



MATTIE McGRATH TD

TIPPERARY CONSTITUENCY

10th September 2023

To whom it concerns:

I wish to make the following points in relation to the proposed Clonmel Local Area Plan 2024- 2030.

- **Clonmel & Environs Rural Housing Policy;** I would strongly recommend a revision of the Rural housing policy for Clonmel town and environs. The existing buffer zone around Clonmel town needs to be reviewed and to come in line with the new County Development Plan. As a long time public representative for the area, I have seen much frustration from local people in relation to this issue where land-owners and young people have been unable to obtain planning permission for the construction of housing under the Social Need criteria. Furthermore, I note how the Waterford County Development Plan holds a different policy for the construction of one-off housing on the Waterford outskirts South of Clonmel, which is forcing some people to move over the border into Co Waterford where they meet the social need criteria. The different policies surrounding Clonmel and environs are unacceptable and non-sensical, especially during a housing crisis. We need to support people to build their own homes where they have their own land and means to do so.
- **Centre of Employment;** Clonmel is positioned well as a large centre of employment within the county and the South East region, with many multi-national companies based here along with our own home grown Small-Medium Businesses. An ongoing issue that comes to my attention while in discussion with these employers is the urgent need of housing in the town to assist with dealing with staff shortages, we urgently need to support the development of social, affordable and private housing to make Clonmel a more attractive place to live and work in.
- **Dereliction of Market Place;** It is imperative that the Council engage with the owners of the Market Place and current lease-holders in relation to addressing the dereliction of this large urban area. I have recently engaged with Approved Housing Bodies to request them to look at the large space in the centre of the town, I think it would be important to provide a mix of right-sizing housing opportunities, especially for older members of the community who might wish to down-size, relocate and live in walking distance to all amenities in the town centre.
- **Dereliction and vacancy in Clonmel Town Centre;** There is a large level of vacancy across the centre of Clonmel town, in addition to Market Place as previously

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mentioned. A joint approach from all sections within the council is required to address this issue, to encourage development, support businesses and address the vacancy issues in the town particularly through Rates, Housing, Environment and parking charges. Parking charges need to be streamlined across the county where it appears that there are no common parking charges between key towns in the county.

- **Security of Water Supply;** It is vital that the Council engage with Uisce Eireann to address the constant issues to the water supply to homes and businesses across the town of Clonmel. The ongoing water outages on a regular basis are doing untold damage to businesses within the town and the reputation of the town. The threat of ceasing the supply of water from the Poulavanogue Water supply is non-sensical and needs to be reversed while the un-used reservoir at that site needs to be upgraded and brought back into use. Investment is needed to improve the security of supply at Plants and quality of supply across the town, including the development of new/ additional plants and reservoirs this should be addressed as an objective in the new Local Area Plan.
- **Zoning at Giantsgrave, Clerihan;** The zoning of Agricultural land at an in-fill site at Giantsgrave near Clerihan needs to be reviewed. The owners of this gap site are eager to develop housing on this site but have been prevented due to the zoning restrictions. There is a significant level of housing in Giantsgrave area and the lack of development on this particular site has led to anti-social behaviour and a cause of great concern to the owners and neighbouring home owners. It is a gap-site and should be treated as it would be under the County Development plan, further stressing the point of a revision of the Clonmel housing policy as previously mentioned.
- I note the submission on behalf of Clonmel Rugby Club highlighting concerns of anti-social behaviour from adjoining land. This problem is an ongoing issue and has been brought to the attention of the Local Authority and An Garda Siochana on many occasions. I ask that all efforts are made to address this issue under the Clonmel Local Area Plan where possible.

I trust that the Planning team will take these points and the submissions from members of the public into account before proceeding to the next stage of the Clonmel Local Area Plan. As the main town in the County, there has been many topics highlighted from members of the community that seek to improve the fabric of our town.

Le gach dea ghui,



Mattie McGrath TD