

# Submission by Niall J. Dennehy on Draft Clonmel and Environs Local Area Plan 2024-2030.

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I wish to make the following comments/observations of the Draft Clonmel and Environs Local Area Plan 2024-2030.

## Written Statement

### Section 5.2.4 One-off Housing in the Town and Town Environs

The proposals to restrict one-off housing in lands zoned Town Environs to persons with “an economic need directly associated with agriculture” is overly restrictive.

I acknowledge the logic behind this: that “haphazard development of one-off housing will impact negatively on future use of lands” but suggest that the Tipperary County Council fine tune this restriction.

One-off housing is unlikely to negatively affect the future use of lands that will ultimately be used for New Residential, Community Services and Infrastructure, Amenity, or Open Space and Recreation.

One-off housing is likely to negatively affect the future use of lands that will ultimately be used for Employment, General Industry or Strategic Employment.

I propose that Tipperary County Council create a buffer zone around the lands zoned Employment, General Industry or Strategic Employment and limit one-off housing in this buffer zone to persons with “an economic need directly associated with agriculture”.

One-off housing on the remainder of the Town Environs could be brought in line with the County Development Plan, where on-off houses are permitted on both economic and social need.

## Appendix 2 – Clonmel Local Transport Plan

### Section 2.11 Permeability

AT34 provides for Formalisation of current permeability link between Inislounaght and Old Toberaheena. This permeability works very well and it’s formalisation and improvement is to be welcomed.

Previously, there were two permeability links in Inislounaght, the link between Inislounaght and Old Toberaheena and a link between Inislounaght and New Toberaheena. I encourage Tipperary County Council to examine re-opening the permeability link that previously existed between Inislounaght and New Toberaheena. This permeability link was closed some years ago but should be reopened.

Reopening this permeability link, in conjunction with AT12, would enhance connectivity between Cahir Road and the Clonmel to Marlfield Greenway.

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## Appendix 2 – Clonmel Local Transport Plan

### Section 6.2.1 Safe Routes to School

Many pedestrians and cyclists travelling to/from Powerstown National School are required to cross the N24 at its junction with St. Patrick's Road/Gurtnafleur Road.

I note that Active Travel Measures AT53 (Gurtnafleur Road) and AT87b (St. Patrick's Road) will be of benefit to these commuters. However, AT87b states that the footpath upgrades and traffic calming end at the N24. Do these works include a pedestrian/cyclist crossing for the N24 itself?

The Safe Routes to School works planned at Loreto Secondary School, as shown in Figure 6-3 page 59, could be extended to include the junction between the Mountain Road and Old Spa Road. This would provide a safer route to school for those living on Old Spa Road, and in The Beeches.

## Appendix 2 – Clonmel Local Transport Plan

### Section 6.2.2 Radial Connectivity

The recommendations/proposals contained in the Clonmel LTP for segregated cycle facilities are most encouraging and represent a very progressive mindset towards active travel. Over the lifetime of this plan (to 2030) a significant modal shift will occur where more of the towns residents will be using cycle facilities, not just on bicycles but on e-scooters and mobility scooters as well.

Our greatest challenge to achieving our goals for radial connectivity for residents North of the bypass will involve crossing the N24 at the Fethard Road and Cashel Road roundabouts and I look forward to the proposals to be put forward under AT17.

## Appendix 2 – Clonmel Local Transport Plan

### Section 6.2.5 Connectivity to Future Zone Land

Section 6.2.5 references the Land Zoning Map within the Draft Clonmel Local Area Plan but doesn't reference land zoned within the adopted Clonmel Environs of the Waterford City and County Development Plan 2022-2028 where 5 acres of land are zoned for R1 - New Residential and additional land is zoned as SRR - Residential: Strategic Residential Reserve.

The Clonmel Local Area Plan should seek to enhance connectivity with these lands with segregated cycling and pedestrian facilities.

The Waterford City and County Development Plan 2022-2028 also contains objective CLED-05. This objective is for a proposed road from Old Spa Road to the Coleville Road (at Dudley's Mills). If implemented, this road would see additional traffic arriving at the junction of Mountain Road and Old Spa Road at the entrance to Hillview Sports Club.

It would be prudent for Tipperary County Council to consider adding an objective to improve the Mountain Road/Old Spa Road junction through the construction of a mini-roundabout with traffic calming measures on Mountain Road. It is likely that land would be required from the adjacent

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properties at this location (Hillview Sports Club, Loreto Secondary School Clonmel, Raheen House Hotel and a private dwelling) to facilitate the mini-roundabout and any planning applications at these properties should take account of the future need to upgrade this junction.

The Safe Routes to School works planned at Loreto Secondary School, Raheen College & Central Technical Institute (CTI) Clonmel, as shown in Figure 6-3 page 59, could be expanded to include this junction.