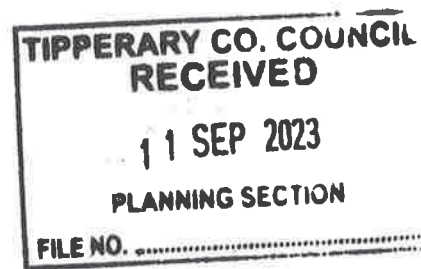


Chris & Breda Lee,



10th September, 2023

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



Re: Draft Clonmel Local Area Plan, 2024-2030

Dear Sir / Madam,

With respect to the recently published Draft Clonmel Local Area Plan, 2024-2030, we are very pleased to note that the broader contents of our pre-draft submission would appear to have been taken into consideration in the preparation of the new Plan. More specifically, we welcome the omission of the 'indicative route' / road corridor through our lands which was included in the Clonmel & Environs Development Plan, 2013 (and referenced in Policy INF4: 'Protection of Reservation Corridors' of that Plan). The inclusion of this earlier road reservation effectively rendered unviable any future development of our lands at Ard Gaoithe, Clonmel, and thus its omission is to be welcomed.

In terms of eliminating further obstacles to development, we are conscious that the future development of housing at Ard Gaoithe will be reliant on access to the R688 Cashel Road and that this will involve the provision of a suitably designed junction arrangement. In this regard, we note the contents of the Local Transport Plan (LTP) included at Appendix 2 of the Draft LAP and the '*Emerging Preferred Strategy*' which recommends that continuous segregated cycle facilities be provided along Cashel Road linking Ard Gaoithe Business Park to residential areas and the town centre. Cognisance is also to be had to Section 6.2.3: '*N24 Corridor*' of the Local Transport Plan and the support lent to the progression of the N24 Waterford to Cahir project through TII's PMG phases to identify a sustainable solution that supports the multi-modal needs of the corridor at a local and regional level.

Section 6.2.5: '*Connectivity to Future Zoned Land*' of the LTP aims to ensure that all future zoned lands are served by strong active travel infrastructure to support the sustainable growth of Clonmel. In relation to the Cashel Road, these active travel measures will include segregated cycle facilities providing a connection to the wider active travel network and key destinations including the town centre, schools, hospital and large employment and retail centres. Our lands at Ard Gaoithe will also be closely served by the proposed town bus service providing additional sustainable travel choices for residents.

The following Active Travel measures are of particular relevance to any development at Ard Gaoithe:

- *AT56: Cashel Road from Ard Gaoithe Business Park as far as the junction with Queen Street:*

Segregated Cycle Facilities along Cashel Road from Ard Gaoithe Business Park to the junction with Queen Street, connecting residential areas to the business park and town centre.

- *The development of a new local bus service (CL2) along Cashel Road.*

Route CL2 begins in Glencarra and follows a similar route to CL1 as far as Queen Street. At this stage it turns onto Heywood Road, then moves east through Bianconi Drive before turning north onto Cashel Road where it crosses the N24 and continues along Cashel Road to its terminus at Ard Gaoithe Business Park. The route is planned to operate every 60 minutes

and, combined with route CL1, provide an even 30-minute frequency between Glencarra and Queen Street.

At this point, it is noteworthy that the delivery of the Cashel Road Segregated Cycle Infrastructure (AT56) has been prioritised by the Council with the '*Part 8 - Improved Cycle Lanes on the Cashel Road, Clonmel, Co. Tipperary*' (which includes new cycleways, footpaths & bus stops etc.) having recently closed for public consultation. We would like to welcome these planned improvements and confirm that we are very much amenable to accommodating same where the works would impact on lands in which we hold an interest. However, we are concerned that neither these planned Active Travel works or the Local Transport Plan prepared as part of the Draft LAP would appear to have taken sufficient account of the need to provide for future access to our lands which are zoned for residential development.

The principal concern with the planned Active Travel works is that no provision has been made for future access capable of accommodating the proposed residential development of our lands. This is entirely contrary to the current Clonmel Town & Environs Development Plan, 2013 which includes a specific objective to provide for junction improvements along the Cashel Road in order to access our lands. It would seem opportune for the Local Authority to incorporate such an access as part of the planned works for a multitude of reasons, most notably, to avoid any future conflict between the road improvement works and the future residential development of our lands which could potentially result in the removal and / or redesign of cycleways etc. More significantly, by incorporating a suitably designed access arrangement to our lands in tandem with the planned improvements to the Heywood Road / Cashel Road junction, a fundamental obstacle to future development would be overcome thereby allowing a greater ease of progression through the planning process. In this respect, we submit that the Draft Clonmel Local Area Plan, 2024 must provide for suitable access to our lands so as to avoid any conflict with the Active Travel proposals.

We note that Transport Infrastructure Ireland, the National Transport Authority and the Regional Design Office have all made submissions on the Part 8 proposal and that the recommendations contained therein will require alterations to the scheme as presently proposed. Therefore, it would seem prudent to incorporate an appropriate junction arrangement to our lands as part of any modifications to the final design of

the planned active travel works. Moreover, this requirement should be expressly reflected in the Local Transport Plan as part of the Clonmel Local Area Plan, 2024.

We trust that you will give due consideration to the foregoing items and that a positive approach can be taken for the benefit of all parties and the wider good.

Yours Sincerely,

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Chris & Breda Lee