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A new Submission has been received to the Draft Clonmel Local Area Plan 2024-2030

**Submission ID:** CLAP-66

**First Name:** Karen  
**Last Name:** Ferris  
**Organisation:**  
**Email Address:** [REDACTED]  
**Address:** [REDACTED]  
[REDACTED]  
**Eircode:** [REDACTED]  
**County:** [REDACTED]

**Submission Text:** Dear Sir/Madam,  
I've read the Clonmel Local Area Plan with great interest and it is fantastic to see the strategic thinking and overview of plans for the development of the town and the focus on sustainable travel options, protecting our medieval heritage and development opportunities across the town and hinterland. I would like to make a few submissions in relation to the plan:-

1. Firstly as someone who lives very close to the town centre and regularly walks into the town and enjoys many of the recent developments, I feel strongly that there has not been enough focus on redefining the character of the main streets in order to ensure the centre of town is an attractive location to visit and spend time in. I note the focus on festivals and activities that attract people to the centre of town but there is no detailed outline of how to redevelop our main street from the West Gate to St. Peters and Paul's Church to address the level of vacancy and general run down nature of a key focal point of our town. I'd love to see more detail on a strategy in terms of food offerings, restaurants and leisure activities - what attracts people to spend time now in urban centres - that would serve as the basis for a town centre re-development. We have a strong level of investment and good employment in the town but it absolutely feels like the main streets do not reflect the wealth and attractiveness of the surrounding locations. The towns of Ennis & Wexford seem to be great examples of urban regeneration and how to create

attractive urban spaces that doesn't seem to have translated into Clonmel. The recent developments of the Plaza and the nightlife close to that area have made that area quite vibrant and lively but it feels like it is stark contrast to the main streets, and there is a danger of even more activity and investment moving down that area and leaving the centre of town even more neglected. There is a fantastic food offering in the corner at the West Gate including [redacted] and [redacted] which could be supported and built on, even potentially maximising the space up to the White Memorial theatre and over towards St. Mary's Old Church - all a fantastic, mostly hidden and very undeveloped area - but in general it would be great to see more details on how the character of the main town will be developed in the coming years. I appreciate addressing the legacy of the Arms Hotel and Market Square would also help with supporting the overall look and feel of the centre of town.

2. I would strongly request that land banks are made available to local clubs to acquire new amenity space or that you consider zoning some of the land in the Ballingarrane business estate to amenity; there is a growing young population and some of the sports facilities are at capacity and will require extensive development in coming years if we are to develop a GAA sporting centre to match the scale and profile of the local clubs. A vibrant sporting GAA club at the heart of the town will serve as a huge amenity to maintain kids interest in sports and activity but also to build the sense of community around the focal point of a club that is so visible in other towns.

3. The strategy paints a very detailed picture of the profile of the town's population and the thought given to catering for aging populations, but I would request that you call out more clearly designated areas of the town that could be developed for our aging population. I think of [redacted] and many [redacted] friends, who are quite independent still living in their previous family homes and what are the options for them potentially to downsize, freeing up larger houses close to town for young families but allowing them move in comfort to manageable homes, close to town that are energy efficient and low maintenance. The area of Irishtown is a great location in terms of access to the town, the church and many amenities but where are the long-term plans in terms of how to develop areas like this, promoting a particular area for a series of future homes that would meet the needs of this population cohort.

Many thanks for considering my submission.  
Karen Ferris

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