



Energy for
generations

esb.ie

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11 September 23

Re: ESB Submission to Draft Clonmel and Environs Local Area Plan 2024-2030

Dear Sir/Madam,

This submission by Electricity Supply Board (ESB), 27 Lower Fitzwilliam Street, Dublin 2, is in response to an invitation by Tipperary County Council for submissions to the Draft Clonmel Local Area Plan 2024–2030. ESB is a landowner and employer in Tipperary with property and infrastructural assets throughout the County serving Clonmel and its hinterland.

ESB acknowledges the aim of the Draft Plan to set out an outline for the spatial planning framework for Clonmel with planning policies directed at informing the private and public development sectors as to unique town development objectives in line with established sustainable development guidelines from the Tipperary County Development Plan 2002-2028. We recognise that the Draft Plan incorporates a framework for guiding the future development of a climate resilient town.

ESB Networks provides an essential service building and maintaining the electricity networks in Clonmel and throughout Co. Tipperary. It is responsible for constructing all the sub-transmission, medium and low voltage electricity network infrastructure in the county and for managing this infrastructure which is owned by ESB. The ESB Depot at Old Waterford Road, Clonmel is required to support the delivery by ESB of capital works programmes and operational activities in an energy efficient and cost-effective manner where key performance targets and emergency response times can be delivered. Good access to the main road networks and areas of potential growth is essential to provide an economic service and to meet emergency response times for Clonmel and its environs.

In this regard, ESB notes the proposed land-use zoning of **Urban Core** on its lands at Old Waterford Road, Clonmel. We would like to highlight that the Clonmel engineering depot will be required for the foreseeable future to accommodate services of strategic national importance to the national grid and to potentially facilitate the reinforcement of the energy infrastructure to increase electricity capacity in Clonmel to meet future electricity demand growth.

ESB would welcome opportunities to future proof delivery of electricity infrastructure through greater collaboration between ESB and Local Authorities. Early engagement at design stage of key public infrastructure projects, e.g., new roads, public realm upgrades, and greenways, offer opportunities to provide ducting/underground cabling in the most economically efficient way and limit disruption to local services. Please contact the local ESB Office in Clonmel to ensure input from ESB Networks at an early stage of project design.

ESB, is building a truly sustainable company by investing in smart networks, renewable energy and modernising the generation portfolio. ESB is implementing energy strategies that support the transition of Ireland to a low-carbon and ultimately post-carbon economy to become a competitive, resilient, and sustainable region. In this regard, we support the ambition of the Draft Plan to deliver an overarching land use strategy for the proper planning and sustainable development of Clonmel. If we can be of any further assistance, or if you wish to clarify any of the points raised, please do not hesitate in contacting the undersigned.

Yours sincerely,





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