategy³³. In order to fulfil its identified role as a growth centre, Clonmel needs to attract a population increase of 4,500 over the lifetime of this plan. In order to attract that population, not only does Clonmel need to provide education, employment, services, facilities and lifestyle amenities, the Town must also ensure that the provision of housing options in the Plan area meet the requirements of the future population and the changing needs of the existing population. This Plan provides for sufficient lands for new residential and mixed use purposes at a range of different densities and in a choice of locations and emphasises the need to provide associated facilities and infrastructure in line with development.

Theme 4 *Provide for the growth of Clonmel by identifying suitable locations for residential development and ensure that a range of quality residential accommodation can be provided to meet the needs of the future population at the same time as complimentary services and facilities.*

6.1 Residential Land Requirements

The projected population increase for Clonmel and Environs will require 154ha³⁴ ([as per Core Strategy Table](#)) of lands zoned for 'New Residential' use to compliment town centre residential development and undeveloped lands already zoned for new residential development in County Waterford adjacent to the Plan area (Refer to - Waterford County Development Plan 2013 - 2017 – Clonmel Environs³⁵). The methodology behind the zoning of lands for new residential development is set out in detail in Sections 8.3 and 9.0 of the Strategic Environmental Assessment. The Council will facilitate residential development on lands zoned for new residential use identified on the land use zoning map accompanying this Plan.

6.2 Housing Strategy

A critical objective of the County Housing Strategy is the provision of an adequate supply of social and affordable housing and to promote social integration. The County Housing Strategy has identified the continued need for 20% social and affordable housing as part of developments subject to Part V of the Planning and Development Acts 2000 - 2013. In assessing all planning applications that are subject to the provisions of Part V of the Planning and Development Acts the Planning Authority will consult with the Housing Authority to determine their specific requirements in respect of social and affordable housing. The Housing Authority will determine the rate of social / affordable housing on a case by case basis to ensure balanced communities and promote social inclusion.

³³ South Tipperary County Development Plan Variation No. 1

³⁴ 123ha in this Plan and approx 30ha undeveloped new residentially zoned land in Co. Waterford

³⁵ www.waterfordcoco.ie

Policy HSG 1: South Tipperary County Housing Strategy

It is the policy of the Council to support the implementation of the South Tipperary County Housing Strategy (and any future review thereof), as it applies to Clonmel & Environs when implementing local authority housing programmes and when assessing proposals for private residential development. The Council will facilitate the provision of appropriate residential accommodation to meet the needs of the community in a way that achieves social integration.

6.3 New Residential Development

This C & EDP aims to provide for high quality new residential development (including units that will attract executives and their families), on appropriately located sites providing a further housing option for property seekers and those wishing to trade up. This C and EDP has designated lands for new residential growth (see Map 1) and new residential lands are also identified adjacent to the Plan area in Waterford by Waterford County Council. The quantum of land at each location is listed below;

New Residential Lands				
Location	Area (ha)	Proposed Density³⁶	Average	No. of units
Cahir Road	8	18/ha (7/acre)		144
Glennconner	31	10/ha (4/acre)		310
Cashel Road	24.5	17/ha (7/acre)		416
Fethard Road	41.5	17/ha (7/acre)		705
Prior Park Road	1.5	20/ha (8/acre)		30
Davis Road	4	15/ha (6/acre)		60
Moangarriff	8	15/ha (6/acre)		120
Coleville Road	4.5	17/ha (7/acre)		77
Waterford County				530
Total	123			2,392

Policy HSG 2: New Residential Development

It is the policy of the Council to facilitate sustainable residential development on new residentially zoned lands subject to the policies and relevant criteria set out in this Plan being satisfied. Where Part V of the Planning and Development Acts 2000 – 2013 applies the application must also be supported by a Development Impact Assessment (DIA) (see Section 9).

Proposals for new residential development will be assessed on their merits; however, any new residential development shall adhere to the minimum requirements set out in Section 9. Lands accessed from the Fethard Road are identified as Master Plan lands on Map No. 6. In addition to the requirements for multi-unit residential developments set out in this Section and in Section 9 of this Plan, the lands included in the Master Plan designation are required to deliver for public use, the identified greenways, Local Equipped Areas of Play, required junction

³⁶ Every planning application shall be assessed on its individual merits and the reference to a proposed average density shall not prejudice the development of sites at lower or higher densities as appropriate to the individual site.

improvements along the Fethard Road and at the N24 (Cashel & Fethard Road junctions) and the interconnector route in accordance with Section 5.1.5 prior to the occupation of any new residential unit on these lands. In the interests of clarity, separate or joint master plans and planning applications can be submitted for lands west of the Fethard Road and lands east of the Fethard Road and same can be separately or jointly assessed.

6.4 Layout, Density and Design of New Residential Development

The successful integration of new housing development with its surrounding context is one of the most important elements in fostering sustainable neighbourhoods and sustainable patterns of movement. Residential development must have regard to the character of an area including adjoining development, landscape features, views, contours, archaeological features and local bio-diversity.

The extent to which new housing responds to its local context depends not only on the design of the houses themselves but also on the design of the open space, roads and footpaths and equally important, the linkages between new housing and:

- local facilities and community infrastructure;
- the public transport network;
- Greenways, walking and cycling routes and parks.

Residential development needs to have regard to the layout of the adjoining developments. Open spaces, between developments should complement each other and rear gardens should generally not back onto adjoining open space and roads, rather these spaces should be addressed by the development. These situations can provide opportunities for linkages between developments and complementary open spaces within the open space hierarchy.

There is a need to move away from the "sameness" of unit types on offer within any one development and developers will be encouraged to offer a range of unit styles, sizes and finishes (with a complementary palette) so as to create visual interest and a sense of individuality even within a single residential development. New development proposals must demonstrate that they have had regard to the Guidelines for Planning Authorities for Sustainable Residential Development in Urban Areas 2009.

Policy HSG 3: Urban Densities

It is the policy of the Council to encourage a range of densities and housing types and styles having regard to neighbouring developments, the urban form of the town and the objectives of proper planning and sustainable development in order to provide a balanced pattern of house types throughout the town and within developments.

6.4.1 Residential Amenity in New Residential Development

Local Areas for Play: LAPs are small areas (approximately 100sqm) of unserviced play space located within 1-minute walking time (60m) of houses. LAPs will be expected to be provided as part of new residential development on Greenfield sites.

Local Equipped Areas for Play: LEAPs are unsupervised play areas for 4-8 year old children located within 5-minutes walking time (240m) of houses. The area will provide at least five types of play equipment with seating for adults. The surface shall be of grass or rubber carpet. Fencing will allow supervision from nearby houses. The Council will require LEAPs to be provided at locations that are accessible by the wider community and as indicated on Map 6 of this Plan. Proposals for LEAPs will identify the method and timing of provision and include a management plan for the ongoing maintenance and insurance of the facility.

Policy HSG 4: Residential Amenity

It is the policy of the Council to seek the provision and suitable management of Local Area's for Play and Local Equipped Areas for Play in new residential developments in accordance with the criteria set out under Chapter 9 Development Management. All new residential development will be required to comply with the amenity/open space standards set out under Chapter 9 Development Management.

6.4.2 Mix of House Types

The creation of successful residential neighbourhoods is about the provision of opportunities for homes which respond to people's needs and which provide a framework where communities can become established and grow. Providing a mix of house types can create neighbourhoods for people of different ages and different lifestyles. This in turn can provide a number of important benefits such as;

- more sustainable use of community services;
- provide opportunities for 'lifetime communities' where people can move house without leaving a particular estate/locale
- increased social inclusion;
- more attractive residential development due to diversity of form.

Developments should also provide for the future proofing of individual dwellings within their individual plot i.e. to allow for residential units to respond to changing family circumstances.

6.4.3 Streets & Movement

The layout of any residential development needs to create spaces where the use of cars becomes secondary and where the street becomes part of the development's amenity area. The Council will encourage new development to be based on a network of spaces rather than a road based layout, a development in which roads play their part but are not dominant. In this regard the Council will also encourage the use of 'home zones'³⁷ in new residential development.

³⁷ Home Zones may consist of shared surfaces, indirect traffic routes, areas of planting and features to encourage the use of the street for amenity. These features allow for traffic calming and design features that are used to indicate to traffic, the entrance to a 'home zone'. 'Home zones' allow streets to become play and amenity areas and add to the character of residential areas.

As part of the layout and design of residential developments, regard is to be had to Map 2 and Section 5 which sets out the requirement for new and improved road junctions to service land for development. While the Council will accept applications for the development of individual landholdings, regard must be had to access, services and connections to adjoining lands and infrastructure to be designed accordingly.

6.5 Serviced Sites

The Planning Authorities are aware of the need to provide for people to upsize and to be able to build a house to their own design and layout on a larger site, yet within a reasonable distance of amenities such as schools, churches, sports facilities and shops etc. In conjunction with discouraging one off urban generated housing in the environs and/or the open countryside beyond the plan boundary, the Council will facilitate and encourage the development of suitably sited serviced sites on residentially zoned lands, subject to normal planning and environmental criteria being met.

Policy HSG 5: Serviced Sites

It is the policy of the Council to encourage and facilitate the development of serviced sites at appropriate locations within the Plan boundary.

6.6 Traveller Accommodation

The Traveller Accommodation Plan 2009 - 2013³⁸ states that it is the intention of the Council to refurbish the existing group housing scheme at Railway Cottages and provide additional group housing at the existing halting site at Heywood Road. It is the intention of this Plan to facilitate the measures set out under the Traveller Accommodation Plan as they relate to Clonmel and its Environs. The 2009 Plan is due for review in 2013 and where additional traveller accommodation is required / identified all housing support options will be explored. Traveller specific accommodation can be provided for at existing authorised traveller accommodation sites and/or on lands zoned for residential purposes.

Policy HSG 6: Traveller Accommodation

It is the policy of the Council to implement the provisions of the Traveller Accommodation Plan 2009 – 2013 or any review thereof in so far as it relates to the Development Plan area.

6.7 Neighbourhood Centres

Local shops and services located in neighbourhood centres, such as crèches, local scale shopping, medical centre/pharmacy etc perform an important function in residential areas. They can provide a valued service catering particularly for the daily or casual needs of nearby residents, those passing by, the less mobile (elderly and disabled etc) and those without access to a car. The Council will consider proposals aimed at meeting local retailing needs as and when required and has identified that the development of residential lands at Glenconnor Road and Cashel Road will require a neighbourhood centre for local shopping and services to be provided for as part of development (see map 6).

³⁸ See Implementation Measures - Chapter 8

Policy HSG 7: Neighbourhood Centres

It is the policy of the Council to ensure the provision of appropriate neighbourhood centres incorporating retail, service and community facilities in conjunction with new residential development where required and appropriate. Such Neighbourhood Centre type shops shall not compete with the town centre commercial role and will be assessed under the provisions of the Guidelines for Planning Authorities - Retail Planning 2012, the County Retail Strategy 2010 and any amendment thereof.

6.8 Childcare Facilities

There are currently 1,023³⁹ childcare places within the Plan area. There is capacity within the existing facilities to cater for additional numbers, particularly full day places which have in excess 100 spaces available. The Planning Authority will refer all planning applications involving the provision of childcare facilities to the County Childcare Committee for comment and regard is had to any comments received in assessing all new applications. Applications for new childcare facilities will be considered having regard to the level and types already provided for in the Plan area.

Policy HSG 8: Childcare Facilities

The Council will support the provision of high quality, affordable childcare facilities at easily accessible central locations in association with housing and other development in compliance with the County Childcare Strategy and the Childcare Facilities Guidelines for Planning Authorities 2001(DEHLG) or any amendments thereto.

6.9 Nursing Homes & Retirement Villages

There are currently two nursing homes operating within the Plan area (Melview and Cottage Nursing Homes) with a bed capacity of 82 and just outside the Plan area is Rathkeevan Nursing home with a further 60 bed facility. In order to cater adequately for an ageing population, the Council has identified that the development of nursing homes and retirement homes will be a feature of future development in Clonmel and these facilities will be accommodated on lands zoned for residential and/or town centre purposes where all other relevant policies and objectives are satisfied.

Policy HSG 9: Nursing Homes/Retirement Villages

It is the policy of the Council to encourage and facilitate the sustainable development of nursing homes and retirement villages on appropriately zoned land. All proposals will comply with the Development Management Standards set out in Section 9.

6.10 Individual Houses in the Environs

The lands zoned as "Environs" within the boundary of the C & EDP Plan is considered to be a 'pressure area' for development and the purpose of this land is to allow for the continuation of rural/ agricultural practices but also to safeguard this land for the future expansion of Clonmel

³⁹ Information received from the South Tipperary County Childcare Committee in July 2012 indicate that capacity at July 2012 is 319 Full day, 213 part day, 397 sessional and 94 after school places

in a co-ordinated and orderly fashion at appropriate periods. The Council will facilitate the development of individual houses on lands zoned Environs within the Plan boundary providing that the future use of this land to service the needs of a growing Clonmel is not compromised or prejudiced and that applicants satisfy Policy HSG 10. In accordance with the DoECLG Spatial Planning and National Roads Guidelines, applicants should avoid the creation of any additional access points or increased traffic from existing accesses to national roads to which speed limits greater than 60km/h apply. Planning applicants will be required to include details of all future proposed residential development on the landholding and in assessing such planning applications the Planning Authority will have regard to ribbon development in the vicinity.

Policy HSG 10: Individual Houses in the Environs

It is the policy of this Council to facilitate individual houses on lands zoned Environs where the proposal is for an individual house and the applicant can demonstrate eligibility under the following criteria;

- (a) the application is being made by a farmer of the land or a direct descendent⁴⁰ of a farmer of the land and
- (b) the house is for that persons own use; and
- (c) the applicant has a housing need; and
- (d) the house design, siting and layout is in accordance with the Rural Design Guide for Individual Houses in the Countryside⁴¹ and
- (e) the proposed development will not prejudice the potential future development of the landholding; and
- (f) the proposed development is not in an area at risk of flooding.
- (g) the waste water treatment discharge and surface water runoff shall be demonstrated to be sufficient to avoid deterioration in river water quality for houses located near to the River Suir

⁴⁰ Son, daughter or one special niece/nephew or grandchild

⁴¹ Available as a standalone document and adopted as Appendix 4 of the South Tipperary County Development Plan 2009-2015

7.0 Built and Natural Heritage, Amenity and Recreation

Clonmel is situated in the valley and on the banks of the River Suir in the northern foothills of the Comeragh Mountains and to the south west of Slievenamon. These natural assets provide a striking backdrop on approaches to, from and within Clonmel. The town has a rich heritage dating back to medieval times and remnants of architecture and archaeology can be found throughout the town reflecting the town's history including its defences, military, industrial, social and sporting history. Opportunities exist for Clonmel to develop its tourism product based on these heritage and amenity assets.

Theme 5 *Identify and promote the natural, built and cultural assets of Clonmel for the benefit of residents, visitors and businesses as well as future generations.*

7.1 Architectural Heritage

7.1.1 Protected Structures

The Planning and Development Acts 2000-2013 afford protection to buildings and groups of buildings, including townscapes, of special architectural, historical, archaeological, artistic, scientific, social or technical interest. In relation to a protected structure or proposed protected structure, the term 'structure' includes the interior of the structure, the land lying within the curtilage of the structure, any other significant structures lying within that curtilage and their interior, and all fixtures and features which form part of the interior or exterior of that structure. The protection also extends to any features specified as being in the attendant grounds.

When considering proposals for works to a protected structure or proposed protected structure, the Council will have regard to the Architectural Heritage Protection Guidelines for Planning Authorities 2004 (DEHLG) and the Architectural Heritage Protection for Places of Public Worship Guidelines for Planning Authorities 2003 (DEHLG) which set out best practise conservation principles. The Record of Protected Structures (RPS) for the Plan area is illustrated on Map 3 and 3A and the Record of Protected Structures is set out in Appendix 2.

Policy AH 1: Protected Structures

It is the policy of the Council to conserve and protect buildings, structures and sites contained in the RPS that are of special interest and to ensure any development is appropriate and sensitively undertaken. In assessing development proposals the Council will, where applicable, have regard to the Architectural Heritage Protection Guidelines for Planning Authorities and any relevant Conservation and Management Plans. The Council, will proactively work with developers/applicants to facilitate the appropriate reuse/redevelopment of Protected Structures. The Planning Authority will resist;

- (a) Demolition of protected structures, in whole or part,
- (b) Removal or modification of features of architectural importance,
- (c) Development that would adversely affect the setting of a protected structure

7.1.2 Architectural Conservation Areas

The Architectural Conservation Areas (ACA) are outlined in Map 3A and in Figure 7.1 below. The ACAs were identified due to the quality and cohesiveness of the building forms and townscape features. The ACAs have historic character and quality that warrants protection. The Council considers that the protection of the historic townscape within these areas is a critical element in the successful regeneration of the town as an attractive retail, tourism and heritage product, but also acknowledges that many of the buildings, frontages and open spaces in the town require improvements and visual enhancement.

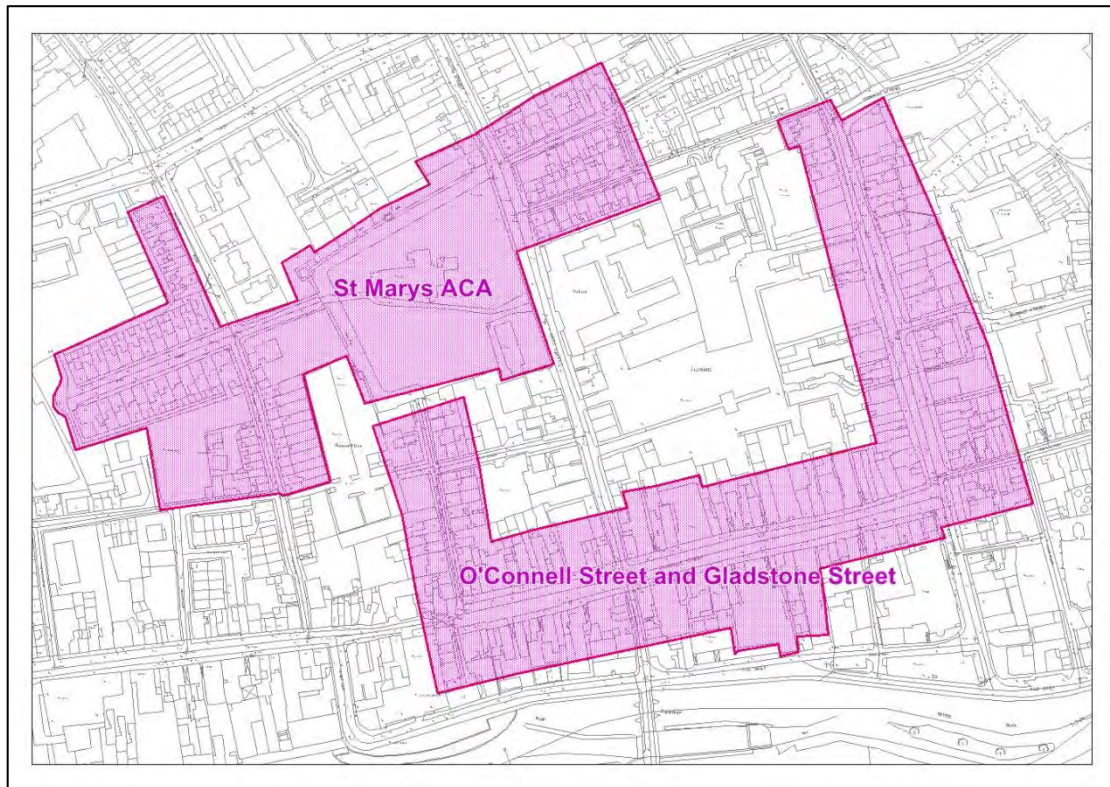


Figure 7.1 ACAs

Old St. Mary's ACA

Old St. Mary's Church forms an axis around which a distinctive residential area has been formed on Anne Street, Wolfe Tone Street, Gordon Place, Grattan Place, Mary Street (part of), Morton Street and William Street (part of). Several of the streets in the area were laid out in relation to the church, date from the early 19th Century and are two or three storey in height. A number of these streets terminate with gates adjoining the grounds of the church. It is the layout, design, character and form that are of particular interest in this area.

O'Connell Street and Gladstone Street ACA

This ACA contains fine terraces of three/four storey buildings that relate to the focus of the Main Guard building at the axis of the two principle streets and the West Gate at the western end. The distinctive townscape within this ACA contains numerous buildings of social, cultural, historical and architectural interest. The facades, coach arches and laneways are additional features of the area which should be incorporated into new developments.

ACA Statement

In an ACA, the carrying out of works to the exterior of a structure will be exempted development only if these works would not materially affect the character of the area excluding maintenance and repair works which are carried out sensitively. Furthermore works must be consistent with the appearance of the structure itself and neighbouring structures. Owners of buildings within the ACA should consult with the Planning Authority prior to carrying out works and the following principles should apply;

- Sensitivity is required in the design of buildings or extensions within an ACA
- Conversion/adaptation of an existing property should be considered before the need to demolish and replace. Older buildings can be successfully adapted to new uses and conversion can make good economic sense.
- Extensions/alterations should complement the existing building but allow for the clear distinction between “old” and “new”. The extension may be required to be subordinate in scale and in a form that allows the identity and character of the original structure to be retained. Important architectural details should be conserved and protected, including stone walls, iron railings, sash windows and moulded plasterwork.
- New build should be current and reflective of contemporary architecture while also complementing neighbouring properties and adjacent spaces in terms of heights, horizontal and/or vertical emphasis and palette as appropriate.

Policy AH 2: Architectural Conservation Area (ACA)

It is the policy of the Council to ensure the enhancement and management of the ACA. Within the ACAs the Council will have regard to:

- (a) The impact of proposed development on the character and appearance of the ACA in terms of compatibility of design, colour and finishes, and massing of built form;
- (b) The impact of proposed development on the existing amenities, character and heritage of these areas; and,
- (c) The need to retain important architectural and townscape elements such as shopfronts, sash windows, gutters and down pipes, decorative plasterwork, etc.

7.1.3 National Monuments and Places

A Zone of Archaeological Potential in Clonmel (Map 4) has been identified by the National Monuments Section of the Department of Arts, Heritage and the Gaeltacht. This zone along with other sites and features of archaeological significance are listed by the National Monuments Section in the Record of Monuments and Places (RMP) and are protected by National Monument legislation.



Figure 7.2 Town Walls at St Marys

Sites and monuments contained in the RMP and located in the Plan area are set out in Map 4. There are many National Monuments within the Plan boundary and it is important to note that the centre of Clonmel town, as a historic town, and as a walled town, is itself a Recorded Monument.

The Council will require the preparation of archaeological assessment where a proposed development is located at or close to known archaeological monuments or sites, including site works that are extensive in terms of area (ground disturbance of half hectare or more) or length (1 kilometre or more) and developments that require an Environmental Impact Statement. In this regard the Council will consult with the DAHG and the DECLG and other statutory consultees when considering applications for planning permission for development on or in the vicinity of archaeological sites and/or monuments.

Policy AH 3: Archaeology

It is the policy of the Council to safeguard sites, features and objects of archaeological interest generally and the Council will protect (in-situ where practicable or as a minimum, preservation by record) all monuments included in the Record of Monuments and Places and sites, features and objects of archaeological and historical interest generally.

7.1.4 Clonmel Coach Arches and Laneways

Coach arches were a common sight in Irish towns during the 19th Century. Clonmel's coach arches are particularly significant as Clonmel was the main hub of the Bianconi Coach network. Coach arches provided access for horse and coach/carts via laneways to yards off the main thoroughfares. The majority of coach arches in Clonmel are sandstone constructed with many featuring the year of construction. Not all of the arches from the 19th Century survive today, but where they do exist, they are deemed to be of special interest.

Most of the laneways in Clonmel are public laneways but three private laneways have been identified that should be retained and incorporated as part of any new development. These private laneways are Sankey's Lane off Anglesea Street, Sherlock's Lane and White's Lane off O'Connell Street.

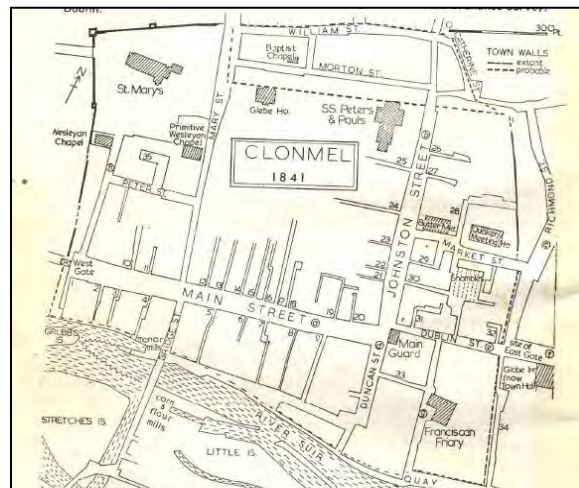


Fig 7.3 Map of Clonmel Walls (1841)

7.1.5 Clonmel Town Walls

Clonmel is one of over 50 towns and cities that had defensive walls built during the medieval period. The walls in Clonmel were altered over several centuries with their utility for defensive purposes ending in the early 18th Century. Today only one-sixth of the circuit remains above ground but are a significant fragment of the once comprehensive fortification of Clonmel. A Conservation and Management Plan for the Clonmel Town Walls was prepared in 2009 to promote the protection, conservation, appropriate use and future management of the walls in a manner that retains their significance.

Since 2010, Clonmel Borough Council, with the support of the Heritage Council through the Irish Walled Town Network, has undertaken phased programmes of conservation based repairs. The repair programmes have seen the physical condition and visual appearance of the walls greatly improved, stabilised and conserved for the benefit of future generations.

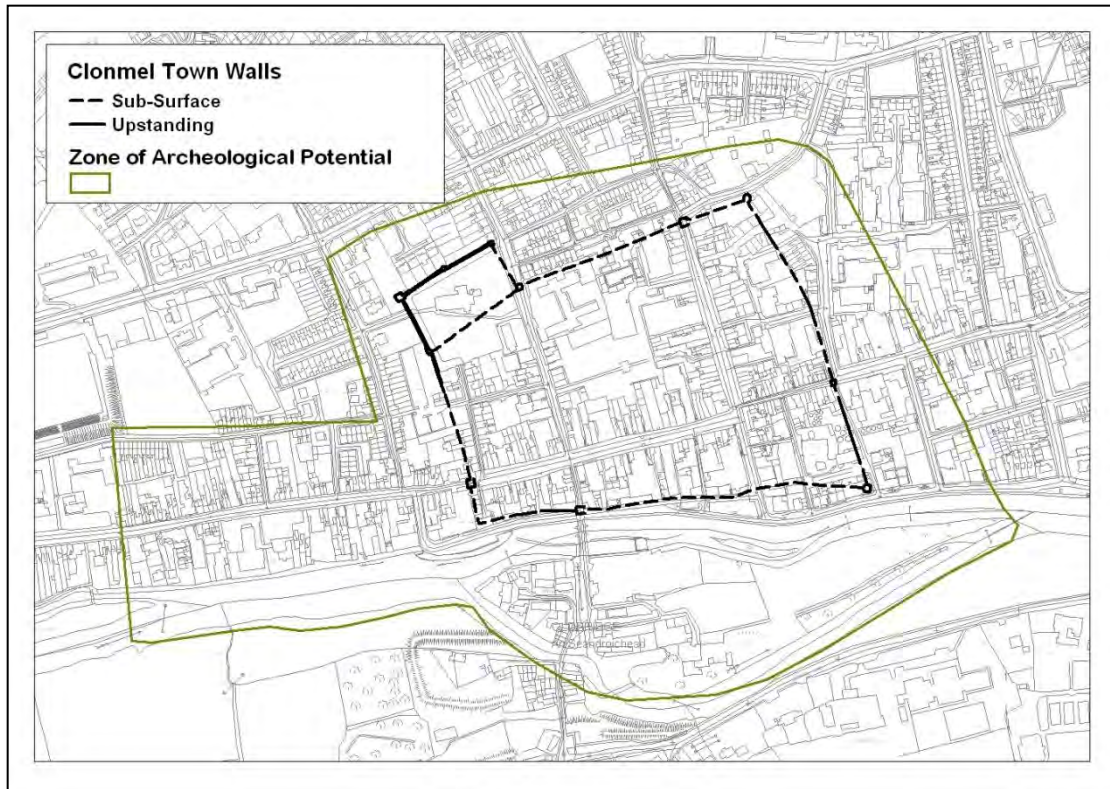


Figure 7.4 Town Centre Archaeology

Clonmel Borough Council is now engaging in the promotion of the Town Walls as a heritage and tourism asset. As part of this promotion further enhancement works are envisioned that include the marking of the buried line of the Town Walls on the public roadway and signifying the historic entrances to the medieval town wall in the public realm. The Council is also committed to undertaking further conservation and maintenance works subject to the availability of funding.



Figure 7.5 Exterior of Clonmel Town Wall at St Mary's

Policy AH 4: Town Walls

It is a policy of the Council to continue to protect, conserve, manage and promote the Town Walls in a manner appropriate to their significance whilst also capitalising on their tourist potential. Proposed developments which would have a negative impact on the Town Walls will not be favourably considered.

7.2 Natural Heritage

7.2.1 Special Areas of Conservation

The C & EDP contains the Lower River Suir Candidate Special Area of Conservation (SAC)⁴² which traverses the Plan area in an east to west direction along the River Suir at the southern boundary of the Plan area and in a south to north direction along the River Anner to the east of the town.

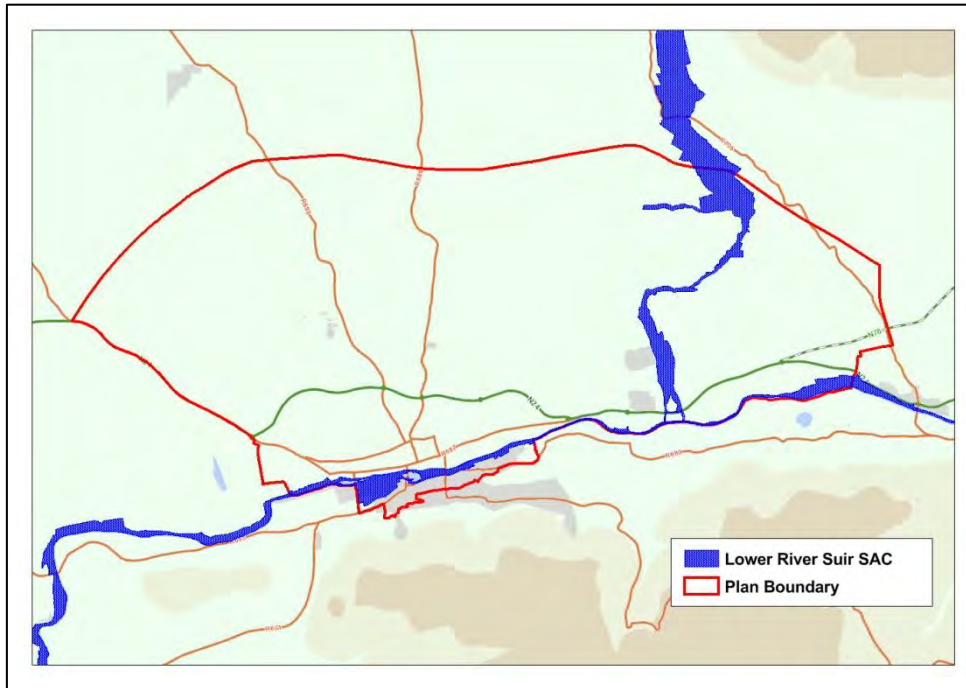


Figure 7.6 Lower River Suir SAC as it traverses the C & EDP Area

The maintenance of habitats and species at favourable conservation condition and the management of features of the landscape important for the ecological coherence of this Natura 2000 site will contribute towards the overall maintenance of those habitats and species at national level. Plans, projects and any development that has the potential to impact on the Lower River Suir SAC will be subject to Appropriate Assessment in accordance with Article 6 of the habitats Directive. Refer to the Environmental Report prepared for this Plan and also the Natura Impact Assessment (Volume 2) for further detail on the Lower River Suir Natura 2000 site.

Policy AH 5: Lower River Suir SAC

It is the policy of the Council to maintain the habitats and species within the Lower River Suir SAC site at favourable conservation status. Appropriate Assessment Screening shall be undertaken with respect to any project(s) that may arise with potential to adversely impact on the Lower River Suir SAC in accordance with Article 6 of the Habitats Directive and shall be carried out in consultation with the NPWS and other key stakeholders such as Inland Fisheries Ireland.

⁴² A full site synopsis is available from the National Parks and Wildlife Service (site code 002137)

7.2.2 Invasive Species

Invasive species are species that have been introduced (either deliberately or accidentally) by humans and have a negative impact on the economy, wildlife or habitats. Invasive non-native plant and animal species are the second greatest threat to biodiversity worldwide after habitat destruction. They can negatively impact on native species (by outcompeting native species for resources, by hunting native species, altering habitats and by the introduction of parasites and pathogens), can transform habitats and threaten whole ecosystems causing serious problems to the environment and the economy. Financial costs in response to invasive species can occur as a result of prevention, management, mitigation, loss of productivity or as the result in the loss or decline of an economically important species.

7.3 Amenity and Recreation

One of Clonmel's most important attributes is its high quality natural setting at the foot of the Comeragh Mountains and within the valley of the River Suir. Value from lifestyle but also long term protection and improvement of the quality of the natural environment providing ecological and recreational linkages enhancing biodiversity, conservation status of habitats, air, water and soil quality as well as the amenity value. Amenity areas within the Plan boundary include natural green land, riverside walks and parks, formal parkland, green/open spaces adjacent to roads/residential areas, private recreational facilities, residential open space and areas with potential for development as amenity assets for residents and visitors to the Plan area.

7.3.1 Riverside Amenity

The River Suir has been a major influence on the town's development during its existence and it is the interaction between the built environment and the river which gives Clonmel its unique character. However, the full potential of the river as an amenity and recreational asset for the town has not been fully realised to date. The Council will actively pursue the further sustainable and appropriate development and improvement of existing green spaces within the Plan area prioritising Suir Island and the creation of links from Mulcahy Park, Suir Island, and Denis Burke Park. The improvement of the riverside walk along the River Suir Towpath is also a priority for the Council.

7.3.2 River Suir – Network of Communities

South Tipperary County Council in conjunction with five European Partners are taking part in a project 'Green and Blue Futures' under an InterReg 4B programme continuing to 2015. The local authority is engaged in a range of proposed projects worth €220,000 to Clonmel and adjoining areas along the River Suir and its Tributaries. The projects will be delivered under the River Suir Community Action Plan that aims to deliver the following actions;

- Traditional Skills Training relevant to the River Banks (e.g. hedge laying, willow fence making for bank maintenance, dry stone walling etc)
- River Communities Art Project
- Festivals and Events (e.g. Moving River Festival)
- Sports/Activity International Conference to be held in Clonmel in 2013
- Kayak & Canoe Audit of facilities and services

- Multi-Media application development based on the River *Suir*
- Skills exchange between older and younger generations
- Heritage Value Enhancement – links with other projects to enhance promotion such as the Butler Trail and the Irish Walled Town Network
- Tidy Towns River Network to allow the sharing of good practices
- Suir Island and Suir Navigation Master Plan

7.3.3 River Suir Tow Path

A 20km tow path was constructed in the 1750's between Clonmel and Carrick on Suir along the northern bank of the River Suir which still survives today though only approximately 6km is surfaced with the remainder under grass. The reinstatement of this Tow Path for recreational use is a specific action under this Plan.

7.3.4 Suir Island

Suir Island is to be developed as the “green heart” of Clonmel. The location of the island within Flood Zone A, within the Lower River Suir cSAC and its central location in Clonmel make it an ideal location as an amenity hub with both formal and informal amenity and recreational facilities to be developed here including the development of non-engine based water sports between Suir Island and Denis Burke Park (see Appendix 1). Prior to approval, all proposed recreational facilities will be screened for appropriate assessment and for effects on breeding otters.

7.3.5 Denis Burke Park

It is considered that at present Denis Burke Park is underused and would benefit from improvement works to increase its appeal as a key amenity close to the town centre. Clonmel Borough Council has prepared an Enhancement Plan for Denis Burke Park and it is the objective of this Plan that improvement works including landscaping, improved accessibility and linkages with the town centre and the adjoining road network etc be carried out as funding becomes available. A local voluntary body, Suircan, is conducting a public consultation on the future of Denis Burke Park at the time of preparation of this plan with the approval and support of Clonmel Borough Council. The park is located on the south bank of the River Suir, between the river and the Raheen Road, and adjacent to the Gashouse Bridge and the Old Bridge area. The consultation proposals include the provision of looped walks in the area, and the enhancement of the river as an amenity area.

7.3.6 Richard Mulcahy Park

Clonmel Borough Council has provided a park at Mulcahy Park on the Davis Road near St Patricks Cemetery. This park lies between the main road and the River Suir, and includes an equipped play area for children aged twelve and under. The Playground was refurbished in 2007 and also provides adequate parking and public toilet facilities. The Borough Council has no plans for major improvements to this park, but will consider the incremental provision of play equipment suitable for older children and for adults as funding allows.

7.3.7 Additional Recreational Facilities

The South Tipperary Retail Development Programme 2012 identified that Clonmel had a need for gallery space, a cultural facility and entertainment facilities. This Plan will endeavour to encourage the provision of these deficits at appropriate locations within the town centre zoning. The possible development of Kickham Barracks as set out in Appendix 1 will address at least two of these deficits.

7.3.8 Amenity Space as Part of New Development

Amenity space as part of new development will be required to the standards set out in Chapter 9. The focus on new amenity space will be on accessibility, quality, location and manageability. The green spaces in Clonmel provide a relief from the hardness of the roads, footpaths and buildings and so is an important aspect of urban/suburban life. The use of amenity space to buffer new build from existing hard surfaces will be encouraged as will the use of native species as part of any landscape or planting scheme. Opportunities should be taken to link existing amenity/green spaces with new so as to open up walking and cycling opportunities within and from the town and proposals for new development should address amenity provision as a principle of development.

Map 6 identifies the location of Local Equipped Areas of Play (LEAPs) to be provided in conjunction with residential development. The development of the identified LEAPs will provide new play areas and facilities to meet the needs of new residential developments. A potential public amenity facility to provide for play fields, skateboarding and BMX biking and other such outdoor recreational activities will be considered on suitable lands to meet the requirements for a public amenity facility to serve the residential areas north of the N24 and the wider hinterland. The delivery of these facilities is dependent on the Council acquiring the necessary consents and funding.

The implementation of the Flood Relief and Defence works in Clonmel have curtailed flooding events and will enable the River Suir to fulfil its role as an amenity and integral part of the character of the town. It is therefore a policy of this Plan to actively encourage proposals that seek to improve connectivity between the river and the other elements of the public realm. This could be achieved by a range of measures including improved signage and pedestrian linkages from other locations, the use of boardwalks/plazas at appropriate heights and locations (in particular having regard to the need to maintain the 1:100 yr flood level and remove flow restrictions) as part of development and the use of picture windows, architectural framing and balconies to take advantage of and address the River Suir as part of the future development of Clonmel. The promotion and provision of a green corridor within the plan area adjacent to the River Suir and at a minimum extending to the location of the flood defences and/or the natural floodplain is required by this Plan and supported by the accompanying SFRA.

7.3.9 Sports Facilities

Clonmel is well served by sporting facilities and clubs in the Plan area⁴³. The Council will encourage the continuing development of sport and recreation facilities at appropriate locations within the Plan area and in particular aims to see the development of a multi-use recreational facility incorporating both indoor and outdoor facilities at an appropriate central location to act as a hub for recreational activity for all ages. Suir Island has been identified as a possible location for such a facility.

7.3.10 Recreational Walking and Cycling Routes in the Plan area

Clonmel is the starting point for a number of recreational walking routes including the Heritage Trail and River Suir Towpath identified above. Clonmel features a Sli na Slainte walk and is also located on the route of the Butler Trail linking the medieval towns of Cahir, Clonmel and Carrick on Suir.



Figure 7.7 Sli na Slainte Walk

Clonmel is also the starting point of a number of Discover Ireland cycling routes.

Table – Discover Ireland Walking Routes		
ROUTE ⁴⁴	LENGTH	HIGHLIGHTS
Clonmel-Kilsheelan-Carrick-On-Suir-Fiddown-return south bank of River Suir-Carrick-On-Suir-Clonmel.	42miles/67km	Forest and river valley scenery
Clonmel-Clogheen-Cahir-Clonmel.	34miles/54km	Mountains views and stunning scenery and quaint villages.
Clonmel-Cappoquin-Lismore-Clogheen-Ardfinnan-Clonmel.	56miles/89km	Mountains and valleys. Nire Valley. The Vee. Lismore Castle and Gardens.
Clonmel-Nine-Mile-House-Mullinahone-Cloneen-Fethard-Clonmel.	37miles/59km	Norman Castle, Nine-Mile-House. Ancient High Cross. Mullinahone. Historic Walled Town at Fethard.

The ongoing development of infrastructure to provide for and to support additional walking and cycling routes throughout the Plan area will be encouraged and specific proposals are dealt with under Section 5. The Council will continue to liaise with the relevant stakeholders to develop recreation cycle and walking routes in the Plan area and beyond.

⁴³ Sports clubs include angling, athletics, boating, boxing, bridge, coursing, cricket, football, GAA, horse racing, pitch & putt, rowing, rugby, swimming and tennis.

⁴⁴ www.discoverireland.ie

Policy AH 6: Amenity and Recreation

It is the policy of the Council to actively encourage, promote and develop facilities and opportunities for the retention, improvement and development of amenity and recreational spaces and facilities.

7.4 Approach Roads

The main approach roads to the town are the Limerick, Kilkenny/Waterford, Cashel, Fethard and Dungarvan/Mountain Road approach roads. The approach roads to the town set the tone for welcoming residents, visitors and investors alike. It is imperative that Clonmel presents itself well on the approach roads in terms of signage, planting, legibility and architecture. STCC and CBC intend to prepare an overall approach road programme prior to the expiry of this C & EDP Development along the approach roads will have to have regard to the impact of the proposed development on views particularly towards the Comeragh Mountains that form the backdrop to Clonmel.

Development on sites elevated from the level of the town centre must have regard to the visual impact of the proposed development especially where they are located on or near approach roads. Development should be designed so as to have a positive visual effect announcing arrival in Clonmel and framing views.

The Planning Authority recognise that there may be a need to provide an access road within the site designated “future approach road landmark” during the lifetime of this plan which will facilitate the development of the zoned lands to the south and south east of the site.

Policy AH 7: Approach Roads

It is the policy of the Council to promote and implement opportunities for improving the presentation of the Plan area along all approach roads as part of new development and as funding opportunities arise.

7.5 Views, Prospects and Vistas

Clonmel’s location at the foothills of the Comeragh Mountains provides the town with a very picturesque setting with views and prospects of value from many directions and locations. Views of the Knockmealdown Mountains and Slievenamon are also available from within the plan area. Within the built up area there are also vistas and framed views that are of value and add greatly to the urban environment. The Council will ensure that all important views, prospects and vistas are maintained, enhanced where possible and not obscured by insensitive or poorly designed development.

Policy AH 8: Views, Prospects and Vistas

It is the policy of the Council to ensure that important views, prospects and vistas are maintained, enhanced where possible and not obscured by insensitive or poorly designed development.

7.6 Tree Preservation

Trees form a valuable part of the environment by enhancing visual amenity, adding to the diversity of the landscape and wider environment, and providing habitats for a wide variety of wildlife, therefore, it is important that healthy mature individual trees/tree stands within the Plan area that are significant landscape features are afforded protection. Proposals for new development should ensure that specimen trees are not felled or rendered vulnerable by excavation around the root system. The Council may also request that a tree survey is completed as part of a development proposal, to ensure that proposals for development will not damage or result in the loss of trees worthy of retention and that compensatory tree planting is carried out prior to felling of older specimens. The Council may make Tree Preservation Orders (TPO) as deemed necessary following inspection and report by a qualified arboriculturist.

Policy AH 9: Tree Preservation

It is the policy of the Council to seek the protection of healthy mature trees that are significant features in the landscape. Development that requires the felling of such trees will be discouraged.

7.7 Specific Built and Natural Heritage, Amenity and Recreation Actions

- AH 1 As opportunities arise the Council will seek the sustainable development of multi use recreational hub at Suir Island to include indoor and outdoor facilities.
- AH 2 As opportunities arise, the Council will seek to create links between existing and proposed amenity spaces at Mulcahy Park, Suir Island and Denis Burke Park.
- AH 3 To seek to retain and incorporate key landscape features such as trees, stone walls, streams etc into open space and landscape plans for new developments in order to create distinctiveness of landscape and a sense of identity.
- AH 4 The Council will investigate opportunities to utilise the River Suir for amenity, environmental value and economic purposes and to improve its biodiversity value. The Council will continue to work with landowners to allow for the reinstatement/enhancement of the River Suir Towpath and other existing Greenways for the benefit of the public. Should physical works be required as part of reinstatement/ enhancement of the tow path then Appropriate Assessment screening shall be undertaken prior to the undertaking of any works.
- AH 5 The Council will prepare and implement, where opportunities arise, an Approach Road Programme for the Plan area.

- AH 6 Subject to funding becoming available, the Council will seek to place Town Wall Markers at suitable locations and the deliniation of the buried line of the Town Walls when opporunities arise in compliance with the Clonmel Town Walls Conservation and Management Plan 2009.
- AH7 The Council will seek to include Kickham Barracks on the Clonmel Heritage Trail.
- AH 8 The Council will require visual impact assessments to demonstrate that proposals for considerable development in areas of significant landscape character including ensure that any development on elevated lands (within the remit of the South Tipperary Local Authorities and/or through consultation with the adjoining Planning Authority) shall not detract from the visual setting of the town. Any development shall have regard to the topography of the site. The proposed development shall have an appropriate /sympathetic approach to design which utilises the existing contours and minimises the amount of cut and fill required.
- AH 9 The Council will undertake a survey of healthy mature trees in the Plan Area in order to identify those worthy of ongoing protection in advance of the next statutory plan.
- AH 10 The Council will endeavour to prepare Landscape Character Assessment and obtain Habitat Mapping for the Plan Area in order to identify landscapes and habitats worthy of ongoing protection in advance of the next statutory plan.

8.0 Community & Social

Where people choose to live is driven in part by social infrastructure provision and appeal, employment opportunities and other real and perceived quality of life conditions. Clonmel is the County Town within Tipperary; therefore it is important that it contains the main community and social facilities for citizens of the town and the wider hinterland. The Council will continue to engage with the relevant stakeholders to ensure the continued and new provision of facilities and services that meet the community's social infrastructural needs.

Theme 6 *Provide for the full range of services and facilities to exceed the educational and social infrastructure requirements of the customers of Clonmel.*

8.1 Education

Clonmel is well served by both Primary⁴⁵ and Secondary⁴⁶ Schools. Over the lifetime of the Plan there will be an estimated requirement for approximately 2,892 primary school places and approximately 2,651 post primary school places within the Plan area⁴⁷ over the 2010 enrolment figures. While some of the existing schools will be able to cater for additional pupils and may well review their patronage/gender policies in the current climate, the Plan needs to provide for the potential of a new primary school (27 classrooms) and a new secondary school. Under Department of Education & Skills guidelines this will require educational lands of a minimum of 7 hectares within the Plan area⁴⁸. The Department advocate a multi-school campus approach and accordingly lands are identified for this purpose under 'Social & Public' and specifically provided for on lands north of the N24 at Heywood Road (see Map 6). This identification of lands will not prohibit the expansion of existing schools at their current locations should sufficient space be available and technical requirements can be met.

Limerick Institute of Technology - Tipperary Institute, Clonmel offers a wide range of third level courses and this has made a significant contribution to the range and quality of educational opportunities in Clonmel and the wider region. Under LIT's Campus 2030 Master plan, expansion of the facilities and educational offer in Clonmel will be expanded to include a flagship Research & Development Postgraduate facility at Ballingarrane and a Multi-Media undergraduate facility. This expansion will facilitate the continued development of the Clonmel Campus of LIT as an educational focus for the County.

The Central Technical Institute Clonmel also provides an important educational facility, offering a wide range of courses including pre and post-leaving certificate (PLC) or for those interested in furthering their education through night classes.

⁴⁵ Nine Primary Schools serve the Plan area and its hinterland

⁴⁶ Five Secondary Schools serve the Plan area and its hinterland

⁴⁷ The projected population in 2019 for the Plan area is 24,100 and currently approx 12% of Clonmel's population are in Primary school and 11% are in secondary school.

⁴⁸ A 27 classroom primary school requires 2.2 hectares. A new secondary school will require 4.86 hectares.

The table below is a comparison of levels of education in Clonmel when compared to the County and State.

Population Aged 15+ Classified by Highest Level of Education 2013			
Highest Level Completed	State %	STipp %	Clonmel %
Primary/ no formal education	15%	16%	17%
Lower Secondary	17%	20%	18%
Upper Secondary	20%	22%	23%
Technical or Vocational	9%	9%	9%
Advanced Certificate/Apprenticeship	6%	6%	5%
Higher Certificate	4%	4%	4%
Degree/Diploma/Professional Qualification	16%	12%	13%
Postgraduate Diploma/Degree	7%	4%	5%
Doctorate	1%	1%	1%
Not stated	5%	5%	5%

Education attainment in the town is on a par with the national average noting that 60% have attained Leaving Cert level or higher and nearly a quarter of the population aged 15+ achieving a third level qualification. It is envisaged that as a result of the expansion of Limerick Institute of Technology – Clonmel that third level education attainment is likely to improve as a result of the wider range of courses which are and will be on offer within the town.

Policy CS1: Education

It is the policy of the Council to continue to work with education providers to service the town and its hinterland to attain the highest possible educational standards for its citizens. The expansion of existing educational facilities and the development of a new primary and secondary educational campus on lands north of the N24 at Heywood Road will be encouraged.

8.2 Community Support Facilities

The Clonmel Resource Centre located at Kickham Street provides childcare, room hire and community development services to the local community. Clonmel Youth Information Centre in Irishtown provides a free and confidential service for the youth of Clonmel and surroundings areas on a wide range of information such as Education, Travel/Emigration, Employments Rights, Health and Apprenticeships. South Tipperary Arts Centre at Nelson Street hosts numerous art exhibitions annually, provides outreach and education as well as hosting writers,

arts (visual and performance) and music groups. The Clonmel Visitor Information Point is centrally located at the Main Guard in Clonmel and offers the visitor information on things to see, do and stay when in Clonmel.

8.3 RAPID

RAPID (Revitalising Areas by Planning, Investment and Development) is a focused Government initiative to target the most disadvantaged urban areas and provincial towns in the country. There are four residential estates in Clonmel covered by RAPID; Elm Park, Heywood Close & Cooleens Close, Wilderness Grove & Carrigeen and Bianconi Drive.

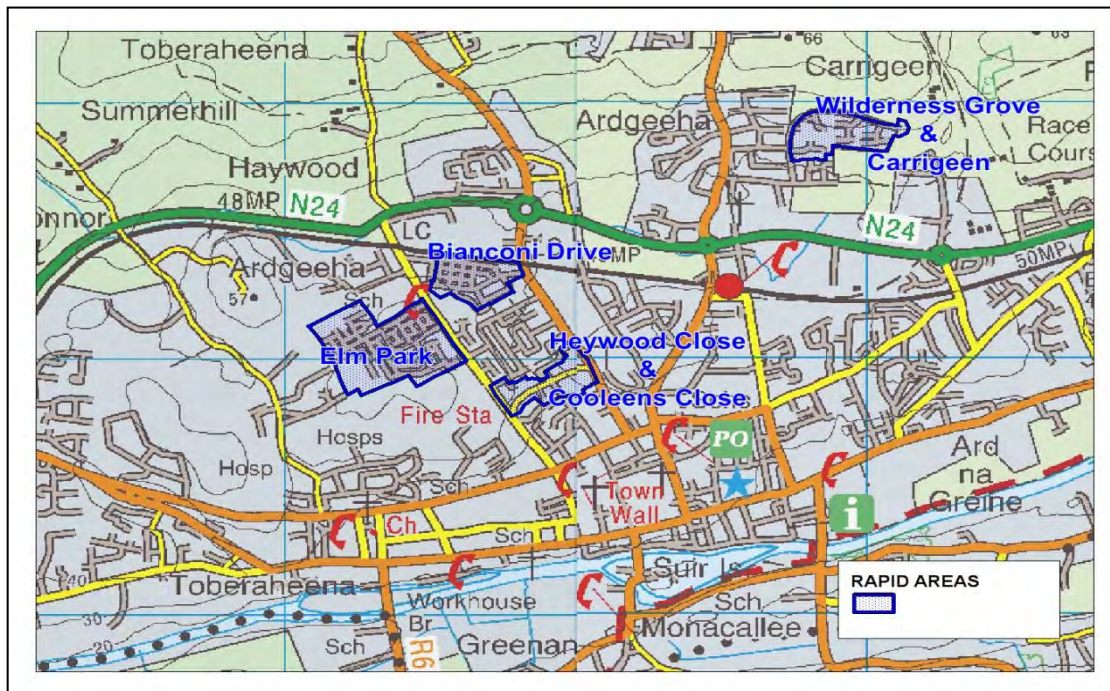


Figure 8.1: RAPID Areas in Clonmel

RAPID aims to bring about significant improvements in the lives of the residents of its communities by;

- Improving the delivery of public services through integration and coordination;
- Improving the opportunities for communities to participate in the strategic improvement of their areas; *and*
- Giving, where possible, priority access to available resources to RAPID communities.

RAPID is implemented in Clonmel by a cross-sectoral Area Implementation Team, which includes representatives of the community, relevant state agencies including Clonmel Borough Council, the HSE, the Community Gardai, Barnardos/Springboard, VEC and other partners. RAPID will continue to strive to co-ordinate local services through integrated service delivery and retain the focus on greater inter-agency co-operation on local Service Plans. The Council will continue to make provision to co-fund a number of projects under the Physical Environment Improvement Scheme, CCTV scheme, the Playground Facilities Scheme and others as they arise.

8.4 South Tipperary General Hospital

South Tipperary General Hospital provides acute general and maternity services. The hospital serves the catchment area of South Tipperary and North/West Waterford. The Hospital currently has 255 patient beds which includes 14 day care beds. The amalgamation of the hospital services between Cashel and Clonmel in recent years has already led to a significant increase in service delivery across a number of health care service areas from South Tipperary General.

HSE services in Clonmel also include an Acute Day Service for mental health patients, an Enhanced Mental Health Team as well as rehabilitation inpatient and outpatient services.

The continued functioning of South Tipperary General Hospital and the Mental Health and Rehabilitation services are key social, economic and health infrastructure and their continuing operation at current or improved service levels is critical to maintaining the fabric necessary to retain and grow employment opportunities and attract new residents into Clonmel and South Tipperary. The continued operation and development of South Tipperary General Hospital will be encouraged and facilitated.

8.5 Religious Facilities

There are a number of religious facilities in the plan area including Catholic churches, Church of Ireland, Pentecostal Word of Life Church, Kingdom Hall of Jehovah's Witness and a Baptist Church. The Plan area has one active municipal cemetery at St Patricks Cemetery on the Waterford Road. There are currently 180 plots⁴⁹ available and plans for an expansion providing a further 484 plots meeting demand until 2028. Clonmel Borough Council has sufficient land adjacent to the cemetery to meet demand up to 2050.

8.6 Courts Service

Clonmel is currently served by a District Court and Circuit Court Service. The Courthouse is located on Nelson Street to the South East of the Town Centre. The refurbished building houses three courtrooms and includes provision for high court and family court sittings, in addition to the circuit court and district court.

8.7 Civic Facilities

The civic area located in the town centre at Mick Delahunty Square acts as a central location for the County Museum, Clonmel Swimming Pool, Clonmel Library, the Post Office and County Hall. The Citizens Information Centre is located nearby at Market Place and the Clonmel Garda Station is located around the corner on Emmet Street. The Clonmel Recycling Centre is located at Carrigeen Industrial Estate.



Figure 8.2 Clonmel Recycling Centre

⁴⁹ Each plot is capable of accommodating three burials

8.8 Building for Everyone

This Plan recognises that people are diverse and have diverse abilities and acknowledges that everybody should be able to use buildings and places as comfortably and safely as possible without the need for undue special assistance. The Council therefore advocate a universal design approach for the design of buildings and places to ensure enjoyment by the widest possible population. Place-makers, designers and applicants will be referred to the Building for Everyone Series produced by the National Disability Authority which are available at www.nda.ie.

There are currently 10 bring bank sites serving the Plan area. These allow for the deposition of a variety of waste materials including, glass bottles, cans, newsprint and textiles.

Bring Bank Sites				
Location	Bottles	Cans	Textiles	Newsprint
Superquinn Car Park, Emmet St .	Yes	Yes	Yes	No
Mary St. Car Park, Mary St	Yes	Yes	Yes	No
Oakville Car Park, Kickham St .	Yes	Yes	Yes	No
Suirside Car Park, Waterford Road	Yes	Yes	Yes	No
West Gate Car Park	Yes	Yes	No	No
Esso Garage Irishtown	Yes	Yes	No	No
GAA Car Park, Western Road	Yes	Yes	No	No
Dunnes Stores, Waterford Road	Yes	Yes	No	No
Retail Park, Poppyfield	Yes	Yes	No	No
The Strand Old Bridge	Yes	Yes	No	No

8.9 Allotments

The Clonmel Allotments and Community Gardens Association run Clonmel Borough Council's pilot allotments scheme at on a ½ hectare site at Highfield Grove to the rear of the Cashel Road industrial estate. Clonmel Borough Council will continue to work with the Clonmel Allotments and Community Gardens Association to ensure the success of the programme.

8.10 Administration

The amalgamation of North and South Tipperary County Council and Local Government Reform is underway at the time of the preparation of this Plan. Currently, the Plan area is administered by Clonmel Borough Council and South Tipperary County Council. In an amalgamated County Tipperary, Clonmel will continue to hold its position as the County Town and the primary centre for growth and investment and whatever title is placed on the state organisation(s) charged as the Council and/or Planning Authority/Authorities for the Plan area, the vision, themes, policies and objectives set out in this plan will continue to be valid. The Council will investigate the possibility of incorporating the environs of Clonmel within the Waterford County Council administrative area into the next statutory plan for Clonmel.

Policy CS 2: Community & Social Facilities

It is the policy of the Council to engage with the relevant service providers/agencies to ensure that Clonmel is well served by a full range of community and social facilities for the benefit of the town and its environs.

9.0 Development Management Guidelines

9.1 Introduction

Development Management is a statutory process, and the Council is required to manage development by ensuring that permissions granted under the Planning and Development Acts 2000-2013 are consistent with the policies and objectives of the C & EDP. This chapter has been prepared in accordance with the Development Management Guidelines for Planning Authorities 2007 and includes the relevant planning standards and design criteria that will be applied by the Council to development proposals within the Plan area. The Council will require all proposed development to have regard to the requirements and standards as set out.

Theme 7 *The provision of sufficient and appropriately zoned lands to allow for the timely and guided growth of Clonmel and the protection of lands to accommodate future growth.*

Policy DM 1: Development Standards

It is the policy of the Council to require all development to comply with the relevant standards identified in Section 9 Development Management Guidelines of the C & EDP.

9.2 Lands Use Zoning Objectives and Zoning Matrix

The purpose of land-use zoning is to indicate the development management objectives of the Council for all zoned lands within the Plan boundary. This ensures that development is guided towards the right location within the overall context of the Plan's vision and policies. Ten land use zones are indicated in this C & EDP and are set out in Table 9.1 below. The land use zones are intended as a general guideline in identifying the predominant existing or intended land use for the area and should be used as a guide for the consideration of proposed land use types subject to their compatibility with the zoning type. Factors such as density, height, massing, traffic generation, public health, design criteria, visual amenity, and potential nuisance by way of noise, odour and pollution are also significant and relevant to the proper planning and development of the area. The Land Use Zoning Matrix lists the land-use activities referred to under each zoning objective and indicates the acceptability or otherwise (in principle) of the specified land-uses in each zone.

Land Use Zoning Designations	
Residential (R)	To preserve and enhance existing residential amenity including avoiding excessive overlooking, reduction in general safety and the reduction in the general usability and security of existing public and private open space.
New Residential (NR)	To provide for new residential development.
Town Centre (TC)	To preserve, enhance and/or provide for town centre facilities, and new development should comprise of mixed retail use, office, service, community and / or residential.
Commercial (C)	To provide for mixed commercial facilities that do not compete with the Town Centre function.
Light industry and employment (LI)	To provide for light industry and technology, incubation units, general employment and related uses.
General Industry (GI)	To provide for heavy industry and related uses.
Strategic Employment (SE)	To provide for the development of Ballingarrane as strategic business, science and technology park.
Social & Public (SP)	To provide and improve social and public facilities.
Amenity (A)	To preserve and enhance recreation and amenity areas.
Environs (E)	To protect lands for the future expansion of Clonmel.

LAND USE ZONING MATRIX										
Permitted in Principle ✓		Open For Consideration o					Not Permitted x			
Use Classes ⁵⁰	R	NR	TC ⁵¹	C	LI	GI	SE	SP	A	E
Agricultural Buildings	x	x	x	x	x	x	x	x	o	✓
Bed and Breakfast	o	o	✓	x	x	x	x	x	x	o ⁵²
Betting Office	x	x	o	x	x	x	x	x	x	x
Caravan Park/Camping	x	x	x	x	x	x	x	x	o	o
Car Park	o	o	o	x	✓	✓	x	x	x	x
Cash and Carry Wholesale	x	x	o	o	✓	x	x	x	x	x
Community Facility	o	✓	✓	o	o	x	x	✓	o	x
Crèche/Nursery School	o	✓	✓	x	x	x	x	✓	x	x
Dance Hall/ Cinema	x	x	✓	o	x	x	x	x	x	x
Doctor/Dentist	o	o	✓	o	x	x	x	o	x	x
Educational	o	o	✓	x	x	x	✓	✓	x	x
Enterprise/Employment Centre	o	o	o	o	✓	✓	✓	x	x	x
Funeral Home	x	x	o	x	o	x	x	x	x	x
Garden Centre	x	x	o	o	x	x	x	x	x	o
Haulage/bus/truck park/transport depot	x	x	x	x	x	✓	x	x	x	x
Hotel/Motel	o	o	✓	o	x	x	x	x	x	x
Household Fuel Depot	x	x	x	x	o	✓	x	x	x	x
Industrial – General	x	x	x	x	o	✓	✓	x	x	x
Industrial – Light	x	x	x	x	✓	o	o	x	x	x
Motor Sales Outlet	x	x	o	o	✓	o	x	x	x	x
Offices	o	o	✓	o	✓	o	✓	o	x	x
Petrol Station	x	x	o	o	o	o	x	x	x	x
Public House	x	o ⁵³	✓	x	x	x	x	x	x	x
Recycling Facility	x	x	x	x	o	o	x	x	x	x

⁵⁰ Uses identified are presumed to be a principal use and not to be applied to ancillary uses

⁵¹ Subject to compliance with Section 3.1 – 3.1.3 and Policy TC 1

⁵² Conversion/Extension of existing residential unit for B&B purposes only

⁵³ Only as part of a Neighbourhood Centre

Refuse Transfer Station	X	X	X	X	X	✓	X	X	X	X
Residential	✓	✓	✓	O	X	X	X	X	X	O
Restaurant	O	O ⁵⁴	✓	X	X	X	X	X	X	X
Retail Warehouse	X	X	X	O	X	X	X	X	X	X
Shop – Neighbourhood	O	✓	✓	O ⁵⁷	X	X	X	X	X	X
Supermarket	X	X	✓	X	X	X	X	X	X	X
Take-Away	X	X	O	O	X	X	X	X	X	X
Veterinary Surgery	X	O ⁵⁵	O	X	O	X	X	X	X	O
Warehousing	X	X	X	✓	✓	✓	X	X	X	X

9.3 Enforcement

In cases where development, which is not exempted development, is carried out without planning permission or in breach of a permission granted, the Planning Authority will initiate enforcement action where appropriate and in accordance with the Planning and Development Acts 2000 – 2013 having regard to the proper planning and sustainable development of Clonmel.

9.4 Development Contributions

Clonmel Borough Council and South Tipperary County Council adopted Development Contributions Schemes for the period 1st March 2009 to 28th February 2015 and the 1st March 2013 to the 28th February 2015 respectively. New schemes for both authorities will be in place from 1st March 2015 following a period of public consultation.

The relevant Council may, when granting planning permission, attach conditions requiring the payment of contribution(s) in respect of public infrastructure and facilities benefiting development in its area. Funds raised through the contribution schemes are used for the provision and development of infrastructure and facilities. Copies of the Development Contribution Schemes are available at the offices of Clonmel Borough Council and South Tipperary County Council. All permitted developments will be subject to the requirements of the relevant Development Contributions Scheme.

Where specific exceptional costs not covered by the above are incurred, a special development contribution may be charged. Considerable sums of money have been and will continue to be expended by the Council in the provision of public services.

⁵⁴ Only as part of a Neighbourhood Centre

⁵⁵ Only as part of a Neighbourhood Centre and for small animals only

⁵⁷Neighbourhood Shop: A small convenience shop catering for the needs of the local area

9.5 Bonds

Developers will be required to give security to the Borough/County Council in the form of a cash deposit, bank bond or insurance company bond, to ensure satisfactory completion and maintenance of the estate. Where appropriate, developments should be phased to ensure that the timely provision of amenities and services associated with the permitted development. To this effect the Council will impose conditions in terms of Section 34(4) (g) of the Planning and Development Acts 2000-2013 on planning permissions. The developer will be required to provide written certification that infrastructural services have been completed to the required standards before the bond can be released.

9.6 New Development and Flood Risk

All proposals for new development must have regard to, and where necessary demonstrate compliance with, the Flood management & Mitigation Measures contained within the attached SFRA (Volume 2) and the River Suir CFRAM (when available) (See also Maps 5 & 5a).

9.7 Environmental Assessment and Appropriate Assessment

An Environmental Impact Assessment will be required to be compiled by the developer (using the appropriate specialist consultants) to support applications for projects likely to have significant effects on the environment by reason of their size, nature or location. Any development that has the potential to impact on the Lower River Suir SAC will be subject to Appropriate Assessment in accordance with Article 6 of the Habitats Directive.⁵⁶

⁵⁶ As required by European Directive(s) and/or Irish Legislation and/or European/National Guidance

9.8 Opportunity Sites

There are five specific Opportunity Sites located in the Plan area. These sites can be described as strategic sites for the development of Clonmel. These Opportunity Sites are summarised below with site specific requirements for any future development provided under Appendix 1.

Opportunity Sites			
Site No.	Location	Approximate Area	Description
1.	Suir Island and former Clonmel Arms located at Sarsfield Street	5.5ha	This area includes the Clonmel Arms Hotel on Sarsfield Street and also includes unit No. 4 on O'Connell Street and the Quay Street car-park. To the south (45m) across the River Suir lies Suir Island, this is accessed at present via the Old Bridge.
2.	Kickham Barracks, located at the convergence of Dillon Street and Davis Road	4.5ha	Former Army Barracks site and adjacent yard with road frontage and access onto Davis Road and Dillon Street.
3.	Davis Road (from Mulcahy Park to the Showgrounds).	21ha	This area is located on the south side of Davis Road and includes greenfield and brownfield sites as well as a number of existing users.
4.	'Fair Oaks' site, located at the convergence of Abbey Street and Workhouse Bridge	2ha	This area comprises the site of the closed Fair Oaks meat processing facility and includes the car sales yard and building on the opposite side of Abbey Road.
5.	LIT Tipperary Campus, Frank Drohan Road	9ha	This is the current LIT campus in Clonmel, accessed off the N24 and located between the Cashel and Fethard Roads.

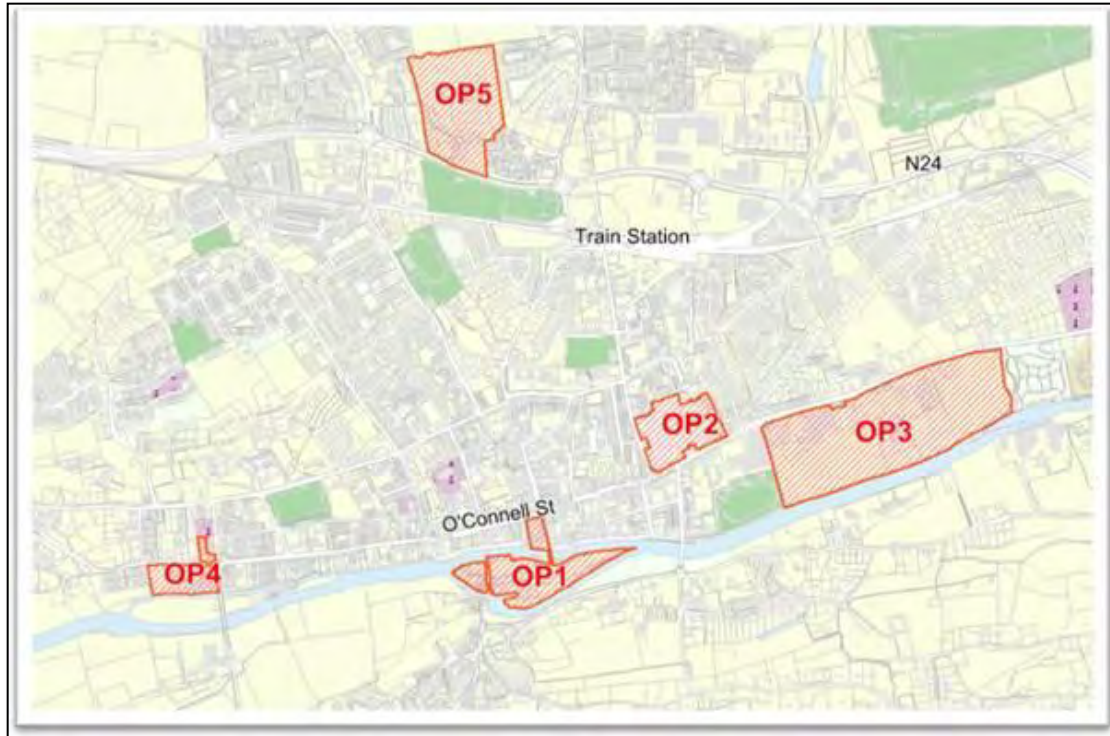


Figure 9.1 Clonmel Town Centre Opportunity Sites

Policy DM 2: Opportunity Sites

It is the policy of the Council to encourage the sustainable and appropriate development of opportunity sites in compliance with Appendix 1 and in accordance with the policy framework of this plan.

9.9 Multi Unit Residential Developments

The Council will seek appropriate, efficient and sustainable development on all residential zoned land and will apply the guidelines contained in the Planning Guidelines on Sustainable Residential Development in Urban Areas 2008 (DEHLG) and associated Best Practise Urban Design Manual or any amendments thereto as appropriate. The Council will require all development proposals to incorporate the standards set out below⁵⁷:

⁵⁷ The Council recognises that a relaxation in Development Management Standards may be justified where considered appropriate by the Planning Authority

Minimum Standards for Multiple Unit Residential Development

Design	The establishment of building design and urban design criteria by a suitably qualified Architect, experienced designer or similar, which shall place an emphasis on modern architecture with a varied building language, avoids standard suburban designs, enhances and augments local vernacular buildings/streetscapes. Opportunity shall be provided for landmark buildings at key nodes and focal points to promote legibility throughout the new development. All proposed residential units will attain high standards of energy efficiency, incorporating sustainable energy technologies, water conservation/reuse, ventilation, daylight analysis and bio-climatic site design.														
Density	<p>The guided density for residential development within the Plan area is set out below. Densities achieved on any site will be influenced by location, topography, design, layout, housing type and mix etc.</p> <table border="1" data-bbox="635 842 1145 1099"> <tr> <td>Cahir Road</td> <td>18/ha (7/acre)</td> </tr> <tr> <td>Glennconner</td> <td>10/ha (4/acre)</td> </tr> <tr> <td>Cashel Road</td> <td>17/ha (7/acre)</td> </tr> <tr> <td>Fethard Road</td> <td>17/ha (7/acre)</td> </tr> <tr> <td>Davis Road</td> <td>15/ha (6/acre)</td> </tr> <tr> <td>Moangarriff</td> <td>15/ha (6/acre)</td> </tr> <tr> <td>Coleville Road</td> <td>17/ha (7/acre)</td> </tr> </table>	Cahir Road	18/ha (7/acre)	Glennconner	10/ha (4/acre)	Cashel Road	17/ha (7/acre)	Fethard Road	17/ha (7/acre)	Davis Road	15/ha (6/acre)	Moangarriff	15/ha (6/acre)	Coleville Road	17/ha (7/acre)
Cahir Road	18/ha (7/acre)														
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Fethard Road	17/ha (7/acre)														
Davis Road	15/ha (6/acre)														
Moangarriff	15/ha (6/acre)														
Coleville Road	17/ha (7/acre)														
Public Open Space	Provision of at least 15% of the site area for public open space. Integration of buildings and public amenity areas to ensure overlooking and passive supervision. Provision of pedestrian and cycle linkages within and without the site. 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.														
Housing mix	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, serviced sites and large detached units on generous plots etc, ensuring that a range and choice of building types, finishes and sizes are available.														
Separation Distances	A minimum separation distance of 4m between the gables of dwellings, 22m between directly opposing transparent windows at first floor level, 35m between directly opposing transparent windows at second floor level.														

9.10 Development Impact Assessment (DIA)

New residential development proposals (which are subject to the provisions of Part V of the Planning and Development Acts 2000 – 2013) shall be accompanied by a Development Impact Assessment (DIA) to be submitted at Planning Application stage. Scoping for DIA should consider the

- Impact of the proposed development on the visual qualities and distinctive characteristics of Clonmel,
- A sequential approach to housing density based on the location of the site
- Phasing of the development
- Principles of Universal Design as advocated by the NDA
- Capacity of schools and childcare places
- Capacity of community facilities
- Open space
- Retail and other commercial uses
- Trip generation
- Car parking
- Pedestrian movements and general traffic safety and
- Infrastructure such as waste and surface water treatment/disposal and water supply.

Where constraints are identified in the assessment, the developer will be required to identify mitigating measures to address deficits and the Council will require that the assessment is submitted as part of the planning application. The Council will assess each development on its own merits, having regard to the statutory requirements of the development, the nature and use(s) proposed, the range of existing services available and having regard to other relevant policies and standards of the C & EDP. A DIA Guidance document is available from South Tipperary County Council Planning Section or from <http://www.southtippcoco.ie/newplanninghome/en/>. Developers are encouraged to consult with the local community as part of the preparation of the DIA.

9.11 Serviced Sites

Serviced sites will be required to be a minimum of 0.10 ha (0.25 acres) unless in exceptional circumstances. Larger sites will be required for housing exceeding 250sqm to allow sufficient space for private amenity, parking etc. The developer/landowner will be required to produce a Master Plan at the planning application stage showing the overall layout, house design guidelines, roads, services and landscaping for the serviced sites together with details of the proposed provision/phasing of same. Full planning permission must be sought by the developer/landowner for the site layout and development works and outline permission for the individual houses and the individual serviced sites must then be made available for sale to individual applicants wishing to build a house of their own design. The individual applicant must then apply for planning permission for the individual house.

9.12 Apartments/Subdivision of existing residential units

9.12.1 Minimum Sizes

The design and layout of new apartments should provide satisfactory accommodation for a variety of household types and sizes – including families with children - over the medium to long term. Regard should be given to relevant Government Guidelines on this, including Sustainable Urban Housing: Design Standards for Apartments (DEHLG, 2007). In general, apartments will be required to have the following minimum floor areas measured internal wall to wall:

Minimum Floor Areas for Apartments	
One bedroom	45sq.m
Two bedrooms	73sq.m
Three bedrooms	90sq.m

The standards apply to units on one floor; duplexes should provide the additional floor area required to provide for stairways and landings in accordance with the Building Regulations (approximately 10 sq. metres). All apartment schemes should provide for a mix of units; comprising of one bedroom, two-bedroom and family units. All living rooms, kitchens and bedrooms should minimise overlooking of adjoining/adjacent residences and should be so located so to avoid facing towards nearby high boundary or gable walls.

9.12.2 Private Open Space for Apartments

Private open space can be provided in the form of rear gardens or patios for ground floor units, and balconies at upper levels. It is important that in the latter case adequate semi-private or communal open space, in the form of landscaped areas, should also be provided. Roof gardens offer only limited potential in this regard, due to climatic and safety factors, and should not form the major share of such space. Private open space at ground floor level should receive some sunlight, but also needs some form of screening to ensure privacy. Balconies (or glass-screened “winter gardens”) need to be of a certain minimum width to be useful from an amenity viewpoint, being able to accommodate chairs and a small table. A minimum width of 1.5 metres for one-bedroom units, and 1.8 metres for apartments with 2 or more bedrooms, is recommended, generally extending for the full length of the external living room wall. While wider balconies might be desirable in certain cases, this has to be balanced against the need to avoid overshadowing the living room. Site conditions, such as elevations facing north or overlooking busy streets, or tall buildings, may diminish the amenity value of balconies. Balconies may not be appropriate in historic areas and in such case it will be the designer’s responsibility to provide some form of compensating amenity for the occupants. This might take the form, for instance, of above-average sized living rooms and generous landscaped communal open spaces. Balustrading to balconies should be safe for children. Vertical privacy screens should generally be provided between adjoining balconies.

9.12.3 Storage Facilities

Provision should be made in apartments for general storage areas (additional to minimum kitchen presses and bedroom furniture) for bulky items not in daily use, in the range of 3-7sqm minimum.

Minimum Storage Areas for Apartments	
One bedroom	3sq.m
Two bedrooms	5sq.m
Three bedrooms	7sq.m

9.13 Domestic Extensions

The design and layout of extensions to houses should have regard to the amenities of adjoining properties particularly as regards sunlight, daylight and privacy. The character and form of the existing building should be respected and external finishes and window types should match the existing.

The Council will generally seek to implement the following guidelines in respect of residential extensions:

- The extension should generally be subordinate to the main building;
- The form and design should integrate with the main building, following window proportions, detailing and finishes, including texture, materials and colour;
- A pitched roof will be required except on some small single storey extensions;
- Designs should have regard for the amenities of the neighbouring residents, in terms of light and privacy; and
- Flush roof lights are preferable to dormer windows.

9.13.1 Family Flats

A 'family' flat refers to a sub-division or extension of a single dwelling unit to accommodate a member of the immediate family and is generally acceptable, provided it is not a separate detached unit and that it is possible to provide direct access to the remainder of the house. There shall be no permanent subdivision of the garden. The flat shall not be let or sold, other than as part of the overall property and shall revert to being part of the original house when no longer occupied by a family member. The design should ensure that the flat forms an integral part of the main dwelling unit capable of reintegration for single family use when no longer required. The principal requirement for any proposed domestic extension is that the design should have regard to the need for light and privacy of adjoining properties. The form and design of the existing building should be followed and the extension should integrate fully with the existing building by using similar detailing and window proportions. The character and form of the existing building should be respected and external finishes and window types should match the existing.

9.14 Housing in the Environs

One-off housing proposals on lands in the Environs shall be located on suitable sites and comply with the relevant policies of the Clonmel and Environs Development Plan 2013 and the South Tipperary Rural Design Guide for Individual Houses in the Countryside, which provides detailed guidance. Additional access points or increased traffic from existing accesses to national roads to which speed limits greater than 60km/h apply are to be avoided except with the agreement of the NRA in exceptional circumstances.

Minimum Standards for a Dwelling in the Environs	
Site Size	0.2 hectares (0.5 acres). Floor areas shall be related to site size.
Building Line	20 metres subject to sight line requirements and building size.
Orientation	Determined by maximising solar gain, prevailing winds and landscape features.
Boundary/ Landscape	All existing natural site boundaries should be retained where practicable. On new site boundaries a double row of hedging shall be planted which reflects in species and diversity other field boundaries in the vicinity. All planning applications shall require a robust landscaping plan and all planting will be required to take place in the first planting season following the commencement of the development. External lighting for security purposes only will be considered where such lighting will not detract from the visual amenity of the area.
Roadside boundary	The existing hedgerow shall be retained, where, in the opinion of the Council, there is no conflict with the requirements for the provision of safe site access. Where the roadside boundary is required to be removed, a new boundary hedge which replicates the existing boundary shall be set back behind the sight line to the technical requirements of the Council. Land between the roadside site boundary and carriageway edge shall be suitably drained, set level with the public road and replanted with grass, save where the Council requires an alternative treatment. Any roadside drains shall be piped before the area is surfaced.
Entrance	Shall be of masonry or rendered and capped block construction or timber fencing. Wing walls/fences shall be splayed at 45 degrees so as to give a maximum opening at the front boundary of 13 metres and the height of such walls/fences shall not interfere with the required sight lines. All pillars shall be appropriate in scale to the new entrance walls so as not to detract from the existing roadside character.
Supporting Information	<ul style="list-style-type: none"> • A 1:2500 map illustrating the total landholding from which the site is taken. • Details of all immediate family members of the landowner who may require sites from the landholding noting that the sale of sites may prejudice sites for family members at some future date. • A suitably researched statement from a suitably qualified agent that the proposed development will not obviously sterilise substantial natural resources such as aggregates, agricultural land or the potential expansion of Clonmel over time.

9.15 Satellite Dishes

Satellite dishes and telecommunications apparatus, if badly sited can materially harm the character and appearance of historic buildings and important townscapes. Some satellite dishes may be erected as exempted development under the Planning and Development Regulations 2001 - 2013. Where planning permission is required the Council will permit satellite dishes except on protected structures where the special character of the structure would be

harmful, on the front or side of buildings in the ACA where the visual character of the area would be harmed or in any part of the town where the proposed satellite dish would be detrimental to the visual amenities of the area.

9.16 New Architecture

The town of Clonmel is progressive and new developments and build within the Plan area should seek to express that progressive ethos in its architecture. There will be a demand on new build within the town centre, on opportunity sites and other prominent sites within the Plan area to be “of its time” and reflect contemporary and progressive architecture of quality and to showcase Clonmel to the rest of Ireland and beyond. Regard will be had to the Government Policy on Architecture 2009-2015, Retail Design Manual 2012 and the Best Practice Urban Design Manual 2009 (and any amendments thereof)⁵⁸.

9.17 Universal Design

Universal Design refers to the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size, ability or disability” (Building for Everyone: A Universal Design Approach, NDA). Applications for new developments and build within the Plan area should have regard to the principles of Universal Design and the Building for Everyone series produced by the National Disability Authority. Adherence to this advice will deliver better places and lifelong communities and significantly reduce the potential for exclusion and expensive retro-fitting.

9.18 Sustainable Building Design

The Council will encourage the energy efficient design of buildings and their layout and orientation on site and will seek to ensure that all new residential, commercial, industrial and other developments are designed to obtain maximum energy performance ratings during their construction, operation and lifetime use. Sustainable designs shall seek to provide units with zero-heating requirements through the use of innovative design solutions and innovative building/insulation materials. Where this is not feasible, designs shall incorporate alternative energy technologies such as bio-energy, solar energy, heat pumps and heat recovery, while larger developments shall consider the use of district/block heating/cooling systems, combined heat and power and wind energy. All design solutions shall ensure reduced resource requirements during their life through surface water reuse and applicants for development shall demonstrate how such considerations are incorporated at pre planning and planning application stage.

The Council will seek to ensure that all development, whether new-build, redevelopment or renovation, will be undertaken so as to enhance the environment and shall conform to principles of sustainable development.

⁵⁸ www.environ.ie

9.19 Archaeology

It is the policy of the Council to ensure that archaeological material is not disturbed so that an opportunity will be given to investigate and record any material of archaeological value that may be found or to protect them in-situ on sites. Developers are advised to consult the Heritage Council's *Archaeology & Development: Guidelines for good practice for developers (2000)* in this regard. Permitted developments located within the Zone of Archaeological Potential and/or within close proximity to Recorded Monuments may be required as part of the planning application process or by condition on a grant of permission to carry out archaeological assessment, monitoring, testing or excavation within the area covered by the application/permission, either prior to the planning decision or prior to any development works proceeding on the site following the grant of planning permission. The Council, as a condition on such developments, may also consider the preservation of all or part of the archaeological remains in the area covered by the permission. Each planning application for development within the Zone of Archaeological Potential and within close proximity to recorded archaeological sites shall be assessed on its own merits.

- An archaeological assessment shall establish the extent of archaeological material associated with the monument or site. This assessment shall also define the buffer area or area contiguous with the monument which will preserve the setting and visual amenity of the site.
- The area of the monument and buffer shall not be included as part of the open space requirement demanded of a specific development but shall be additional to the required open space.
- If a monument or place included in the Record of Monuments and Places (RMP) lies within the open space requirement of a development, a conservation plan for that monument is required as part of the landscape plan for that proposed open space.
- Shall a monument or site included in the RMP be incorporated into a development the monument and attendant buffer area shall be ceded to Local Authority ownership once the development and associated landscaping works are complete so that the future protection of the monument can be assured.

9.20 Parking & Loading

The Table below sets out the Council's car parking requirements. In addition to the general car parking standards required, service bays may also be required. The Council will require the provision of off-street car parking as part of new developments. The number of service parking bays will depend on the nature of the proposed business, and will be determined by the Council on a case by case basis. Where the developer is unable to meet the requirements relating to car parking, a contribution, commensurate with the shortfall in spaces, shall be paid to the Council to facilitate the provision of car parking facilities elsewhere.

Car parking shall be located, where possible, behind established building lines in the interest of good streetscape. Where parking is proposed to the front of a building, it is important that planting and/or boundary walls/railings are used to maintain the visual appearance of the area. In town centre mixed-use development proposals, consideration will be given to dual parking where peak times do not coincide. Where parking is associated with late night uses such as places of entertainment, car parking shall be sited so as to reduce noise disturbance to adjoining residents to a reasonable level. The following design dimensions shall apply and all parking facilities shall be secure and subject to passive supervision:

- Each car space shall be 4.8m x 2.5m with 6.1m wide circulation aisles;
- Loading bays shall be generally 9m x 5m (but at least 6m x 3m), and
- Disabled spaces shall be 3m wide, with a one space per 20 provision

Minimum Car-parking standards⁵⁹		
Land-use	Operational Standards	Non-Operational Standards
Cinema	4 spaces	1 space per 3 seats
Bars/Restaurant	0.5 space per staff member	1 space per 15 sqm public area
Clinics/Surgeries	1 space per staff member	2 spaces per consulting room
Caravan Park	1 space per staff member	2 space per unit of accommodation
Crèches	1 space per staff member	1 space per 4 children
Dance halls/Discos	0.5 space per staff member	1 space per 10 sqm.
Dwelling (up to 2 bedrooms)	Nil	1 space(s) per dwelling unit
Dwelling (3 bedrooms or more)	Nil	2 spaces per unit
Multi Residential Unit Development	2 visitor spaces per 5 dwelling units	1 space per 1 or 2 bed unit 2 spaces per 3 bed + unit
Golf courses	0.5 space per staff member	4 spaces per hole
Hotel/Motel/Guest House	0.5 space per staff member	1 space for every 2 bed spaces
Leisure Centre	0.5 space per staff member	1 space per 50 sqm.
Light Industry		1 space per 35 sqm plus 1 HGV space
Manufacturing	0.5 space per staff member	1 space per 35 sqm plus 1 HGV space
Nursing Homes	1 space per staff member	1 space per 4 residents
Offices	0.5 space per staff member	1 space per 35 sqm.
Retail Shops/Supermarkets	0.5 space per staff member	1 space per 20 sqm.
Retail Warehousing	1 space per staff member	1 space per 35 sqm.
Science & Technology Based Enterprises/Business Park	1 space per staff member	1 space per 25 sqm.
Warehousing	1 space per staff member	1 space per 100 sqm.
Other	Individual assessment	Individual assessment

⁵⁹ Surface car parks should be permeable or semi-permeable surfacing to reduce surface water run-off and mitigate against contribution to flooding.

9.20.1 Cycle Facilities

In assessing new development proposals the Council will have regard to its policy on cycle facilities. The Council will require provision of cycle routes within new residential and employment developments and provision of secure bicycle parking facilities within new developments, including commercial and office developments and residential proposals. Proposals for cycle facilities should be identified at planning stage.

9.21 Traffic & Road Safety

In the interest of safety for all road users, the following sight lines are required for all development that proposes vehicular access onto the public road network. Adequate sight visibility at the entrance to the development is vital to enable you to see oncoming traffic when using the entrance and also to enable other road users to see you when you are waiting at the entrance. In exceptional circumstances such as demolition of a dwelling and rebuilding of a dwelling, a derogation of sightline requirements may be considered subject to a net road safety benefit being achieved with the agreement of the Roads Section.

Table 9.7 Sight Line Requirements	'Y' Distance
Roads with 100kph speed limits	215m
General Regional Roads	130m
General Local Roads greater than 4.25m wide ⁶⁰	90m
Local Roads 4.25m wide ¹ or less and all Local Tertiary Roads	70m
Within 50kph speed limits (built up areas)	70m
Within 60kph speed limits (built up areas)	90m

The sight visibility triangle is measured at the proposed entrance from a set-back distance of 4.5m (the 'X' distance) from the road edge at the centre of the entrance, to points in both directions on the nearside road edge which are the sight distance ('Y' distance) away. For lightly used accesses, for example those serving a single dwelling or a cul-de sac development of not more than 2 no. dwellings, then the set-back 'X' distance may be reduced to 2.4m. The Value of the sight distance 'Y' relates to typical road speeds and can be obtained from Table 9.7.

⁶⁰ Road width refers to the typical road width (over approximately 70% of the road) when approaching an entrance rather than the width at the entrance.

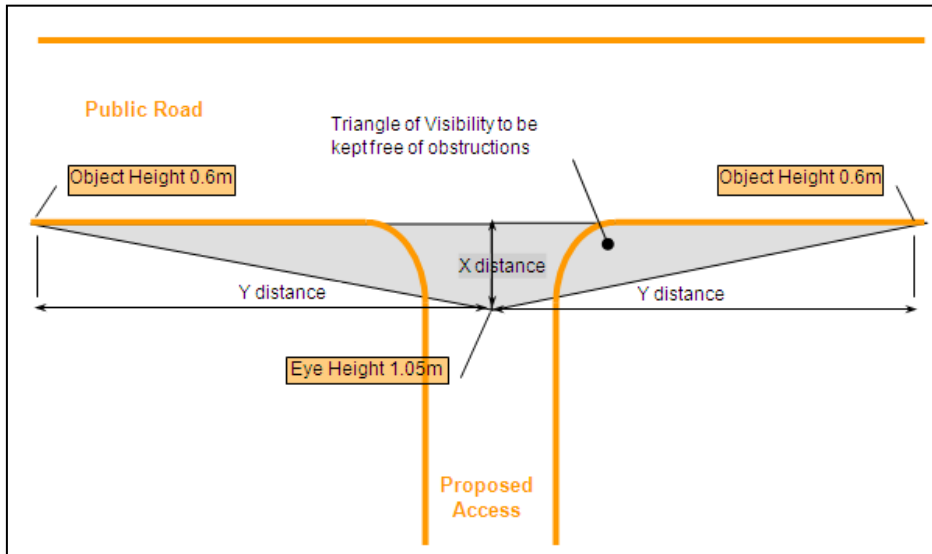


Figure 9.2 Safe Access Sightlines

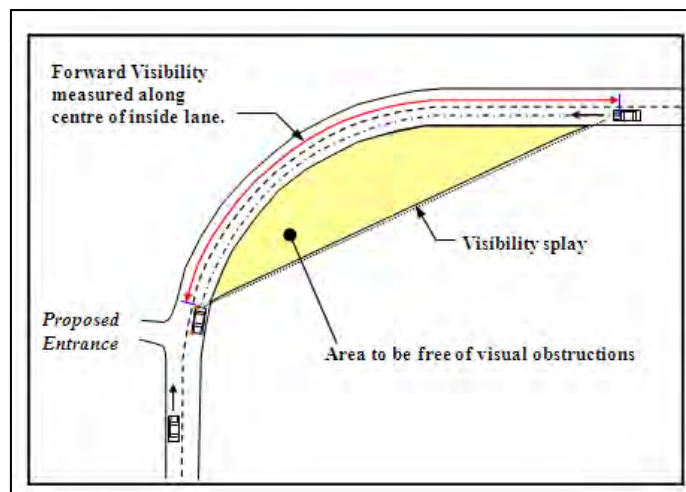


Figure 9.3 Forward Visibility Requirements

Proposals for developments with access from roads that are insufficient in width to cater for passing vehicular traffic will be required to upgrade the width/alignment of the lane or provide passing bays. Any such upgrade or passing bays will be required to be a minimum of 6 metres in width while the separation distances between passing bays will be dependent on the alignment of the road and other local conditions. All such development proposals will be considered on a case by case basis having regard to the anticipated traffic generated by the proposal and the volume and type of traffic using the road and shall be subject to the agreement of the landowner(s) on the lane. Where certain types of large-scale developments are proposed, the Planning Authority will require traffic and transport assessment in accordance with recommendation from the National Roads Authority (NRA). Further details of these can be obtained from the Road Safety Audit Standards HD 19/09 and the NRA Traffic and Transport Assessment Guidelines 2007. Thresholds for development types and sizes,

which may be subject to these requirements, are illustrated in Figure 9.1 below In particular the Council will insist on the satisfactory completion of stage 1, 2 and 3 Road Safety Audits.

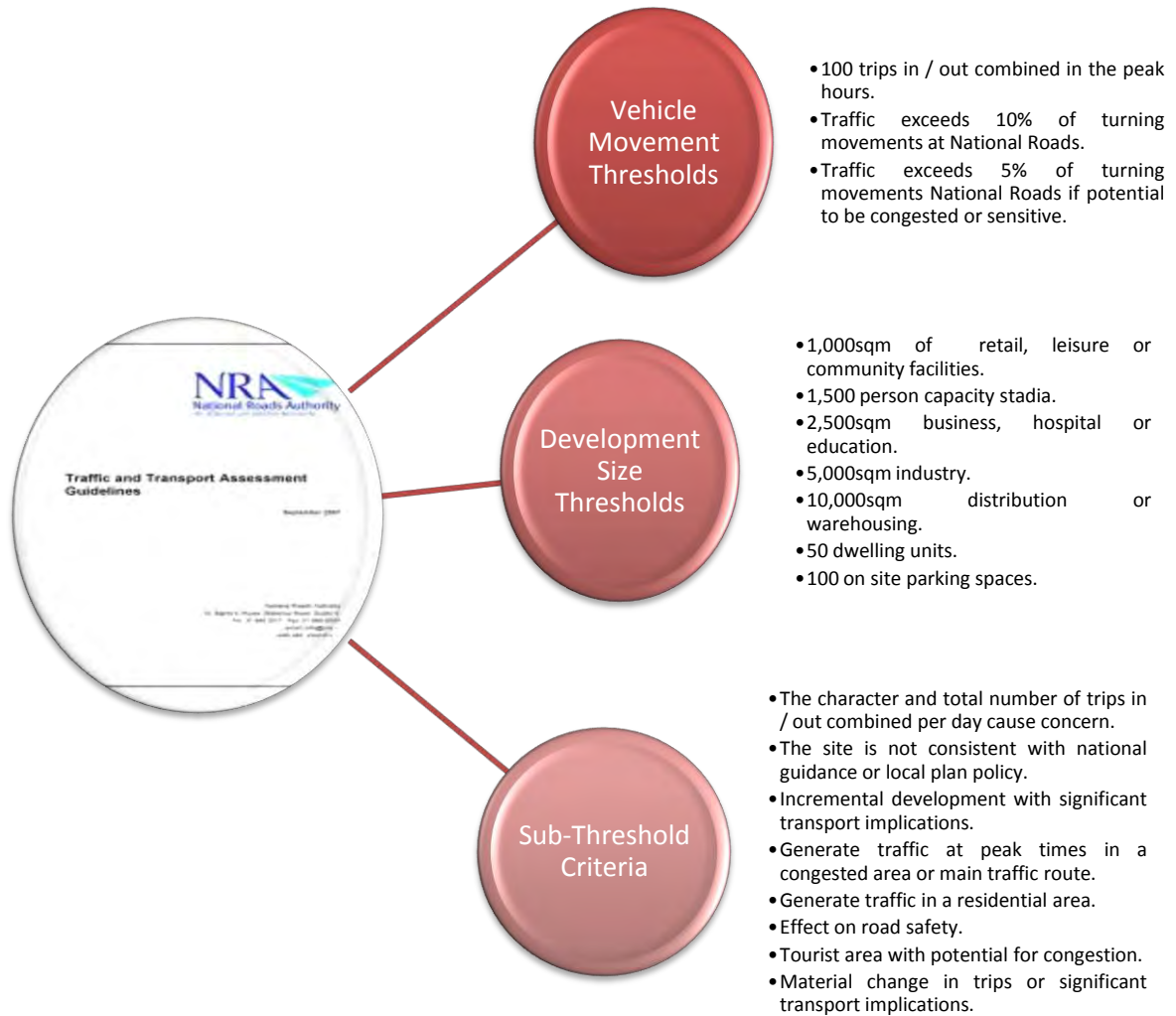


Figure 9.4 Traffic Assessment & Road Safety Audit

9.22 Traffic Calming

The Council will ensure all new public roads and residential layouts are traffic calmed in accordance with the recommendations in the “Traffic Management Guidelines” jointly issued by the Department of the Environment, Heritage and Local Government (DEHLG), the Department of Transport (DOT) and the Dublin Transportation Office (DTO).

9.23 Public Transport – Smarter Travel

The Council will require the identification of bus stops and potential linkages for new bus routes, within or within easy access to new large scale residential and employment development. In assessing proposals for development on lands zoned for residential development lands as set out in Map 1 A and B, the Council will seek the provision for and identification of facilities for public transport, especially to and from the town centre and schools.

9.24 Access for the Disabled

In the design of buildings and public utilities and facilities to which the public could be expected to have access, special consideration will be given to the accommodation of people with disabilities in accordance with the requirements of the Part M of the Building Regulations, 2000 and the advice set out in Buildings for Everyone (1998) as issued by the National Rehabilitation Board.

9.25 Petrol Filling Stations

The traditional role of filling stations is expanding to include the provision of general convenience retail and sometimes delicatessen. Petrol filling stations can provide a wide range of retail goods in an associated shop. While the important role of such provision is recognised, such shops shall, in general, remain secondary to the use as a filling station. The Guidelines for Planning Authorities – Retail Planning published by the DECLG in 2012 stipulates that generally the maximum net retail floor space shall not exceed 100sqm. Where floor areas in excess of this figure are proposed, the development shall be subject to the retail sequential test approach.

The Council will facilitate new filling stations or redevelopment of existing stations on appropriately zoned land where they comply with the following:

- The proposed development is in accordance with land use zoning objectives;
- The net retail sales area does not exceed 100 sqm or detract from the viability and vitality of the town centre;
- The proposed development complies with the requirements of the Retail Strategy and the Retail Planning Guidelines 2012 (DECLG), or amendments thereto; and,

The Council will require compliance with the requirements of S.I. 311 of the 1979 Dangerous Substances (Retail and Private Petroleum Stores Regulations), Building Regulations 2000 and the following:

- A minimum of frontage of 30m within a 50 kph area and 45m in other speed limit areas;
- A minimum distance of 7m from the pump island to the road boundary;
- Two access points, between 7-9m wide, with a minimum junction radius of 10.7m;
- A minimum distance of 50m from entrance to nearest major junction and 25m to nearest minor junction;
- A footpath of 2m wide with 0.5m high wall along the front boundary;
- A petrol/oil interceptor to the surface water drainage;
- Adequate facilities for storage of refuse and waste on site;
- A scheme of landscaping;
- Any associated retail unit shall cater for motor related goods, and ancillary convenience type shops limited to a floor area not exceeding 100 square metres gross. An associated workshop may be permitted where there is no adverse effect on the amenities of the area.

9.26 Neighbourhood Centres and LEAPs

Map 6 identifies the locations for future Neighbourhood Centres and/or Local Equipped Areas of Play (LEAP) to be provided in conjunction with new residential development. Neighbourhood Centres and LEAPs are to be provided at a scale proportionate to the area of New Residential Development and following a full Development Impact Assessment. Both are to act to serve the local population and are not to act as a destination in their own right. Neighbourhood Centres can be mixed use buildings comprising of a local shop, surgery, chemist and residential units etc preferably overlooking and adjacent to an associated LEAP which may comprise of a playground (children's equipment and/or adult equipment), playing pitches and or courts. The extent of and facilities to be provided in a Neighbourhood Centre and/or LEAP are to be considered as part of the DIA and in any pre-planning discussions with the Planning Authority.

9.27 Childcare Facilities

Clonmel Borough Council and South Tipperary County Council recognise the social, educational and economic importance of encouraging the development of a broad range of childcare facilities within the Town and Environs. They also recognise that childcare must be conveniently located. Childcare is taken to mean full day-care and sessional facilities and services for pre-school children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children and therefore includes pre-schools, day-care services, crèches, playgroups and after-school groups. The provision of amenable and accessible childcare is an important aspect in the proper planning and sustainable development of new and existing communities.

It is the policy of the Council to implement the Childcare Facilities – Guidelines for Planning Authorities as published by the DOELG in 2001. Where a large housing development is proposed, i.e. seventy five houses or more the planning authority may require the provision of a purpose built unit for childcare on the site. The council will have regard to the existing level of childcare provision in the area and will operate this requirement in a flexible manner through liaisons with the South Tipperary County Childcare Committee.

In general childcare facilities will be assessed on the following:

- The suitability of the site/premises for the type and size of facility proposed, taking into consideration the effects on the existing amenities of the area.
- Adequacy of vehicular and pedestrian access and parking provisions, which may be required to include satisfactory and safe collection/drop-off areas where appropriate, for both customers and staff where it is merited
- By the scale of the development and the resultant intensity of vehicular movements.
- Provision of an adequate outdoor play area within the curtilage of all full day care facilities. This outdoor play area shall be so located to have minimum impact on the amenity of surrounding properties, particularly in residential areas and should also be separate from car parking and service areas.
- The design of the structure and capability of it being assimilated satisfactorily in to the built environment.
- Ease of accessibility for all.

Applications for crèches, playschools and preschool facilities shall be accompanied with information in relation to details of the proposed opening times, proposed number and age range of children, proposed number of staff, internal floor areas devoted to crèche, excluding areas such as kitchens, toilets, sleeping and other ancillary areas, details of external play areas and car parking arrangements for both parents and staff. Developers are advised to refer to the Department of the Environment and Local Government Guidelines on Childcare Facilities and consult with the South Tipperary County Childcare Committee.

9.28 Shopfronts & Advertising Signage

Planning applications for new shop fronts and signage will be considered on their own merits and of importance will be the integration of the proposal into its setting. All proposals for new shop fronts should have regard to the guidelines set out below even if located outside of an ACA.

- Shop-front advertisements normally should be restricted to fascia signs placed immediately above the shop window. Fascia lettering and logos are best hand-painted in a style and colour that harmonises with the shop and helps to portray its use. Long continuous fascia signs, stretching full-width across a frontage or straddling across two or more buildings should be avoided. Signs that extend higher than the sill of first floor windows will not normally be acceptable.
- Hanging signs can have a place in the streetscape; however, they should not be mounted higher than first floor windows. There should be normally not more than one hanging sign to each property frontage, and the bracket should not extend more than 80cm from the wall face and the lowest part of the sign a minimum of 2.2m above pavement level.

- In the case of properties with multiple tenancies, the ground floor shop may have a fascia sign and one additional projecting sign may be permitted to the first floor premises. A plaque located at the front door should serve all additional tenants.
- Where there is insufficient fascia space decorative lettering can be painted directly onto the display window, provided it is of an appropriate form.
- Brand advertising is not acceptable on fascias and fascias should not link buildings of different styles.
- External roller shutters are not generally acceptable⁶¹ and the use of internal security measures should not preclude clear views into and out of the unit.
- Separate entrances to upper level residences shall be retained and reinstated.

Note: Murals require planning permission and applications for wall painted advertising will be assessed against the visual impact on the character of the area, particularly within an ACA.

9.29 Telecommunications

In the consideration of proposals for telecommunications masts, antennae and ancillary equipment the Council will have regard to the following:

- The visual impact of the proposed equipment on the natural or built environment, particularly in areas of sensitive landscape or historic importance;
- The potential for co-location of equipment on existing masts;
- The road networks traversing the plan area and plans for the development of these networks, including any future by-passes, and
- Department of the Environment and Local Government “Telecommunications Antennae and Support Structures Guidelines for Planning Authorities” (July 1996), or any amendments thereto.

Proposals for new telecommunications infrastructure must demonstrate that they have considered alternative sites, impact on public health and the long term plans of the developer in the County and wider area and the plans of other promoters.

⁶¹ except in exceptional circumstances where an external system is justified by the applicant of a unit with high value and high quantity items to the satisfaction of the Planning Authority noting a potential requirement to light the display area during closed hours.

9.30 Industrial Development

Minimum Standards for Industrial Developments	
Access	Multi-unit developments shall have a single access. Access roads shall have a minimum carriageway width of 7.5m with 1.3m wide grass strip and 2m wide footpath(s).
Site Layouts	Adequate space shall be provided for the loading and unloading of goods and the manoeuvring of vehicles within the site. Turning space shall be provided for 15 metre articulated vehicles and 9 metre fixed axle vehicles. A building line set back of at least 12 metres from estate roadside boundaries shall be provided.
Design Scheme	Multi-unit industrial proposals shall submit a detail design scheme; to set out proposed design approach and materials and finishes to be applied throughout the entire scheme. The design scheme shall ensure that the overall development implements a uniform/complimentary approach to design and finishes.
Boundary treatment/ Landscaping	A comprehensive boundary treatment and landscape plan providing for details of uniform approach to boundary treatment and planting shall accompany applications. Existing trees and hedgerows shall be incorporated where practicable and new planting shall utilise trees and shrubs that are indigenous to the area. All services shall be laid underground.
Use	Full details of the proposed use, including industrial processes involved, any toxic materials, chemicals or solvents used, shall be submitted with the planning application if known. Changes in use may require the grant of a new planning permission in accordance with the Planning & Development Regulations.
Storage of Goods & Fuels	Goods, including raw materials, manufactured goods, packaging, crates etc., shall be stored or displayed only within the enclosed factory or industrial unit area behind the front building line. All over-ground oil, chemical storage tanks shall be adequately bunded to protect against spillage. Provide adequate storage to facilitate the segregation & storage of waste materials at source.
Signage	Within the curtilage of industrial estates, signage shall be restricted to a single sign identifying all occupiers of the site at the entrance and to fingerpost signs at junctions throughout the estate where the Council considers such necessary.

9.31 Taking in Charge

The Council has prepared a policy for the Taking in Charge of Residential Developments. This document provides guidance as to the Councils requirements prior to the taking in charge of a development. Sub-surface infrastructure and networks and roads and services etc will not be

taken in charge and no bonds will be returned prior to the submission details in accordance with Council policy, for the written agreement of the Council.

9.32 Noise

All new development proposed along the R688 Cashel to Clonmel Road from the Cashel Road Roundabout at the N24 junction for a distance of approximately 1.3km north shall have regard to the Local Authority's Noise Action Plan. All new development is required to satisfy the requirements of S.I No 140 of 2006 Environmental Noise Regulations.

9.33 Planning for Watercourses in the Urban Environment

It is a requirement of this C & EDP that;

- All new riparian developments shall be required to satisfy high qualitative and quantitative standards for the layout and design in new developments ensuring that the River Suir is integrated into any design proposal.
- Any applications for development along the river should have regard "Planning for watercourses in urban environment" produced by Inland Fisheries Ireland.

10.0 Strategic Environmental Assessment

10.1 SEA Summary

Strategic Environmental Assessment (SEA) is a process for evaluating, at the earliest possible stage, the likely environmental effects of implementing a Plan or other strategic action in order to ensure environmental considerations are appropriately addressed in the decision-making process, both during their preparation and prior to adoption of a Plan.

The European Directive (2001/42/EC) on the Assessment of the Effects of Certain Plans and Programmes on the Environment (the SEA Directive) was transposed into national legislation by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. 435/2004), as amended by S.I. 200 of 2011 and the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I. 436/2004), as amended by S.I. 201 of 2011. The C & EDP falls under the remit of S.I. 436/2004 and S.I. 201/2011.

The SEA process carried out in respect of the C & EDP comprised of four main steps as outlined in Table 10.1.

Step	Requirement in relation to C & EDP
1 – Screening	<p>The requirement to carry out SEA of the C & EDP is mandatory in accordance with both Articles 2 and 3 of the SEA Directive as the Plan is:</p> <ul style="list-style-type: none"> a) subject to preparation and adoption by a local authority and b) it is prepared for land use which will set the framework for future development consent of projects listed in the EIA Directive. <p>Furthermore, the preparation of a full SEA is mandatory for this Plan as Clonmel has a population greater than 10,000 persons.</p>
2 – Scoping	<p>An initial SEA Scoping Issues Paper was issued to the relevant Environmental Authorities and Development Plan statutory consultees in December 2011. During this time the Pre-Draft Public Consultation Period also took place. The EPA responded by letter dated 6th January 2012 enclosing the EPA's initial submission which consisted of an SEA Guidance document with respect to the C & EDP and SEA Pack dated 11th October 2011.</p> <p>A further Scoping Report was sent to the five environmental authorities on the 19th April 2012 and responses were requested by 18th May 2012. No formal responses were received at this stage of the consultation process.</p>
3 – Environmental Assessment and Environmental Report	<p>The draft C & EDP, together with the SEA Environmental Report and AA went on public display from the 12th October 2012 to the 21st December 2012.</p> <p>A total of 43. no. submissions were received, reviewed and proposed amendments were made as a result, these were documented in the S. 12(4) Manager's Report which went on public display on 21st June 2013 to 22nd July 2013. All such amendments were screened as part of the SEA and Appropriate Assessment processes.</p>

	During this stage once again, submissions received (14 no. in total) were reviewed and recommendations were made and documented in the S. 12(8) Manager's Report dated August 2013. These recommendations were again screened for SEA / AA prior to adoption of the final Plan.
4 – SEA Statement	This SEA Statement reports on how environmental considerations and the consultations for the C & EDP have been integrated into the adopted Plan.

10.2 How Environmental Considerations have been integrated into the Plan

10.2.1 Introduction

Integration of the SEA and the C & EDP was achieved through close liaising between the relevant team members at all stages of the project, including SEA scoping, review of the existing environment and generation of policies and objectives. The SEA, AA, Strategic Flood Risk Assessment (SFRA) and C & EDP teams participated in several meetings and telephone discussions in relation to development of alternatives, gathering of baseline environment, development of land use zonings and development of policy and text recommendations for inclusion in the draft Plan.

This section outlines how the Plan evolved, at what stages the SEA influenced the Plan and how considerations have been integrated into the plan.

10.3 Influence of SEA during Preparation of the Plan

10.3.1 Environmental Assessment of the Plan

The purpose of the environmental assessment of the plan is to evaluate as far as possible the environmental effects of the C & EDP policies, strategic objectives and actions and to set out measures envisaged to prevent, reduce and as far as possible offset any significant adverse effects on the environment.

The policies and objectives of the C & EDP have been assessed against the SEA environmental objectives for Biodiversity Flora and Fauna, Population, Soil, Water, Climatic Factors, Material Assets, Cultural Heritage and Landscape (as set out in Chapter 7). The approach used for assessing the policies / objectives for the C & EDP was a baseline and objectives led assessment using assessment matrices in line with current best practice for SEA of land use plans in Ireland.

For the most part the policies and objectives contained within the C & EDP would result in positive direct and indirect impacts in all areas. The potential for negative impacts in respect of biodiversity, population, soils, water and climate, cultural heritage and landscape, is limited to policies which would result in provision of additional development, i.e. residential, commercial and residential related land uses, or its accompanying infrastructure. In addition, conflicts between uses, particularly with regard to Natura 2000 sites and flooding were raised as potential negative impacts for biodiversity. Key issues raised in the assessment included:

- Provision of sustainable infrastructure including waste, water and transport;

- Regeneration of opportunity Sites (Suir Island, Clonmel Arms, Davis Road, Fair Oaks and LIT Campus) in a sustainable manner;
- Protection of biodiversity, especially Natura 2000 sites, while facilitating social, recreational and commercial development;
- Consolidation of development within the town centre; and
- Protection of the built heritage resource.

Where negative impacts have been identified as part of the impact assessment, mitigation measures envisaged to prevent, reduce and as far as possible offset any significant adverse effects on the environment were recommended for inclusion within the C & EDP as part of the SEA.

10.3.2 Residential Development Strategy – Alternatives Assessment

In line with the requirements of the SEA Directive and the corresponding implementing Irish legislation (S.I. 436 of 2004, as amended), consideration was given to reasonable alternatives for delivery of the C & EDP residential development strategy. Article 5 of the SEA Directive requires the environmental report to consider 'reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme' and the significant effects of the alternatives selected.

It is a mandatory objective of a Development Plan that sufficient lands are zoned for particular purposes. This is especially relevant in relation to the quantum and location of new residentially zoned lands. In this regard it is important to highlight that the 'Core Strategy' prepared in respect of the C & EDP identified that 155 ha of residentially zoned lands are required in order to facilitate future population projections for the Plan area.

An additional 30 ha of land located just outside the Plan boundary area on lands zoned for new residential use within the administrative area of Waterford County Council have also been included to make up this allocation. As part of this process it was clear that the Clonmel Environs located within Waterford County Council area should be included within the C & EDP plan area as these lands essentially form part of the town, however these lands are not administratively connected in terms of development planning at present. This made review of the Core Strategy difficult and was a stumbling block in the preparation of a development strategy for the town.

As a result, the SEA recommended inclusion of text within the Plan outlining that future development plan reviews of the C & EDP should re-examine the plan boundary, particularly with regard to the Waterford Environs area with a view to ensuring housing land requirements for the settlement of Clonmel co-relate to the development plan for the town and its entire environs.

On this basis, twenty-four undeveloped sites located within the Plan area were identified and assessed with a view to finding the most suitable sites for the preferred future development scenario to accommodate growth within the town. Each site was then assessed on the basis of a number of planning⁶² and environmental⁶³ criteria in order to determine the most suitable sites for residential zoning going forward.

The relevant twenty-four sites chosen for inclusion within this alternative site assessment had previously been zoned for residential uses (either existing or proposed new residential development) in the past as part of the C & EDP 2008 before the Core Strategy for the Plan area was adopted as a variation to the Plan in 2011.

While twenty-four sites were examined individually, there were a number of strategic options for the direction of growth of the town set out as follows:

- Zoning lands for residential development on town centre infill sites and adjacent areas
- Zoning lands for residential development to the north and/or south of the town centre and built-up area to create a more consolidated urban form
- Zoning lands for residential development to the west and/or east of the town in a linear pattern, taking into account the linear features of Clonmel such as the River Suir, railway line and N24.
- A mixed approach using elements of the foregoing.

10.3.3 Reasons for Choosing the Preferred Alternative

Generally, subject to site specific constraints, it was decided to zone lands for residential development based on Option 4. Within Option 4 the primary focus of proposed residentially zoned lands is to the north of the town and within and adjacent to the town centre. This approach seeks to achieve a compact urban form that encourages sustainable transport modes, avoids areas susceptible to flooding, particularly along the River Suir and its tributaries, and makes the most sustainable linkages with compatible land uses. Some lands have been zoned to the south, west and east of the town, on the sites closest to the town centre in these directions.

It was decided in general not to zone lands for residential development at the extreme eastern and western ends of the town. Lands previously zoned for residential development or considered for same, to the east of the town in particular (including a number of sites to which access would not be improved by the provision of the proposed inner relief road), were generally found to be the most rural in character, the most divorced from the urban fabric of

⁶² Alternative sites have been chosen by the Plan makers inputs with respect to planning criteria assessment has been provided by the Council with inputs from the SEA team.

⁶³ Each alternative site has been assessed based on SEA Environmental Objectives as set out in Chapter 5 of this ER.

the town and town centre facilities and the least conducive to improving land-use/transport co-ordination and improved modal split towards sustainable transportation methods.

The lands recommended for residential zoning are predominantly those nearest the town centre sequentially and/or lying adjacent existing built up areas. The line of the proposed relief road could form a boundary to the north of the town but it is not considered appropriate to maintain zonings along the entire route for the reasons outlined in the preceding paragraph.

The chosen 'Option 4' allows more opportunities for future linkages between developed urban land parcels through encouraging development on appropriately shaped land plots which lie adjacent each other in suitably sized land banks, or that are adjacent existing or proposed compatible uses. Factors such as current planning permissions for residential development and individual site constraints have also been taken into account.

The chosen option seeks to avoid placing sensitive residential uses on lands susceptible to flooding. Any lands where Flood Zones encroach partially will be subject to Flood Risk Assessment should any proposals for development be put forward. Impacts on the Lower River Suir SAC and on the cultural heritage of the town have also informed the decisions on residential zoning.

10.3.4 Land Use - Development Strategy

Detailed consultation took place between the Plan, SEA, AA and SFRA teams in preparation of the C & EDP. All parties reviewed and discussed the Core Strategy to ensure its compliance with the hierarchy of plans. As part of this review, detailed discussions took place with respect to population projections and targets, zoning allocations and uses. As part of this discussion it was proposed to extend the Primary Retail Area (PRA) of the town southwards. It was a recommendation of the SEA team not to extend the PRA southwards as this would result in higher order retail uses on lands closer to the River and more susceptible to flooding. The PRA was not extended in this direction as a result.

During the course of the preparation of the Plan, it was a proposed objective of the Plan to reduce the number of land use zonings relating to the Plan area in order to streamline and make land use objectives clearer. Initially it was proposed to change 'Commercial' zonings to 'Town Centre' zoning with respect to lands closest to the town and 'Industry' with respect to lands further out of the town (such as Poppyfields). During pre-draft discussions, it was a recommendation of the SEA team to re-introduce 'Commercial' zoning within the land use zonings as the SEA and SFRA was not supportive of the extension of the town centre to sites which are susceptible to flooding. Furthermore, sites such as Poppyfields were re-zoned for 'Commercial' uses in line with the retail warehousing use on site.

10.3.5 Cumulative Assessment of the Plan

Cumulative effects were addressed in relation to a number of potential combined pressures and in particular the close proximity of the C & EDP to the Marfield Local Area Plan (which was also undergoing a full review at the time of preparation of the C & EDP). The SEA identified that large scale developments such as key opportunity sites (Suir Island, Clonmel Arms, Davis Road, Fair Oaks and LIT Campus) within Clonmel, Clonmel Town centre development and an integrated tourism scheme proposed in Marfield could have potential to have cumulative effects if developed.

The SEA identified however that through integration of these objectives with the provision of other protective policies within the C & EDP would be expected to reduce direct negative impacts on environmental receptors, such as water quality, resulting from pressure on these. Any new development would also be subject to conform to the development management requirements of the C & EDP and the South Tipperary CDP 2009.

10.3.6 Influence of AA on the Plan

The purpose of AA is to ensure that the C & EDP 2013 does not contain any policies or objectives that could lead to negative impacts on the integrity of an EU designated site. The AA process was undertaken in parallel with the Plan making process and the SEA.

An Appropriate Assessment of the draft C & EDP was carried out in parallel to the SEA process. The AA process ensured that environmental considerations, specifically focused on Natura 2000 sites, were integrated into the Plan as it was developed. Under the EU Habitats Directive, any plan or project not directly connected with or necessary to the management of Natura 2000 sites, namely, Special Areas of Conservation (SAC) or Special Protection Areas (SPA), but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subjected to an AA of its implications for the site in view of the site's conservation objectives.

The administrative area of the Clonmel and Environs Development Plan includes the Lower River Suir SAC, an important site that forms part of the Natura 2000 network. The river flows through Clonmel town and parts of the southern environs.

Based on the AA screening of Natura 2000 sites, it was concluded that the proposed C & EDP had potential for significant effects on the Lower River Suir SAC and a Stage II AA was therefore undertaken. Initial reviews of the policies and objectives included in the C & EDP indicated that there was a risk of adverse effects on the integrity of the Lower River Suir SAC unless appropriate mitigation was included within the plan. Mitigation measures in the form of specific objectives and policies designed to protect the environment have been included within the plan in order to ensure compliance with the Habitats Directive Article 6 requirements by integrating measures for the protection of Natura 2000 sites into all policy areas covered by the Plan. On the basis of the findings of the Stage II AA, it was concluded that the C & EDP has

fully integrated the findings of the AA throughout the policies and objectives of the Plan, and therefore the implementation of the C & EDP is not likely to have significant adverse effects upon the integrity of any Natura 2000 site within or adjacent to the C & EDP area.

All proposed amendments to the draft C & EDP as well as material amendments were subsequently screened during the draft plan and amendment stages of the process with regard to AA. All amendments were screened out and no mitigation measures were proposed as a result of the screening process.

10.4 Consultation Process

10.4.1 Scoping – Consultation Stage

Detailed consultation took place with respect to the Strategic Environmental Assessment and Appropriate Assessment of the C & EDP.

It should be highlighted at the outset that transboundary consultation took place with Waterford County Council as part of this SEA as they are the Plan makers and are also the relevant planning authority for lands surrounding Clonmel Town, immediately to the south of the Plan area. Therefore the plan making team preparing the C & EDP were already fully informed of all pertinent issues relating to lands adjoining Clonmel Town and Environs within Co. Waterford.

The first stage of consultation took place when an initial SEA Scoping Issues Paper was issued to the following parties (including the five prescribed Environmental Authorities) on 8th December 2011, requesting submissions by 13th February 2012. During this time the Pre-Draft Public Consultation Period also took place. The EPA responded by letter dated 6th January 2012 enclosing the EPA's initial submission which consisted of an SEA Guidance document with respect to the C & EDP and SEA Pack dated 11th October 2011.

The second round of consultation relating to the SEA took place in December 2011 and related to the 'official' scoping consultation stage. A Scoping Report was compiled in April 2012 outlining the scope and level of detail proposed for the SEA Environmental Report and was issued to the five statutory environmental authorities as prescribed under the Planning and Development (SEA) Regulations 2004 (as amended).

No responses from the statutory consultees were received during this stage of the consultation process.

10.4.2 Draft Plan and SEA Environmental Report - Consultation Stage

The draft Plan and SEA Environmental Report period of consultation took place between 12th October 2012 and 21st December 2012. At this stage, the draft C & EDP was placed on public display along with the SEA Environmental Report and associated Appropriate Assessment. A total of 43 no. submissions were received during this stage of the consultation process. Consultation responses included submissions from the environmental authorities as well as the public, other stakeholders and statutory consultees.

Submissions and observations made in relation to the draft Plan, SEA Environmental Report and AA broadly covered the following key topics:

- EU directives, national/regional legislation, guidelines and policies;
- Wastewater treatment and urban wastewater discharge licensing;
- Hydrometrics and integration of water infrastructure;
- Habitat mapping;
- Air, noise and climatic factors;
- Landscape character assessment;
- Transport, tourism and infrastructure;
- Mapping and listing natural and cultural heritage;
- Drinking water supply and conservation;
- Groundwater protection;
- Flood prevention and management;
- Waste management;
- Alien species and noxious weeds;
- Energy conservation;
- Human health and quality of life; and
- Land Use zonings.

Submissions were received from the EPA, Department of the Arts, Heritage and the Gaeltacht and the Department of Environment, Community and Local Government during this period of consultation.

All submissions made to the draft Plan were reviewed by the SEA and AA Team. A S.12 (4) Manager's Report on the submissions/observations received during the public display period was prepared setting out the proposed amendment to the draft C & EDP. Each of the proposed amendments to the draft C & EDP were screened by the SEA and AA Team. Each amendment was assessed against the strategic environmental objectives of this SEA. An addendum to the Manager's Report was prepared documenting this process. An Appropriate Assessment Screening of the material alterations was also undertaken.

No significant impacts as a result of implementing the proposed amendments were identified as part of this SEA and AA Screening process and therefore no mitigation measures were proposed on this basis.

10.4.3 Amendments to the Draft Plan - Consultation Stage

The final period of consultation took place between 21st June 2013 and 22nd July 2013 when proposed material amendments to the draft Plan was placed on public display.

A total of 14 no. submissions/observations were submitted during this stage of the consultation process. Submissions were received from the public, landowners, statutory and environmental authorities.

Submissions and observations made at this stage broadly covered the following key topics:

- Consultation with the NPWS that neither SEA nor Habitats Directive Assessment is required for significant infrastructure projects.
- Proposed addition of specific structure(s) to the Record of Protected Structures (RPS).
- Proposed designation of a Master Plan.
- Land Zoning
- Flooding
- Developmental Potential of Lands

Only submissions that relate to proposed Material Amendments to the Draft Plan were considered at this stage. No significant impacts as a result of implementing the proposed amendments were identified as part of this SEA and AA Screening process and therefore no mitigation measures were proposed on this basis.

Submissions were received during this period of consultation from the EPA and the Department of the Environment, Community and Local Government.

10.4.4 Adoption of Clonmel & Environs Development Plan 2013-2019

Following the consideration of the Draft Plan, proposed Material Alterations and the Manager's Report, the Plan (as amended) was presented to the Elected Members for adoption in October 2013 and came in to effect on 4th November 2013.

As per the S.12 (8) of the Manager's Report two amendments to the plan were proposed. These have been screened in respect of SEA and AA. The Screening report in respect of this final stage of amendments recommended a further clarification in respect of one of the proposed amendments on the grounds that it would potentially allow residential development on all commercially zoned land in an unplanned manner. This clarification was not incorporated by the County Council in the development plan as adopted on the grounds that in practice most of the commercial lands could not become available for or developed for residential purposes in any case.

10.4.5 Monitoring Measures

Article 10 of the SEA Directive (2001/42/EEC) requires Member States to monitor the significant environmental effects of the implementation of plans *“in order, inter alia, to identify at an early stage unforeseen adverse effects to be able to undertake appropriate remedial action”*. The primary purpose of monitoring is to cross-check significant environmental effects which arise during the implementation stage against those predicted during the plan preparation stage.

The Directive leaves considerable flexibility to Member States in deciding how monitoring shall be arranged, however it is generally agreed that a mixture of “quantitative and qualitative indicators are required. The Directive recognises that the monitoring does not necessarily require new research activity and that existing sources of information can be used. In addition monitoring can be used to identify any information gaps and/deficiencies that were identified as part of the SEA process. Furthermore, Government Guidelines state that monitoring should concentrate on the likely significant effects identified in the Environmental Report (former Department of Environment, Heritage and Local Government 2004).

Monitoring will be based around the SEA Environmental Objectives, Indicators and Targets. The Objectives, Indicators and Targets for the various environmental topics are set out below in Table 10.2. The Indicators chosen are at a level, which is relevant to the Plan and are collated and reported on by a variety of government agencies including EPA, NPWS and Archaeological Survey.

Monitoring proposals must concentrate on likely significant environmental effects, which have been identified in the Environmental Report and the measures identified as necessary to prevent, reduce, or offset any significant adverse effects. The indicators/monitoring will act as an early warning sign so that appropriate remedial action is undertaken.

10.4.6 Responsibilities and Frequency of Reporting

Monitoring as per Table 10.2 will be carried out on an annual basis. The statutory Manager’s Report on progress in achieving objectives of the Clonmel & Environs Development Plan 2013-2019, takes place two years after the adoption of the Plan and *“shall include information in relation to the progress on, and the results of monitoring the significant environmental effects of implementation of the plan”*. If an objective or policy is having a significant adverse effect, a variation may be considered during the lifetime of the plan. It is largely the responsibility of Clonmel Borough Council and South Tipperary County Council to undertake the monitoring and to interpret the monitoring data relevant to Clonmel Town and its environs.

Draft Objectives	Draft Targets	Draft Indicators	Source and availability
<p>Objective 1 Protect and where appropriate, enhance biodiversity, particularly protected areas and protected species</p>	<ul style="list-style-type: none"> • No net loss of designated sites, species or habitats • Prevent further spread of alien/invasive species • No net loss of green linkages / ecological networks 	<ul style="list-style-type: none"> • Reported/Estimated levels of damage to designated sites/species/habitats as identified by GIS and AA • No. of developments receiving planning permission within or on boundary of designated sites. • No. of Habitats Directive/appropriate assessments carried out. • Loss of area of land actively managed for conservation • Numbers sites reported to contain alien/invasive species • Loss of green linkages / ecological networks identified through GIS 	<ul style="list-style-type: none"> • NPWS Article 17 Report • Planning / Environment Department • NPWS, Inland Fisheries Ireland • Environment Department • Environment Department • GIS
<p>Objective 2 Improve people's quality of life based on high-quality residential, working and recreational environments and on sustainable transport</p>	<ul style="list-style-type: none"> • No increase in population above core strategy population targets • Appropriate mix of tenure (including social housing in new residential developments) • Increase access to public transport from households 	<ul style="list-style-type: none"> • % change in population based on core strategy targets based on RPG figures • % of private and social housing in new developments • % mix of tenures based on housing strategy requirements • Construction/improvement of footpaths/greenways/cycle infrastructure 	<ul style="list-style-type: none"> • CSO • Planning Department • Housing Department • Roads Department
<p>Objective 3 Protect and, where appropriate, enhance the function and quality of the soil resource in the plan area</p>	<ul style="list-style-type: none"> • Increase in number of derelict buildings and brownfield sites being redeveloped • Increase in remediation of contaminated lands 	<ul style="list-style-type: none"> • Number of derelict buildings and brownfield sites being redeveloped based on commencement notices • Number of remediation cases of contaminated lands 	<ul style="list-style-type: none"> • Commencement notices • Environment/ Waste Department
<p>Objective 4 Improve water quality and the management of watercourses to comply with the standards of the Water Framework Directive and incorporate the objectives of the Floods Directive into sustainable</p>	<ul style="list-style-type: none"> • Implementation of the Programme of Measures identified under the SERBD River Basin Management Plan. • Ensure wastewater collection system capacity is provided either prior to construction of new development or is developed in parallel. 	<ul style="list-style-type: none"> • % increase in waters achieving 'good status' as defined in the WFD. • Wastewater collection system capacity compared with wastewater collection demand from development in the Town. 	<ul style="list-style-type: none"> • EPA • Environment Department • EPA • Environment Department

<p>planning and development;</p>			
<p>Objective 5 Protect and, where appropriate, enhance the character, diversity and special qualities of cultural, architectural and archaeological heritage in the plan area;</p>	<ul style="list-style-type: none"> No impact on the fabric or setting of monuments on the Record of Monuments and Places (RMP) by development granted planning permission. No impacts on the architectural heritage value or setting of protected structures by development granted planning permission. No protected structures to be demolished because of long term neglect and dereliction. 	<ul style="list-style-type: none"> Number of monuments on the Record of Monuments and Places (RMP), adversely impacted by development granted planning permission. Redevelopment of Protected Structures that were previously vacant. Number of protected structures on the Register of Derelict Sites Annual restoration works to take place to Town Walls 	<ul style="list-style-type: none"> The Archaeological Survey monitoring programme, Ireland Buildings at Risk Register, Heritage Council Ireland. Planning Department Buildings at Risk Register, Heritage Council Ireland. Planning Department
<p>Objective 6 Contribute to mitigation of, and adaptation to, climate change and air quality issues.</p>	<ul style="list-style-type: none"> All new development applications within areas at risk of flooding to submit a flood impact assessment. Increase access by households to sustainable forms of transport, including bus and rail services. 	<ul style="list-style-type: none"> No of new development applications within areas at risk of flooding without flood impact assessment. Passenger numbers Funding allocated to improvement of walking and cycle facilities 	<ul style="list-style-type: none"> Planning Department Planning Department Roads Department
<p>Objective 7 Protect and, where appropriate, enhance the character, diversity and special qualities of landscapes in the plan area</p>	<ul style="list-style-type: none"> No negative alteration to protected views. 	<ul style="list-style-type: none"> Number of visual impact assessments received as part of development proposals. No of buildings over 5 stories in height. 	<ul style="list-style-type: none"> Council Planning Department
<p>Objective 8 Make best use of existing infrastructure and promote the sustainable development of new infrastructure</p>	<ul style="list-style-type: none"> Maximise development potential within urban envelope in order to reduce pressure on outlying rural areas 	<ul style="list-style-type: none"> Increase in population within urban area. 	<ul style="list-style-type: none"> CSO GeoDirectory

Appendix 1 – Opportunity Sites

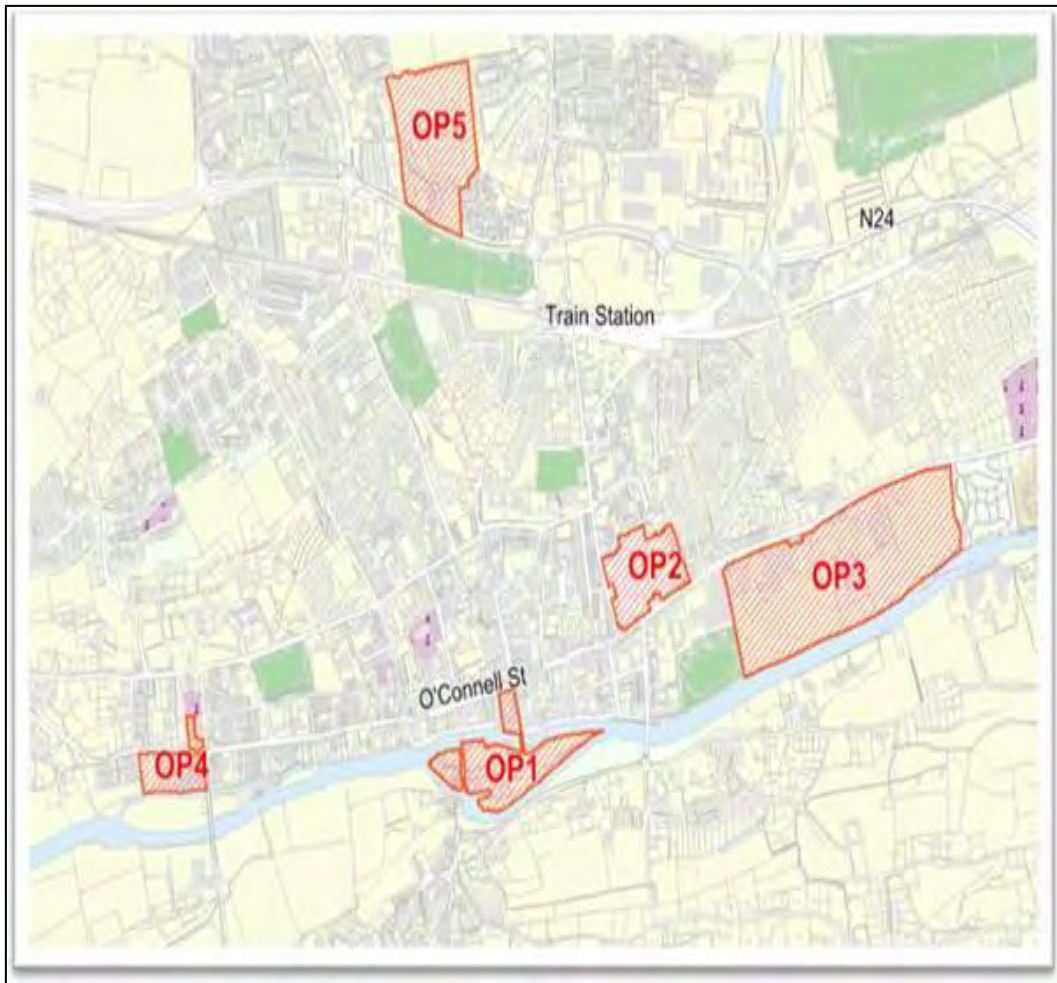


Figure A1.1: Location of Opportunity Sites

Opportunity Site No. 1: Suir Island and former Clonmel Arms located at Sarsfield Street

The combined redevelopment of the Clonmel Arms site and Suir Island offers an opportunity to improve the amenity and commercial function of the town centre. This potential anchors around the redevelopment of the Clonmel Arms site and the Quay Street car-park as a high quality mixed use development overlooking the River Suir. The potential for the development of a raised plaza along the quays with views overlooking the River Suir and Suir Island and the development of a raised pedestrian link along Sarsfield Street and across the River Suir should be considered and developed if feasible and subject to project level Strategic Environmental Assessment and Appropriate Assessment screening. This approach would effectively link the Main Street with the amenity potential of Suir Island (the 'Green Heart' of Clonmel) and onwards to Denis Burke Park (see below).

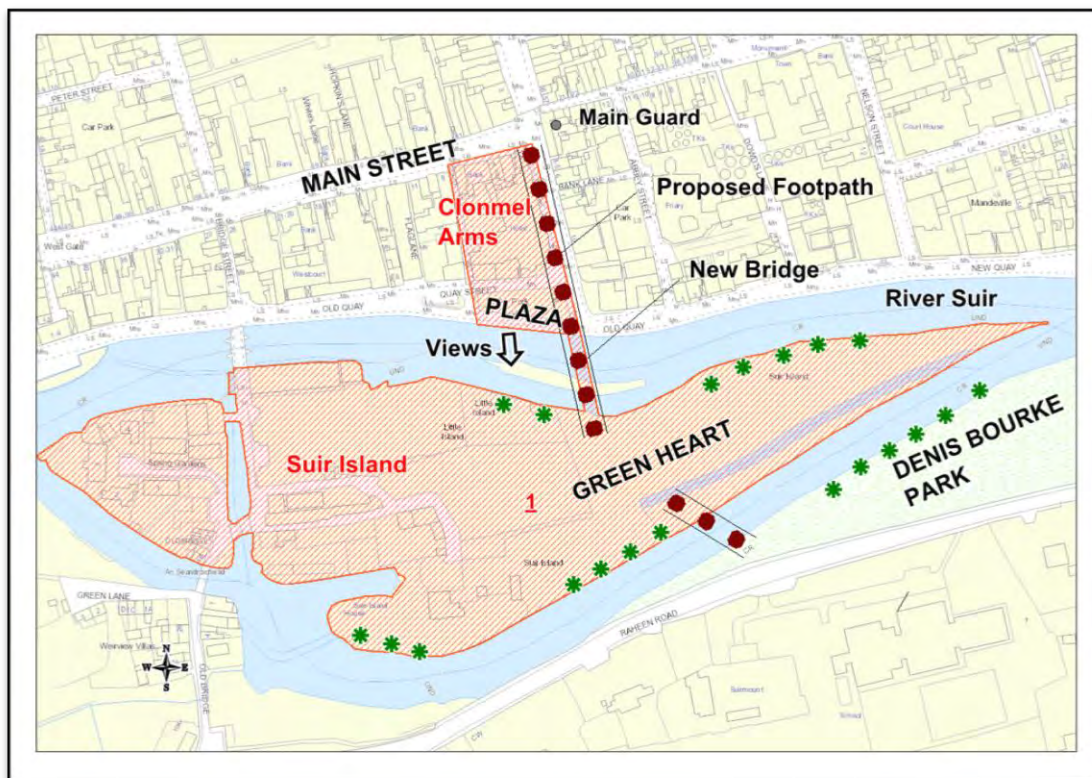


Figure A1.2: Proposal for Site 1

Any proposal to develop Opportunity Site number 1 shall illustrate how it is compatible with and can contribute to the delivery of the following Development Objectives:

- The potential to develop a pedestrian link (possibly raised) from the junction of O'Connell St and Sarsfield Street along the Clonmel Arms site, over the flood defence wall and across the River Suir onto Suir Island, must be investigated to determine if it is feasible at this location.
- It will be a key requirement of any proposal to demonstrate that road width along the Quays remains suitable to accommodate two-way traffic flows with footpath, and that the flood defences along the Quays are not undermined.
- The site shall be redeveloped as a mixed use town centre scheme, with a high quality retail anchor unit with office and/or residential uses over.

- Suir Island shall be developed as the 'Green Heart' of the town with extensive formal and informal/natural garden areas, footpaths and views across the Suir subject to the protection of the existing habitats within the Special Area of Conservation. The island is suitable for a dedicated urban sports and leisure complex/emporium and it is envisaged that this could cater for new indoor and outdoor sports and leisure activities for all ages.
- Suir Island is to be connected to Denis Bourke Park via a footbridge, thus linking the South Bank and Denis Bourke Park with the town centre.
- The development of the site shall incorporate car-parking especially at ground floor level with potential for access underneath raised footpath/plaza area. The development of Suir Island shall incorporate car-parking and coach parking at appropriate locations with easy access to the town centre via the proposed footbridge.
- Any development on opportunity Site No. 1 shall have regard to the site specific issues set out in the accompanying SFRA.

Opportunity Site No. 2: Kickham Barracks

Kickham Barracks is a brownfield site of nearly 4.5 hectares located in the Central Area. The site is the former army barracks in Clonmel which is vacant since the 31st March 2012 and contains a number of buildings, some of which are of special interest and are protected under the Planning and Development Acts 2000-2013. The site will be expected to deliver a theatre and gallery adjacent to the civic space and in proximity to the urban park to the front of the site to ensure connectivity is achieved with the town centre and the Showgrounds Shopping Centre, to provide a focal point and event space for the town and to address the deficit of cultural facilities in Clonmel. This can be achieved together with other uses on the site that may include offices, incubation units and education spaces.

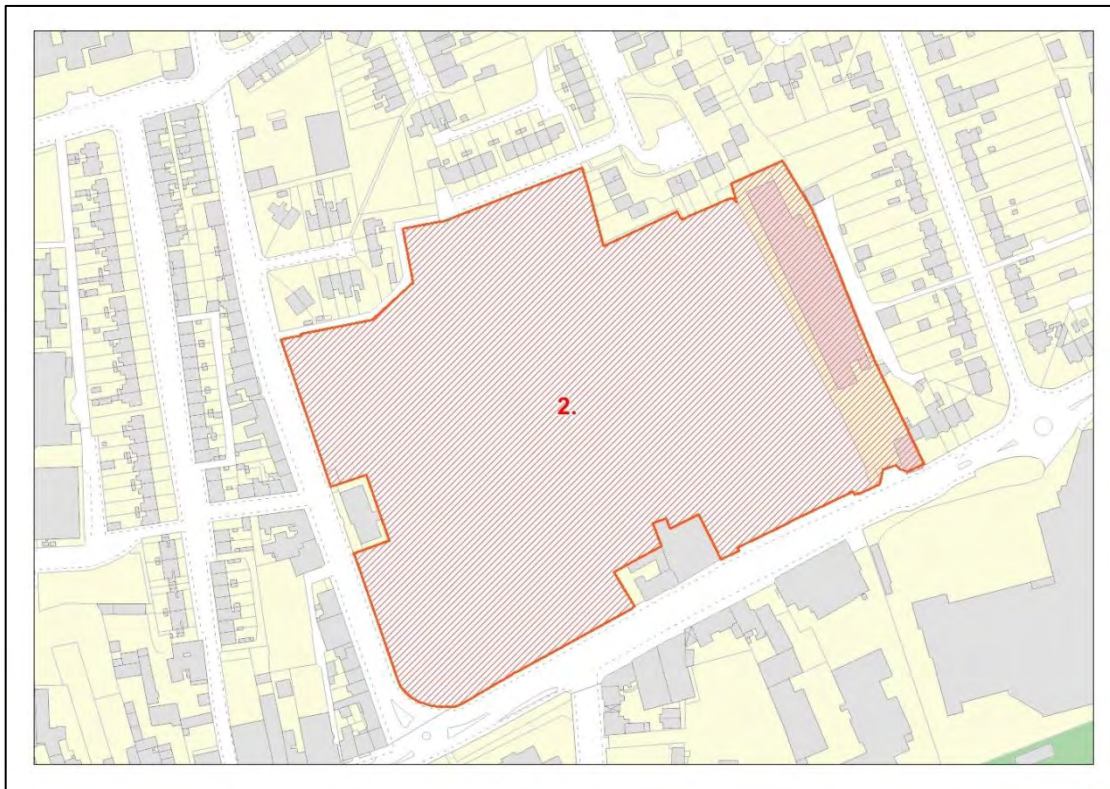


Figure A1.3: Site 2 Location Map

Any proposal to develop this site shall illustrate how it is compatible with and can contribute to the delivery of the following Development Objectives:

- Provide new urban civic space as a focal point and spaces for events.
- The site is to be open with shared access, permeable spaces and create as well as take advantage of views.
- The site is encouraged to be used by multiple users for multiple high value uses and to extend the sites use over the 24 hour clock. (Note: Take-aways, night clubs etc will not be permitted).
- The site is to act as a link between the town centre and the Showgrounds Shopping Centre without being a retail competitor.
- The site is to address the cultural deficits of the town and provide a gallery, exhibition space and theatre as part of the development. These facilities can be shared amongst different users.

- The redevelopment of the site is to provide contemporary new build addressing spaces and aspects.
- Access and egress for the site is to be considered for the entirety of the site allowing for shared spaces and facilities and maintaining the open nature of the site.
- The development of this site should provide for the removal of structures that are not of special interest to aid the comprehensive redevelopment of the site.
- Retain the memorials on the site and ensure that they are accessible to the public. Their relocation to the civic space may be considered.
- Any development on opportunity Site No. 2 shall have regard to the site specific issues set out in the accompanying SFRA.

Opportunity Site No. 3: Davis Road

The approach to Clonmel town centre along the Davis Road is strategically important to the town as the main approach from Waterford City. The south side of Davis Road located between the Moangarriff roundabout and the Showgrounds Shopping Centre is of particular importance due to its proximity to the town centre, its contribution to the visual character of the town and its function as a key employment area for the town. In recent years this area has become visually poor due to the closure of a number of key businesses including the Merriott Radiator Factory, the calf-mart and Glenbridge Garden Centre.

It is envisaged that quality design, strong building lines, placement 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 Clonmel town. There are also opportunities to enhance the river bank area to the south of the site through the development of a linear park/Greenway on the river side of the flood defences. The area is defined as a flood risk area, thus new development must have a low sensitivity to flood risk and not contribute to increased flood-risk elsewhere.

It is envisaged that the key accesses to the site will be via a new roundabout to serve Dunnes Stores, Merriott Radiators and the calf mart/service station sites and via the existing roundabout at the Silversprings Road roundabout. In the interest of road traffic Figure A1:4 illustrates the primary access points to the Master Plan site.

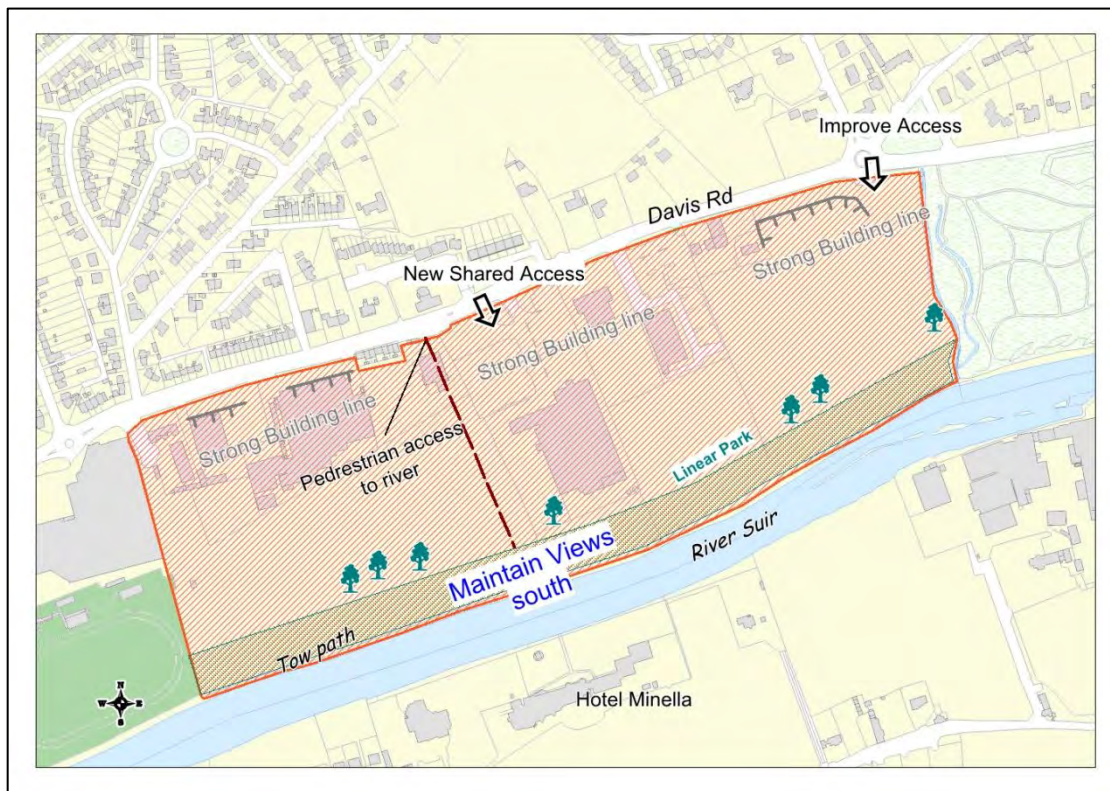


Figure A1.4: Strategic Proposal for Site 3

Any proposal to develop strategic area number 3 shall illustrate how it is compatible with and can contribute to the delivery of the following Development Objectives:

- Proposed uses shall not include new retail uses and shall have low flood risk sensitivity in accordance with the Flood Risk Guidelines for Planning Authorities 2009.
- It is envisaged that three shared accesses will service the site. These new accesses are identified on figure A1.4 above.
- New development shall continue the building line established by the eastern end of the Showgrounds, Barlo Motors and Merriott Radiators with staff and customer car-parking shall be provided to the rear. The use of high quality and innovative design will be encouraged.
- New boundary treatment along the Davis Road shall allow for views into each site. In order to facilitate this, boundary treatment shall be low in height and the use of railings and planting will be encouraged.
- A linear park will be provided in the area located between the existing flood berms and the River Suir.
- There is an opportunity to develop a new pedestrian link/avenue through the site between Davis Road and the proposed linear park whilst providing for scenic views to the south across the River Suir towards Hotel Minella and the Comeragh Mountains; this shall be delivered as part of new development. This will require the design and construction of a walkway over the flood berm to avoid damage to it.
- The design and layout of new development shall consider and overlook where possible public areas including the linear park and footpaths in the area.
- Development will be compatible with the objectives for the Coleville Road area as set out in the statement for Clonmel Environs, Vol 2. Waterford County Council County Development Plan 2013-2017.
- Any development on opportunity Site No. 3 shall have regard to the site specific issues set out in the accompanying SFRA.

Opportunity Site No. 4: Fair Oaks Food Site

The former Fair Oaks Food factory and the adjoining site to the north offer potential for the development of a landmark development on the western side of the town. Whilst this area is in separate ownerships and located on both sides of Abbey Road, the consideration of the sites as one unit will complement the area as a whole. It is the vision of this Plan that new development will incorporate commercial and residential uses of a high quality with a hotel considered to be desirable as part of any scheme. New retail development should be of an ancillary/local shop or service nature. A new riverside plaza along the south side of the site will offer views over the River Suir and towards the Comeragh Mountains.

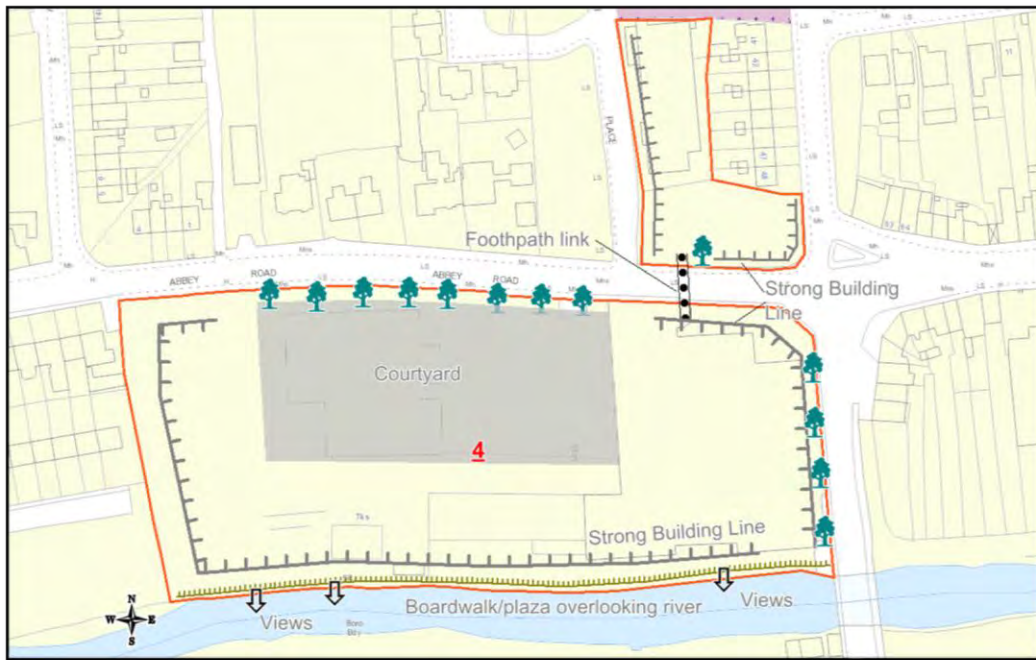


Figure A1.5: Strategic Proposal for Site 4

Any proposal for all or part of Opportunity Site number 4 shall illustrate how it is compatible with and can contribute to the delivery of the following Development Objectives:

- The area outlined - north and south of Abbey Road, is considered a gateway to the west of the town centre and shall be considered as a whole. Pedestrian linkages and complementary approach to design will be required. New structures will frame and complement the adjoining junction.
- This area is considered suitable for a mixed use scheme including new employment/office uses, residential development and tourist accommodation.
- New vehicular access shall be from Abbey Road.
- A high quality design and strong building line onto the Junction of Abbey Road and the Dungarvan Road will be required.
- There is opportunity for new development to incorporate south facing views over the River Suir and the Comeragh Mountains. In this respect, an appropriately located riverside viewing area shall be provided such as a plaza, riverside promenade etc subject to appropriate assessment screening and the presence of breeding otters.
- Any development on opportunity Site No. 1 shall have regard to the site specific issues set out in the accompanying SFRA and be screened for appropriate assessment of potential effects on the Lower River Suir Special Area of Conservation.

Opportunity Site No. 5: LIT Tipperary Campus

This is a large site of 9.1 ha which currently accommodates LIT - Tipperary third level institute. The site is strategically located on the N24 Inner Relief Road (Frank Drohan Road) close to the railway station. It is envisaged that the site will continue to be used for the purposes of a third level education campus, with potential for the development of a pedestrian/cycle link (Greenway) from residentially zoned lands to the north through the site to adjoin with the N24.

In the event that the site becomes available for redevelopment it is considered that the site is suitable to accommodate a wide range of employment uses in line with its zoning for light industry and employment uses. The provision of a greenway will remain a requirement for the site as part of any redevelopment proposal.

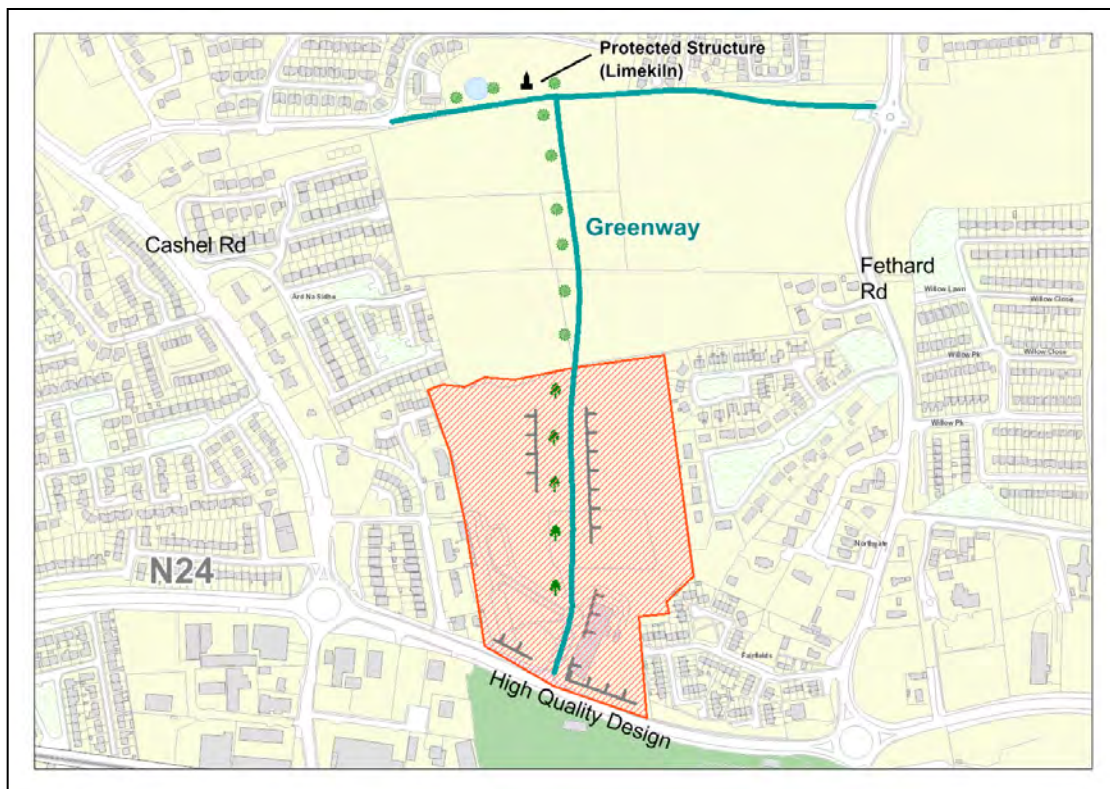


Figure A1.6: Opportunity Site 5

Any proposal to develop site number 5 shall illustrate how it is compatible with and can contribute to the delivery of the following Development Objectives to be set out in Framework Plan for the site for the agreement of Clonmel Borough Council:

- The site will be developed for employment, office or light industrial uses.
- The development of the site shall deliver a landscaped walking and cycling route (Greenway) from the adjoining residential lands to the north to give connectivity between them and the N24.
- New development of the site shall incorporate high quality design adjacent to the N24 with car-parking to the rear of the site and overlooking the amenity area.
- New development of the site shall respect the amenity of adjoining residential development.

Appendix 2 – Record of Protected Structures

Record of Protected Structures			
Clonmel Borough Council			
RPS Ref	NIAH Ref	Location	Description
1	22117076	Abbey Street	Franciscan Church RC c1600 incorporating fabric of earlier external walls and square tower. Façade 1840
2	22117077	Abbey Street	Franciscan Friary detached five-bay three-storey over basement Franciscan Friary with dormer attic, built 1891, with return.
3	22117086	Abbey Street	Three bay, six storey, gable fronted warehouse, built 1842 with segmental headed integral rounded flattened arch and six bay return to rear
6	22117098	3 Anglesea Street	Terraced early 19th century Georgian three-bay, three-storey houses with railings. Stone architrave to doorcase. Cutstone carriageway arch. 1 1/2 storey coach house to rear
7	22117097	4 Anglesea Street	Terraced early 19th Century Georgian two-bay, three-storey house with railings; detached mews to rear
8	22117096	5 Anglesea Street	Terraced early 19th century Georgian two-bay, three -storey houses with railings, detached mews to rear.
9	22117095	6 Anglesea Street	Terraced early 19th Century Georgian two-bay, three-storey house with railings; detached mews to rear
10	22117094	7 Anglesea Street	Terraced early 19th Century Georgian two-bay, three-storey house with railings; detached mews to rear
11	22117093	Roslyn House, 8 Anglesea Street	End of terrace two bay three storey Georgian house, detached mews to rear
12	22117111	Epworth	Ex-manse. Three bay two storey house with square bay windows, Limestone doorcase and brick gate piers. Original windows intact.
13	22117085	Anglesea/Wellington Street	Ex-Unitarian Church. Detached single cell church built c. 1838 on this corner site. Prostyle hexastyle pedimented limestone Roman Ionic portico. Limestone kerbs in street corner.

14	22117084	9 Anglesea Street	Early 19th century two bay, three storey house. Original windows and door replaced. Limestone kerbs and cast iron railings
15	NONE	10 Anglesea Street	Early 19th century two bay, three storey house. Original timber sash windows. Original timber door with fanlight. Limestone kerbs and cast iron railings
16	22117106	Fintan Kennedy Hall, Anglesea Street	Detached single cell Gothic revival sandstone church c. 1905 with limestone dressings including buttresses, traceried windows and doorcase; in use as a hall.
17	22117105	Mulcahy House, Anglesea Street	Detached three-bay, two storey building, built 1845 with round headed door opening and six-bay three storey return to rear; in use as a hostel
18	22117071	Denis Lacy Memorial Hall, Anglesea Street/Parnell	Detached, five-bay, two storey over basement clubhouse c 1835, on a corner site with round headed door openings having limestone perron, three-bay side elevation and three-bay single-storey return, with blind arched panels
19	22116028	1 Anne Street, Clonmel	End of terrace house on south side of street. Two-bay, three-storey over basement of circa 1820; with return to rear; extended to left comprising single-storey lean to end bay. Designed by Thomas and John Tinsley
20	22116027	2 Anne Street, Clonmel	Terrace house on south side of street; two bay three storey over basement house of circa 1820, with return to rear. Designed by Thomas and John Tinsley
21	22116026	3 Anne Street, Clonmel	Terraced house on South side of street two-bay, three-storey over basement house of circa 1820, with return to rear. Designed by Thomas and John Tinsley
22	22116025	4 Anne Street, Clonmel	Terraced house on South side of street, two bay three storey over basement house of circa 1820 with return to rear, extended to rear. Designed by Thomas and John Tinsley
23	22116024	5 Anne Street, Clonmel	Terrace house on South side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
24	22116023	6 Anne Street, Clonmel	Terrace house on South side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
25	22116022	7 Anne Street, Clonmel	Terrace house on South side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley

26	22116021	8 Anne Street, Clonmel		Terrace house on South side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
27	22116020	9 Anne Street, Clonmel		Terrace house on South side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
28	22116019	10 Anne Street, Clonmel		Terrace house on South side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
29	22116018	11 Anne Street, Clonmel		Terrace house on South side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
30	22116017	12 Anne Street, Clonmel		Terrace house on South side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
31	22116005	13 Anne Street, Clonmel		Terraced house on North side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
32	22116006	14 Anne Street, Clonmel		Terrace house on North side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
33	22116007	15 Anne Street, Clonmel		Terrace house on North side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
34	22116008	16 Anne Street, Clonmel		Terrace house on North side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
35	22116009	17 Anne Street, Clonmel		Terrace house on North side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
36	22116010	18 Anne Street, Clonmel		Terrace house on North side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
37	22116011	19 Anne Street, Clonmel		Terrace house on North side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
38	22116012	20 Anne Street, Clonmel		Terrace house on North side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley

39	22116013	21 Street, Clonmel	Anne	Terrace house on North side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
40	22116014	22 Street, Clonmel	Anne	Terrace house on North side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
41	22116015	23 Street, Clonmel	Anne	Terraced house on North side of street, two bay, three storey over basement house of circa 1820 with return to rear. Designed by Thomas and John Tinsley
42	22116016	24 Street, Clonmel	Anne	End of terrace two bay three storey over basement house, built circa 1820; with round headed door opening having fanlight and return to rear. Designed by Thomas and John Tinsley
43	22116029	The O'Neill Clonmel	Lodge Street,	Detached three bay, two storey Regency style house c. 1835 on a corner site
45	22117001	5 Street, Clonmel	Bolton	Three bay, three storey, early 19th Century house
46	22117005	1 Place, Clonmel	Brighton	End of terrace, three bay three storey over basement house c1835 with round headed door opening having fanlight and return to rear; detached outbuilding to rear.
47	22117006	2 Place, Clonmel	Brighton	Terraced three bay three storey over basement house c 1835, with round headed door opening having fanlight and return to rear; detached outbuilding to rear
48	22117007	3 Place, Clonmel	Brighton	Terraced three bay three storey over basement house c 1835, with round headed door opening having fanlight and return to rear; detached outbuilding to rear
49	22117008	4 Place, Clonmel	Brighton	End of terrace three bay three storey over basement house c 1835, with round headed door opening having fanlight and return to rear, detached outbuilding to rear. Stone quoins to corners.
50	none	Cascade Cottage, Cascade Road, Clonmel		Wide eaved, four bay, single storey villa c. 1830's with narrow windows, a low-pitched roof, high basement, cast iron hexastyle columns on the front of the building and the original porch with a half hexagon bow facing northwards.
51	none	Airmount Cottage, Clonmel		Single storey country house, five bay, single storey house of circa 1800 with fanlight
52	22122002	Ashbourne, Coleville Road/Mountain		Detached two storey over basement multiple gable fronted Tudor Revival house c. 1840 with hood mouldings to mullioned and transformed window openings

Road, Clonmel			
53	22122003	Roseville, Loretto Convent, Coleville Road, Clonmel	Detached five bay two storey multiple gable fronted house c.1840 with bay windows. Currently in use as a convent
54	22122004	Merlin, Coleville Road, Clonmel	Detached three bay, two storey over basement house c1840 with Doric portico
55	22118016	Glenann, Coleville Road, Clonmel	L plan circa 1820 house with wide eaves
56	22119001	Glenview, Coleville Road, Clonmel	House located immediately to west of Brookdale. Detached three bay, two storey over basement, double fronted house c.1840
57	22119002	Brookdale, Coleville Road, Clonmel	Detached, three bay two storey over basement double-fronted house c 1840
58	22118011	Hotel Minella, Coleville Road, Clonmel	Detached five bay, two storey Italianate style house, built 1863, detached garden building to rear
59	22118009	Spring Field, Coleville Road, Clonmel	Semi-detached five bay two storey house c.1850 with projecting porch, pair of returns to rear and attached glazed conservatory on a hexagonal plan; detached red brick gate lodge to right, c. 1875
60	22118008	Fairy Hill, Coleville Road, Clonmel,	Semi-detached three bay, two storey house c 1850, with pair of returns to rear, detached outbuilding to right
61	none	Coleville Road, Clonmel,	Case iron borough boundary marker inscribed: "Borough boundary 1895 Edward Cantwell, Alderman J.P. Mahor John F O'Brien, Town Clerk"
62	none	Coleville Road, Clonmel,	Wall mounted Victorian letterbox c 1875
63	none	Coleville Road, Clonmel,	Group of round and gothic arch headed stone entrance to grounds c 1855
64	none	Coletts Lane, O'Connell Street, Clonmel,	Ruins of late Medieval building c 1650

65	22120002	Workhouse Bridge, Convent Road, Clonmel,	Stone bridge c 1815 with two elliptical arches and parapets
68	22118018	Kickham Barracks, Davis Road, Clonmel,	Military barracks complex, c 1820 including single storey ashlar lodge built into boundary wall on mall
69	none	Kickham Barracks, Davis Road, Clonmel,	Arched limestone gateway c 1815 flanked by screen walls and projecting pedimented pavilion
70	none	Dowd's Lane, Clonmel	Semi-detached six bay two storey warehouse c 1845, with elliptical headed integral carriageway having brick dressings attached four storey building to rear, c. 1960
71	22118006	1 Dr Croke Place, Clonmel,	Terraced Georgian house c 1820 of two bays and two storeys designed as a set piece
72	22118005	2 Dr Croke Place, Clonmel,	Terraced Georgian house c 1820 of two bays and two storeys designed as a set piece
73	22118004	3 Dr Croke Place, Clonmel	Terraced Georgian house c 1820 of two bays and two storeys designed as a set piece
74	22118003	4 Dr Croke Place, Clonmel,	Terraced Georgian house c 1820 of two bays and two storeys designed as a set piece
75	22118002	5 Dr Croke Place, Clonmel,	Terraced Georgian house c 1820 of two bays and two storeys designed as a set piece
76	22117103	6 Dr Croke Place, Clonmel,	Terraced Georgian house c 1820 of two bays and two storeys designed as a set piece
77	22117102	7 Dr Croke Place, Clonmel,	Terraced Georgian house c 1820 of two bays and two storeys designed as a set piece
78	22117101	8 Dr Croke Place, Clonmel	Terraced Georgian house c 1820 of two bays and two storeys designed as a set piece
79	22117100	9 Dr Croke Place, Clonmel,	Terraced Georgian house c 1820 of two bays and two storeys designed as a set piece

80	22117099	10 Dr Croke Place, Clonmel,	Terraced Georgian house c 1820 of two bays and two storeys designed as a set piece
82	22117027	Emmet Street, Clonmel,	Entrance to former prison. Early 19th century, rusticated limestone arch and bastions
83	22117026	Emmet Street, Clonmel,	Richmond/O'Donnell's mill. Detached three-bay, six storey castellated warehouse, c. 1830
85	22117040	Emmet Street, Clonmel,	Garda Station. Detached seven bay three storey building c 1875 with Doric carriageway to left and return to rear. Doorcase, integral
86	None	Emmet Street, Clonmel,	Detached four bay two storey building c1840 with limestone ashlar integral gateway to centre
88	22118007	Gashouse Bridge, Clonmel,	Bridge of cut stone four arches and commemorative plaque. Random rubble walls and parapet wells with limestone canopy
92	22117021	Gladstone Street, Clonmel,	Saint Peters and Pauls Church (RC). Lombardo-Romanesque essay with tower
93	none	Gladstone Street, Clonmel,	Boundary wall with sandstone plaque dated 1835, with elliptical sandstone integral carriage way
94	22117020	22 Gladstone Street, Clonmel,	End of terrace three bay three storey, over basement house c 1840 with elliptical doorcase and fanlight. Cast iron railing and limestone step
95	22117019	23 Gladstone Street, Clonmel,	D.W.Parke shopfront. Terraced three bay, three storey over basement house c 1840 with elliptical door opening having doorcase and overlight. Cast iron railings and limestone step
96	22117018	24 Gladstone Street, Clonmel,	Terraced three bay three storey over basement house c 1840 with elliptical door opening having doorcase and fanlight original railings steps
97	22117016	25 Gladstone Street, Clonmel	Sisters of Charity - detached eight-bay single-cell single-storey red brick chapel, built 1892, with round-headed openings and rose window
98	22117017	25 Gladstone Street, Clonmel	End of terrace five-bay three storey over basement double fronted house c1785 on a corner site

100	22117023	32 Gladstone Street, Clonmel	Fennessys Hotel, end of terrace three bay, three storey house c. 1835 with elliptical door opening having pilastered timber doorcase and fanlight
101	22117024	34 Gladstone Street, Clonmel	Detached c 1820 three bay, three storey house with round headed door opening having fanlight and quoins to corners
102	22117025	35 and 36 Gladstone Street, Clonmel	Terraced three bay two storey red brick post office built 1900
115	22117014	1 Upper Gladstone Street (or 30 Morton Street)	End of terrace eight bay two storey building, built 1910, on corner site with six bay side elevation and pub front inserted to ground floor
116	22113013	Bruce Villa, 22 Upper Gladstone Street, Clonmel,	Detached three bay, two storey over basement double fronted late Georgian house c 1830; detached outbuilding to rear
117	22117009	28 Woodville Terrace, Upper Gladstone Street, Clonmel	End of terrace three bay two storey house, built 1897, with segmental-headed door opening having timber doorcase and return to rear. Original boundary railings.
118	22117010	29 Woodville Terrace, Upper Gladstone Street, Clonmel	Terraced three bay two storey house, built 1897, with segmental-headed door opening having Timber doorcase and return to rear. Original boundary railings.
119	22117011	30 Woodville Terrace, Upper Gladstone Street, Clonmel	Terraced three bay, two storey house, built 1897, with segmental headed door opening having timber doorcase and return to rear.
120	22117012	31 Woodville Terrace, Upper Gladstone Street, Clonmel	Terraced three bay two storey house, built 1897, with segmental-headed door opening having timber doorcase and return to rear
21	22113011	Melview Upper Gladstone Street,	Detached five bay two and three store house c 1835 on an irregular plan comprising three bay three storey main block, projecting porch to centre and two bay two storey recessed end

		Clonmel		bay. In use as a nursing home.
122	none	Melview Upper Gladstone Street, Clonmel		Limestone gateway c 1835 with Egyptian style piers having cast iron and wrought iron railings
123	none	2 Place, Clonmel,	Grattan	Terraced two bay two storey house with dormer attic c 1830 with bowed staircase projection to rear, renovated c 1985 with dormer attic added
124	none	3 Place, Clonmel,	Grattan	Terraced two bay two storey house c1830 with bowed staircase projection to rear
125	none	5 Place, Clonmel,	Grattan	Terraced two bay two storey house c1830 with bowed staircase projection to rear
127	none	7 Place, Clonmel	Grattan	Terraced two bay two storey house c1830 with bowed staircase projection to rear
128	none	8 Place, Clonmel	Grattan	Terraced two bay two storey house c1830 with bowed staircase projection to rear
129	none	9 Place, Clonmel,	Grattan	Terraced two bay two storey house c1830 with bowed staircase projection to rear
131	22117132	8 Place, Clonmel	Gordon	Semi-detached three bay three storey over basement Late-Georgian house c 1825, with round headed open internal porch approached by flight of steps
132	22208309	Glenconnor House, Clonmel,		Fine neo classical composition, wide eaves, porch probably by the Tinsleys
133	none	Edel House, Luke's Hospital, Clonmel, Co.	Quinn St.	Detached nine-bay single storey hospital building c 1935 with projecting bay to centre having open veranda to sides
136	22117054	5 Court, Clonmel,	Grubb's	Clonmel Insurances. Terraced single bay four storey over basement Regency-style house, originally part of three-bay composition with building to left. Renovated and subdivided c. 1870; with shopfront inserted to ground floor; refenestrated c. 1970.
137	22117053	6 Court,	Grubb's	Terraced two bay, four storey over basement Regency-style house c1815, with shopfront inserted to ground floor.

		Clonmel,	
140	none	15 Irishtown, Clonmel,	Terraced three bay, three storey house c 1830 with simple fanlight
142	none	17 Irishtown, Clonmel,	Terraced four bay, three storey house c 1830 with shop front inserted to ground floor
143	22116033	18 Irishtown, Clonmel,	E Ryan shopfront terraced five bay three storey c 1870 with shopfront inserted to ground floor.
144	22116032	St Mary's Church, Irishtown,	Detached cruciform church c840 with portico and tower
145	22117041	117-118 Irishtown, Clonmel,	Hickeys, four bay, four storey late 28th Century house with high pitched roof.
146	22116030	Gaelscoil Cluain Meala, Irishtown, Clonmel,	Five Bay two storey mid 18th Century house with wings added. Sandstone gate piers at main entrance
147	22117015	Mr Bumbles, Kickham Street, Clonmel,	Small early 19th Century, three bay, two storey house with limestone Doric doorcase
148	22113014	CBS Secondary School, Kickham Street, Clonmel,	Detached seven bay two storey school building, built 1899 on an L shaped plan with gabled bay to centre having pedimented door opening and return to rear.
149	22117039	Emmet Street/Market Street, Clonmel,	End of terrace three bay two storey bank c1820, on a corner site with pedimented Doric pilasters to ground floor having blind arches and recessed panels over.
150	22117038	Former Butter Market, Market Street, Clonmel,	End of terrace three bay two storey building, built 1817, with four integral stone carriageways
151	none	Toberaheena House, Marfield Road, Clonmel,	Mid 19th Century country house. Three bay, two storey house with painted and rendered walls

152	22117013	Old St Marys Church, Mary Street, Clonmel,	Detached single cell triple height late medieval Fortified church c 1400 with octagonal bell tower; renovated 1805, extensively renovated, 1857; extended to north, 1864 to accommodate transept.
153	none	Old St Marys Church, Mary Street, Clonmel,	Remains of town wall and towers, pre 1700 with memorial headstones c1700 - c 1900
154	none	Old St Marys Church, Mary Street, Clonmel,	Graveyard of St Marys Church c 1700 - c 1900
155	none	Old St Marys Church, Mary Street, Clonmel,	Cut limestone pillars with iron gates and railings c 1860
156	none	Old St Marys Church, Mary Street, Clonmel,	Cut limestone pillars with iron gates and railings c 1860
157	none	Old St Marys Church, Mary Street, Clonmel,	Cut limestone pillars with iron gates and railings c 1860
158	none	Old St Marys Church, Mary Street, Clonmel,	Cut limestone pillars with iron gates and railings c 1860, with limestone flagstones
159	22117037	Old St Marys Church, Mary Street, Clonmel,	Church Hall, mid 19th Century hall, 1885, of rubble stone with brick dressings to windows
169	22117119	6 Mitchell Street, Clonmel,	Terraced two bay three storey late building, with an arched shopfront, mid 19th century Georgian
170	22117120	7 Mitchell Street, Clonmel,	Terraced two bay three storey late Georgian building, with an arched shopfront, mid 19th century
173	22117067	15 Mitchell Street, Clonmel,	Terraced single bay, three storey late Georgian house c 1830, retaining original aspect with shopfront inserted to ground floor

174	22117044	21 Mitchell Street, Clonmel,	Terraced three bay, two storey house, c 1830 with integral passageway to right; renovated c 1980 with shopfront inserted to ground floor
181	22117083	Courthouse, Nelson Street,	Designed by Sir Richard Morrison, important neo-classical building. Cast iron railings with limestone kerbs and gate piers.
182	22117082	10 Nelson Street, Clonmel,	Three bay, two storey late Victorian building c 1895, with integral carriageway to the left, canopy over entrance to the right and bay window at first floor
183	22117081	11 Nelson Street, Clonmel,	Terraced four bay, three storey mid Victorian crenellated warehouse c 1880, renovated c 1920, with openings partially remodelled.
184	22117080	12 Nelson Street, Clonmel,	Terraced three bay three storey over basement late Georgian house c 1805 with round headed Gibbsian door opening having stone doorcase and fanlight, renovated c. 1970
185	22117079	13 Nelson Street, Clonmel,	Terraced three bay three storey over basement late Georgian house c 1805 with round headed Gibbsian door opening having stone doorcase
186	22117091	New Quay/12 Nelson Street, Clonmel,	Terraced nine bay six storey concrete warehouse, c1830 on a corner site with fourteen bay return
187	22117092	Quay House, New Quay, Clonmel,	Detached six bay three storey late Georgian house, c1830, with limestone Ionic doorcase; extensively renovated, 1994. Original cast iron railings with limestone steps and bollards. Carriageway arch and three-storey granary to rear
188	22117087	1 New Quay, Clonmel,	Semi-detached three bay, three storey over basement Georgian house c 1780, with slate ground upper floors. Original cast iron railings with limestone steps
189	22117088	2 New Quay, Clonmel,	Semi-detached three-bay, three storey over basement Georgian house c 1780 with slate hung upper floors and attached carriageway to right. Original cast iron railings with limestone steps and kerbs
190	22117089	Between 2 and 3 New Quay, Clonmel,	Carriage arch. Elliptical-headed, early 19th century arch. Cut stone surround.
191	22117089	3 New Quay, Clonmel,	Semi detached three bay, three storey over raised basement late Georgian house c 1805 with round headed door opening having fanlight approached by flight of limestone steps with two steps return to rear; renovated 1980.

192	22117090	4 New Quay, Clonmel,	Semi detached three bay, three storey over raised basement late Georgian house c 1805 with round headed door opening having fanlight approached by flight of limestone steps with two steps return to rear; renovated 1980.
193	22117130	River House 6/7 New Quay, Clonmel,	Semi detached five bay three storey over basement double fronted late Georgian house c1785 with block and start door opening approached by flight of steps.
194	22117107	13 Bellevue Place, New Quay, Clonmel,	Terraced, three bay, three storey late Georgian house of c 1830 with round headed stone doorcase, refenestrated c 1990 detached mews to rear. Cast iron railings and limestone step and kerbs
195	22117108	14 Bellevue Place, New Quay, Clonmel,	Terraced, three bay, three storey late Georgian house of c.1830, with round headed doorcase; and retaining original fenestration; detached mews to rear. Cast iron railings and limestone step and kerbs.
196	22117109	15 Bellevue Place, New Quay, Clonmel,	Terraced, three bay, three storey late Georgian house of c.1830, with round headed doorcase; and retaining original fenestration; detached mews to rear. Cast iron railings and limestone step and kerbs.
197	22117110	Riverside House, Bellevue Place, New Quay, Clonmel	End of terrace, three bay, three storey late Georgian house of circa 1830, with round headed door opening, slate-hung side elevation and return to rear. Cast iron railings and limestone step and kerbs
198	none	12 New Quay, Clonmel,	Remains of stone built warehouse c 1830. Wall with elliptical-headed arch carriageway and wrought iron gates
199	22117065	1 - 3 O'Connell Street, Clonmel,	Neo Palladian Early 20th century retail building of three storeys with ornate façade having tripartite windows on the first floor and Diocletian windows on second floor
201	22117061	7 O'Connell Street, Clonmel,	Terraced two bay, four-storey over basement late Georgian house c1815; renovated c1880 with shopfront inserted to ground floor
204	22117060	12 O'Connell Street, Clonmel,	End of terrace four bay three storey over basement house c1750; renovated c 1965 with pub-front and shopfront inserted to ground floor
205	22117059	14 O'Connell Street, Clonmel,	Terraced two bay, three storey early 18th century house with Georgian glazing bars, sprocketed, high pitched roof. Five bay roof profile window.

206	22117058	15	O'Connell Street, Clonmel,	Terraced three bay three storey three storey early 18th century house with Georgian glazing bars sprocketed, high pitched roof. Five bay roof profile window
209	22117057	18	O'Connell Street, Clonmel,	Two bay house, of three storeys with Georgian glazing bars
210	none	Exhibition House, O'Connell Street,	26	Three-bay, four storey building signed by William Doolin, with parallel raised coins and cornice. Building plaque on corner. Doorcase with granite steps to bridge street
214	22117056	33	O'Connell Street, Clonmel,	A two bay, three storey mid 18th century house with good shopfronts with heavy stacks, National Monument to rear
215	22117055	34	O'Connell Street, Clonmel,	A two bay three storey mid 18th century house with good shopfronts with heavy stacks. National Monument to rear
221	none	45	O'Connell Street, Clonmel,	Terraced two bay four storey over basement late Georgian house c 1815 renovated. Pub front inserted to ground floor with painted timber signage
222	22117052	Westgate, O'Connell Street, Clonmel,		Arch of 1831. Gothic arch of sandstone ashlar with limestone dressings
223	none	2	Westgate, Clonmel,	Terraced three bay three storey late Georgian house c 1815 renovated c 1980, with shopfront inserted to ground floor
226	22117042	51	O'Connell Street, Clonmel,	Two bay, four storey house with shopfront inserted to ground floor. Same building as No. 52
227	none	52	O'Connell Street, Clonmel,	Single bay, four storey house with shopfront inserted to ground floor. Windows intact. Same building as No. 51
230	22117043	65-67	O'Connell Street, Clonmel,	Allied Irish Bank; Formerly Munster and Leinster Bank. Imposing neo-classical essay, circa 1920 by Hill of Cork
233	none	84	O'Connell Street, Clonmel,	Formally end of terrace three bay, four storey over basement house c 1830, originally terraced; renovated c 1980, with shopfront inserted to ground floor

237	22117113	Bridge Street, South Oldbridge, Clonmel,	Triple arched bridge c 1750 with break waters and arches of cut wedge shaped voussoirs, renovated and widened c 1900
238	none	St. Nichola's Church, Oldbridge, Clonmel,	Ruined single-cell medieval church c 1650, with graveyard having eighteenth century gravestones
239	none	O'Neill Street, Clonmel,	Quaker graveyard to be preserved. Entrances and walls.
240	22117070	Parnell/Nelson Street, Clonmel,	Bank of Ireland; Formerly the National Irish Bank. Detached five bay two storey Italianate-style Limestone ashlar bank, built 1860, on a corner site with square and round-headed openings having limestone dressings.
241	22117045	28 Parnell Street, Clonmel,	Three storey, early 19th century house. Substantial three bay, three storey house. Doorcase with plaster architrave and square headed fanlight. Two storey mews to rear
242	22117046	Parnell Street, Clonmel,	Early 19th Century hotel. Five bay, three storey hotel with wide arched doorcase and balcony. Carriage arch beside the main block.
245	22117047	3 Jervis Place, Parnell Street, Clonmel,	Terraced three two storey house. One of three early 19th century houses with round headed doorcases. Cast iron railings on limestone kerbs
246	22117048	4 Jervis Place, Parnell Street, Clonmel,	Terraced three two storey house. One of three early 19th century houses with round headed doorcases. Cast iron railings on limestone kerbs
247	22117049	5 Jervis Place, Parnell Street, Clonmel,	Terraced three two storey house. One of three early 19th century houses with round headed doorcases. Cast iron railings on limestone kerbs
248	22117116	7 Parnell Street, Clonmel,	Three storey early 19th century façade with Wyatt windows surviving
250	22117115	12 Parnell Street, Clonmel,	Tony Kiely shopfront. Early 19th century house with singly bay house with Wyatt window and doorcase.
251	22117069	Town Hall, Parnell Street, Clonmel,	Five bay, three storey over basement. Victorian ornate public building of 1881. Wrought iron railings on limestone kerbs. Listing excludes modern extension
252	22117068	Parnell Street, Clonmel,	Statue commemorating 1798

253	22117050	47	Parnell Street, Clonmel,	Formally the county museum. Detached three bay two storey over half basement, built 1840 on a corner site with three bay side elevation and ionic portico approached by flight of steps. Cast iron railings and limestone kerbs.
254	22117051	54	Parnell Street, Clonmel,	Terraced two bay three storey house c 1830 with moulded surrounds to round-headed door opening. Cast iron railings and limestone kerbs. Part of one terrace.
255	none	55	Parnell Street, Clonmel,	Terraced two bay three storey house c 1830, with moulded surrounds to opening. Cast iron railings and limestone kerbs. Part of one terrace
259	22113003	Clonmel Railway Station, Prior Park Road, Clonmel,		Detached three-bay, two-storey railway station c 1850, with advanced end bays and single bay three storey Italianate tower to right; attached three bay single storey inspector's house to right.
260	22113001	Clonmel Railway Station, Prior Park Road, Clonmel,		Lattice work cast-iron pedestrian bridge, built 1886, spanning railway with ball finials to newel posts foot of steps and cast iron plaques inscribed: "Arrol Brothers, Germinston Ironworks, Glasgow 1886."
261	22113010	1	Prior Terrace,	Park Terraced three bay three storey c 1830 with round headed door opening to left, slate hung side elevation and return to rear, extended to rear
262	22113009	2	Prior Terrace, Clonmel,	Park Terrace three bay three storey c 1830 with round headed door opening and return to rear
263	22113008	3	Prior Terrace, Clonmel,	Park Terrace three bay three storey c 1830 with round headed door opening and return to rear
264	22113007	4	Prior Terrace, Clonmel,	Park Terraced house of five bays and two storeys over basement with dormer attic, c 1820, with round headed door opening having limestone perron to front and return to rear
265	22113006	6	Prior Terrace, Clonmel,	Park Terraced three bay two storey house c 1830
266	22113005	7	Prior Terrace, Clonmel,	Park Terraced three bay two storey house c 1830
267	none	20	Queen Street,	Two bay, two storey, early 19th century houses with fanlights and railings

Clonmel,				
268	none	21	Queen Street, Clonmel,	Two bay, two storey, early 19th century houses with fanlights and railings
269	none	22	Queen Street, Clonmel,	Two bay, two storey, early 19th century houses with fanlights and railings
270	22117004	23	Queen Street, Clonmel,	Two bay, three-storey, early 19th Century houses with round-headed doorcases and railings
271	22117003	24	Queen Street, Clonmel,	Two bay, three-storey, early 19th Century houses with round-headed doorcases and railings
272	22117002	25	Queen Street, Clonmel,	Three bay, three-storey, early 19th Century houses with round-headed doorcases and railings
273	none		Suirmount, Raheen Road, Clonmel,	Detached early 19th century house of five bays and two storeys, with composite doorcase
274	22121002		Raheen House, Raheen Road, Clonmel,	Detached four bay, two storey house c 1840 with pedimented tetrastyle timber Doric portico and returns to rear, gate lodge and outbuildings to sides and front; wrought-iron gates to entrance.
275	22117066		Main Guard, Sarsfield Street, Clonmel	Five bay, two storey building Mid-17th Century building with tower
276	22117121	4	Sarsfield Street, Clonmel,	Terraced single bay, three storey over basement late Georgian house c 1805, with round headed door opening approached by flight of steps, renovated and extension to rear, c. 1990. Owned by OPW.
277	22117121	5	Sarsfield Street, Clonmel,	Terraced single bay three storey over basement late Georgian house, c. 1805, with round headed door opening approached by a flight of steps
279	22117123	7	Sarsfield Street, Clonmel,	Early 19th century terraced house, single bay three storey over basement with Wyatt windows and twinned doorcase in centre
280	22117124	8	Sarsfield Street, Clonmel,	Early 19th century terraced house, single bay three storey over basement with Wyatt windows and twinned doorcase in centre

282	22117075	10 Sarsfield Street, Clonmel,	Five bay, three storey, early 19th century house with limestone doorcase
284	22117072	Sarsfield Street, Clonmel,	Terraced three-bay single storey early Victorian former bank, c 1845, with pedimented central bay breakfront and bracketed pedimented surrounds to openings. Renovated, c. 1985 to accommodate use as a hotel
285	none	Sarsfield Street, Clonmel,	Market Cross c 1750 comprising hexagonal limestone base with moulded and chamfered edges relocated to present position c 1890
286	22115002	St Patrick's Road, Clonmel,	Silversprings House - former Charter School. Late 17th century H plan building of two storeys
287	none	St. Stephens's Graveyard, St Stephen's Place, Clonmel,	Detached church, pre-1700; in ruinous condition; graveyard with eighteenth and nineteenth century gravestones
288	none	St. Stephens's Graveyard, St Stephen's Place, Clonmel,	Graveyard with headstones from eighteenth and nineteenth centuries
289	22121005	Suir Island, Clonmel,	Suir Island House. Three storey 18th century house - burnt out. Slate on gable wall. Wall garden which is partially intact.
290	none	Suir Island, Clonmel,	Gothic gazebo at gate of Suir Island House. 18 th Century, brick tower
291	none	Suir Island, Clonmel,	Mill building to West of Old Bridge. Four bay with gable on to river
293	none	Thomas Street, Clonmel,	Cast iron borough boundary marker inscribed "No. 17 BB J Hackett 1843"
295	22116001	St Josephs Hospital, Western Road, Clonmel,	Detached multiple bay four storey hospital building c 1855 on an E shaped plan with three storey flanking wings and water towers to end bays; extended c 1955.
301	22116004	Western Road, Clonmel,	Former National School. Gothic revival, mid 19th Century school complex building of circa 1850

302	22116002	St Lukes Hospital, Western Road, Clonmel,	Psychiatric hospital. Fine, neo-classical composition of 1830, designed by Francis Johnston
309	22117036	White Memorial Theatre, 9 Wolfe Tone Street, Clonmel,	Detached three bay single storey theatre, built 1843, with recessed central bay having engaged Ionic columns and pediment over renovated and extended to left, c. 1990, with internal porch added. Original cast iron railings and limestone steps.
314	22117133	6 Wolfe Tone Street, Clonmel,	Three bay, four storey circa 1810 house with original timber doorcase and door, original glazing bars in windows, (ground floor altered)
323	none	18 Wolfe Tone Street, Clonmel,	Rubble Sandstone Boundary Wall with two elliptical headed, sandstone arches in a coursed rubble. Sandstone wall
324	None	69 Irishtown Upper	19th Century Coach arch
325	None	38-40 Irishtown Upper	19th Century Coach arch
326	None	47-48 Irishtown	19th Century Coach arch
327	None	76 Irishtown	19th Century Coach arch
328	None	80 Irishtown	19th Century Coach arch
329	None	22 Irishtown	19th Century Coach arch
330	None	15 O'Neill Street	19th Century Coach arch
331	None	32 O'Neill Street	19th Century Coach arch
332	None	2 Jervis Place	19th Century Coach arch
333	None	Abbey Street	19th Century Coach arch

Record of Protected Structures

South Tipperary County Council

RPS Ref	NIAH Ref	Location	Description
1	none	ARDGEEHA UPPER	Lime Kiln located at the eastern part of a disused limestone quarry set in the centre of a field of 8 ha to the immediate north of Clonmel Borough boundary.
2	22207713	BALLINAMORE	Anner Castle. (Formerly Ballinahy); built in 1860s by Rev. N.N. Mandeville, impressive castle of random ashlar, incorporating the old square castle of the Mandeville family. Impressive entrance front with twin octagon battlement and machicolated towers. Burnt in 1926, only the front of which has been rebuilt
3	22208307	BALLINGARRANE	Ballingarrane House; A late 18th century house, two storey over a basement in front and three storeys behind. Front of five bays and quoins, doorcase with baseless pediment and Doric columns steps with elegant wrought iron railings; small two storey, one bay wings set back.
4	none	BALLYGLASHEEN (KILLSHEELAN)	Ballyglasheen Castle (in ruins).
5	22207612	BARN DEMESNE	Barne Park; A large three storey house of early 18th century appearance with eleven bays, the two end bays on either side projecting forward. The central feature consists of paired engaged Doric columns and entablature. 19th Century high pitched roof in French chateau style with dormer added.
7	22208302	KILHEEFERNAN	Kilheffernan House; A simple, three bay two storey house with a cottage ornee addition. The addition has a large gothic window and was probably once thatched, although it is now covered with corrugated sheets.
8	22208319	KILLALOAN LOWER	Church of Ireland Church (in ruins). West of Clonmel south of N24, A small two bay First Fruits Church, with a west tower.
9	22208320	KILLALOAN LOWER	Osborne Mausoleum at Killaloan Burial Ground. Several overgrown and desecrated Osbourne Mausoleum in the graveyard of the Church of Ireland Church, Killaloan Lower.

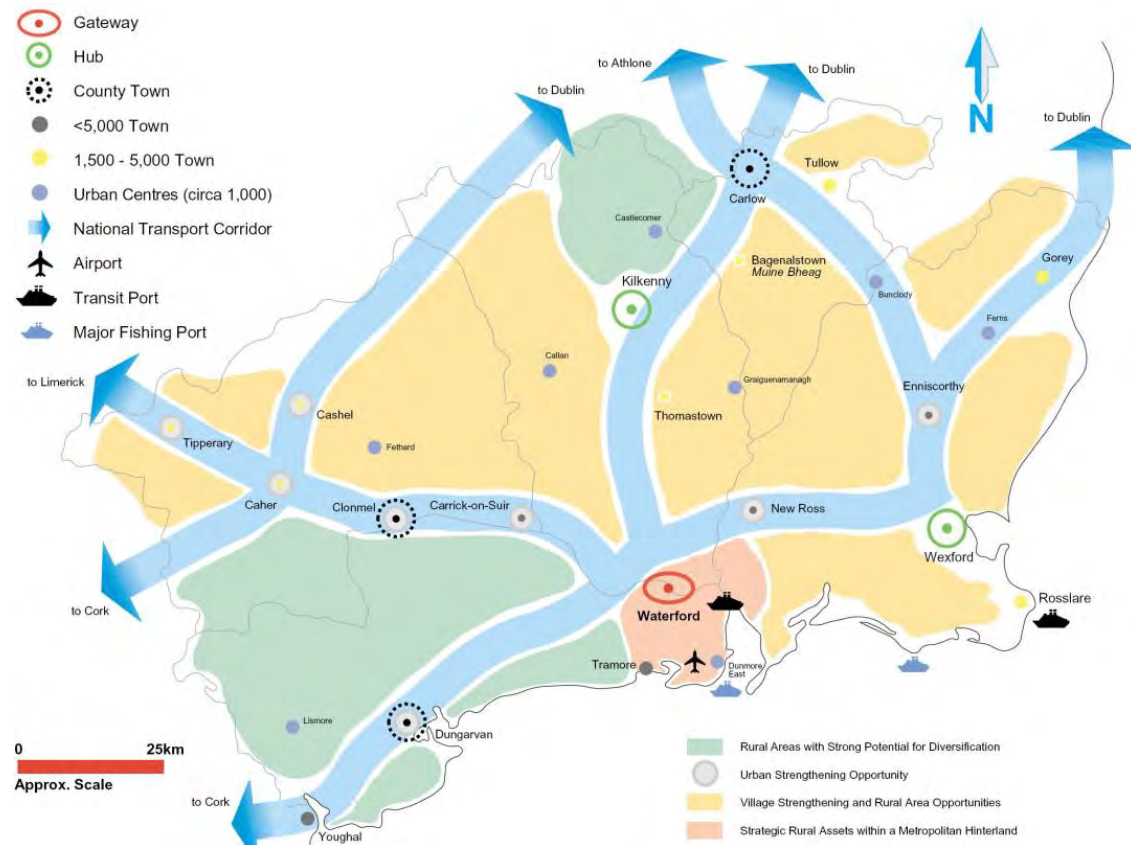
10	22208317	KILLALOAN LOWER	Old school at Newtown Anner
11	22207715	LAWLESSTOWN	Thatched cottage; single storey thatched cottage
12	22207718	NEWTOWNANNER DEMESNE	Newtownanner House; A two storey late Georgian house with a front of nine bays, the three outer bays on either side breaking forwards and rising an extra storey above the centre to form rather wide roof pavilions. The doorway has engaged columns and a large semi-circular fanlight over the door.
13	22207718	NEWTOWNANNER DEMESNE	Farmyard to the east of Newtownanner House; Farmyard of stone buildings set out in a court yard.
14	22207712	RATHRONAN	Church of Ireland Church (in ruins); A derelict First Fruits Church with a west tower.
15	22208303	SUMMERHILL	Summerhill House; five bay, two storey possibly early 19th century house. Door with fanlight and two full-height half hexagon bows either side of doorcase. Ionic colonnade to one side of doorcase (possibly modern)
16	22208304	Summerhill	Entrance gates with pillars & decorative piers with "pineapples"
17	22208316	TWOMILEBRIDGE	Annerville; A two storey Victorian House with a roof carried on a bracket cornice, entrance front with two storey porch between two single storey three storey balustraded bows, and in the upper storey two Venetian windows.
18	22208318	TWOMILEBRIDGE	Anner Park; 2 storey 3 bay over basement house, built c. 1820

Appendix 3 – Policy Context

National Spatial Strategy 2002

The National Spatial Strategy (NSS) is a twenty year planning framework that aims to achieve a better balance of social, economic and physical development across the country supported by more effective planning. The strategy is based on a hierarchy of settlements, Gateways, Hubs and county towns along with the need to support the role of smaller towns, villages and diverse rural economies. Clonmel is defined as a county town and is strategically placed in the region due to its location on a National Transport Corridor and its location between the Gateway cities of Limerick and Waterford. It is stated that:

“Towns such as Clonmel and Carrick-on-Suir in South Tipperary, Dungarvan and Tramore in Waterford, Carlow Town, New Ross and Enniscorthy in Wexford provide good bases for population and services which will attract investment and employment activities additional to those that need to be located in or near a gateway. There are development opportunities for Clonmel and Carrick-on-Suir, placed strategically between Waterford and Limerick/Shannon, Dungarvan between Waterford and Cork, Carlow between Kilkenny and Dublin and New Ross and Enniscorthy between Wexford and Kilkenny.”



Role of Clonmel in the Context of NSS

National Development Plan 2007 – 2013

The National Development Plan (NDP) identifies investment funding for significant projects in sectors such as health services, social housing, education, roads, public transport, rural development, industry, and water and waste services. The NDP is designed to strengthen and improve the international competitiveness of the County so as to support continued, but more balanced, economic and social development in line with the NSS.

Our Sustainable Future - A Framework for Sustainable Development for Ireland 2012

Our Sustainable Future is a national planning framework produced by the Minister for the Environment, Community and Local Government for the period 2012 to 2020. Its aim is to provide for the integration of sustainable development into key areas of policy, to put in place effective implementation mechanisms and to deliver concrete measures to progress sustainable development. Our Sustainable Future takes account of changes in policy at international and EU level designed to promote an innovative, low carbon and resource efficient approach to economic development in Ireland. The objectives of the Framework are to:

- Identify and prioritise policy areas and mechanisms where a sustainable development approach will add value and enable progress towards the strategy aims;
- Highlight and promote existing sustainable practices that, with the correct support, can underpin sustainable development more generally;
- Strengthen policy integration, coherence and co-ordination and bring a long-term perspective to decision-making;
- Set out governance mechanisms which ensure effective participation within Government and across all stakeholders;
- Set out clear measures, responsibilities and timelines in an implementation plan;
- Set out how progress is to be measured and reported on through the use of indicators;
- Incorporate adequate and effective monitoring, learning and improvement into the Framework process.

Smarter Travel - A Sustainable Transport Future 2009

Smarter Travel a Sustainable Transport Future, was published in February 2009, and represents a new transport policy for Ireland for the period 2009-2020. The policy recognises the vital importance of continued investment in transport to ensure an efficient economy and continued social development, but it also sets out the necessary steps to ensure that people choose more sustainable transport modes such as walking, cycling and public transport.

The policy is a response to the fact that continued growth in demand for road transport is not sustainable from a number of angles it will lead to further congestion, further local air pollution, contribute to global warming, and result in negative impacts to health through promoting increasingly sedentary lifestyles.

The policy aims to;

- Improve quality of life and accessibility to transport for all and, in particular, for people with reduced mobility and those who may experience isolation due to lack of transport
- Improve economic competitiveness through maximising the efficiency of the transport system and alleviating congestion and infrastructural bottlenecks.
- Minimise the negative impacts of transport on the local and global environment through reducing localised air pollutants and greenhouse gas emissions.
- Reduce overall travel demand and commuting distances travelled by the private car
- Improve security of energy supply by reducing dependency on imported fossil fuels.

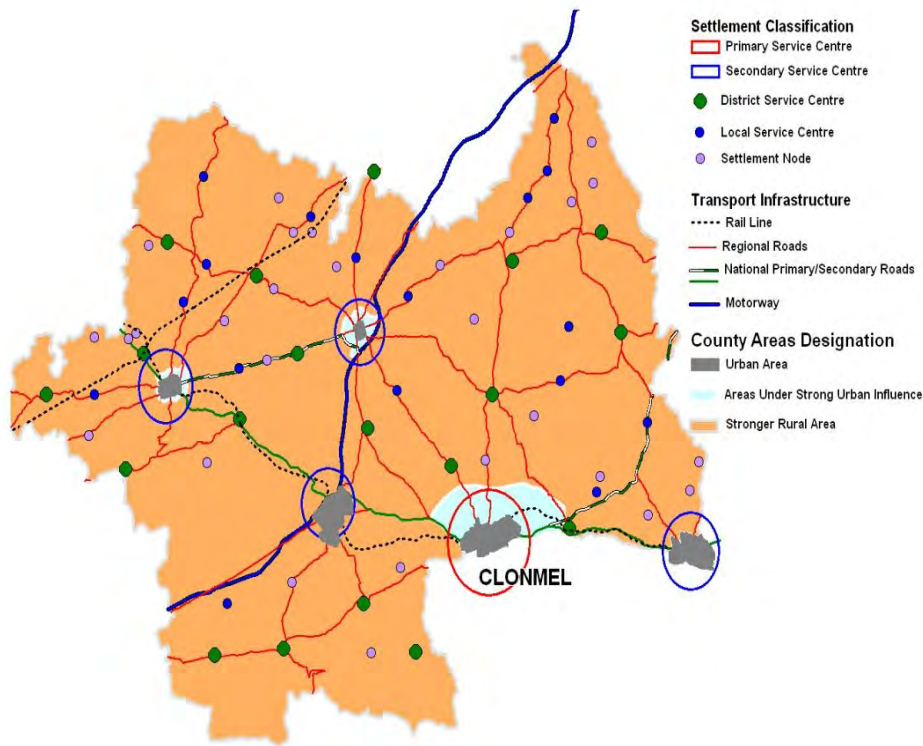
South East Regional Planning Guidelines 2010

The South East Regional Planning Guidelines 2010 were made on the 26th July 2010. Under the Regional Planning Guidelines Clonmel is designated as a County town and has significant potential for growth and development and is critical to the achievement of critical mass and balanced development across the region. It is a key objective of the Regional Planning Guidelines to plan and provide for population growth in each of the two Hubs of Wexford and Kilkenny and the County towns of Carlow, Clonmel and Dungarvan.

Table 7.1: Settlement Hierarchy for the South East Region	
Gateway	Waterford City
Hubs & County Towns	Kilkenny City Wexford Town CLONMEL Carlow Dungarvan
Large Towns	Carrick on Suir Tipperary Tramore Enniscorthy New Ross Gorey



Geographical location of the South East Region



Core Strategy Map for South Tipperary

Sustainable Development: A Strategy for Ireland 1997

In 1997, the Government published Sustainable Development: A Strategy for Ireland. The Strategy provides the framework for the achievement of sustainability at the local level. It calls on Planning Authorities to incorporate the principles of sustainable development into their development plans and to ensure that planning policies support its achievement. The strategy highlights the need for Planning Authorities to take a strategic view of settlement patterns; avoiding development that results in the inefficient use of land.

National Climate Change Strategy 2007-2012

The Climate Change Strategy seeks to reduce dependence on the use of fossil fuels for energy production, increase use of low and zero carbon fuels and improve building efficiency. The Council is committed to ensuring that the measures and commitments identified in the Strategy will be implemented throughout the life of the Development Plan.

The Water Framework Directive 2000

The Water Framework Directive (WFD) sets out a framework for comprehensive management of water resources in the European Community. It addresses inland surface waters, estuarine and coastal waters and groundwater. The fundamental objective of the WFD aims at maintaining "high status" of waters where it exists, preventing any deterioration in the existing

status of waters and achieving at least “good status” in relation to all waters by 2015. Irrespective of political boundaries, the river basin is the natural unit for water management; Ireland is divided into 8 River Basin Districts (RBD).

Clonmel lies within the South Eastern RBD. The River Basin Management Plan for the South Eastern River Basin District 2009 – 2015 produced in accordance with the Water Framework Directive was published in 2010. The River Basin Management Plan identifies the key water issues facing the region and classifies the status of our waters. In addition the Management Plan expands and applies the core objectives set out under the WFD. Lastly the River Basin Management Plan sets out the measures to be pursued in order to restore good water status. Any relevant policies and objectives contained in the Draft Implementation Plan for the River Basin Management Plan currently being produced by the Environment Section of STCC are reflected in the C & EDP 2013.

Development Plan Guidelines 2007

The Development Plan Guidelines were published by the DOEHLG, the main of purpose of which was to ‘improve the quality and consistency of development plans, and thereby improve the quality and consistency of decisions on planning applications’. These Guidelines also aim to strengthen the strategic content of Development Plans, in the context of the hierarchy of plans envisaged in the 2000 acts, many of which have been outlined above.

Spatial Planning & National Roads – Guidelines for Planning Authorities 2012

These guidelines were published by the Minister for the Environment, Community and Local Government (DECLG) in January 2012 and set out planning policy considerations relating to development affecting national roads outside the 50-kph speed limit zones for cities, towns and villages, including motorways, national primary and national secondary roads. The guidelines identify that the planning system has a key role to play in directing development towards locations where infrastructure capacity has been or will be provided to cater to long term development requirements and so harnessing and protecting the states investment for long term strategic benefit.

The Planning System and Flood Risk Management Guidelines 2009

These statutory guidelines, published by the Department of Environment, Heritage and Local Government (DEHLG) in November 2009 introduce comprehensive mechanisms for the incorporation of flood risk identification, assessment and management into the planning process. Implementation of the guidelines is to be achieved through specific actions at the national, regional, local authority and site specific levels. These guidelines, introduce a more consistent, systematic and stringent approach to both Forward Planning and to the assessment of planning applications seeking permission for development on floodplains. The operation of the Guidelines has implications for landuse zoning within the plan area. Planning applications submitted within the development plan boundary will have to include a Flood Risk Management Assessment.

Sustainable Residential Development in Urban Areas 2009

These statutory Guidelines and accompanying Urban Design Manual set out and illustrate essential criteria for sustainable urban residential development and demonstrate how new development can be integrated and facilitated across a range of locations. Specific guidance is also provided on residential development for smaller towns acknowledging that different solutions are required to meet different scales and patterns of urban development.

Sustainable Rural Housing Guidelines for Planning Authorities 2005

These guidelines set out in detail how the Government's policies on rural housing are to be implemented by planning authorities in making their development plans. Planning authorities should seek to manage pressure for overspill development from urban areas in the rural areas closest to the main cities and towns such as the gateways, hubs, and other large towns. Local authorities have a variety of measures available to them to secure the ongoing development, renewal and improvement of towns and villages.

The development of the rural environs of major urban areas, including the gateways and hubs identified in the NSS and county and other larger towns over 5,000 in population needs to be carefully managed in order to assure their orderly development and successful functioning into the future.

Planning authorities need to ensure that cities, towns and villages offer attractive and affordable housing options to meet the housing needs of urban communities and persons wishing to live in urban areas. This will assist in mitigating excessive levels of pressure for urban generated development in rural areas, especially those closest to the environs of cities and towns.

Delivering Homes, Sustaining Communities 2007

This national policy statement sets out a range of actions geared at:

- Building sustainable communities
- Responding to housing need in a way that improves choice and encourages individual responsibility within communities, There is a clear emphasis on a services approach – one that tailors supports to households taking account of their position in the life cycle, and,
- Effectively delivering housing programmes, to get better outcomes for the households' supported and better value for money for the tax-prayer

Guidelines for Planning Authorities – Retail Planning 2012

These guidelines are aimed at ensuring that the planning system continues to play its role in supporting competitiveness and choice in the retail sector whilst principally promoting the vitality and viability of city and town centres.

Joint Waste Management Plan for the South East Region 2006

The Primary Objective of the Joint Waste Management Plan for the South East Region is to secure the best environmental management of all waste including preventing and minimising the generation of waste wherever practicable.

South Tipperary County Development Plan 2009 – 2015

The CDP 2009-2015 was adopted on the 9th February 2009 and came into effect on the 9th March 2009. Clonmel is identified as the Primary Service Centre in the County Settlement Strategy included in the CDP and acts at the top level in terms of services, facilities and as an employment base. The identified role of Clonmel is to act as the administrative capital and the Primary Service Centre for South Tipperary. Furthermore it is stated in section 3.5.1.1 of the Plan that;

“The Council will continue to support the role of Clonmel as the desired location for high tech industry, as the primary retail centre, a third level education provider and a strong and attractive residential centre to cater for a growing population and as the driver for countywide development.”

Lands for Strategic Employment Use, defined as lands which have characteristics which make them important for employment uses, have been identified at Clonmel in Chapter 5 of the CDP including lands at Ballingarrane, the Cashel Rd, and at Moangarriff. Ultimately the policies and objectives contained in the CDP underpin and reinforce the strategic aims of the C & EDP 2013.

South Tipperary County Strategy for Economic, Social & Cultural Development 2002

Prepared in 2002 by the County Development Board, the Strategy comprises 4 main programmes. The Economic Programme focuses on linking challenges and deficits with opportunities; the Social Programme aims to encourage more involvement in community life through the supporting local agencies and community development groups. The Cultural Programme provided increased access to arts, heritage, sports and recreation and the Local Agenda 21 Programmes is a specific, long term programme aimed at laying foundations for a more sustainable society through community development, protection of the environment, provision of services and improvement of facilities. Clonmel is identified as being the dominant town in South Tipperary.

South Tipperary County Housing Strategy 2013

The Housing Strategy for South Tipperary County Council identifies the total number of housing units required in the County during the period of the development plan and identifies an appropriate distribution of housing provision that can then be reflected in the policies and strategies of the Draft C & EDP.

Waterford County Council Development Plan 2013-2017

This plan sets out policies & objectives to develop Waterford as a County, where the wellbeing of the community is enhanced through balanced economic development, the creation of attractive places to live and work and through the sustainable management of our natural assets as we strive to become a Green County. The Waterford County Development Plan is significant in the preparation of this Plan as the Plan area bounds that of the C & EDP.

Marlfield Local Area Plan 2013

Marlfield is located 3km to the east of Clonmel and the recent outward expansion of the town has resulted in only a small area of undeveloped agricultural land remaining between the village and the built up area of Clonmel. The Proposed LAP seeks to continue the distinction between Marlfield and Clonmel and retain the village nature of the area while also advocating an integrated tourism venture to take advantage of the amenity value of the area which may include a Hotel and Golf Club (or similar) which will also service the residents and visitors to Clonmel.

South Tipperary County Council Traveller Accommodation Plan 2009-2013

This plan sets out South Tipperary County Council plan for the provision of Traveller Accommodation across the county. The provision of Traveller Accommodation and associated support services is a central part of the Housing Services Programme.

Other Relevant Local Plans and Strategies

The following local strategy and planning guidance documents have also been considered during the preparation of the C and EDP:

- Integrated Urban Strategy for Clonmel, 2003, Clonmel Borough Council.
- Clonmel Traffic Management Study, 2006, Clonmel Borough Council.
- County Heritage Plan, South Tipperary County Council 2012
- County Biodiversity Plan, South Tipperary County Council 2013
- South Tipperary Sustainable Transport Strategy 2012

Guidelines Name	Manner in which the Planning Authority has implemented the policies and objectives contained in the Section 28 Guidelines
Appropriate Assessment of Plans and Projects in Ireland, Guidance for Planning Authorities, 2009	The C & EDP has been subject to Appropriate Assessment throughout the Plan preparation process. The Appropriate Assessment is set out in Volume 2 of the Plan.
Architectural Heritage Protection Guidelines for Planning Authorities 2004 (DEHLG) AND Architectural Heritage Protection for Places of Public Worship (November 2003)	Section 7 of the C & EDP sets out the Councils policy to protect and preserve the character and setting of protected Structures and Architectural Conservation Areas in line with the Guidelines.
Best Practice Urban Design Manual (May 09)	Sections 6 & 9 of the C & EDP sets out the Councils policy to support the development of new housing accommodation in the Plan area to the standards of the Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities and the Urban Design Manual.
Childcare Facilities Guidelines (June 2001)	Sections 6 & 9 of the C & EDP sets out the Councils policy to support the development of adequate childcare facilities in the Plan area and it is the policy of the Council to consult with the County Childcare Committee with respect to requirements for childcare facilities as part of new development.
Design Standards for New Apartments (September 2007)	Section 9 of the C and EDP sets put the Councils requirement for new apartment developments.
Development Management Guidelines (June 2007)	Development Management Standards for the C & EDP are set out in Section 9. These standards have been prepared in accordance with these Guidelines.
Development Plan Guidelines (June 2007)	The C & EDP has been prepared in accordance with the objectives of the Development Plan Guidelines (See Section 1). Regard was had to the manner in which the Plan was presented, its strategic context, the manner in which public consultation was undertaken and the use of IT and the website in the Public Participation process.
Spatial Planning and National Roads Guidelines (January 2012)	Section 5 of the C & EDP sets out the Councils policy with respect to the protection of the carrying capacity of the N24 located within the Plan area in accordance with these guidelines.
Implementing Regional Planning Guidelines-Best Practice Guidelines (December 2010)	Sections 1 and 2 of the C and EDP sets out to demonstrate the role that Clonmel will Play in the Development of the Region in line with the RPGs.

Landscape and Landscape Assessment (June 2000)	The County Development Plan 2009 – 2015 includes for the Landscape Character Assessment which was carried out for the upland areas of the County and indicates primary and secondary amenity areas. The Plan area is located in the county low-lands and is not covered by the LCA. However, the Plan in Section 7 contains specific policies and objectives which relate to the protection of the character of the Plan area including for views and prospects.
Retail Planning Guidelines for Planning Authorities and Retail Design Manual (April 2012)	The C and EDP places a strong focus on the development of Clonmel Town as the retail hub of the County and in addition, it is the objective of the C and EDP to protect and enhance the viability and vibrancy of the town centre specifically.
The Provision of Schools and the Planning System - Code of Practice for Planning Authorities (July 2008)	The policy of the Council with respect to future educational requirements is assessed under Section 8 in line with the Department of Education and Skills Guidelines.
Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities (May 09)	Sections 6 and 9 of the C & EDP sets out the Councils policy to support the development of new housing accommodation in the Plan area to the standards of the Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities and the Urban Design Manual.
Implementation of SEA Directive (2001/42/EC): Assessment of the Effects of Certain Plans and Programmes on the Environment (November 2004)	The preparation of the C & EDP was subject to appropriate SEA Screening and it was determined in consultation with the Environmental Authorities that a SEA was required. The Plan was Scoped and an Environmental Report has been prepared in conjunction with this C & EDP, this is set out in Volume 2
Sustainable Rural Housing Guidelines for Planning Authorities (April 2005)	The C & EDP relates to a primarily urban area with an agricultural hinterland. Having regard to the provisions of these Guidelines the C & EDP contains policies and objectives relating to Individual Houses on lands zoned as Environs (Sections 7 & 9).
Telecommunications Antennae and Support Structures Guidelines for Planning Authorities (July 1996) as updated by Circular PL07/12	The C & EDP recognises the need to develop telecommunication infrastructure and services in the Plan area whilst protecting the amenities of the Plan area as appropriate. Please refer to Section 5 for further detail.
The Planning System and Flood Risk Management - Guidelines for Planning Authorities (Nov 2009)	The C & EDP has been prepared in accordance with the Planning System and Flood Risk Management Guidelines for Planning Authorities 2009. The C & EDP is supported by a Stage 1 and Stage 2 Strategic Flood Risk Assessment (see Volume 2) and the recommendations and findings of same have been incorporated into Sections 5 & 9.

Tree Preservation Guidelines for Planning Authorities 1994	The C & EDP sets out that healthy, mature trees shall be retained where possible.
Wind Energy Development Guidelines for Planning Authorities June 2005	The C & EDP includes for a policy to encourage and facilitate the development of micro-renewable wind energy development of an appropriate scale and nature (see Section 5).

Appendix 4 – Public Notice




CLONMEL BOROUGH COUNCIL & SOUTH TIPPERARY COUNTY COUNCIL

**PLANNING AND DEVELOPMENT ACTS 2000-2010
PLANNING AND DEVELOPMENT REGULATIONS 2001-2010
NOTICE OF THE INTENTION TO REVIEW THE CLONMEL & ENVIRONS DEVELOPMENT PLAN 2008 & TO PREPARE A NEW DEVELOPMENT PLAN FOR THE AREA**

Notice is hereby given pursuant to Section 11 of the Planning and Development Acts 2000-2010 that Clonmel Borough Council and South Tipperary County Council, being the authorities for the area, intend to review the existing Clonmel and Environs Development Plan 2008 and to prepare a new development plan for the area.

Submissions or observations regarding objectives and policies to deliver an overall strategy for the proper planning and sustainable development of the area of the development plan may be made in writing within the time period specified below. Children, or groups or associations representing the interests of children, are entitled to make submissions or observations. The Planning Authorities intend to review the zoning of the area of the development plan for the purposes of developing the objectives and policies to deliver an overall strategy for the proper planning and sustainable development of the area of the development plan, and the core strategy. The review shall take account of the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government. However, in accordance with the Planning and Development Acts 2000 – 2010 requests or proposals for zoning of particular land for any purpose shall not be considered at this stage.

Submissions or observations should be marked "Clonmel and Environs Development Plan Preparation" and should be addressed to:

Mr. Ger Walsh,
Town Clerk,
Clonmel Borough Council,
Town Hall,
Clonmel,
Co. Tipperary

Strategic Environmental Assessment & Appropriate Assessment

In complying with SEA Directive (2001/42/EC), the Planning and Development Regulations 2001 – 2010 the planning authorities propose to carry out an environmental assessment as part of the review of the existing development plan and the preparation of a new development plan, and for this purpose, the planning authority will prepare an environmental report of the likely significant effects on the environment of implementing the new plan, and the provisions of articles 12C to 12J shall apply.

In complying with Article 6 of the EU Habitats Directive (Directive 92/43/EEC) and Section 177T of the Planning and Development Acts 2000 – 2010 Clonmel Borough Council and South Tipperary County Council have determined that an Appropriate Assessment is also required for the review of the Plan and a Natura Impact Report will be prepared in relation to the Draft Plan.

A copy of the Two Year Progress Report on the existing Development Plan, the Issues Paper and Background Document regarding the preparation of the new development plan will be available for public inspection at the offices of Clonmel Borough Council, Town Hall, Clonmel and at the Planning Section, South Tipperary Town Council, County Hall, Emmet Street, Clonmel and submissions or observations are invited from Monday to Friday between the hours of 9a.m. to 1p.m. and 2 p.m. to 5 p.m. from 9th December 2011 to 13th February 2012 (both dates inclusive).

Details will also be available for viewing on www.clonmelbc.ie and www.southtipperarycc.ie. Submissions and observations can also be made by e-mail from the 9th December 2011 to the 13th February 2012 from the links on the above websites. Submissions or observations received by e-mail will be accepted until 12 midnight on the 13th February 2012.

Public Meeting

A Public Meeting on the preparation of a new development plan will take place on **Tuesday the 17th January 2012 at 6.30 p.m. in the Town Hall, Clonmel, Co. Tipperary**

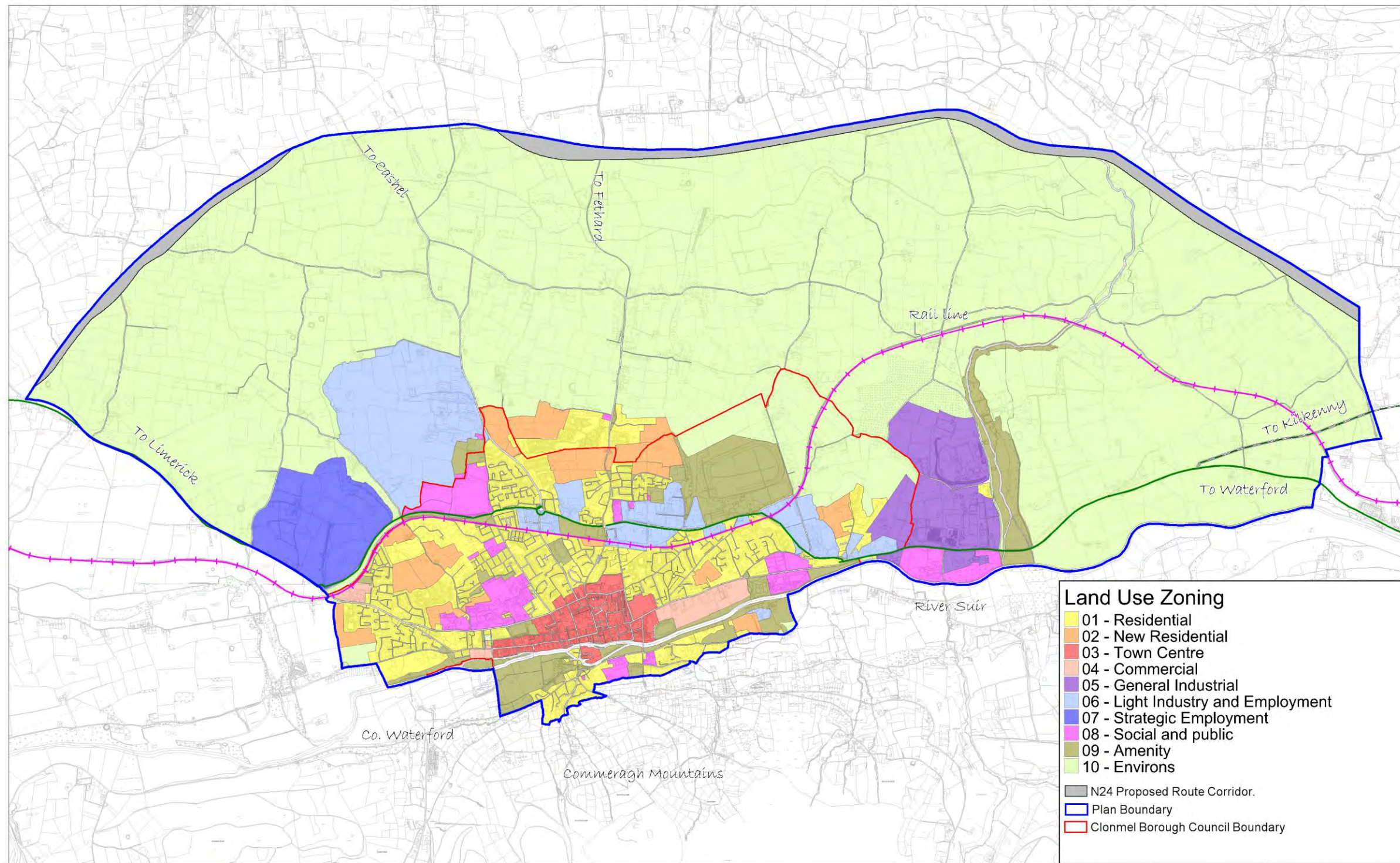
ALL ARE WELCOME TO ATTEND.

Signed: Ger Walsh,
Town Clerk,
Clonmel Borough Council,
Town Hall,
Clonmel,
Co. Tipperary.

Date: 8th December 2011.

Appendix 5 – MAPS

Map 1	Plan Area Land Use Zoning
Map 1A	Built Up Area Zoning
Map 2	Transportation Map
Map 3	Record of Protected Structures
Map 3A	Protected Structures In Built Up Area
Map 4	Archaeology
Map 5	Flood Risk Zones
Map 5A	Flood Risk Zones
Map 6	Special Objectives



Land Use Zoning

- 01 - Residential
- 02 - New Residential
- 03 - Town Centre
- 04 - Commercial
- 05 - General Industrial
- 06 - Light Industry and Employment
- 07 - Strategic Employment
- 08 - Social and public
- 09 - Amenity
- 10 - Environs

N24 Proposed Route Corridor.
 Plan Boundary
 Clonmel Borough Council Boundary

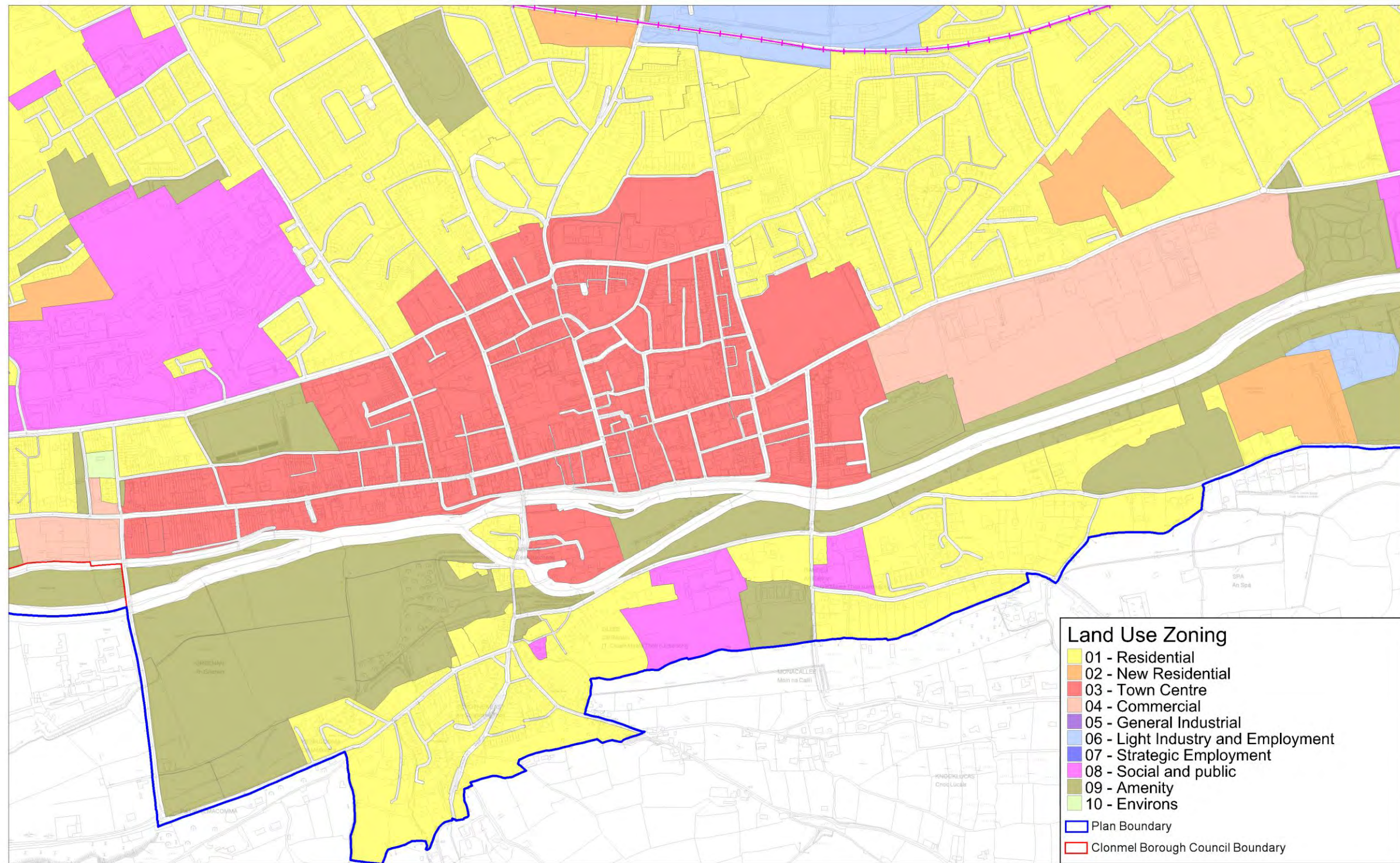


CLOMEL & ENVIRONS DEVELOPMENT PLAN 2013



Title
Map 1: Land Use Zoning

NOT TO SCALE
Oil Licence 2010/11/CCMA/SouthTipperaryCountyCouncil



CLONMEL & ENVIRONS DEVELOPMENT PLAN 2013

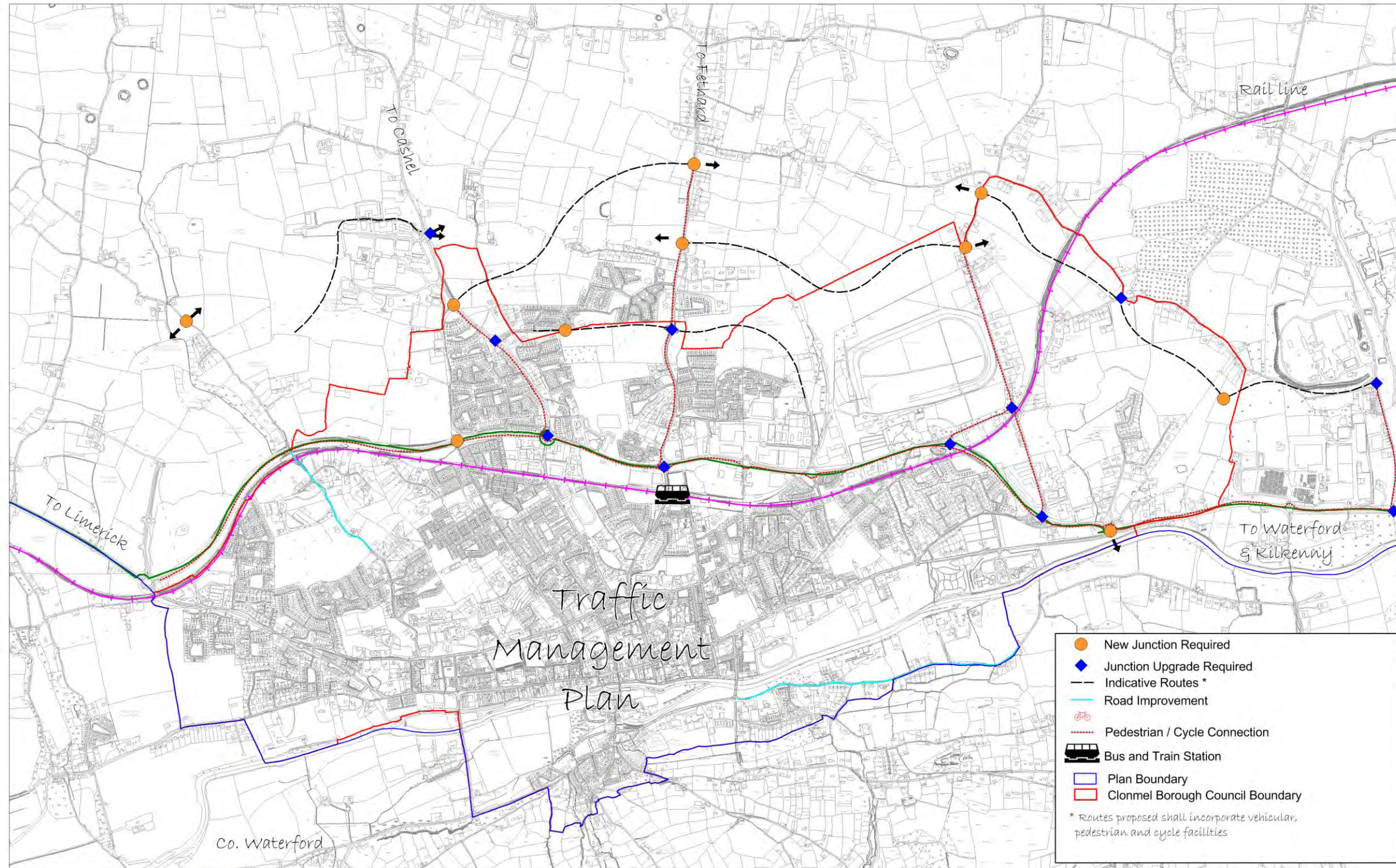


Title

Map 1 A: Built-up Area Land Use Zoning

NOT TO SCALE

Oil Licence 2010/11/CCMA/SouthTipperaryCountyCouncil



CLOMEL & ENVIRONS DEVELOPMENT PLAN 2013

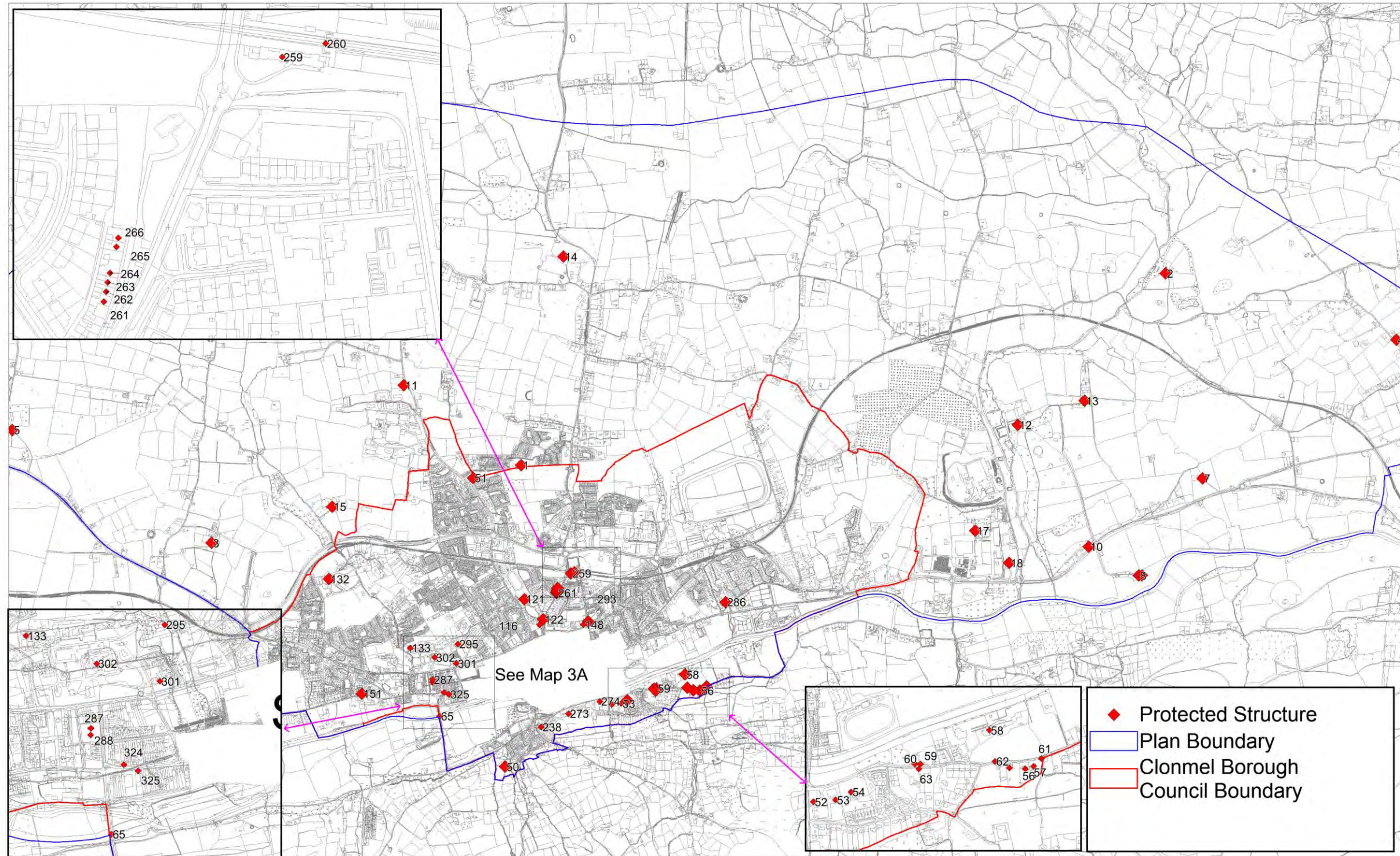


Title

Map 2: Transportation Map

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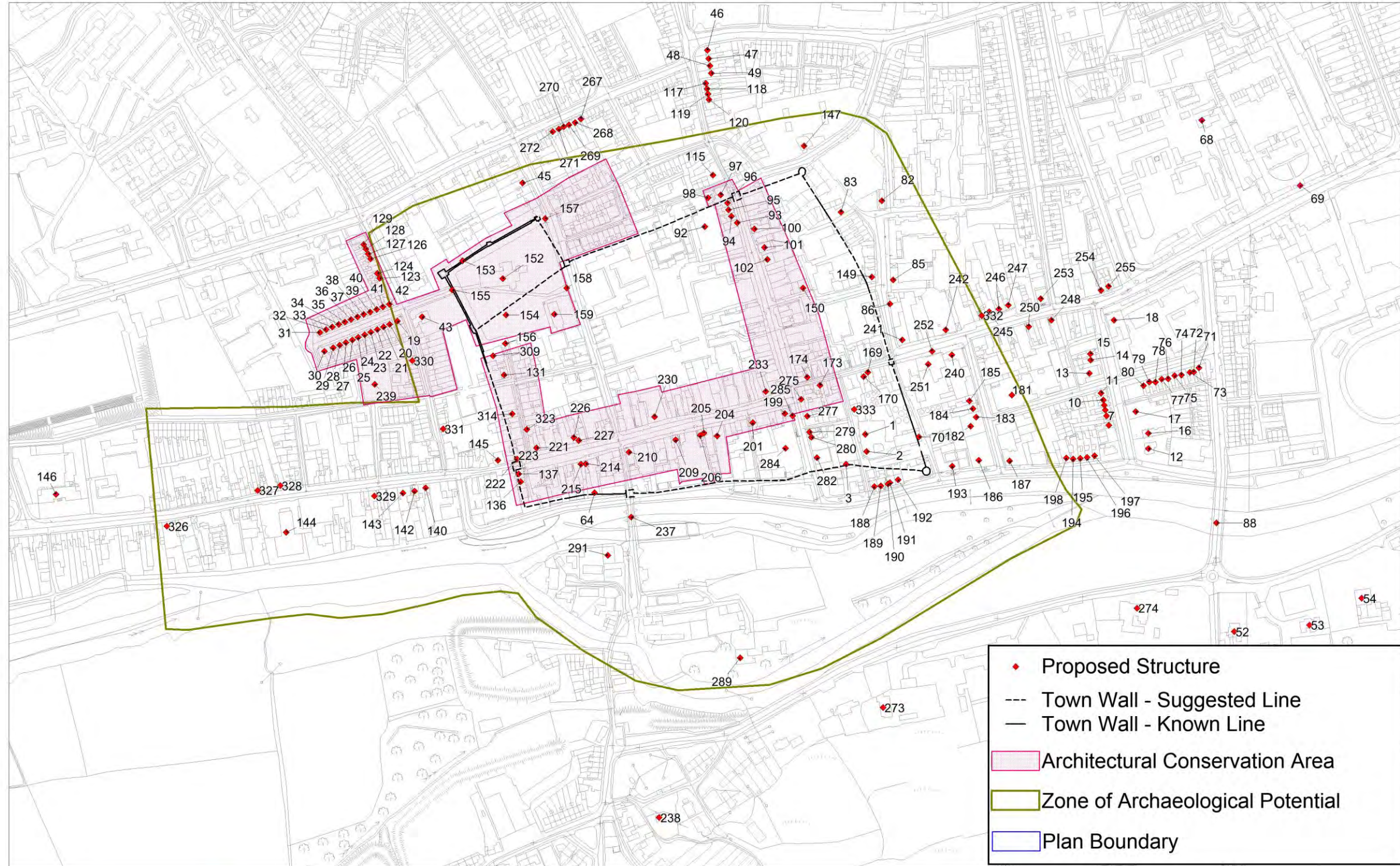
Oil Licence 201011/CCMA/SouthTipperaryCountyCouncil



CLONMEL & ENVIRONS DEVELOPMENT PLAN 2013



Title
Map 3: Record of Protected Structures
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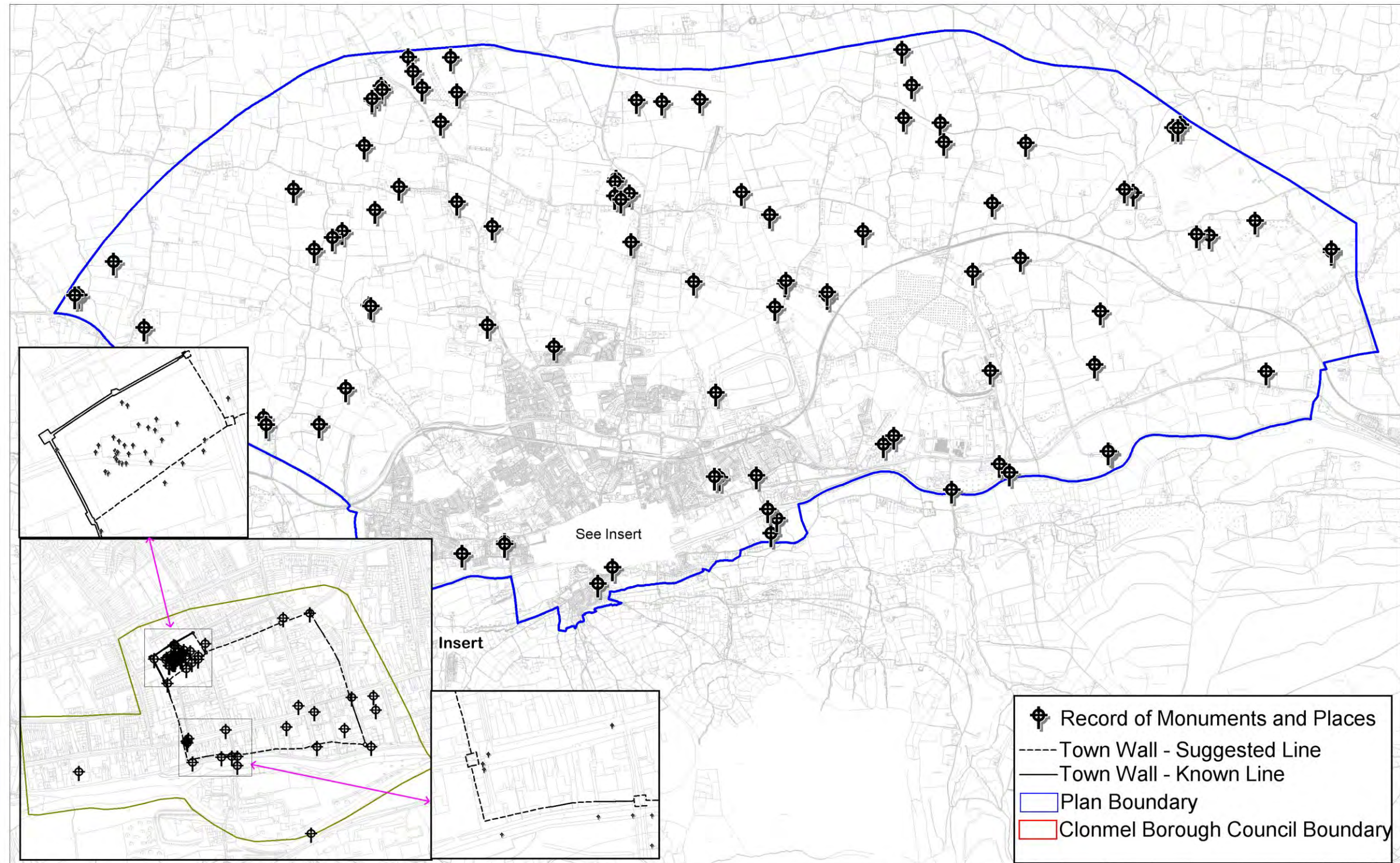


CLONMEL & ENVIRONS DEVELOPMENT PLAN 2013



Title
Map 3A: Protected Structures In Built Up Area

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CLONMEL & ENVIRONS DEVELOPMENT PLAN 2013

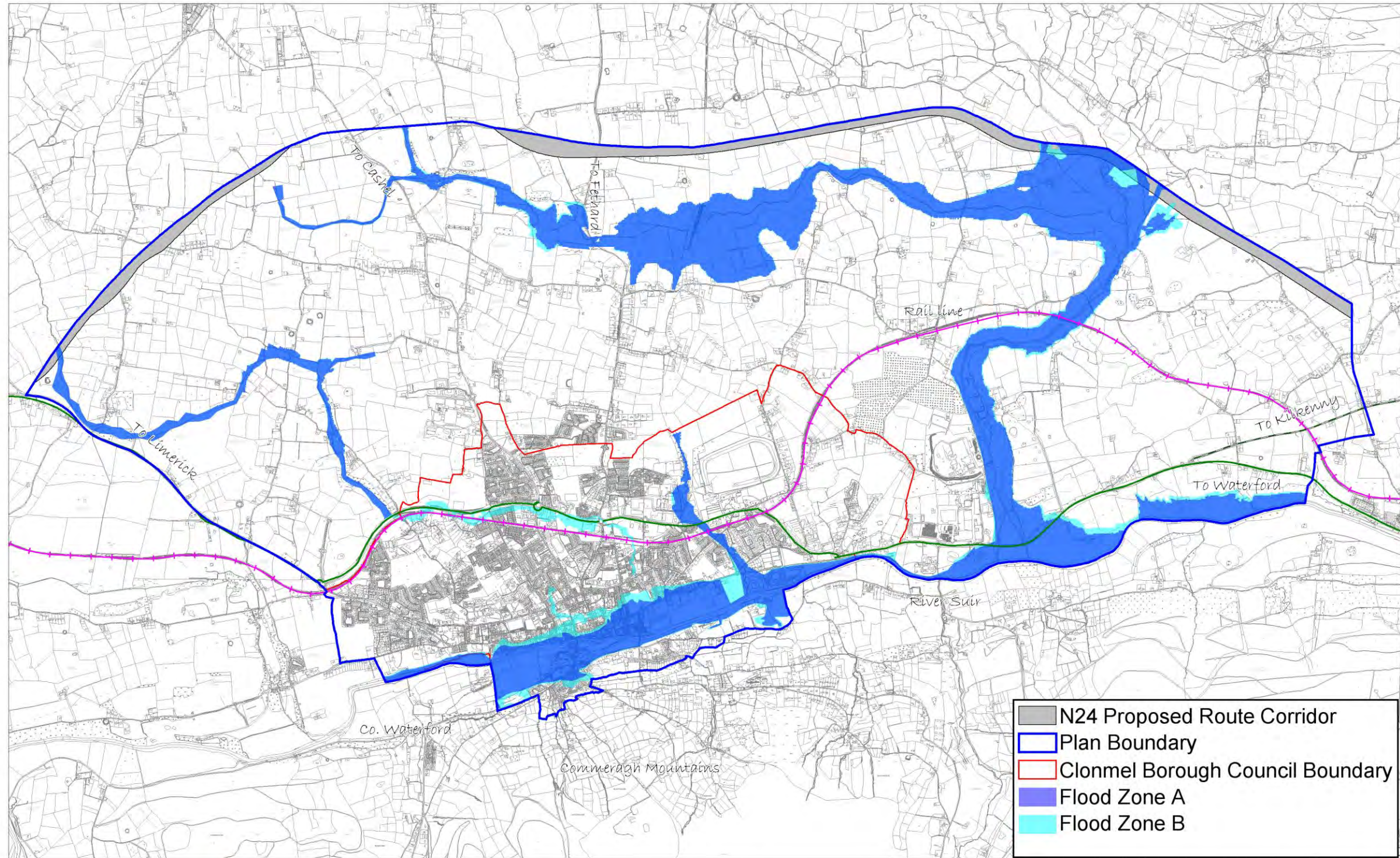


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Map 4: Archaeology

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CLOMEL & ENVIRONS DEVELOPMENT PLAN 2013

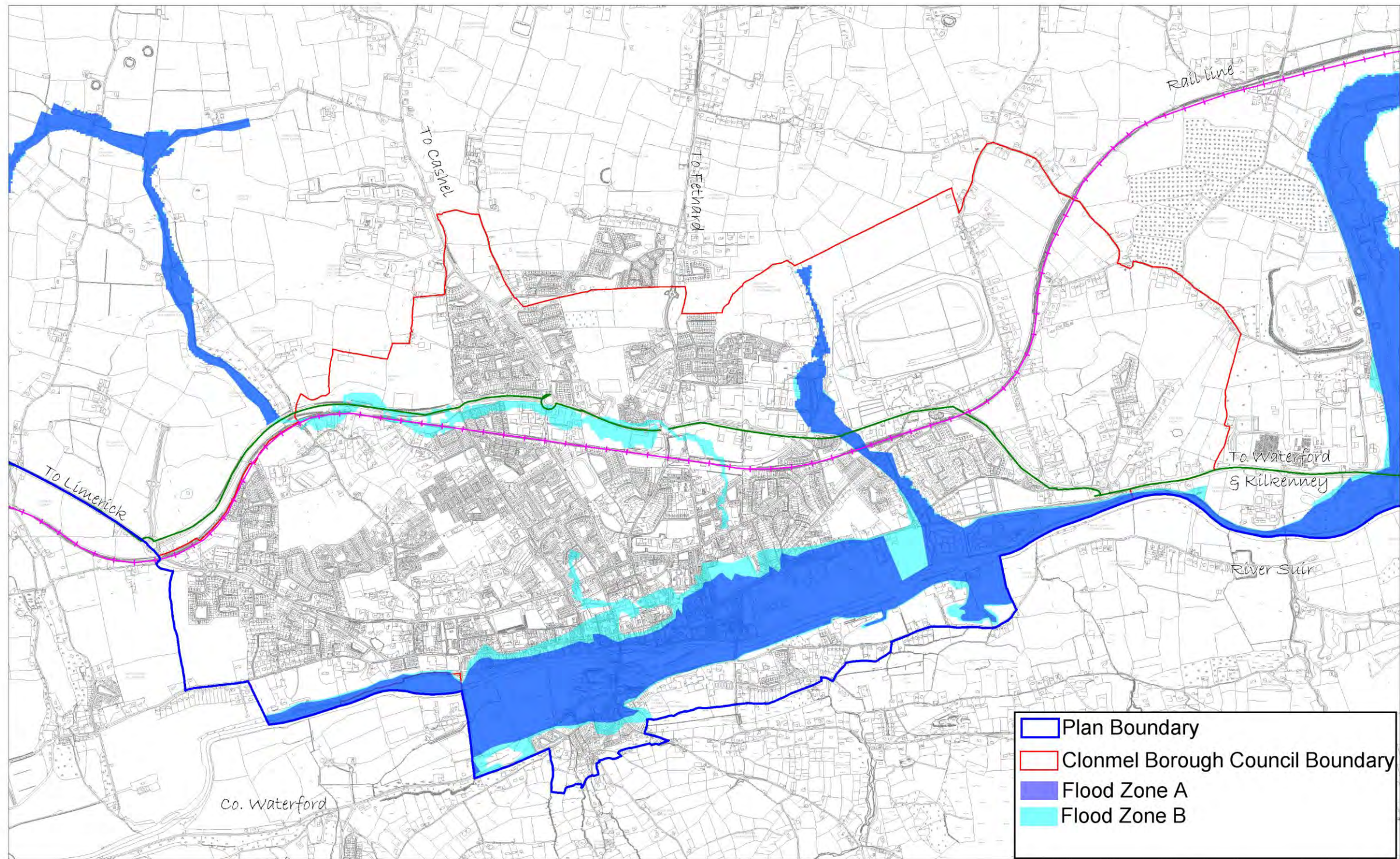


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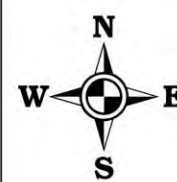
Map 5: Flood Risk Zones

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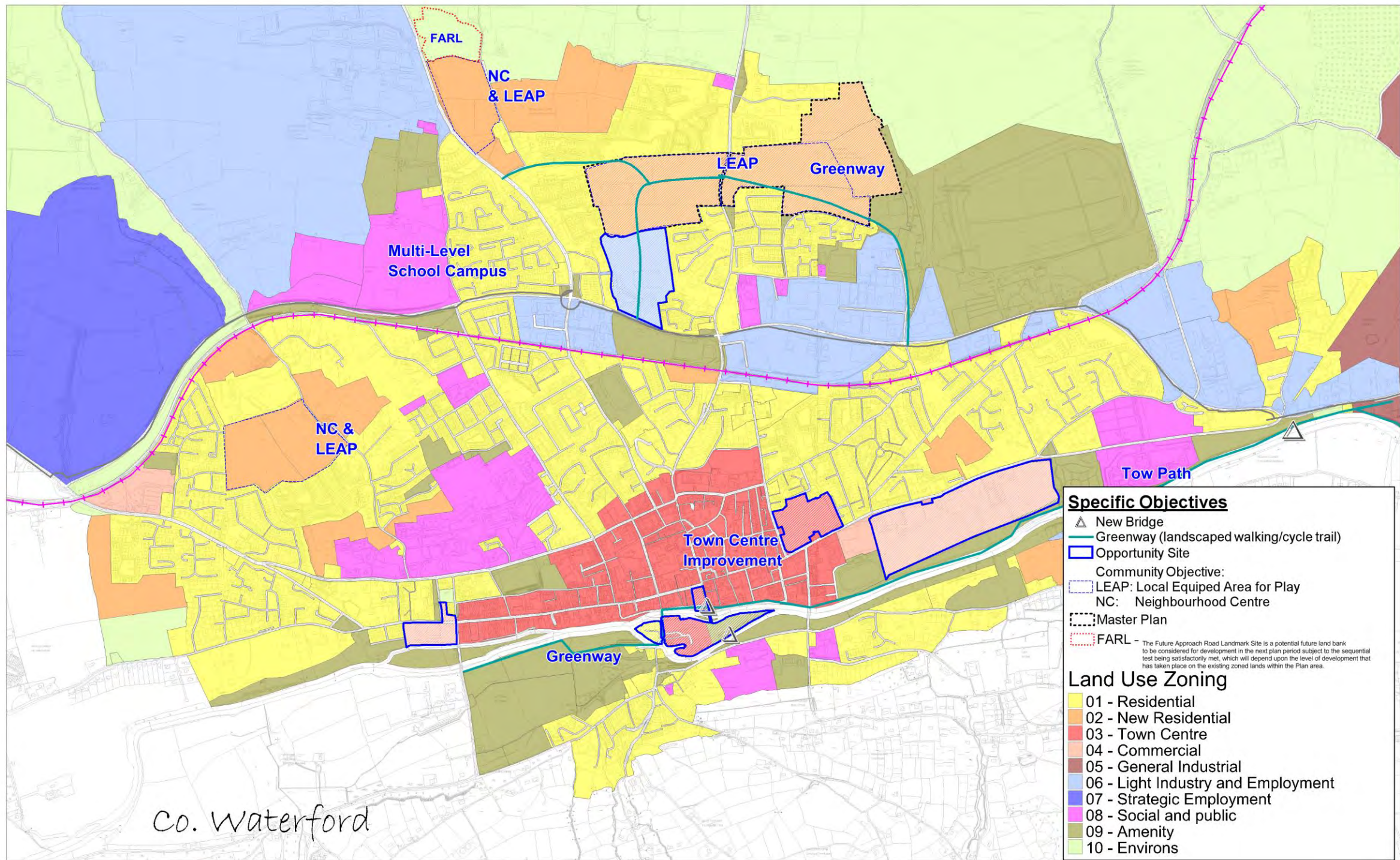


CLONMEL & ENVIRONS DEVELOPMENT PLAN 2013



Title
Map 5A: Flood Risk Zones

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Co. Waterford



**CLONMEL & ENVIRONS
DEVELOPMENT PLAN 2013**



Title
Map 6: Special Objectives

NOT TO SCALE
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