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Planning Department  
Tipperary County Council  
Civic Offices,  
Emmet Street,  
Clonmel,  
Co. Tipperary

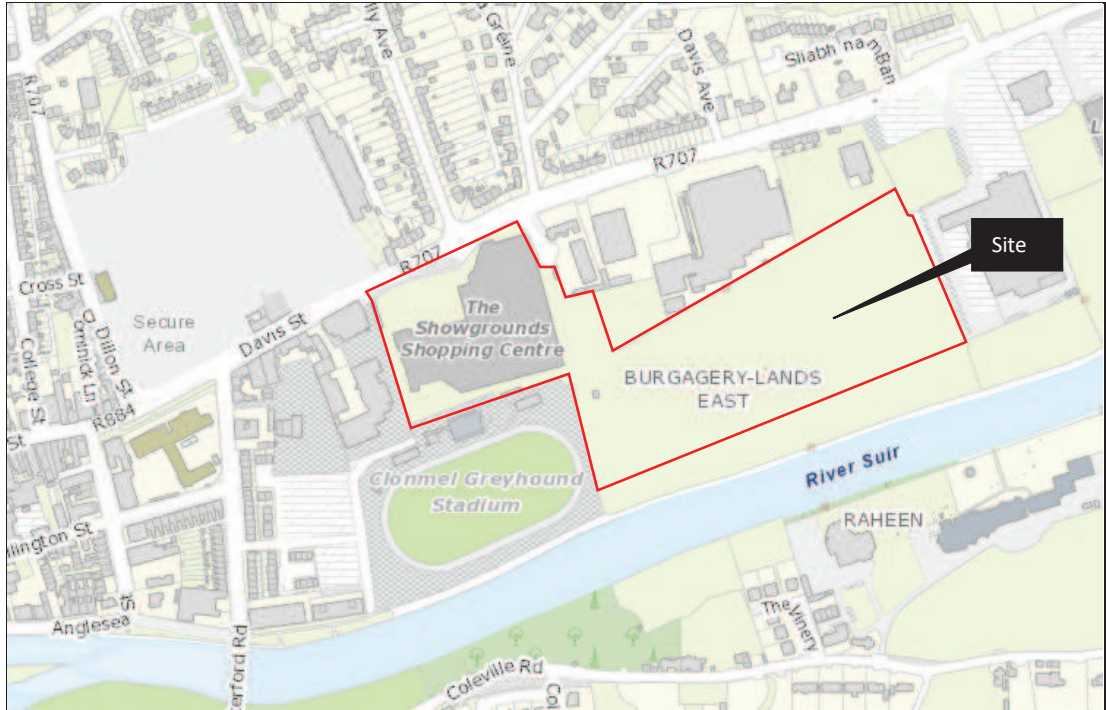
11<sup>th</sup> September 2023

**Re: Draft Clonmel Local Area Plan 2024-2030: submission**

Dear Sir/Madam,

Please find enclosed a submission on behalf of our client, [REDACTED]. This submission meets the 11<sup>th</sup> September 2023 deadline.

[REDACTED] own lands at The Galloping Fields and the Showgrounds Shopping Centre in Clonmel, Co. Tipperary.



**Fig No:1** Map showing lands owned by The Treacy Group.

### **Grounds of Submission**

The mixed use zoning on The Galloping Fields is welcomed.

We note however that there are no lands uses 'permitted' and instead there is a long list of uses 'open for consideration'. It is considered unusual for there to be no permissible uses under a mixed-use type zoning objective. We submit that these 'open for consideration' uses should be changed to 'permissible', or at least the majority of them should be 'permissible'.

Under Appendix 3, Regeneration Sites, No.14 Davis Road specifically states that:-

*"One point of access/egress should be provided through the former mart land in the north-east corner of the site".*

██████████ are concerned that this statement is somewhat ambiguous in terms of the existing access arrangement associated with the subject lands via the shopping

centre and could lead to potential issues in terms of a planning application. It could be construed that it only allows one access point to the lands. We submit that the statement needs to be clarified to make it clear that this new access point is in addition to the established access point so as to make it clear that there is no curtailment of the operation of use of the existing access point to these lands.


We further submit to the Council that an indicative route should be indicated in the LAP for the general route of the proposed pedestrian link/avenue through the site. We refer the Council to the attached diagram which we consider would be the optimum route for such an indicative route.

### 14. Davis Road

#### Site Location and Description

Located east of the town centre, with frontage to Davis Road to the north and bordering the River Suir Blueway to the south, this part greenfield and part brownfield site has an area of approx. 5.3 hectares.

The site adjoins Dunnes Stores to the east, Clonmel Greyhound Stadium to the west, Showgrounds Shopping Centre to the northwest, and established car sales, cash & carry businesses and a terrace of two-storey dwellings fronting Davis Road to the north.



There are no protected structures on or adjoining the site, nor is the site located within or directly adjoining an Architectural Conservation Area (ACA).

The site is zoned 'Mixed Use' in the Draft Clonmel Local Area Plan.

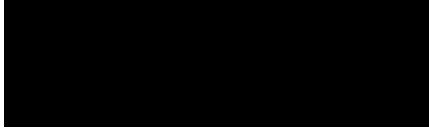
#### Key Planning Criteria

- Provide for mixed uses and services, that may include retail, civic and commercial development. A retail impact assessment will be required for retail warehousing proposals and for proposals for large-scale comparison/convenience stores.
- One point of access/egress should be provided through the former mart land in the north-east corner of the site.
- Any development should include a new pedestrian link/avenue through the site between Davis Road and the River Suir Blueway, the provision of which should include design and construction of a walkway over the flood berm.

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We trust that the Council will give due consideration to the contents of this submission. Please acknowledge receipt of this submission in writing and direct all future correspondence to this office.


Yours sincerely,



David Mulcahy

**David Mulcahy Planning Consultants Ltd**  
**CHARTERED PLANNING CONSULTANTS**

**Enclosed**

1. Diagram prepared by  showing existing entrance to side of shopping centre and indicative route of cycleway.



