

Job Number: [REDACTED]

Letter Reference: 110923

Date: 11 September 2023

Planning Department
Tipperary County Council
Civic Offices
Emmet Street
Clonmel
Co Tipperary
E91 N512



Sky Business Centres, Clonshaugh *Business & Technology Park*, Clonshaugh, *Dublin 17*

[REDACTED]
[REDACTED]

Dear Sir/Madam

Re: Clonmel Local Area Plan. Submission to Draft Clonmel Local Area Plan 2024-2030 – Deadline for Submission 4pm 11 September 2023.

Tony Bamford Planning has been instructed by [REDACTED] ([REDACTED]) to prepare this submission to the Draft Local Area Plan for Clonmel 2024-2030.

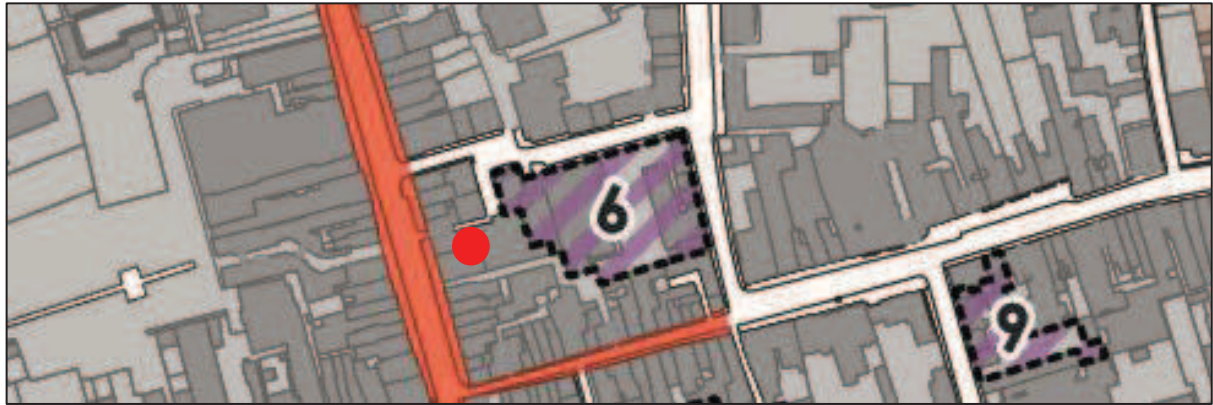
The submission is generally welcoming of the proposed Local Area Plan’s content with regard to property [REDACTED]. We consider the scope of that property in Clonmel and where appropriate indicate any potential areas of the LAP that require amendment.

Locations: The sites are all located in the heart or close to the commercial heart of the town. Site 5 in the north is located next to the train station with Site 3 a short walk / cycle. Site 4 form part of a key Opportunity Site along the river. Sites 1 and 2 contributing to the regeneration of the town centre area. Each offers excellent potential for new development to support the town in general.



Figure 1.0: [REDACTED] Site locations 1-5.

Site no (1) [REDACTED]



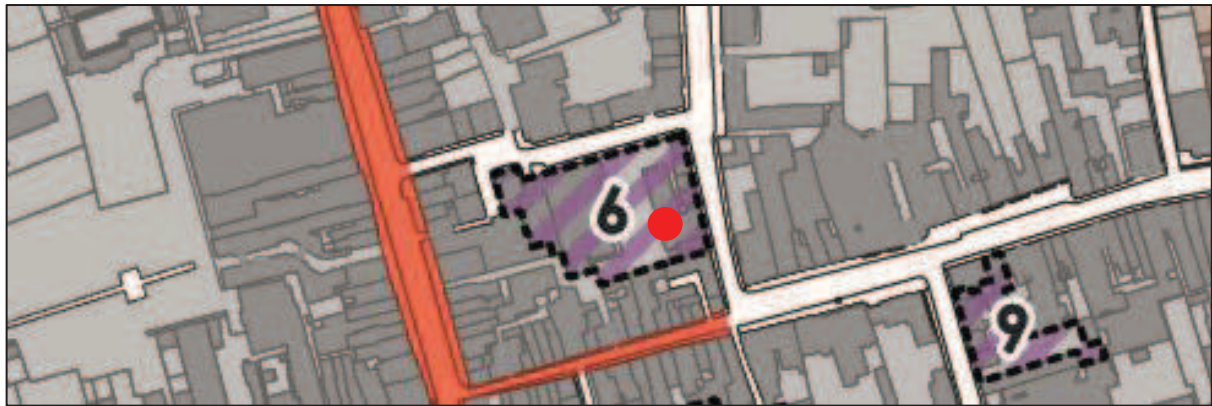
Key Location Attributes:

- Core of the town

Response to Draft LAP:

No comments at this time.

Site no (2) Market Street/Emmet Street, Town Centre. 15,000sqft block



Key Location Attributes:

- Core of the town

Architects are currently engaged in planning a mixed residential/carpark development. [REDACTED] are working with a housing agency on this development and engaging with [REDACTED]. We expect [REDACTED] will be involved in the project.

Response to Draft LAP:

The site is zoned “Urban Core” which is welcomed. The site is also allocated as a “Regeneration Site”. Appendix 3 of the Draft LAP notes the following of the site and its potential:

A town centre brownfield site with an area of 0.31 hectares, fronting Emmet Street to east and Market Street to the north. The site comprises a number of vacant buildings fronting both Emmet Street and Market Street, together with a vacant yard accessed off Market Street. The site does not comprise of any Protected Structures, however there are a number of Protected Structures within close proximity to the site.

Part of the site on the eastern end is contained within the O’Connell Street Architectural Conservartion Area (ACA). The site is located within the Zone of Notification for the purposes of Section 12 of the National Monuments Acts 1930 to 2004. The site is zoned ‘Urban Core’ in the Draft Clonmel and Environs LAP.

Key Planning Criteria

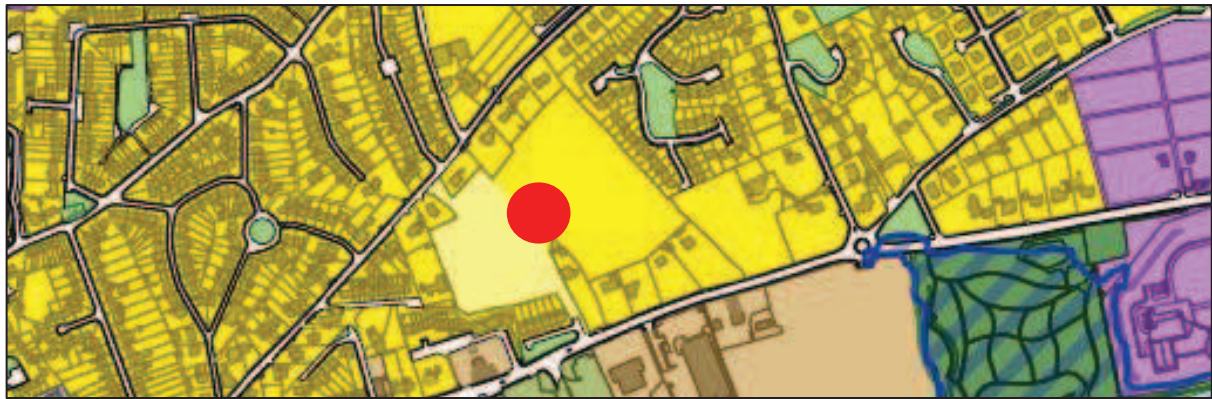
- *The site would be suitable for a mixed-use development, with active commercial uses at ground floor levels and residential above.*
- *A high-quality contemporary / modern design approach with a strong building line particularly to the junction of Market Street and Emmet Street.*
- *Appropriate scale and massing which respects the existing townscape.*
- *Facilitate pedestrian linkages and permeability between Gladstone Street and Emmet Street by way of an extension to East Lane.*
- *An Architectural Impact Statement should be prepared and should inform development proposals, having regard to the built heritage sensitivities associated with the ACA and also Protected Structures adjacent to the site.*

Requested Action 2a:

█ generally welcomes this allocation but would request the following sentence is added as a first bullet point after sub title: "Key Planning Criteria" to ensure the text for this site reflects the page 28 of the Draft Local Area Plan (Section 3.2).

- *The Council will work with landowners to realise their development ambitions for the site. The Council will be flexible in the nature of the end uses proposed.*

Site no (3) 10.7 acres, Burgagery Lands, East Davis Road.



Key Location Attributes:

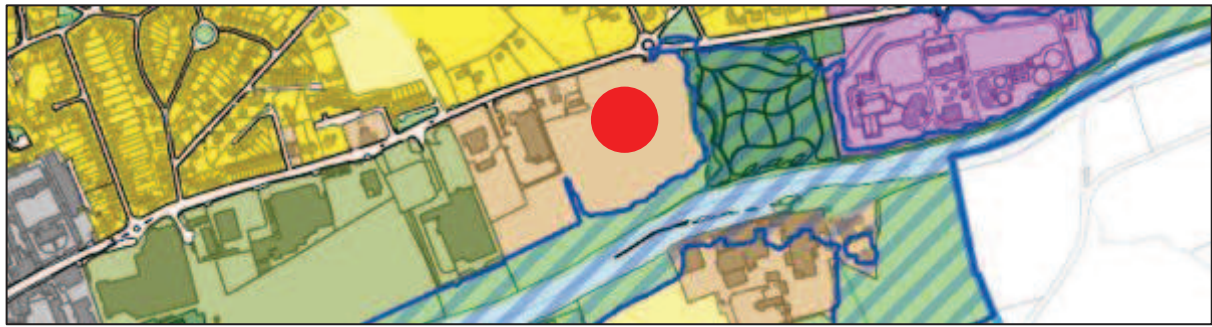
- **Site located in established residential area**
- **Proximate to town centre and retail on Davis Road.**

Architects have been engaged to prepare plans for a residential scheme. [REDACTED] have been in discussions with [REDACTED] [REDACTED] on this project.

Response to Draft LAP

[REDACTED] supports the zoning of the site for "Existing Residential" (Dark Yellow) and "New Residential" (Light yellow).

Site no (4) Burgagery Lands, East Davis Road.



Key Location Attributes:

- Next to established retail in an edge of centre location
- Short walk to other retail/potential for linked trips.
- Proximity to the town centre
- [REDACTED] comprising 12.46 acres of this circa 40 acre site identified as opportunity site no 3 in the 2013-2019 Development Plan. The site is described in the plan by its importance as a key employment area for the town.

Response to Draft LAP:

[REDACTED] welcomes the proposal to zone most of the subject lands for “Employment”. A portion of land next to river has been down zoned “Amenity” (essentially green space). This is welcomed and has previously been offered by [REDACTED].

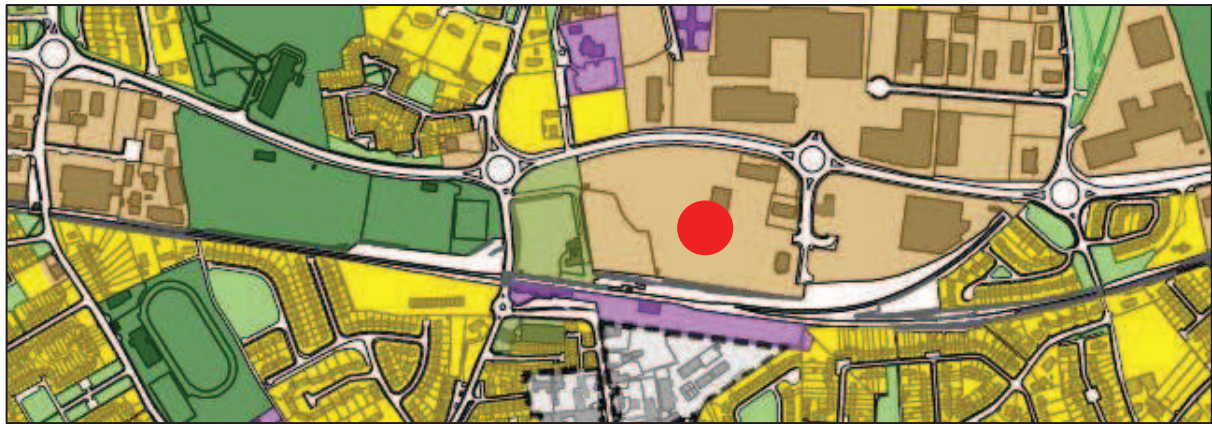
As noted to the Council previously, plans for this site include a private medical facility. The zoning matrix refers to the following uses being open to consideration:

- “Doctor/Dentist/Healthcare Practitioner,
- “Health Centre (Public)”.

Requested Action 4a:

We request that the “*Medical Facility (Private)*” is added as a use that it open to consideration.

Site no (5) Burgagery Lands, West Frank, Drohan Road (Bulk Retail)



Key Location Attributes:

- Next to railway Station located to the south of the site
- Within a short walk, cycle or the town centre to the south
- Lands comprising of circa 19 acres of which 14 acres have been developed since 1986 and trading under supermarket, shop, bulk retail warehousing, and commercial.
- This location highly suited to bulk retail given its proximity to the town centre and taking account of its planning history wherein bulk retail has been granted permission.

█ welcomes the proposal to zone most of the subject lands for “Employment” and the allocation that “Retail Warehouse” is “open to consideration”. That is a positive step for the subject land which has been blighted by the Light Industrial zone in the Clonmel Development Plan for many years.

█ has one point of clarification associated with the zoning matrix. First the Zoning Matrix at page 89 notes that “Retail Warehouse” is open to consideration which is generally welcomed. The following statement is made at page 87:

*Facilitate opportunities for compatible industry and general employment uses. General employment areas should be highly accessible, well designed, permeable and legible with a modest density of employees. Inappropriate intensive office uses at locations poorly served by public transport, **and the proliferation of retail or commercial uses requiring public access that are best located in mixed-use or town core areas will not be acceptable.***

Facilitate logistics and warehouse type activity including storage, distribution and associated re-packaging of goods and products with a low density of employees. These uses have specific transportation requirements as they can generate considerable traffic volumes and should be located within a purpose built, well designated environment connected to the strategic road network. Proposals for the sale of bulky goods/goods in bulk within high quality settings and highly accessible locations shall be subject to the requirements of the Retail Planning Guidelines.

The bold and underlined text is the area we wish to address. This underlined statement in the first paragraph appears to be in conflict (1) with the underlined statement in the second paragraph, and, (2) with Objective 7-4 of the Tipperary County Development Plan which is referenced at page 31 of the

Draft LAP. Objective 7-4 (c) at page 122 of the TCDP notes the following applicable test for new retail warehouse floorspace:

New retail warehouse floor space shall generally be located in or adjacent to town centre areas and within easy walking distance of the primary retail area. Proposals for new retail floorspace in other locations must demonstrate compliance with the 'sequential approach' and demonstrate to the satisfaction of the planning authority that there is a need for retail warehouse floorspace in accordance with Retail Planning Guidelines for Planning Authorities, (DECLG 2012) or any amendment thereof.

The text applies to "Retail" (which we assume could be any form of retail) "...requiring public access.." (which could be any form of retail including retail warehousing). This is effectively a prohibition which does not accord with the County Development Plan. The County Development Plan does not have the same prohibition but rather relies on the Sequential Approach in the Retail Planning Guidelines 2012.

Requested Action 5a:

Amend the above quoted text at page 87 to read as follows:

Facilitate opportunities for compatible industry and general employment uses. General employment areas should be highly accessible, well designed, permeable and legible with a modest density of employees. Inappropriate intensive office uses at locations poorly served by public transport., ~~and the proliferation of retail or commercial uses requiring public access that are best located in mixed-use or town-core areas will not be acceptable.~~

Facilitate logistics and warehouse type activity including storage, distribution and associated re-packaging of goods and products with a low density of employees. These uses have specific transportation requirements as they can generate considerable traffic volumes and should be located within a purpose built, well designated environment connected to the strategic road network. ~~Proposals for the sale of bulky goods/goods in bulk within high quality settings and highly accessible locations shall be subject to the requirements of the Retail Planning Guidelines.~~ Proposals for new retail floorspace in other locations must demonstrate compliance with the 'sequential approach' and demonstrate to the satisfaction of the planning authority that there is a need for retail warehouse floorspace in accordance with Retail Planning Guidelines for Planning Authorities, (DECLG 2012) or any amendment thereof.

Yours faithfully



Tony Bamford

