



Comhairle Contae Thiobraid Árann
Tipperary County Council

Parking alteration and extension at the Clonmel Regional Sports Hub

TUS Campus, Frank Drohan Road, Burgagery Lands West, Clonmel, Co.
Tipperary

Tipperary County Council Part 8 Proposal- Project Briefing
Report

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Project Background and Proposed Development

The development is to serve the Clonmel Regional Sports Hub which is currently undergoing construction on the Technological University of the Shannon (TUS) campus lands. The previous Part 8 proposal for the Clonmel Regional Sports Hub development did not include for parking provision as part of the development proposal. The subject Part 8 proposal is to address this matter and to deliver additional car parking, bus parking and cycle parking necessary to cater for the needs of the development.

The proposed development involves the alteration and extension to existing vehicle parking areas and development of new vehicle (car and bus) parking and bicycle parking areas with bicycle stands to serve the Clonmel Regional Sports Hub. The development includes site drainage works, line marking, lighting and signage and all site development works associated with the above.

There is currently a total of 84 parking spaces on the site. The development will provide a total of 110 car parking spaces and 10 bus parking bays. The bus parking bays can accommodate car parking of an additional 34 spaces when not required for bus parking. The proposed bicycle parking area will have capacity for up to 35 bicycles.

Development Location

The development is located on the existing lands occupied by Technological University of the Shannon (TUS) at Frank Drohan Road, Clonmel, Co. Tipperary. The lands are currently being developed into a Sports Hub and the additional parking is to serve the sports hub.

Planning Context

The lands on which the development is proposed are zoned Light Industry and Employment under the Clonmel and Environs Development Plan 2013, as varied (CEDP). The land use of a car park is identified under the CEDP as permitted in principle under this land use zone

The proposed development is to provide additional car, bus and cycle parking together with associated works to serve the Clonmel Regional Sports Hub which is undergoing construction on the lands. The proposed development is an ancillary element to the Clonmel Regional Sports Hub and is therefore acceptable from a planning perspective.

Environmental Impact Assessment (EIA)

Mandatory EIA is required under:

- Class 10 (b) (ii) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended for construction of a car-park providing more than 400 spaces, other than a car-park provided as part of, and incidental to the primary purpose of, a development.
- Class 10 (b) (iv) of Part 2 of Schedule 5 of the Planning and Development Regulations 2001, as amended for urban development which would involve an area greater than 2 hectares in the case of a business district, 10 hectares in the case of other parts of a built-up area and 20 hectares elsewhere.

Regarding Class 10 (b) (ii) the proposed car park is incidental to the Clonmel Regional Sports Hub and therefore mandatory EIA under this category is not required.

Regarding Class 10 (b) (iv) the area on which the development is located can be considered to come within “other parts of a built-up area”. The development site covers an area of 0.69 ha and this size is significantly below the EIA threshold of 10 hectares. EIA is not therefore required.

A preliminary examination of the nature, size and location of the proposal has been undertaken pursuant to the requirements of Article 120(1)(a) of the Planning and Development Regulations 2001, as amended. The preliminary examination concludes that there is no real likelihood of significant effects on the environment arising from the proposed development. Subthreshold EIA is not therefore required

Appropriate Assessment

The development has been the subject of an Appropriate Assessment screening in accordance with Article 6(3) of the EU Habitats Directive (Directive 92/43/EEC) and Article 250(1) of the Planning and Development Regulations 2001, as amended. The Appropriate Assessment screening concluded that the proposed development would not be likely to give rise to significant or indeterminate impacts on any Natura 2000 site

Access and Circulation

The development does not alter the existing access location or layout to the lands. The development does not change the volume or nature of traffic that will use the site.

The development includes for a minor adjustment to an existing mini-roundabout located on the site. The development layout has been designed to provide adequate on site circulation space for vehicle turning movements for the vehicle types that will use the site.

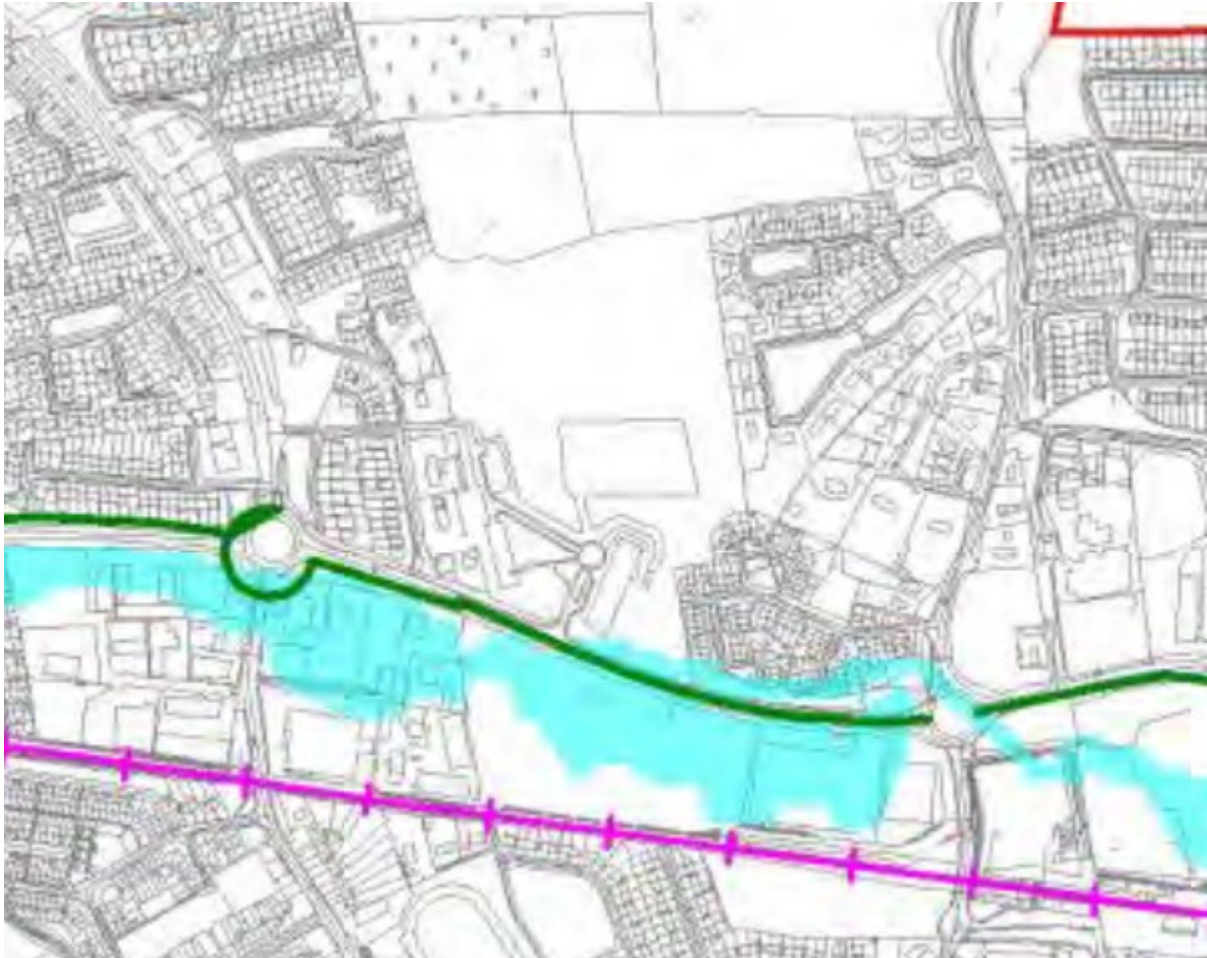
Services, Drainage & Flooding

The development does not include any works to the public water supply or wastewater network.

The development will introduce additional hard paved areas on the site. Surface water run off from the areas will be managed by soakaways that will be designed to BRE Digest 365 requirements. Site testing was undertaken as part of investigations associated with the construction of the Clonmel Regional Sports Hub that demonstrates that the ground conditions at the southern end of the lands would accommodate on site disposal of surface waters. This testing is recorded in the Site Investigations Report prepared by MPA Consulting Engineers (See Appendix 3)

The development also includes an adjustment to the surface water management proposals for the Clonmel Regional Sports Hub. A previously proposed soakaway is being replaced with a Surface Water Attenuation Tank, this is to account for ground conditions.

The map below is extracted from the Strategic Flood Risk Assessment prepared for the Clonmel and Environs Development Plan 2013, as varied. Same shows the site free from identified flood risk zones.



Map1: Showing flood risk areas as identified under the Clonmel and Environs Development Plan 2013, as varied.

Lighting

New lighting will be installed to ensure the new parking areas are adequately lit. This will be in the form of 6 metre lamp standards with 40w LED lights.

Drawings and Details

Refer to Appendix 4 for list of Drawings.

Conclusions and Recommendations

The proposed development will provide a level of car, bus and bicycle parking that will cater for the needs of the Clonmel Regional Sports Hub development. The proposed development is modest in nature and extent, does not impact on adjoining residential amenity and does not present any significant impacts in the areas of traffic, circulation or drainage.

The proposal is considered acceptable from a planning perspective and will address the parking needs of the Clonmel Regional Sports Hub.

Appendix A- Appropriate Assessment Screening

HABITATS DIRECTIVE ASSESSMENT SCREENING REPORT FOR PLANNING APPLICATIONS

(A) DESCRIPTION OF PROJECT AND LOCAL SITE:	
Site location:	Clonmel Regional Sports Hub (CRSH), TUS Digital Campus, Frank Drohan Road, Clonmel, Co. Tipperary
Proposed development:	<p>The alteration and extension to existing vehicle parking areas and development of new vehicle (car and bus) parking areas and bicycle parking areas to serve the Clonmel Regional Sports Hub together with all associated and ancillary site works:</p> <ol style="list-style-type: none"> I. Existing 34 space car park altered to accommodate 6 No accessible parking spaces. 2 No existing bus parking spaces removed and relocated. II. Existing 50 space car park altered and extended to accommodate 32 extra car parking spaces. III. Development of a new bus/ car parking area, to facilitate 10 bus parking bays, or 34 car parking spaces when bus bays not in use. IV. Provision of a bicycle parking stand. V. Ancillary site development works that shall include site drainage for the car parking areas and the adjoining Clonmel Sports Hub development, public lighting, kerbing, footpaths and tarmac works, and minor alterations to the roundabout fronting existing TUS building. VI. All associated site works
Is the application accompanied by EIS	No
(B) IDENTIFICATION OF THE RELEVANT NATURA 2000 SITE(S):	
Natura 2000 site(s) within 15km and distance to same:	Lower River Suir SAC within 2km of the site River Nore SPA and River Barrow and Nore SAC within 15km of the site
Sites within the zone of influence:	<p>The site is within the drainage catchment of the Lower River Suir SAC 002137 and is located within 1km approx distance from the Lower River Suir SAC.</p> <p>The River Nore SPA and River Barrow and Nore SAC are within 15km of the site and outside the zone of influence of same.</p>
Conservation objectives/qualifying interests of the site	Lower River Suir SAC

<p>and the factors that contributes to the conservation value of the site: (which are taken from the Natura 2000 site synopses and, if applicable, a Conservation Management Plan: (all available at www.npws.ie) (ATTACH INFO if necessary)</p>	<p>Objective: To maintain or restore the favourable conservation condition of the Annex I habitat(s) and/or the Annex II species for which the SAC has been selected:</p> <ul style="list-style-type: none"> • Margaritifera margaritifera • Austropotamobius pallipes • Petromyzon marinus • Lampetra planeri • Lampetra fluviatilis • Alosa fallax • Salmo salar (only in fresh water) • Atlantic salt meadows (Glaucopuccinellietalia maritimae) • Lutralutra • Mediterranean salt meadows (Juncetalia maritimi) • Water courses of plain to montane levels with the Ranunculion fluitantis and Callitriche-Batrachion vegetation [3260] • Hydrophilous tall herb fringe communities of plains and of the montane to alpine levels • Old sessile oak woods with Ilex and Blechnum in the British Isles
<p>Key Environmental conditions to support site integrity.</p>	<p>Maintenance of water quality in habitat. Maintenance of integrity of habitat.</p>

(C) POSSIBLE IMPACTS ARISING FROM THE PROJECT:		
	Consider the potential for direct impacts on habitats <i>Consider proposed developments within 200m of the Natura 2000 site</i>	Y/N and Comment
1.1	Could the proposed project give rise to direct loss of habitats for which the Natura 2000 site is designated, or other habitats occurring within the Natura 2000 site?	No direct loss of habitat.
1.2	Could the proposed project give rise to increased human usage/access to the site, which could potentially cause deterioration of certain habitat types eg woodlands, wetlands or riverbanks. Consider proposals for development of a large scale within 1km of sensitive woodlands eg large scale residential development or hotels. Consider proposals for the development of paths or cycleways along the river.	Usage post construction would increase. Site removed from Lower River Suir SAC and has no hydrological connectivity with same.
1.3	Does the proposed project involve development of drainage systems? If yes, could this cause drying out of wetland or woodland habitats within the Natura 2000 site?	Yes. Drainage systems will drain surface waters to on site soakaways. There will be no impact on the Lower River Suir SAC.

Consider the potential for impacts on water quality within the Natura 2000 site <i>Consider all proposed developments within the catchment of the Natura 2000 site.</i>		Y/N and Comment
2.1	Are there any rivers, streams or drains connecting the proposed development site and the Natura 2000 site? If yes, consider whether there is potential for construction related impacts on water quality.	No.
2.2	Would the proposed project result in surface water or other discharges to rivers, streams or drains directly connected to the Natura 2000 site? If yes, consider whether the discharges could give rise to increased eutrophication or other pollution risk within the Natura 2000 site. Consider whether increased surface water discharge could give rise to increased risk of downstream storm water surges.	No.
2.3	Would the proposed project require an industrial waste water discharge license? If yes, consider the potential impacts of the discharge on water quality in the Natura 2000 site.	No
2.4	Is the proposed project located within a flood zone? If yes, consider whether there is potential for construction or operational related impacts on water quality in the Natura 2000 site; consider whether the proposed project increases flood risk elsewhere in the catchment and particularly the Natura 2000 site; or increases the risk of stormwater surges downstream.	No.
2.5	Are the proposals for waste water treatment in compliance with EPA requirements?	N/a
2.6	Could the proposed project contribute to cumulative negative impacts on water quality? Consider the current status of the freshwater system (see www.wfdireland.ie).	No
2.7	Would the proposed project involve dredging (construction or ongoing maintenance related)?	No
Consider potential for impact on species		Y/N and Comment
<i>Freshwater Pearl Mussel</i>		
3.1	Protection of this species will be achieved by the protection of water quality (see section 2 above), by the protection of river habitats (see section 1 above), and by the maintenance of free passage for fish.	No impacts on this species anticipated.
<i>Freshwater Crayfish</i>		
3.2	Protection of this species will be achieved by the protection of river habitats (see section 1 above).	No impacts on this species anticipated.
<i>Fish species including Salmon, Lamprey spp. and Twaite Shad</i>		
3.3	Protection of these species will be achieved by the protection of water quality (see section 2 above), by the protection of river habitats (see section 1 above), and by the maintenance of free passage for fish.	No impacts on this species anticipated.
<i>Otter</i>		

3.4	Would the proposed project result in any interference with river banks within the Natura 2000 site?	No impacts on this species anticipated.
3.5	Would the proposed project result in increased levels of disturbance to the habitat of the Otter?	No impacts on this species anticipated.
<i>Bats</i>		
3.6	Would the proposed project involve the removal of trees, hedgerow or woodland?	No impacts on this species anticipated.
3.7	Does the proposed project involve the repointing of old bridges or the restoration or demolition of old buildings or other structures?	No impacts on this species anticipated.likely.

D) NPWS ADVICE:	
Summary of advice received from NPWS:	None received.

(E) SCREENING CONCLUSION:	
Screening concludes that : (Tick [<input checked="" type="checkbox"/>] the appropriate box A, B or C)	
A) Appropriate Assessment is not required because the project is directly connected with or necessary to the nature conservation management of the site.	
B) No potential for significant effects therefore Appropriate Assessment is not required.	<input checked="" type="checkbox"/>
C) Significant effects are certain, likely or uncertain. (In this situation seek a Natura Impact Statement from the applicant or reject the project. Reject if too potentially damaging or inappropriate.	
Name:	Jonathan Flood
Position:	District Planner
Date:	6/12/2021

Appendix B- EIA Preliminary Examination

Preliminary Examination		
Reference:	Parking Development at Clonmel Regional Sports Hub	
Site location:	Clonmel Regional Sports Hub (CRSH), TUS Digital Campus, Frank Drohan Road, Clonmel, Co. Tipperary	
Proposed Development:	<p>The alteration and extension to existing vehicle parking areas and development of new vehicle (car and bus) parking areas and bicycle parking areas to serve the Clonmel Regional Sports Hub together with all associated and ancillary site works:</p> <p>VII. Existing 34 space car park altered to accommodate 6 No accessible parking spaces. 2 No existing bus parking spaces removed and relocated.</p> <p>VIII. Existing 50 space car park altered and extended to accommodate 32 extra car parking spaces.</p> <p>IX. Development of a new bus/ car parking area, to facilitate 10 bus parking bays, or 34 car parking spaces when bus bays not in use.</p> <p>X. Provision of a bicycle parking stand.</p> <p>XI. Ancillary site development works that shall include site drainage for the car parking areas and the adjoining Clonmel Sports Hub development, public lighting, kerbing, footpaths and tarmac works, and minor alterations to the roundabout fronting existing TUS building.</p> <p>XII. All associated site works</p>	
Examination		
	Yes / No/ Uncertain	Comment
Is the size of the development exceptional in the context of the existing environment?	No	Development small in scale relative to mandatory EIA threshold
Is the proposed development located on, in, adjoining, or have the potential to impact on a sensitive site or location?	No	Site carries no environmental designations.
Will the development result in the production of any significant waste, or result in emissions or pollutants?	No	No significant operational impacts anticipated to arise from the development
Conclusions		
Based on a preliminary examination of the nature, size or location of the development, is there a real likelihood of significant effects on the environment?		
There is no real likelihood of significant effects on the environment	EIAR not required	√

There is significant and realistic doubt in regard to the likelihood of significant effects on the environment	Screening Determination Required	
	Schedule 7A information required?	
There is a real likelihood of significant effects on the environment	EIAR is required	
Name:	Jonathan Flood	Date: 6/12/2021
Position	District Planner	

Appendix C- Site Investigation Report

See site investigation report dated Sept 2019 attached to Martin Peters Associates Technical Note.

Appendix D- Drawings

Drawing Schedule	
1935(PD)001	Site Location Map
1935(PD)002	Site Layout Plan
1935(PD)003	Site Plan
1935(PD)004	Sit Sections