

CUMMINS + VOORTMAN LTD.  
Sustainable Architecture & Urban Design

**Our Ref: 1735**

**Your Ref:**

**7th September 2023**

Clonmel Local Area Plan,  
Planning Department,  
Tipperary County Council,  
Civic Offices,  
Emmet Street,  
Clonmel,  
Co Tipperary,  
E91 N512

**Re:** Submission - Draft Clonmel and Environs Local Area Plan 2024 – 2030  
Lands at Boherduff, Fethard Road, Clonmel.

**Clients:** [REDACTED]

**Client address:** [REDACTED]

Dear Sir/Madam

We, Cummins and Voortman Ltd make this submission on behalf of our clients, [REDACTED].

We are making this submission to request that the site retains its current zoning status for Tier 2, New Residential.

### **Location of Site**

The site is located north of the N24 bypass, accessed from the LT32793 taken from the R689, Fethard Road. It covers an area of 4.2 ha and is referred to as site no. 9, under Table 1: SLA for Lands available for new residential development of the Draft LAP. A site location map has also been submitted which identifies the site's location.

### **Current Zoning**

The site in question is zoned as new residential as set out in the Clonmel and Environs Development Plan, 2013.

### **Proposed Land Use Zone Type as set out in the Draft Clonmel LAP**

The site is zoned as 'Strategic Reserve' in the Draft Clonmel and Environs Local Area Plan 2024-2030. The Serviced Land Assessment considers Strategic Reserve Lands to be unserviced, and could not reasonably be serviced over the course of the plan.

### **Serviceable Lands**

The Serviced Land Assessment identifies Tier 2, Serviceable Land, as land where some off-site works are required but could be delivered as part of a planning application to develop the site or capital investment is identified to facilitate development over the course of the plan. Taking into account the

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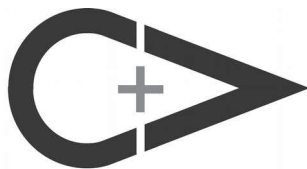
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proximity of services to the site in question, off-site works could be delivered as part of a planning application for development and therefore the site should be categorised as a Tier 2 Zone.

The site is within close proximity to existing footpaths and the foul sewer. Connection to such infrastructure could easily be provided as was the opinion during the preparation of the Development Plan, 2013. It is further noted that there are Tier 1 sites located at a further distance from the town centre than the site at Boherduff. While it is acknowledged that these sites are serviced, greater consideration should be given to lands within closer proximity to the town centre in line with the draft Local Transport Plan. The proposed segregated cycle facility within the draft Local Transport Plan comes within close proximity to the site in Boherduff and could be extended as part of any future planning application.

### **Serviced Sites**

While evaluating this site, the Council should also consider its suitability as a location to develop serviced sites. The development of the site for such use would provide a continuation of the existing pattern of development at this location and provide a type of housing which is very much in demand within the Clonmel area. The LAP promotes an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities.

Auctioneers in the Clonmel area have commented that this type of housing while being very much in demand is in short supply and almost non-existent. It is evident that there is an existing lack of supply of serviced sites in Clonmel and the development of such sites would help provide the mix of house types the Council is trying to promote.

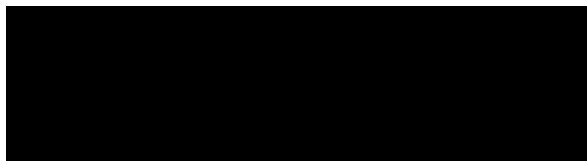
### **Conclusion**

The Council in trying to promote walking and cycling options to service new residential development should consider lands that are within closer proximity to the town centre. It is noted that some sites have been zoned for new housing development which are not as close to the town centre as the site in question. This along with the current zoning status of the lands at Boherduff under the Clonmel Development Plan has give further rise to our belief that the site should retain its current zoning status as new residential.

Our clients have already begun to investigate the possibility of developing this site and had commissioned a site survey prior to the renewal of the Local Area Plan. Our client's commitment to developing this site should be acknowledged especially when there is such short supply and high demand for housing in the Clonmel area

We hereby request that the site in question retains its new residential status as set out in the Clonmel and Environs Development Plan 2013. Our client's intention to develop this site is in earnest and we ask that their intent to move forward and provide much-needed housing within Clonmel is not impeded at this time.

Regards,



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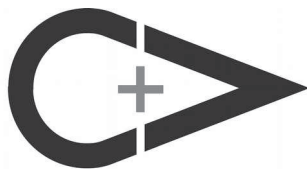
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**Director & Senior Chartered Conservation Architect, Artist & Sports Infrastructure Consultant**

For and on Behalf of Cummins & Voortman Ltd.

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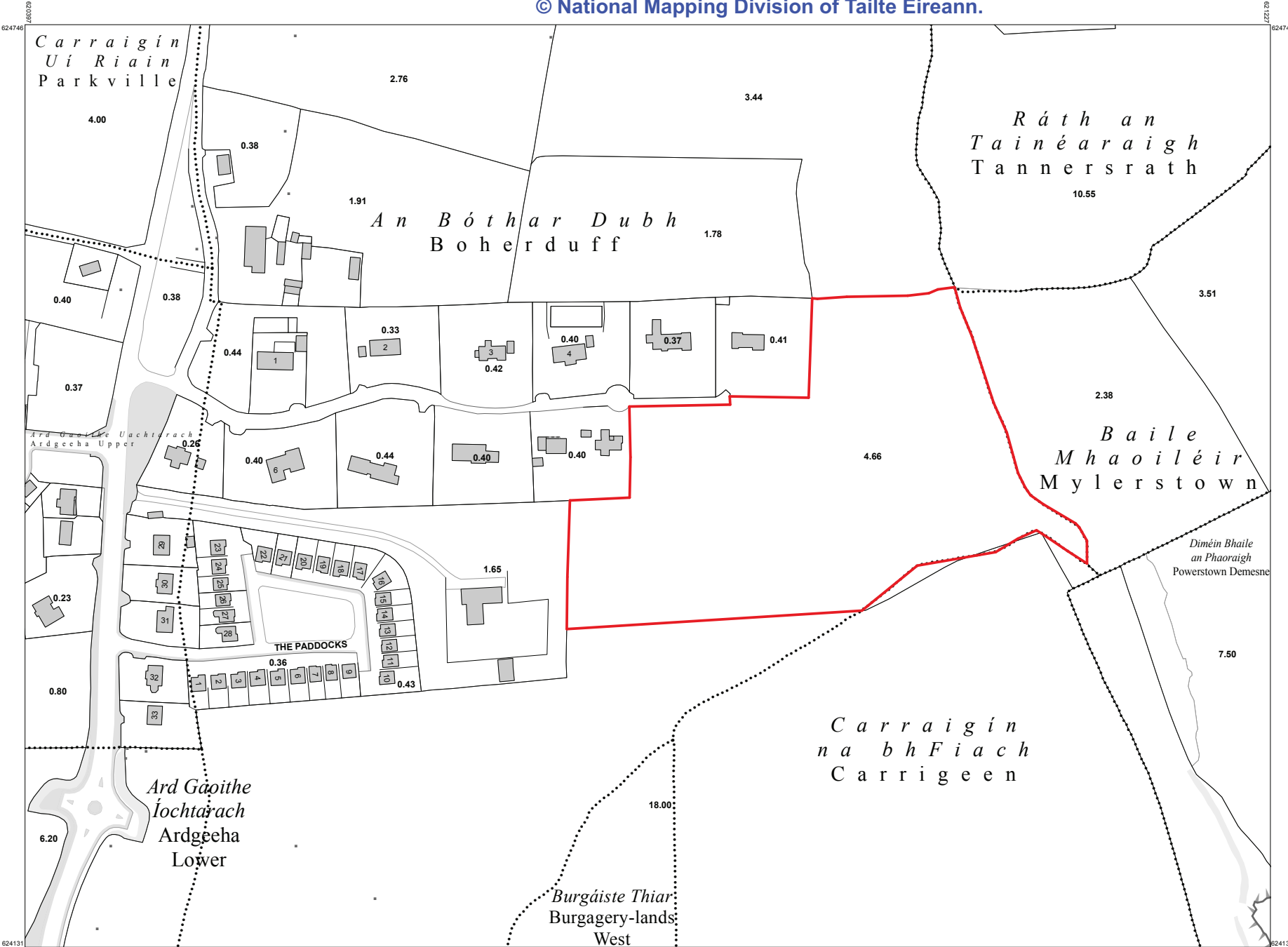
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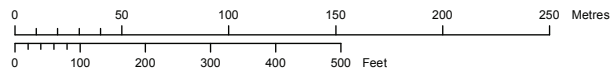
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